

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

**4.
HOUSING: PROGRESS REPORT ON THE UPGRADING OF INFORMAL
SETTLEMENTS PROGRAMME (UISP) : SITES C1 AND C2: ZWELIHLE**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

01 March 2019

1. Executive Summary

This report is to inform the Executive Mayor of the progress with regard to the housing projects developed in terms of the UISP at sites C1 and C2, Zwelihle.

2. Service Delivery and Budget Implementation Plan - IGNITE

Directorate : Community Services
Department : Housing Administration.

3. Compliance with Strategic Priorities

Provision of democratic and accountable 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

Upgrading of Informal Settlements Programme

The key objective of the **Upgrading of Informal Settlements Programme (UISP)** is to facilitate the structured *in situ* upgrading of informal settlements as opposed to relocation to achieve the following complex and interrelated policy objectives:

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- **Tenure security** : to enhance the concept of citizenship, incorporating both rights and obligations, by recognising and formalising the tenure rights of residents within informal settlements;
- **Health and Security** : to promote the development of healthy and secure living environments by facilitating the provision of affordable and sustainable basic municipal engineering infrastructure to the residents of informal settlements. This must allow for scaling up in the future; and
- **Empowerment** : to address social and economic exclusions by focusing on community empowerment and the promotion of social and economic integration, building social capital through participative processes and addressing the broader social needs of communities.

(National Housing Code. 2009. Volume 4. Part 3. P13)

The following sites have been developed for the provision of 139 housing opportunities in Zwelihle.

No	Project	Type of project	Housing opportunities
1	Site C1: Admin site	UISP	39
2	Site C2: Swartdam Road	UISP	132
	TOTAL SITES		171

Qualifying criteria for the UISP

The following criteria are applicable for participation in terms of the UISP, namely:

- *Households that comply with the with the housing Subsidy Scheme qualification criteria;*
- *Households / persons with a monthly income exceeding the maximum income limit as approved by the Minister from time to time;*
- *Households headed by minors, who are not competent to contract in collaboration with the Department of Social Development;*
- *Persons who are not first – time home owners;*
- *Persons who have previously received assistance and who previously owned and / or currently own a residential property. Assistance may be considered that access to the benefits of the programme will be considered on a case basis to determine the facts and the approval of access in*

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accordance with the provisions of the implementation guidelines of the programme;

- *Illegal immigrants on the conditions prescribed by the Department of Home Affairs on a case basis; and*
- *Persons classified as aged. Aged persons who are single without financial dependants may also apply for subsidisation. Aged persons can be classified as male and female persons who have attained the minimum age set to qualify for government's old age social grant.*

(National Housing Code. 2009. Volume 4. Part 3. P16).

Discussion

Potential beneficiaries

In order to upgrade and formalise the affected informal settlements, preference must be given to current inhabitants to become beneficiaries in the projects. This will ensure that the informal settlement will be eradicated and redeveloped into serviced sites or housing for the remainder of the informal settlements.

The administration had to do a survey in conjunction with the Implementing Agent to ensure that all families residing in the affected informal settlements are recorded on the housing database (waiting list).

A number of 171 housing opportunities were developed for potential beneficiaries who mainly resided the following informal settlements.

TABLE 2: POTENTIAL BENEFICIARIES

Informal Settlement	Housing Units	Potential Beneficiaries	Council Resolution
Transit Camp		283	2 December 2016
Asazani		61	2 December 2016
New Camp		49	2 December 2016
SUBTOTAL	132	393	
Tsepe-Tsepe	39	123	26 October 2016
TOTAL	171	516	

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Subsidy Approvals

The housing units had been completed by the implementing agent and handed over to qualifying beneficiaries between September and November 2018 by the Department: Housing Administration.

TABLE 3: SITE C1: POTENTIAL vs APPROVED BENEFICIARIES

DESCRIPTION	ACTUAL
Total potential beneficiaries (Tsepe-Tsepe)	55
<u>MINUS</u> Number of approved beneficiaries	(39)
<u>MINUS</u> Potential beneficiaries with duplicate ID numbers	(1)
<u>MINUS</u> Potential beneficiaries failed Deed Search	0
<u>MINUS</u> Potential beneficiaries Application forms sent back	(8)
TOTAL Balance of potential beneficiaries	0

TABLE 4: SITE C2: POTENTIAL vs APPROVED BENEFICIARIES

DESCRIPTION	ACTUAL
Total potential beneficiaries (Transit Camp, Asazani & New Camp)	174
<u>MINUS</u> Number of approved beneficiaries	(132)
<u>MINUS</u> Potential beneficiaries with duplicate ID numbers	(3)
<u>MINUS</u> Potential beneficiaries failed National Database	(2)
<u>MINUS</u> Potential beneficiaries withdrawn by applicant	(2)
<u>MINUS</u> Potential beneficiaries Application forms sent back	(35)
TOTAL Balance of potential beneficiaries	0

Disputes

Two (2) beneficiaries passed away before signing their sale agreements and taking occupation of the housing units. The one family registered the death of the deceased with the Master of the High Court. The housing unit will be dealt with in terms of the law of intestate succession. The dependants of the second

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deceased could not be located, despite reasonable efforts. The subsidy application was subsequently cancelled.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

None

RECOMMENDATION:

that the report with regard to the status of the housing projects in terms of the Upgrading of Informal Settlements Programme (UISP) at Sites C1 & C2, Zwelihle **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 MARCH 2019, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

N/A