

PORTFOLIO COMMITTEE :

COMMUNITY SERVICES

Chairperson :

Cllr G Cohen

Committee Members :

**Cllrs J Orban, C May,
V Pungupungu & S Kalolo**

PORTEFEULJEKOMITEE :

GEMEENSKAPSDIENSTE

Voorsitter :

Rdl G Cohen

Komiteelede :

**Rdle J Orban, C May,
V Pungupungu & S Kalolo**

COMMUNITY SERVICES PORTFOLIO COMMITTEE

GEMEENSKAPSDIENSTE PORTEFEULJEKOMITEE

20 August 2019

I N D E X

ITEM

**PAGE
NUMBER**

APPLICATIONS FOR LEAVE OF ABSENCE

**STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE
CHAIRPERSON**

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| 1. | AFFORDABLE HOUSING: 107 SERVICED SITES, HAWSTON | 1 |
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**AGENDA of the
Portfolio Committee: Community Services
20 August 2019
(Also the agenda for the Mayoral Committee Meeting: 28 August 2019)**

**1.
AFFORDABLE HOUSING: 107 SERVICED SITES, HAWSTON**

17/5/4/1

**FW Frans
25 July 2019**

(028) 313 8144

Hermanus Administration

1. Executive Summary

The purpose of the report is to recommend to Council the names of potential beneficiaries for 107 affordable serviced sites, Hawston in terms of the Finance Linked Individual Subsidy Programme (FLISP) for purpose of the submission of aforementioned names to the Department of Human Settlements for consideration and subsidy approvals.

2. Service Delivery and Budget Implementation Plan - IGNITE

Community Services
Housing Administration

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Provision and maintenance of municipal services
Creation and maintenance of a safe and healthy environment

4. Delegated Authority

None

5. Legal Requirements

Constitution of the Republic of South Africa, 1996
Housing Act 107 of 1997
The National Housing Code, 2009

6. Background/Discussion/Evaluation/Conclusion

Background

The National Government introduced the Finance Linked Individual Subsidy Programme (FLISP) in November 2011. The programme was thereafter amended in April 2012 as set out in the policy for FLISP. An overview of FLISP as set out in the policy is as follows:

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One of the objectives of the Government's housing programme is to provide assistance to households who are unable to independently access mortgage finance to acquire a residential property. Typically these

households earn too little to qualify for mortgage finance on the one hand and on the other their monthly income exceeds the maximum income limit applicable to Government's "free basic house" Housing Subsidy Scheme. The particular market segment is generally referred to as the "affordable" or the "gap market".

Hence, the Finance Linked Individual Subsidy Programme (FLISP) provides a subsidy to qualifying beneficiaries who have secured mortgage finance to acquire an existing house or a vacant residential serviced stand linked to a house construction contract. The objective of the Programme is to reduce the initial mortgage loan amount to render the monthly loan repayment instalments affordable over the loan repayment term and/or to make good any shortfall between the qualifying loan amount and the total product price subject to the conditions of the Programme.

Income Categories:

The FLISP provides for subsidy opportunity to applicants with household income between R3,501 - R22,000 per month, as amended by Human Settlements: MINMEC on 28 July 2018 and communicated by the National Department of Human Settlements on 5 October 2018 (*Refer to Annexure A*). Those households in the income group R3,501 - R7,000 per month may apply for a serviced site developed as part of the Integrated Residential Development Programme (IRDP), without any charges as a once off subsidy according to the July 2018 amendment of FLISP, "*Province will be allowed to construct houses for the FLISP subsidy beneficiaries*". The Directorate: Infrastructure and Planning will obtain clarity on the matter from Province and also report to Council.

The households in the income group of R7,001 - R22,000 must firstly obtain approval;

- for a mortgage bond from an accredited financial institution, where after an application for subsidy can be submitted. or
- non-mortgage funding options, namely short-term loan facility, short term loans and savings linked schemes, including pension/Provided Fund Bucked Loans and Government Employees Housing Subsidy Scheme (GEHS).

The 2018 amendment of FLISP also provides for a "Deed of Sale transaction" option, whereby a written agreement can be entered into, in

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order to purchase a residential property in monthly instalments over an agreed period. The particular option is however in contradiction with Section 164(i)(c)(iii) of the Municipal Finance Management Act no. 53 of 2005 (MFMA), whereby a municipality is not allowed to grant a loan to members of the public.

It was determined from the Department of Human Settlements: Western Cape that consideration can be given for participation in serviced sites project by applicants on the Western Cape Housing Demand Database (WCHDDDB) exceeding the threshold for FLISP to the amount of R22,000 (monthly gross household income) (*Refer to Annexure B*).

The particular applicants must be assisted by purchasing an erf at a market related price to be determined by a service provider. The affected applications must however comply with the qualifying criteria set out in this report.

Subsidy Quantum:

In July 2018 the FLISP subsidy quantum has been revised with a minimum subsidy of R27,960 and a maximum subsidy of R121,626 (*Refer to Annexure A*). In terms of the policy amendments in 2014 the prescribed maximum property value to the amount of R300,000 has also been removed.

Exemption of FLISP for Provisions of Section 10A and 10B of Housing Act:

It was also agreed that the sales restriction provisions under Section 10 of the Housing Act, 1997 (Act No. 107 of 1997) hampers the successful implementation of FLISP and should not be applied on all properties acquired through a FLISP. However, it was confirmed that the provisions under section 10(B)5 provides an alternative relief and must be applied retrospectively whilst the matter is addressed by means of an amendment to the Housing Act, 1997.

The mentioned sections as per the Housing Amendment Act, 2001 provides for a pre-emptive right for a period of eight years to be registered against the particular property developed with government subsidy in favour of the relevant Provincial Department of Human Settlements. Section 10B(5) of the Housing Amendment Act, 2001 states that, "An MEC may grant exemption from the provisions of subsection (1), either conditionally or unconditionally, in respect of any dwelling or site to which the provisions of that subsection apply".

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In order to ensure that a proper and effective subsidy application process is implemented and executed, the Municipal Administration posed questions of clarity to the Director: Project and Subsidy Administration, Western Cape: Department of Human Settlements.

107 Serviced Sites, Hawston

The 107 serviced sites, Hawston was approved as part of an Integrated Residential Development Programme (IRDP) project in April 2017.

Discussion

Qualifying Criteria:

In order to qualify for a FLISP subsidy, all the applicants must comply with the following:

- (a) is a lawful resident in South Africa (i.e. citizen of the Republic of South Africa or in possession of a permanent residence permit. Certified copies of the relevant documents must be submitted with the application;
- (b) legally competent to contract (i.e over 18 years of age or older or legally married/divorced and of sound mind);
- (c) has not yet benefited from government assistance. Neither the person nor his/her spouse has previously derived benefits from the housing subsidy scheme which conferred benefits of ownership, leasehold or deed of grant or the right to convert the title obtained to either ownership, leasehold or deed of grant;
- (d) must not have owned fixed property. Current residential property owners will not qualify for a FLISP subsidy. This requirement does not apply to a qualifying beneficiary who only owns a vacant stand acquired through his/her own resources and wishes to make use of a FLISP subsidy to construct a top structure on the same site;
- (e) must be married or cohabiting. He/she is married in terms of Civil Law or Customary Marriage or habitually cohabits with any other person. It is required that the property be registered in the names of both spouses in the Deeds Office;
- (f) must be single with financial dependants. If not married he/she must have proven financial dependants. A financial dependant refers to any

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person who is financially dependent on the subsidy applicant and who permanently resides with the housing subsidy applicant; and

- (g) monthly household income. The gross monthly household income must be within the range as depicted in the adjustments to the finance linked individual subsidy programme.

Provincial Circular 10/2015:

The households income category R3,501 - R7,000 must also comply with the criteria per Provincial Circular 10/2015, as amended, namely:

An applicant must be registered on the Western Cape Housing Demand Database for a minimum period of three (3) years.

The selection of potential beneficiaries will be done in the following order:

- *selection according to the registration date of the households;*
- *selection of households containing an adult member of 60 years and older (quota 15%);*
- *selection of households who are affected by disabilities (quota 5%);*
- *selection of households according to registration as a farmworker (quota 5%).*

Relevant definitions:

Farm residents: A person whose ordinary residence is a farm, including a farm worker with ordinary residence on the farm.

The following characteristics apply to households affected by permanent disability:

A household with at least:

- one adult member (in the core household) having a permanent disability or;
- a financial dependant with a permanent disability.

Priority Rating Criteria:

In all household categories the following rating criteria will apply namely:

- (i) That potential beneficiaries be considered for an affordable erf in order from the earliest date to the latest date of application for housing (as per the application form);

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All potential beneficiaries in the household income category R3,501 - R7,000 must furthermore be prioritised in terms of the following with reference to Circular C10/2015, namely:

- (ii) That a applicant is registered on the Western Cape Housing Demand Database for a minimum period of three (3) years;
- (iii) Preference is given to the aged (60 years and older), permanently disabled and farmworkers;
- (iv) Application of age-based criteria in accordance with the following categories, namely:
 - (a) potential beneficiaries \pm 40 years of age and older;
 - (b) potential beneficiaries 35-39 years of age; and
 - (c) potential beneficiaries 30-34 years of age.

An application will be lodged to the Department of Human Settlements, Western Cape by the Administration to accommodate potential beneficiaries younger than 30 years old, resident in the affected catchment area (local neighbourhood/town), if more potential beneficiaries must be considered.

Additional Priority Rating Criteria:

It is recommended to Council that the applicants on the WCHDDB for Hawston, who physically reside in Hawston be given preference to participate in the FLISP project before opportunity is given to applicants on the WCHDDB for the broader Overstrand Municipal area.

Subsidy application procedure:

The potential beneficiaries with household income of R3,501 - R7,000 apply for subsidy as per normal BNG subsidy application process. The FLISP subsidy applicants with a household income of R7,0001 - R22,000 firstly obtain approval for a mortgage bond/non-mortgage loan thereafter submit the subsidy application directly to the National Housing Finance Corporation (NHFC) or to be appointed National Implementing agent (*Refer to Annexure A*). A final directive is to be provided by Department of Human Settlements: Western Cape.

The own contribution requirement has been waived. This means that the FLISP does not require beneficiaries to make financial contributions. FLISP can be used to meet any deposit requirements of the Bank.

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Sale of Properties:

The beneficiary may not sell or otherwise alienate his property for a period (currently eight years) prescribed by the Housing Act, 1997 from the date of transfer into his/her name, prior to offering the property to the Provincial Government.

Transfer of properties:

The costs, expenses and charges to be incurred in the transfer of the property (the legal fees), including the registration of a mortgage bond must be financed by the beneficiary, except for beneficiaries with household incomes between R3,501 - R7,000.

107 Serviced Sites, Hawston: Potential Beneficiaries:

The following potential beneficiaries residing in Hawston were identified from WCHddb for Overstrand Municipality.

TABLE 1: POTENTIAL BENEFICIARIES: 107 SERVICED SITES, HAWSTON:

DESCRIPTION	R3,501 - R7,000				R7,001 - R22,000	ABOVE R22,000	TOTAL
	Disabled (5%)	Aged (15%)	Farm Workers (5%)	Other			
Potential Beneficiaries	5	16	5	13	64	4	107
Possible Replacements (50%)	0	0	0	21	25	0	46
TOTAL	5	16	5	55	68	4	153

NOTE: The list of Potential Beneficiaries is attached per *Annexure C*.

The applicants with the rating (*earliest dates of application*) that are not recommended as potential beneficiaries due to the following reasons are listed (*Refer to Annexure D*) for information:

- assisted in terms of housing subsidy scheme;
- not first time-home owners;
- not residing in Hawston.

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The following public participation process commenced 21 January 2019:

ACTIVITIES		DATE
1.	Advertised list of 127 potential beneficiaries for public comments. Advertisement closed on 28 January 2019.	08 February 2019
2.	Attended Social Compact meeting on by Mr FW Frans	23 April 2019
3.	A number of 51 comments on activity 1 were subsequently received and investigated/scrutinized.	12 March 2019
4.	An overview of comments received on activity 1 was discussed at a meeting held with Ward Councillor, 1 local PR Councillors, Ward Committee Members and Housing Committee members.	23 April 2019
5.	Preparation of draft item to Council for consideration of potential beneficiaries for 107 erven agreed upon at meeting held on 23 April 2019.	-
6.	Draft item discussed as part of consultation at a meeting to be held with Councillors, Housing Committee and Ward Committee members.	23 April and 03 June 2019

The comments received on the list of 165 participants on WCHDD will be adjusted with the Department of Human Settlements: Western Cape.

The envisaged actions for example relates to applicants who benefitted from housing subsidy scheme before. Due to the expenditure with regard to a deed search the last mentioned will only be done if applicants must be considered for a particular housing project.

Administrative Process:

The following administrative process to be implemented, namely:

- (i) pre-screening of potential beneficiaries registered on WCHDDB that applied for housing opportunity in community where stands are developed;
- (ii) erf prices (including market related prices where/when necessary), to be provided by the Department Housing Planning, Directorate: Infrastructure and Planning;

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- (iii) submission of list to the Executive Mayor;
- (iv) inform potential beneficiaries of their participation in the projects in order to obtain pre-approval for approval for a mortgage bond/non-mortgage funding/proof of non-approval for financial assistance;
- (v) provisional allocation of the actual erf numbers in random order;
- (vi) submission of list of potential beneficiaries to the Provincial Department of Human Settlements for notification and service provider for completion of subsidy applications in respect of household income group R3,501 - R7,000;
- (vii) completion and submission of subsidy applications for potential beneficiaries with household incomes between R3,501 and R7,000, from the lowest to the highest number;
- (viii) assisting potential beneficiaries with completion of subsidy applications with household incomes between R7,001 and R22,000 after proof has been provided of an approved mortgage bond, non-mortgage loan, in line with priority rating of potential beneficiaries;
- (ix) sign deed of sale with approved subsidy holder (Household Income between R3,501 - R7,000);
- (x) provide occupation to approved beneficiaries;
- (xi) monitor and assist to effect transfer of affordable stands to beneficiaries, who do not have a loan/mortgage bond;

7. Financial Implications

The disposal of erven will have to be accounted for at the selling price.

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Manager: Property Administration: Ms A Le Roux

Chapter 2 of the Municipal Asset Transfer Regulations, 2008, (Regulations to the Municipal Finance Management Act, no. 56 of 2003) deals with the transfer or permanent disposal of non-exempted capital assets (the latter including land and buildings) and stipulates the processes to be followed. However, regulation 4(3)(b) clearly stipulates that the procedures for the transfer or disposal of non-exempted capital assets as stipulated in the said chapter are "*not applicable to the transfer of housing on municipal land and the transfer of municipal land for the poor to beneficiaries of such housing*". This means that where Housing legislation and criteria are applicable to the transfer of the property, it is not necessary to follow a competitive process.

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Senior Manager: Engineering Services: Mr D Hendriks:

Available Sites:

There are 107 serviced erven available in the Hawston IRDP Project. The erf sizes varies between approximately 120m² to 160m². The 107 erven in Hawston were registered on the housing pipeline as FLISP Units and was subsequently changed to 107 serviced sites on the current updated housing pipeline.

National Home Builders Registration Council (NHBRC):

Each potential beneficiary must appoint a registered builder for the construction of their house.

Building plans:

The Administration will make available three building plan options for potential beneficiaries.

Wetcores:

An application has been launched with the Provincial Human Settlement Department for the provision of a wetcore which consist of a toilet and wash basin.

Erf Prices:

The properties will be transferred in terms of the input cost or market related cost based on the income brackets of the potential beneficiaries.

10. Annexures

Annexure A: FLISP: Subsidy Quantum Table, 28 July 2019

Annexure B: Western Cape Government: Department of Human Settlements, FLISP: Income exceeding R22 000, letter dated 13 March 2019;

Annexure C: List of Potential Beneficiaries; and

Annexure D: List of applicants not recommended as potential beneficiaries

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RECOMMENDATION TO THE COUNCIL:

1. that, given the support by the Minister of Human Settlements: Western Cape and the letter of support by the Department of Human Settlement (DOHS), potential beneficiaries exceeding the threshold for Finance Linked Individual Subsidy Programme (FLISP) to the amount of R22,000 monthly gross house hold income be approved to participate in the project under FLISP, subject to the qualifying criteria for FLISP (excluding income threshold) and Western Cape Provincial Circular 10/2015;
2. that approval be granted to potential beneficiaries exceeding the threshold for FLISP to the amount of R22,000 monthly gross house hold income, to purchase serviced sites from the Municipality subject to:
 - (a) the site being sold at a market-related price in accordance with the municipal statutory requirements, and
 - (b) the candidate being informed that he/she will therefore not be receiving any FLISP subsidy assistance from the Department.
3. that the applicants on the Western Cape Housing Demand Database for Hawston, who physically reside in Hawston be given preference to participate in the FLISP project before opportunity is given to applicants on the Western Cape Housing Demand Database for the broader Overstrand Municipal area.
4. that the list of 107 potential beneficiaries with the list of 46 potential replacements be noted;
5. that, after pre-approval letters for potential beneficiaries referred to in recommendation 4 above with regard to mortgage/non-mortgage funding (income category R7,001 - R22,000) and non-approval letters (income category R3,501 - R7,000) were provided, the respective subsidy applications for the final list of potential beneficiaries be processed;
6. that the following procedure for potential beneficiaries to finalise subsidy applications, be approved:
 - (a) that potential beneficiaries be given 30 days written notice to obtain letters for approval of mortgage/non-mortgage bonds/non approval letters as set out in recommendation 5 above;
 - (b) that potential beneficiaries be given 30 days written notice to complete their subsidy application documentation; and

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- (c) that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days.
- 7. that, in the event of any applicants not responding within the mentioned period of 7 days, the available housing opportunities be given to identified additional beneficiaries (replacements).

RESPONSIBLE OFFICIAL:

FW FRANS

TARGET DATE FOR IMPLEMENTATION:

IN PROGRESS

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**1.
AFFORDABLE HOUSING: 107 SERVICED SITES, HAWSTON**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

25 July 2019

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
20 AUGUST 2019, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RECOMMENDATION TO THE COUNCIL:

1. that, given the support by the Minister of Human Settlements: Western Cape and the letter of support by the Department of Human Settlement (DOHS), potential beneficiaries exceeding the threshold for Finance Linked Individual Subsidy Programme (FLISP) to the amount of R22,000 monthly gross house hold income be approved to participate in the project under FLISP, subject to the qualifying criteria for FLISP (excluding income threshold) and Western Cape Provincial Circular 10/2015;
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RESPONSIBLE OFFICIAL:

FW FRANS

TARGET DATE FOR IMPLEMENTATION:

IN PROGRESS

Finance-linked Individual Subsidy Programme
Subsidy Quantum Table
Implementation date: 28 July 2018

Upper limit	R 121 626.00
Lower Limit	R 27 960.00

Step Number	Increment Band		Quantum
	Lower	Higher	
1	R 3 501.00	R 3 700.00	R 121 626.00
2	R 3 701.00	R 3 900.00	R 120 585.00
3	R 3 901.00	R 4 100.00	R 119 545.00
4	R 4 101.00	R 4 300.00	R 118 504.00
5	R 4 301.00	R 4 500.00	R 117 463.00
6	R 4 501.00	R 4 700.00	R 116 422.00
7	R 4 701.00	R 4 900.00	R 115 382.00
8	R 4 901.00	R 5 100.00	R 114 341.00
9	R 5 101.00	R 5 300.00	R 113 300.00
10	R 5 301.00	R 5 500.00	R 112 259.00
11	R 5 501.00	R 5 700.00	R 111 219.00
12	R 5 701.00	R 5 900.00	R 110 178.00
13	R 5 901.00	R 6 100.00	R 109 137.00
14	R 6 101.00	R 6 300.00	R 108 097.00
15	R 6 301.00	R 6 500.00	R 107 056.00
16	R 6 501.00	R 6 700.00	R 106 015.00
17	R 6 701.00	R 6 900.00	R 104 974.00
18	R 6 901.00	R 7 100.00	R 103 934.00
19	R 7 101.00	R 7 300.00	R 102 893.00
20	R 7 301.00	R 7 500.00	R 101 852.00
21	R 7 501.00	R 7 700.00	R 100 811.00
22	R 7 701.00	R 7 900.00	R 99 771.00
23	R 7 901.00	R 8 100.00	R 98 730.00
24	R 8 101.00	R 8 300.00	R 97 689.00
25	R 8 301.00	R 8 500.00	R 96 648.00
26	R 8 501.00	R 8 700.00	R 95 608.00
27	R 8 701.00	R 8 900.00	R 94 567.00
28	R 8 901.00	R 9 100.00	R 93 526.00
29	R 9 101.00	R 9 300.00	R 92 486.00
30	R 9 301.00	R 9 500.00	R 91 445.00
31	R 9 501.00	R 9 700.00	R 90 404.00
32	R 9 701.00	R 9 900.00	R 89 363.00
33	R 9 901.00	R 10 100.00	R 88 323.00
34	R 10 101.00	R 10 300.00	R 87 282.00
35	R 10 301.00	R 10 500.00	R 86 241.00
36	R 10 501.00	R 10 700.00	R 85 200.00
37	R 10 701.00	R 10 900.00	R 84 160.00
38	R 10 901.00	R 11 100.00	R 83 119.00
39	R 11 101.00	R 11 300.00	R 82 078.00

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40	R 11 301.00	R 11 500.00	R 81 038.00
41	R 11 501.00	R 11 700.00	R 79 997.00
42	R 11 701.00	R 11 900.00	R 78 956.00
43	R 11 901.00	R 12 100.00	R 77 915.00
44	R 12 101.00	R 12 300.00	R 76 875.00
45	R 12 301.00	R 12 500.00	R 75 834.00
46	R 12 501.00	R 12 700.00	R 74 793.00
47	R 12 701.00	R 12 900.00	R 73 752.00
48	R 12 901.00	R 13 100.00	R 72 712.00
49	R 13 101.00	R 13 300.00	R 71 671.00
50	R 13 301.00	R 13 500.00	R 70 630.00
51	R 13 501.00	R 13 700.00	R 69 590.00
52	R 13 701.00	R 13 900.00	R 68 549.00
53	R 13 901.00	R 14 100.00	R 67 508.00
54	R 14 101.00	R 14 300.00	R 66 467.00
55	R 14 301.00	R 14 500.00	R 65 427.00
56	R 14 501.00	R 14 700.00	R 64 386.00
57	R 14 701.00	R 14 900.00	R 63 345.00
58	R 14 901.00	R 15 000.00	R 62 304.00
59	R 15 001.00	R 15 200.00	R 61 264.00
60	R 15 201.00	R 15 400.00	R 60 223.00
61	R 15 401.00	R 15 600.00	R 59 182.00
62	R 15 601.00	R 15 800.00	R 58 141.00
63	R 15 801.00	R 16 000.00	R 57 101.00
64	R 16 001.00	R 16 200.00	R 56 060.00
65	R 16 201.00	R 16 400.00	R 55 019.00
66	R 16 401.00	R 16 600.00	R 53 979.00
67	R 16 601.00	R 16 800.00	R 52 938.00
68	R 16 801.00	R 17 000.00	R 51 897.00
69	R 17 001.00	R 17 200.00	R 50 856.00
70	R 17 201.00	R 17 400.00	R 49 816.00
71	R 17 401.00	R 17 600.00	R 48 774.90
72	R 17 601.00	R 18 000.00	R 47 734.00
73	R 18 001.00	R 18 200.00	R 46 693.00
74	R 18 201.00	R 18 400.00	R 45 653.00
75	R 18 401.00	R 18 600.00	R 44 612.00
76	R 18 601.00	R 19 000.00	R 43 571.00
77	R 19 001.00	R 19 200.00	R 42 531.00
78	R 19 201.00	R 19 400.00	R 41 490.00
79	R 19 401.00	R 19 600.00	R 40 449.00
80	R 19 601.00	R 19 800.00	R 39 408.00
81	R 19 801.00	R 20 000.00	R 38 367.80
82	R 20 001.00	R 20 200.00	R 37 327.00
83	R 20 201.00	R 20 400.00	R 36 286.00
84	R 20 401.00	R 20 600.00	R 35 245.00
85	R 20 601.00	R 20 800.00	R 34 205.00
86	R 20 801.00	R 21 000.00	R 33 164.00
87	R 21 001.00	R 21 200.00	R 32 123.00
88	R 21 201.00	R 21 400.00	R 31 082.00
89	R 21 401.00	R 21 600.00	R 30 042.00
90	R 21 601.00	R 21 800.00	R 29 001.00
91	R 21 801.00	R 22 000.00	R 27 960.00

**B1/2**

Preshane Chandaka
Regional Director: Cape Winelands &
Overberg Districts
Email: Preshane.Chandaka@westerncape.gov.za
tel: +27 021 483 0652

The Municipal Manager
Overstrand Municipality
P O Box 20
Hermanus
7200

By e-mail: mayor@overstrand.gov.za

Dear Mayor Coetzee,

FLISP: INCOME EXCEEDING R22,000

We acknowledge receipt of your letter dated 19 February 2019 with respect to the abovementioned project.


With respect to the Municipality's serviced sites in Mount Pleasant, we hereby confirm the following:

1. Potential beneficiaries on the Municipality's waiting list, who exceed the R22,000.00 per month household income bracket on the Finance-Linked Individual Subsidy Program (FLISP), may be offered the opportunity to apply for the purchasing of a serviced site from the municipality subject to:
2. The site being sold at a market-related price in accordance with the municipal statutory requirements, and,
3. The candidate being informed that he/she will therefore not be receiving any FLISP subsidy assistance from the Department.

B2/2

Please feel free to contact the author should you require any further information in this regard.

Kind regards

A handwritten signature in black ink, appearing to read 'Preshane Chandaka', written over the typed name below.

Preshane Chandaka

Regional Director: Cape Winelands and Overberg Districts

13 March 2019

Cc: Phila Mayisela,

Brian Denton,

Vusimuzi Dlamini

OVERSTRAND MUNICIPALITY

HAWSTON: 107 PLOTS FOR FLISP

30 June 2019

C1/3

Age group: Above 40 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
1	599346	1997-03-04	MEYER	JULINE	MEYER	GERALD	R3501 - R7000
2	600149	1999-04-21	MOOS	CARMEN NICOLETTE			R3501 - R7000
3	600412	1999-12-06	OCTOBER	WILLIAM ANDREW	OCTOBER	LINDA	R3501 - R7000
4	600525	2000-04-03	KLAASTE	JOHN HENRY	KLAASTE	PRISCILLA ABEGAIL	R3501 - R7000
5	600575	2000-06-14	VAN SCHALKWYK	CHARLES			R3501 - R7000
6	600598	2000-07-27	SAMUELS	MARVIN JAMES			R7001 - R22000
7	601031	2001-07-22	ISAACS	LANCE MARIO ALLEN	ISAACS	CARMEN FELICITY	R3501 - R7000
8	601219	2001-10-13	SWARTS	ASHLEY			R7001 - R22000
9	601347	2001-12-11	MOOS	WHILENE SHEILA			R7001 - R22000
10	601374	2002-01-23	MAREE	RUPERT CHARLES	MAREE	REONA DOROTHY	ABOVE R22000
11	601381	2002-01-23	STEVENS	MONEEN STEFNIÉ			R7001 - R22000
12	601441	2002-02-18	MARAIS	ROSLYN	MARAIS	EVAN LUCIAN	R3501 - R7000
13	601479	2002-03-01	VAN WYK	CLINTON ARCHIBAUD RANDALL	VAN WYK	OWELINE PATRICIA	R7001 - R22000
14	602033	2002-05-08	PAGE	WILLIAM GEORGE	PAGE	BIANCA DENISE	R7001 - R22000
15	602280	2002-06-25	FRANS	RICARDO SHAUN			R3501 - R7000
16	602417	2002-09-02	KOOPMAN	JACOBUS RICARDO	KOOPMAN	LEANE JOLANDA	R7001 - R22000
17	590210	2002-10-28	STANLEY	BARRY LOUIS	STANLEY	DAVELIN LORRAINE	R7001 - R22000
18	590246	2002-12-11	FLOORS	FRANS WILLIAM			R7001 - R22000
19	590282	2003-03-14	NEL	CARLON	NEL	ELIJIA	R3501 - R7000
20	590489	2004-02-10	ANDREWS	JEANETTE	WINDVOGEL	DERICK ROYSTON	R3501 - R7000
21	591233	2005-02-23	SWART	WILLIAM HENRY	SWART	CHRISSE MINDALIZA	R3501 - R7000
22	591560	2005-06-20	AVONTUUR	MAXWELL CLIVE	AVONTUUR	PRISCILLA LIZETTE	R3501 - R7000
23	591894	2005-10-06	BRAAF	MARIA CATHARINA	MARTHINUS	KEVIN	R3501 - R7000
24	591936	2005-11-18	KENNEDY	SELWYN	KENNEDY	SHURETTA	R7001 - R22000
25	593171	2006-03-30	WENSELS	LEIGH-ANN	WENSELS	CORNEL DAN	R7001 - R22000
26	593809	2006-04-06	EVERSON	ADRIAAN JOHANNES	POOLMAN	MARIA MAGDALENA	R3501 - R7000
27	594233	2006-04-07	DOCTOR	NONDOMPI			R3501 - R7000
28	594272	2006-04-07	BASSON	ASLANE			R3501 - R7000
29	594292	2006-04-07	ADRIAANSE	HEATHER ISOBEL	APPEL	MARCHALL CAMERON	R7001 - R22000
30	594414	2006-04-08	BENJAMIN	AUDRY OSCAR EDWIN	BENJAMIN	EUNICE	R3501 - R7000
31	594568	2006-05-03	BOUYSEN	MILLICENT JO-ANNE	BOUYSEN	DANIEL JOHANNES	R7001 - R22000
32	594802	2007-07-04	JOHNSON	CLINTON WAYNE	HENDRICKS	CHRISTABEL MARELIZE	R3501 - R7000
33	595234	2007-09-26	SWARTZ	MALLONY JOAN SHAANN			R7001 - R22000
34	595668	2007-10-04	SAMPSON	JOHANNA MAGDALENA			R3501 - R7000
35	596096	2008-04-01	LOFF	QUINTON WAYNE	LOFF	LECRETIA ADDELINE	ABOVE R22000
36	596105	2008-04-09	HONCO	THERESA MARINA			R3501 - R7000
37	596212	2008-09-02	MENTOE	DINA MAGDELENA			R3501 - R7000
38	596245	2008-09-04	BARENS	BERANICE ELIZABETH	GILLION	CLEMENT CHRISTAN	R7001 - R22000
39	596378	2008-09-16	DAVIDS	DESMOND	PAMPLIN	SHIRLEY MARION	R3501 - R7000
40	596748	2008-09-30	FORTUIN	MARONICA			R3501 - R7000
41	292914	2010-08-11	ARRIES	WILMA PETRO	VELDSMAN	BRINZLEY	R3501 - R7000
42	673611	2010-09-08	MATINKA	MELANIE CECILIA			R7001 - R22000
43	598021	2010-09-15	JOORST	JOEL ANDREW	LOUW	DEBRA SOPHY	R7001 - R22000
44	598094	2010-09-16	GILLION	HERSHALL ANSLEY	GILLION	ANINA MARIA	R3501 - R7000
45	598315	2010-09-20	BRITS	ELIZABETH			R3501 - R7000
46	598316	2010-09-20	VALENTINE	WIEHANN			R7001 - R22000
47	598560	2010-09-21	KENNEDY	YOLANDA HERLENA			R7001 - R22000
48	598590	2010-09-22	DANIELS	GWENDOLENE GERALDINE	DANIELS	IAN PATRICK	R3501 - R7000
49	598852	2010-10-25	MOSES	ARTHUR	GAHL-MOSES	ANNE JUNE	R3501 - R7000
50	599016	2011-08-31	JANUARIE	SHAFIEK			R7001 - R22000
51	657000	2011-09-15	OPPERMAN	RUSSEL DAVEY	OPPERMAN	MICHELLE	R7001 - R22000
52	599467	2012-08-27	CAROLISSEN	LISL YOLANDE			R7001 - R22000
53	599466	2012-08-27	MAREE	DANIEL GEORGE			R7001 - R22000
54	599863	2013-03-19	DUNSDON	LINCOLN LEONARD			R3501 - R7000
55	41883	2013-11-12	ERASMUS	ALBERT ARNOLD	ERASMUS	CHARMAINE MAGDALEN	R7001 - R22000
56	41935	2014-04-17	FRANS	MANDY-ANN			R3501 - R7000
57	639076	2015-09-02	PHILANDER	KATHLEEN	PHILANDER	NICODEMS	R7001 - R22000
58	649957	2016-05-30	JOOSTE	JESMINE NATASHA	WEST	GEORGE	R3501 - R7000
59	650032	2016-05-31	CLOETE	LYDIA	CLOETE	NEVILLE JACOBUS	R3501 - R7000
60	650132	2016-06-01	VAN NIEKERK	ANIEL	LEIBRANDT	KEVIN BERNARD	R3501 - R7000
61	654044	2016-07-19	DUFFY	VINCENT CHARLES	JOSEPH	HEIDI MACSTELL	ABOVE R22000
62	664613	2017-05-18	AFRIKANER	SANNA			R7001 - R22000
63	667471	2017-08-10	MANUEL	ZANDRA YVONNE			R7001 - R22000
64	670180	2017-09-22	FIGAJI	SHERIDENE			R7001 - R22000
65	676133	2018-02-09	MOOSA	DUREEYAH			R7001 - R22000
66	676623	2018-02-20	CARELSE	NOELINE ROSELINE			R7001 - R22000

OVERSTRAND MUNICIPALITY**HAWSTON: 107 PLOTS FOR FLISP**

30 June 2019

Age group: 35-39 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
67	601032	2001-07-22	ISAACS	ILSE MARIËTTE SANDRA			R3501 - R7000
68	601978	2002-04-24	JACOBS	CHERINE LEONICE	JACOBS	GARY HEINRICH	R7001 - R22000
69	590294	2003-04-02	KENNEDY	BRANDON	KENNEDY	CHERYL-LEE SHERYAUGHN	R7001 - R22000
70	590581	2004-04-06	TOBIAS	MEGAN	TOBIAS	PETRUS GIDEON	R3501 - R7000
71	593567	2006-04-04	CLAASEN	EDGAR ADRIAAN	SWARTZ	LUCIA ANN	R7001 - R22000
72	593610	2006-04-05	SEBONKA	RIMUS WILLIAM	SEBONKA	TANYA	R7001 - R22000
73	593705	2006-04-05	JACOBS	GILLIAN LYNORA			R3501 - R7000
74	594269	2006-04-07	TUNGA	ELIZMA MURIEL	TUNGA	FORTUNE DIMFUJANA	R3501 - R7000
75	594234	2006-04-07	WILLIAMS	BEANCA SAMANTHA			R3501 - R7000
76	594423	2006-04-08	ALBERTYN	GAIL YOLANDA	ALEXANDER	FRANK DANIELS	R3501 - R7000
77	594793	2007-06-19	SAMUEL	TERRI LEIGH WILLIS			R3501 - R7000
78	594903	2007-09-11	CORNELIUS	ANDRIES MARCO	CORNELIUS	OLIVIA	R3501 - R7000
79	595904	2007-10-05	MUSHFIELDT	ANGELIQUE			R3501 - R7000
80	595906	2007-10-05	MARTIN	CANDICE DANIELLA			R3501 - R7000
81	596166	2008-07-03	BARENDS	BEANN LOURANE			R3501 - R7000
82	596176	2008-07-31	BLANKENBERG	ANTEA CAROLINA			R3501 - R7000
83	596226	2008-09-03	PHILANDER	LESLEY-ANN JANINE	SLABBERT	CHALTON LIONEL THEODORE	R3501 - R7000
84	596313	2008-09-10	BASSON	PATRICK NICO	BASSON	PRISCILLA PATROLEEN	R3501 - R7000
85	596543	2008-09-24	BISSOLATI	DENTON JOHN	MARAIS	SHANNON	R3501 - R7000
86	596634	2008-09-29	BAARDMAN	LEE-ANN			R3501 - R7000
87	596767	2008-09-30	ADAMS	SALAMA BIANCA			R3501 - R7000
88	596833	2008-10-16	GILLION	GAYNOR LEE-ANN	GILLION	KURT	R3501 - R7000
89	596901	2009-04-20	JANNECKE	HEINEWILL	JANNECKE	CHERYL DENISE	R3501 - R7000
90	597085	2010-04-20	SWARTZ	ALEXIS	SWARTZ	ELLISTENE MARION	R7001 - R22000
91	597092	2010-05-03	SAMUELS	SUSAN MAGDALENE	CORNELIUS	PATRICK	R3501 - R7000
92	597927	2010-09-14	BREWELL	CLIVE SHERLOCK	BREWELL	SHAMIEMA	R3501 - R7000
93	598055	2010-09-15	ARRIES	HELIOSE ISODORE			R3501 - R7000
94	598130	2010-09-16	VALENTINE	CHRIZELL LOUISE			R7001 - R22000
95	598271	2010-09-19	MOOS	AUDRINE BOVENESSA			R3501 - R7000
96	598336	2010-09-20	JULIES	LEZELLE GEROLDENE			R3501 - R7000
97	598369	2010-09-20	KLEINSMITH	ABIGAIL LEE-ANN			R3501 - R7000
98	598412	2010-09-21	ROBERTS	HERSHAL STEPHNO	ROBERTS	GRISELDA LAURIKA	R3501 - R7000
99	598680	2010-09-22	SWARTS	JOSEPH			R3501 - R7000
100	598759	2010-09-22	BRAAF	MELANTHEA ELOISE JESSICA	HESS	NEVILLE JOHANNES	R3501 - R7000
101	598872	2010-10-27	JANTJIES	ALISON ROCHELLE			R7001 - R22000
102	598964	2011-02-22	FISHER	ILSE PRISCA JOY			R7001 - R22000
103	599007	2011-08-11	PRINCE	ALWIN EARL	PRINCE	TANIA JOY	R3501 - R7000
104	296273	2013-02-13	SEPTEMBER	IRNA JOZAAN			R3501 - R7000
105	599879	2013-05-07	PIETERSEN	ANGELO MARK	TITUS	SEROLINE	R7001 - R22000
106	610691	2013-05-16	JEFTHA	ROWAN STEPHEN	JEFTHA	SHANE	ABOVE R22000
107	939086	2015-09-02	WILLEMSE	BYNACA	MONTAGUE	DYLON MAXWELL	R3501 - R7000

OVERSTRAND MUNICIPALITY**HAWSTON: 107 PLOTS FOR FLISP**

30 June 2019

RESERVES**Age group: 35-39 years**

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
1	649969	2016-05-30	VELDSMAN	TANYA DEE-ANN	SMITH	MAUTON QUINTON	R3501 - R7000
2	650063	2016-06-01	JACOBS	DAWID	JACOBS	AMANDA JAQUELINE	R3501 - R7000
3	667128	2017-07-28	SEBONKA	BENJAMIN	DU PREEZ	ALIZIA	R7001 - R22000
4	681540	2018-06-08	MARAIS	RUBEN GERALD			R7001 - R22000
5	689026	2018-06-29	JOHANNES	BENDLEY JOHN	JOHANNES	ABEGAIL	R7001 - R22000
6	693396	2018-11-23	CUPIDO	CRYSTAL JOY			R7001 - R22000
7	692560	2018-11-27	BLOEMSTEIN	CARL PETER	BLOEMSTEIN	MARINA-ANN	R7001 - R22000
8	694284	2019-01-28	LOUW	LEANA	LOUW	RICHARD	R7001 - R22000

Age group: 30-34 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
9	595606	2007-10-03	ALBERTYN	JUSTIN MECALEN	MESIAS	JAMÉ MARY	R7001 - R22000
10	596338	2008-09-11	OCTOBER	ORMAND JOHN			R3501 - R7000
11	596401	2008-09-17	ANDRIES	CHARNÉ			R3501 - R7000
12	596586	2008-09-26	DOTY	YLITA SHAMORNAY	VAN WYK	MARIUS	R3501 - R7000
13	596842	2008-10-20	JACOBS	SUZAAN LUCILLE			R3501 - R7000
14	597110	2010-05-11	PAGE	CHEMELLE SAMANTHA	ADAMS	MERVAN ASAAC	R7001 - R22000
15	597111	2010-05-11	GELDERBLOM	ROMANO			R3501 - R7000
16	597560	2010-09-03	GILLION	GLODINE			R3501 - R7000
17	597583	2010-09-06	SAMUEL	ROBYN-LYNN WILLIS			R7001 - R22000
18	597702	2010-09-08	CLAASEN	DESIREE			R7001 - R22000
19	597757	2010-09-09	KOFF	MELLISSÉ CANDIS			R3501 - R7000
20	597912	2010-09-13	SWARTZ	MURIEL ADELAIDE			R3501 - R7000
21	597941	2010-09-14	ISAACS	DAVIN ANGELO	ISSACS	SUENITA	R7001 - R22000
22	598139	2010-09-16	MOWERS	DALENE			R3501 - R7000
23	598262	2010-09-18	HENDRICKS	CINDY NATASHA			R3501 - R7000
24	598633	2010-09-22	JOSEPHS	DEMAUT LLOYD	WINDVOGEL	LYDIA HILDA	R3501 - R7000
25	598986	2011-04-19	LAKEY	DEGRE JADE			R7001 - R22000
26	599035	2011-09-08	STANLEY	ALTHEA ÉLIZE			R7001 - R22000
27	599080	2011-10-19	RUDOLPH	SUE-ANN DAVELIN			R3501 - R7000
28	599397	2012-03-01	GOLIATH	ERICA			R7001 - R22000
29	599403	2012-04-11	MEYER	CLAUDIA UNICE			R3501 - R7000
30	599408	2012-05-21	WESSELS	IVANHOR ANTHONY			R3501 - R7000
31	599501	2012-10-10	WYNGAARD	GORDON MARTIN			R3501 - R7000
32	599865	2013-04-04	JOHNSON	STEPHANIE			R3501 - R7000
33	610695	2013-07-16	GAHL	TIMOTHY	JOHANNES	LIZAN DEVONE	R3501 - R7000
34	667465	2013-11-13	ARENDS	LUZAAN	ARENDS	MARCHELL HENDRAY	R3501 - R7000
35	41989	2014-02-21	BENJAMIN	NATASHA MARIECHEN			R7001 - R22000
36	626546	2014-11-17	GROENEWALD	ANGELIQUE MEGON			R7001 - R22000
37	654340	2016-07-21	ARRIES	ANTHONY RIGARDO	GILLION	JUNITA GALE	R3501 - R7000
38	666277	2017-07-11	PHARO	NATHAN DOMINIQUE	GARDINER	PEARL MARLIZE	R7001 - R22000
39	666352	2017-07-17	KARSTENS	ALISON ANNETTE	KARSTENS	BRONWYN FERANDA	R7001 - R22000
40	666558	2017-07-21	ARENDSE	CLIFTON			R7001 - R22000
41	674156	2017-12-14	DUMINY	ANDREA			R7001 - R22000
42	682397	2018-06-14	VAN VUUREN	SAMANTHA MERLE			R7001 - R22000
43	682822	2018-07-06	RAMSIE	OLIVIA RACHÉL			R7001 - R22000
44	689015	2018-07-29	MAY	MÉLVYN			R7001 - R22000
45	691830	2018-12-17	FISHER	ADRIAN CHARLES DAVID	FISHER	DAWNICA	R7001 - R22000
46	691838	2018-12-17	BOOYSEN	JO-ANN DOROTHY	FORTUIN	ANGELO RICARDO	R7001 - R22000

OVERSTRAND MUNICIPALITY**HAWSTON: 107 PLOTS FOR FLISP**

30 June 2019

Age group: younger than 30 years

No	RegNo	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	Income Group
1	696238	2013-11-14	DOTY	ROBIN JARRIO			R3501 - R7000
2	663521	2017-04-10	MARTIN	LEANNE VERONICA	SWART	RHONWEN	R7001 - R22000
3	665407	2017-06-22	WILLIAMS	TREVINO EDGAR	JANHES	JUDY-ANN	R7001 - R22000
4	669363	2017-09-15	ERASMUS	CHRISENCIA JULY-ANN	PARNELL	CLINT	R7001 - R22000
5	689033	2018-06-05	CUPIDO	KIM	GAHL	MARCIANO BRANDON	R7001 - R22000
6	689042	2018-06-29	MALGAS	FRANQUIN MICHAEL	MAHONEY	ZENOBIA LEDIVIA	R7001 - R22000
7	682849	2018-07-06	GILLION	ELLEN-JOY COURTNEY			R7001 - R22000
8	686525	2018-08-23	SWART	WAYNE	ALBERTYN	ANDREA	R7001 - R22000
9	689035	2018-09-06	BROWN	ETHON ALLAIN	BROWN	GENEVE RUSHELL	R7001 - R22000
10	689041	2018-09-07	OKKERS	KAYLIN			R7001 - R22000

OVERSTRAND MUNICIPALITY

HAWSTON: 107 PLOTS FOR FLISP

30 June 2019

BENEFICIARIES ON HAWSTON WAITING LIST THAT STAYS IN OTHER AREAS							
1	599461	2012-08-24	DELPORT	HENDRICKA JACOBA		49 STORMVOEL SINGLEVERMONTHERMANUS	R7001-R22000
2	670484	2017-09-29	MENTIJES	WHITNEY-ANN	LONGMANS	02 GLADIOLA MOUNT PLEASANT	R7001-R22000