

**PORTFOLIO COMMITTEE :**

**COMMUNITY SERVICES**

**Chairperson :**

**Cllr R Nutt**

**Committee Members :**

**Ald K Brice, Cllrs S Williams,  
S Silo, K Ngqandana**

# COMMUNITY SERVICES PORTFOLIO COMMITTEE

2 March 2022

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**AGENDA of the  
Portfolio Committee: Community Services  
02 March 2022  
(Also the agenda for the Mayoral Committee Meeting: 28 March 2022)**

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**1.  
TRANSFER: OVERSTRAND MUNICIPALITY TO VERONIQUE SPANDIEL: ERF 6558,  
MOUNT PLEASANT**

17/5/4/1

FW Frans

10 January 2022

Manager : Housing Administration

(028) 313 8144

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**1. Executive Summary**

This report is to request the Council to, in terms of its delegated authority, grant permission for the transfer of Erf 6558, Mount Pleasant, to Veronique Spandiel.

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Community Services  
Housing Administration

**3. Compliance with Strategic Priorities**

Provision of democratic and accountable 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 South Africa, 1996  
Housing Act 107 of 1997  
Local Government: Municipal Finance Management Act No 56 of 2003

**6. Background/Discussion/Evaluation/Conclusion**

**Background**

The Phasing Out Programme was instituted in terms of Section 14(9) of the Housing Act 1997 in order to normalise housing administration and the housing environment. It is also used to phase out all previous (pre-1994) housing subsidies on public housing stock and transfer housing stock for ownership.

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### **Discussion**

This property forms part of the Phasing Out Programme where ownership should be granted to the original tenants of state owned property.

The original occupant of the property, Ms Sarah Fourie passed away in August 2002. She was survived by a daughter, Ms Marlene Spandiel. The surviving daughter and her husband, Mr Michael Spandiel have been responsible for the maintenance of the property as well as the municipal services account. It is the request of Mr and Mrs Spandiel that the property be transferred to one of their children, Ms Veronique Spandiel. The last mentioned Ms Spandiel also submitted an affidavit accepting responsibility for the municipal services account.

### **7. Financial Implications**

Source of Funding eg. Capital/Operating Budget for transfer costs

Unique key	: 20210629091902
Cost account	: 12900201150000
Item description	: Issue of summons
Budget provision 2019/2020	: R 200 000,00
Budget available	: R 26 086,96
Expenditure (this report)	: R 1,000.00

### **8. Staff Implications**

None

### **9. Comments from other Departments, Divisions and Administrations**

**Senior Manager : Expenditure & Assets, Mr H Vorster - (028) 313 8046**

The property under consideration does not constitute a Municipal Asset and as such the proposed transfer will not impact on the Municipal Fixed Asset Register.

### **10. Annexures:**

- Annexure A: Affidavit from Mr Michael Spandiel and Mrs Marlene Spandiel in respect of the transfer,
- Annexure B: Affidavit from Ms Veronique Spandiel accepting responsibility for municipal account
- Annexure C: Copy of municipal account

**AGENDA of the  
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02 March 2022  
(Also the agenda for the Mayoral Committee Meeting: 28 March 2022)**

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**RECOMMENDATION TO COUNCIL:**

1. that permission **be granted** to transfer of erf 6558, Mount Pleasant to Ms Veronique Spandiel, ID number: 911012 0131 089;
2. that the aforementioned consent to transfer be subject to Ms Veronique Spandiel accepting responsibility for the outstanding municipal services account in respect of erf 6558, Mount Pleasant; and
3. that the aforementioned consent to transfer be subject to a usufruct being granted in favour Mr Michael Spandiel and Mrs Marlene Spandiel.

**RESPONSIBLE OFFICIAL :**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION :**

**01 APRIL 2022**

**AGENDA of the  
Portfolio Committee: Community Services  
2 March 2022  
(Also the agenda for the Mayoral Committee Meeting: 28 March 2022)**

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**1.  
TRANSFER: OVERSTRAND MUNICIPALITY TO VERONIQUE SPANDIEL: ERF  
6558, MOUNT PLEASANT**

**17/5/4/1**

**FW Frans**

**10 January 2022**

**Manager : Housing Administration**

**(028) 313 8144**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
2 MARCH 2022, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE COUNCIL:**

1. that permission **be granted** to transfer of erf 6558, Mount Pleasant to Ms Veronique Spandiel, ID number: 911012 0131 089;
2. that the aforementioned consent to transfer be subject to Ms Veronique Spandiel accepting responsibility for the outstanding municipal services account in respect of erf 6558, Mount Pleasant; and
3. that the aforementioned consent to transfer be subject to a usufruct being granted in favour Mr Michael Spandiel and Mrs Marlene Spandiel.

**RESPONSIBLE OFFICIAL :**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION :**

**01 APRIL 2022**



# AFFIDAVIT

Name Michael Andrew Spandiel  
 Id no. 6910055171080  
 Address 19 Hibiscus Street Mount Pleasant Hermanus  
 Tel no. (h) 0631833858 (w) -

States under oath in English

Ek Michael Andrew Spandiel versoek dat  
die eiendom, Erf 6558, Mount Pleasant, in die  
naam van Veronique Spandiel oorgegedra word.

I know and understand the contents of this statement.  
 I have no objections in taking the prescribed oath.  
 I consider the prescribed oath to be binding on my conscience.

DATUM / DATE 2022-01-12 SIGNATURE [Signature]

22  
01  
12

I certify that / the above statement was taken by me and / the deponent has acknowledged that he/she knows and understand the contents of this statement. This statement was sworn to before me and the deponent's signature / thumb print / mark was placed thereon in my presence at HERMANUS on 2022-01-12 at 18:00

SUID-AFRIKAANSE POLISIEDIENS
KLIENTE DIENS SENTRUM HERMANUS
12 JAN 2022
HERMANUS CLIENT SERVICE CENTRE
SOUTH AFRICAN POLICE SERVICE

[Signature]  
 COMMISSIONER OF OATHS  
CARL LEANDRE CARSSINER  
 NAME AND SURNAME  
 S. A. POLICE SERVICE  
 61 MAIN ROAD  
 HERMANUS  
 RANK : Sgt



# AFFIDAVIT

Name MARLENE SPANDEL  
 Id no. 71 09 05081 082  
 Address 19 HRISCUSTR. MOUNT PLEASANT  
HERMANUS  
 Tel no. (h) 079 268 9589 (w) .....

### States under oath in English

EK MARLENE SPANDEL, VERSOEK DAT DIE  
EIGENDOM, ERF NO. 6558, TE MOUNT PLEASANT  
IN DIE NAAM VAN VERONIQUE SPANDEL OORGEDRA  
WORD

I know and understand the contents of this statement.  
 I have no objections in taking the prescribed oath.  
 I consider the prescribed oath to be binding on my conscience.

DATUM / DATE 2022-01-12 SIGNATURE Mandie

I certify that / the above statement was taken by me and / the deponent has acknowledged that he/she knows and understand the contents of this statement. This statement was sworn to before me and the deponent's signature / thumb print / mark was placed thereon in my presence at HERMANUS on 2022-01-12 at 18:00

*[Handwritten initials]*

70172/4-6-84  
*[Signature]*  
 COMMISSIONER OF OATHS  
CAROL LEANDRE GARDNER  
 NAME AND SURNAME



S. A. POLICE SERVICE  
 61 MAIN ROAD  
 HERMANUS

RANK : SGT





## KOPIE BELASTING FAKTUUR: 8075364

FOR ALL ACCOUNT QUERIES PLEASE CONTACT YOUR  
LOCAL ADMINISTRATION OFFICE

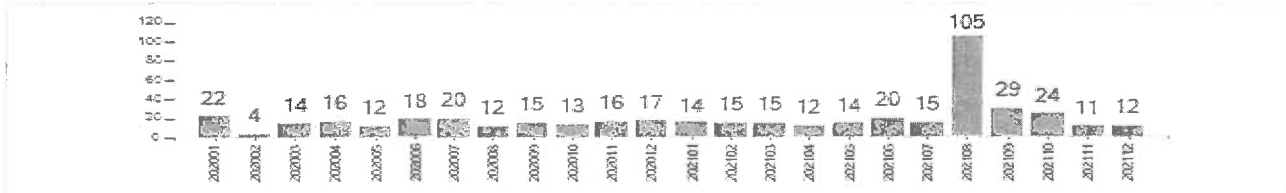
MA&MP SPANDIEL (MUN)  
35 HIBISCUSSTRAAT  
MOUNT PLEASANT  
HERMANUS

CLR:	RONALD NUTT	ERF:	6558
DEP: ELECT:	-184.3	SUBURB:	HMP
DEP: WATER:	-84.98		
DEP: OTHER:	-685.75		

REKENING NOMMER: 200865580002

KOPIE BELASTING FAKTUUR VIR: December 2021

### WATER VERBRUIK GRAFIEK



### METERLESINGS

SERVICE	METER No	PERIOD	PREVIOUS	PRESENT	CONSUMP	AVGERAGE
W	C-CKZ9984	30/10 - 30/11	570	582	12	0.387
VOORUIT	07100045108		0	0	0	0

### TRANSAKSIEBESONDERHEDE

DESCRIPTION	CONSUMP	AMOUNT	VAT	AMOUNT INC VAT
<b>BALANCE BROUGHT FORWARD</b>				<b>1302.24</b>
<b>BETALINGS - DANKIE</b>				
TOONBANK KWIT: A:RMC27 2160 REF/VERW:0000206268				-1302.24
<b>SUBTOTAAL</b>				<b>0.00</b>
BELASTING MAANDELIKS	1	18.85	0.00	18.85
	0	0.00	0.00	0.00
WATER BASIC/BASIES	1	148.35	22.25	170.60
WATER 0 - 6 KL	6.115	37.17	5.58	42.75
WATER 7 - 18 KL	5.884	73.38	11.01	84.39
ELECT/ELEK INFRASTR	1	16.65	2.50	19.15
ELECT/ELEK BASIC/BASIES	1	408.17	61.23	469.40
REFUSE/VULLIS MONTH/MAAND	1	201.59	30.24	231.83
SEWER/RIOOL MONTH/MAAND	1	89.08	13.36	102.44
SEWER/RIOOL INFRASTR1	1	9.60	1.44	11.04
SEWER/RIOOL INFRASTR2	1	3.43	0.51	3.94
SEWER/RIOOL CONSP/VERBR	0	0.00	0.00	0.00
SEWER/RIOOL CONSP/VERBR	8.4	125.07	18.76	143.83
WATER INFRASTR1	1	15.45	2.32	17.77
WATER INFRASTR2	1	8.41	1.26	9.67
<b>SUBTOTAAL</b>			<b>170.46</b>	<b>1325.66</b>
<b>TOTAAL</b>				<b>1325.66</b>

CREDIT	90 DAYS +	90 DAYS	60 DAYS	30 DAYS	CURRENT
0.00	0.00	0.00	0.00	0.00	1325.66

**TOTALE BEDRAG VERSKULDIG 1325.66**

**HUIDIGE REKENING BETAALBAAR VOOR OF OP 20/1/2022**