

**PORTFOLIO COMMITTEE :**

**COMMUNITY SERVICES**

**Chairperson :**

**Cllr R Nutt**

**Committee Members :**

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

**COMMUNITY SERVICES  
PORTFOLIO COMMITTEE**

7 September 2022

**I N D E X**

**ITEM**

**PAGE  
NUMBER**

**APPLICATIONS FOR LEAVE OF ABSENCE**

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

- |           |  |           |
|-----------|--|-----------|
| <b>1.</b> | <b>BENEFICIARIES: INTEGRATED RESIDENTIAL DEVELOPMENT<br/>PROGRAMME IRDP: 150 ERVEN, SITE C1, SWARTDAM ROAD,<br/>ZWELIHLE</b> | <b>1</b>  |
| <b>2.</b> | <b>BENEFICIARIES: INTEGRATED RESIDENTIAL DEVELOPMENT<br/>PROGRAMME IRDP: 544 ERVEN, BLOMPARK, GANSBAAI</b>                   | <b>6</b>  |
| <b>3.</b> | <b>STATUS OF THE PUBLIC LAUNCHING SITES (PLS): OVERSTRAND<br/>MUNICIPAL AREA</b>   | <b>11</b> |

**AGENDA of the  
Portfolio Committee: Community Services  
07 September 2022  
(Also the agenda for the Mayoral Committee Meeting : 26 September 2022)**

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**1.  
BENEFICIARIES: INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME  
IRDP: 150 ERVEN, SITE C1, SWARTDAM ROAD, ZWELIHLE**

**17/5/4/1**

**TA Gcotyelwa            Acting Senior Manager: Corporate Services**

**16 Augustus 2022**

**(028) 313 8144**

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**1. Executive Summary**

This report is to inform the Executive Mayor of the progress to date with the procedure to finalise subsidy applications for potential beneficiaries.

**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

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

Constitution of South Africa, 1996  
Housing Act 107 of 1997  
Local Government: Municipal Finance Management Act No 56 of 2003  
Overstrand Municipality: Housing Selection Policy for Beneficiaries in  
Ownership-based Subsidy Project

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

**Background**

A total number of 150 housing units are in the process of being developed for potential beneficiaries who qualify in terms of the national criteria for Integrated Residential Development Programme (IRDP) housing opportunities. The Items with lists of potential beneficiaries served before the Council/Executive Mayor at the following meetings:

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- 24 February 2021: 5.1 Beneficiaries: Integrated Residential Development Programme (IRDP): Site C1, Swartdam Road, Zwelihle
- 31 March 2021: 2. Beneficiaries: Mount Pleasant Catchment Area: Integrated Residential Development Programme (IRDP): Site C1, Swartdam Road, Zwelihle
- 28 April 2021: 1. Beneficiaries: Additional List (Replacements) Integrated Residential Development Programme (IRDP): Site C1 (150 Erven), Swartdam Road, Zwelihle.

The Executive Mayor furthermore approved a recommendation on 20 October 2021 for a further two potential beneficiaries that are physically disabled.

**TABLE 1: POTENTIAL BENEFICIARIES: ZWELIHLE AND MOUNT PLEASANT CATCHMENT**

	<b>TOTAL (PROPOSED)</b>	<b>DISABLED 5%</b>	<b>AGED 15%</b>	<b>FARM WORKERS 5%</b>
Zwelihle: 90% opportunities	135	2	20	0
Surrounding areas: 10% opportunities(Mount Pleasant)	15	0	0	0
<b>TOTAL HOUSING OPPORTUNITIES</b>	<b>150</b>	<b>1</b>	<b>20</b>	<b>0</b>
<b>ADDITIONAL BENEFICIARIES</b>	<b>128</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>278</b>	<b>3</b>	<b>20</b>	<b>0</b>

**Qualifying Criteria:**

Formal houses will be built for residents that qualify for housing subsidy in terms of the National Housing Code 2009 criteria namely:

- Lawfully reside 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;
- Are legally competent to contract (i.e over 18 years of age or legally married or legally divorced or declared competent by a court of law and sound of mind);
- Neither the applicant nor his or her spouse has previously benefited from government housing assistance;
- Have not yet owned fixed residential property; and
- Have previously owned fixed residential property but such a person may only qualify for the purchase of a vacant serviced site.

In addition to the above, the following criteria must also be satisfied:

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- Persons must be married or habitually cohabit;
- Single persons must have financial dependants;
- Single aged person, disabled persons and military veterans without financial dependant may be assisted. Aged persons refer to, must comply with the criteria on the aged as defined by the Department of Social Development;
- Households must earn a monthly income in the range as annually approved; and
- Persons who have benefited from the Land Restitution programme and who satisfy all other relevant criteria may also be assisted.

In terms of Provincial Circular 10/2015, as amended, the following criterion must also be satisfied:

An applicant must be registered on the housing demand database for minimum period of three (3) years.

**Relevant Definitions:**

**Farm Residents:** Person whose ordinary residence is a farm, including a farm worker with ordinary residence on the farm.

**Permanent Disability:** 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.

**Selection of beneficiaries:**

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

- The application of the 90/10 rule with regard to the catchment area (project town) and the surrounding areas;
- 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 according to registration as a farmworker (quota 5%).

**Discussion**

The table below provides a summary of the status as on 16 August 2022 with regard to the approval of beneficiaries for the available 150 housing

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opportunities. A total number of 216 subsidy applications had been processed and submitted to the Provincial Department of Human Settlements (DoHS). A number of 136 beneficiaries have been approved as per the table below, with an available 14 opportunities to be finalised.

**TABLE 2: POTENTIAL vs APPROVED BENEFICIARIES: BLOMPARK AND SURROUNDING AREAS CATCHMENTS**

	<b>ACTUAL (Including quotas)</b>	<b>DISABLED 5%</b>	<b>AGED 15%</b>	<b>FARM WORKERS 5%</b>
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>278</b>	<b>3</b>	<b>20</b>	<b>0</b>
<u>MINUS</u> Number of approved beneficiaries	(136)	(2)	(6)	0
<u>MINUS</u> Potential Beneficiaries failed Deed Search	(10)	0	0	0
<u>MINUS</u> Application forms sent back	(9)	0	0	0
<u>MINUS</u> Application on hold	(4)	0	0	0
<u>MINUS</u> Failed persal	(1)	0	0	0
<u>MINUS</u> Failed population	(14)	0	0	0
<u>MINUS</u> Failed UIF	(13)	0	0	0
<u>MINUS</u> Withdrawn by Applicant	(14)	0	0	0
<u>MINUS</u> Duplicate ID	(11)	0	0	0
<u>MINUS</u> Declined - Applicant Deceased	(1)	0	0	0
<u>MINUS</u> Declined - Combined Salary too High	(3)	0	0	0
<b>TOTAL BALANCE OF POTENTIAL BENEFICIARIES</b>	<b>216</b>	<b>(1)</b>	<b>(14)</b>	<b>0</b>

NOTE: The abovementioned percentages for disabled, aged, farmworkers are based on the norm set by DoHS: Western Cape and not actual numbers of categories currently registered for the project.

**Challenge with Appointment of Beneficiaries:**

The allocation of 25 houses was delayed by DoHS due to lack of action to update/correct long outstanding (since 2016) recommendations regarding beneficiaries. The recommendations to DoHS regarding the withdrawal of specific beneficiaries are due to misrepresentations on subsidy applications in terms of qualifying criteria and excessive number of approvals. The

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Administration continued to follow-up on the mentioned recommendations with DoHS. Progress was received from DoHS for the first time on 14 June 2022.

**7. Financial Implications**

None

**8. Staff Implications**

None

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

None

**10. Annexures**

None

**RECOMMENDATION:**

that the progress report with regard to the beneficiary subsidy status in the IRDP: 150 Erven, Site C1, Swartdam Road, Zwelihle, **be noted**.

**RESPONSIBLE OFFICIAL :**

**TA GCOTYELWA**

**TARGET DATE FOR IMPLEMENTATION :**

**N/A**

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IRDP: 150 ERVEN, SITE C1, SWARTDAM ROAD, ZWELIHLE**

**17/5/4/1**

**TA Gcotyelwa            Acting Senior Manager: Corporate Services**

**16 Augustus 2022**

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**THIS MATTER SERVED BEFORE THE COMMUNITY SERVICES PORTFOLIO  
COMMITTEE ON 7 SEPTEMBER 2022, WHICH COMMITTEE SUPPORTED THE  
RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**TA GCOTYELWA**

**TARGET DATE FOR IMPLEMENTATION :**

**N/A**