

**PORTFOLIO COMMITTEE :**

**COMMUNITY SERVICES**

**Chairperson :**

**Cllr F Africa**

**Committee Members :**

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

**PORTEFEULJEKOMITEE :**

**GEMEENSKAPSDIENSTE**

**Voorsitter :**

**Rdl F Africa**

**Komiteelede :**

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

**AGENDA of the  
Portfolio Committee: Community Services  
19 February 2019  
(Also the agenda for the Mayoral Committee Meeting: 27 February 2019)**

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**1.  
BENEFICIARY APPROVALS: 378 HOUSING PROJECT, HAWSTON**

17/5/4/1

**FW Frans/R Williams  
24 January 2019**

**(028) 313 8144**

**Hermanus Administration**

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**1. Executive Summary**

This report is to inform the Executive Mayor of the progress to date of beneficiaries on the 378 housing project for Hawston.

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

Directorate: Community Services  
Department: 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 the Republic of South Africa, 1996  
Housing Act, 1997 (Act 107 of 1997)  
The National Housing Code. 2009  
Overstrand Municipality: Housing Selection Policy for Beneficiaries in  
Ownership-based Subsidy Project

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

**Background**

Three hundred and seventy eight (378) sites are in the process of being developed in Hawston.

On 29 November 2017 and 31 October 2018 the following lists of names of potential beneficiaries for the project were noted at respective meetings of the Executive Mayor, as set out in Table 1 below:

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**TABLE 1: POTENTIAL BENEFICIARIES**

<b>TOWN</b>	<b>ACTUAL (Including Quotas)</b>	<b>DISABLED 5%</b>	<b>AGED 15%</b>	<b>FARM WORKERS 5%</b>
Hawston : 90% opportunities	369	0	20	0
Surrounding areas: 10% opportunities (as set out below):	9	0	0	0
* Mount Pleasant	2	0	0	0
* Kleinmond & Betty's Bay	0	0	0	0
* Zwelihle	5	0	0	0
* Stanford	1	0	0	0
* Gansbaai	1	0	0	0
Possible replacements (additional 25%)	93	0	0	0
Possible replacements 31/10/2018 report	17	4	3	0
<b>TOTAL Potential Beneficiaries</b>	<b>488</b>	<b>4</b>	<b>23</b>	<b>0</b>

**QUALIFYING CRITERIA FOR BNG HOUSING:**

Formal houses will be build 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 applicants must comply with the following criteria:

- Persons must be married or habitually cohabit;
- Single persons with financial dependants;

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- 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 criteria must also be complied with:

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

**Relevant definitions**

**Farm residents:** Persons 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 who are affected by disabilities(quota 5%);
- selection of households according to registration as a farmworker (quota 5%).

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### Discussion

The table below provides a summary of the status as on 14 January 2019 with regard to the approval of beneficiaries for the available 378 housing opportunities. As per the table below a number of 272 beneficiaries have been approved, with an available number of 106 opportunities to be finalised.

**TABLE 2: POTENTIAL vs APPROVED BENEFICIARIES**

	<b>ACTUAL (Including quotas)</b>	<b>DISABLED 5%</b>	<b>AGED 15%</b>	<b>FARM WORKERS 5%</b>
<b>TOTAL Potential Beneficiaries</b>	<b>488</b>	<b>4</b>	<b>23</b>	<b>0</b>
<u>MINUS</u> Number of approved beneficiaries	(274)	(2)	(14)	0
<u>PLUS:</u> Approved Beneficiaries under dispute with service provider	2	0	0	0
<u>MINUS</u> Potential Beneficiaries failed Deed Search	(17)	0	(3)	0
<u>MINUS</u> Potential Beneficiaries Id Nrs Incorrect	(2)	0	0	0
<u>MINUS:</u> Potential Beneficiaries Failed National Database	(2)	0	0	0
<u>MINUS:</u> Potential Beneficiaries Application Forms Sent Back	(39)	0	(3)	0
<b>TOTAL Balance of potential beneficiaries</b>	<b>156</b>	<b>2</b>	<b>3</b>	<b>0</b>

- Note: 1. No subsidy approvals have been received yet for potential beneficiaries from the surrounding areas.
2. Two approved beneficiaries (included in 274 beneficiaries) are under dispute with the implementing agent. The outcome to be communicated in a follow-up report.

### Processing of applications

Potential beneficiaries will be formally invited to complete subsidy application forms. It is recommended that in the event of no response after the first written notice of 30 days, a second and final written notice of 7 days be issued. After successful notification by Council, the list of potential

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beneficiaries will be communicated to MCape (Pty) Ltd for the completion subsidy applications of potential beneficiaries per the indicated ranking order.

**Approval by Provincial Department of Human Settlements**

After the report was noted by the Council, the lists of potential beneficiaries were referred to the Provincial Department of Human Settlements for notification. Completed subsidy applications will be submitted by MCape (Pty) Ltd to the mentioned housing department for approval.

**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 Hawston project **be noted**.

**RESPONSIBLE OFFICIAL :**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION :**

**N/A**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
19 FEBRUARY 2019, WHICH COMMITTEE SUPPORTED THE  
RECOMMENDATION**

**RESPONSIBLE OFFICIAL:                      FW FRANS**

**TARGET DATE FOR IMPLEMENTATION:                      N/A**