

**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**

16 February 2021

**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: 378 HOUSING PROJECT HAWSTON</b>   | <b>1</b> |
| <b>2.</b> | <b>BENEFICIARIES: INTEGRATED RESIDENTIAL DEVELOPMENT<br/>PROGRAMME (IRDP): SITE C1, SWARTDAM ROAD, ZWELIHLE</b> | <b>6</b> |

**AGENDA of the  
Portfolio Committee: Community Services  
16 February 2021  
(Also the agenda for the Mayoral Committee Meeting: 24 February 2021)**

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**1.  
BENEFICIARIES: 378 HOUSING PROJECT HAWSTON**

17/5/4/1

FW Frans

18 January 2021

Manager : Housing Administration

(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**

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 South Africa, 1996  
Housing 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**

A total number of 378 serviced sites are in the process of being developed for potential beneficiaries who qualify in terms of the national criteria for affordable housing. The list of potential beneficiaries served before the Executive Mayor in November 2017, with subsequent lists of additional names that served before the Executive Mayor in October 2018 and November 2019.

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**QUALIFYING CRITERIA FOR BNG HOUSING :**

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:

- Persons must be married or habitually cohabit;
- Single persons must be 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:

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**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 01 January 2021 with regard to the approval of beneficiaries for the available 378 housing opportunities. As per the table below a number of 365 beneficiaries have been approved, with an available 13 opportunities to be finalised.

**TABLE 1: POTENTIAL vs APPROVED BENEFICIARIES**

	<b>ACTUAL (Including quotas)</b>	<b>DISABLED 5%</b>	<b>AGED 15%</b>	<b>FARM WORKERS 5%</b>
<b>INITIAL POTENTIAL BENEFICIARIES</b>	<b>378</b>	<b>0</b>	<b>20</b>	<b>0</b>
<b>POSSIBLE REPLACEMENTS (Additional 25%)</b>	<b>93</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>ADDITIONAL BENEFICIARIES (Council resolution 31 October 2018)</b>	<b>17</b>	<b>4</b>	<b>3</b>	<b>0</b>
<b>ADDITIONAL BENEFICIARIES (Council resolution 27 November 2019)</b>	<b>100</b>	<b>1</b>	<b>21</b>	<b>0</b>
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>588</b>	<b>5</b>	<b>46</b>	<b>0</b>
<u>MINUS</u> Number of approved beneficiaries	(365)	(11)	(30)	0
<u>MINUS</u> Potential Beneficiaries failed Deed Search	(18)	0	(5)	0

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<u>MINUS</u> Potential Beneficiaries Id Nrs Incorrect	(2)	0	0	0
<u>MINUS:</u> Potential Beneficiaries Failed National Database	(5)	0	0	0
<u>MINUS:</u> Potential Beneficiaries Application Forms Sent Back	(4)	0	(3)	0
<u>MINUS:</u> Failed UIF	(2)	0	0	0
<u>MINUS:</u> Withdrawal from project	(16)	0	(1)	0
<u>MINUS:</u> FLISP/GAP potential beneficiaries (Council resolution dated 28 August 2019	(153)	0	(6)	0
<b>TOTAL Balance of potential beneficiaries</b>	<b>23</b>	<b>(1)</b>	<b>1</b>	<b>0</b>

**Note:**

1. Four (4) subsidies have been approved for potential beneficiaries from the surrounding areas.
2. A total number of 39 elderly potential beneficiaries have been invited to participate in the project of whom 30 have been approved.
3. Included in the total number of 11 approved disabled beneficiaries are 3 beneficiaries who are not wheelchair bound and therefore subsidies for normal BNG housing units have been approved.
4. A total number of 153 potential beneficiaries, including replacements, who had been identified for the 107 opportunities in the Finance Linked Individual Subsidy Programme (FLISP)/GAP project in Hawston are included in the above number of potential beneficiaries. This list of potential beneficiaries served before the Executive Mayor on 28 August 2019.

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

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**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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**Manager : Housing Administration**

**18 January 2021**

**(028) 313 8144**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
16 FEBRUARY 2021, WHICH COMMITTEE SUPPORTED THE  
RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION :**

**N/A**