

**AGENDA of the  
Portfolio Committee: Community Services  
23 October 2018  
(Also the agenda for the Mayoral Committee Meeting: 31 October 2018)**

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**2.  
BENEFICIARIES: 378 HOUSING PROJECT HAWSTON**

17/5/4/1

**FW Frans & R Williams  
21 September 2018**

**(028) 313 8148**

**Hermanus Administration**

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**1. Executive Summary**

This report is to inform the Executive Mayor of additional potential beneficiaries for the Hawston affordable housing project and the status with regard to the approval of 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 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.

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**Qualifying criteria for affordable housing:**

Formal houses will be constructed 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 a 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 who are affected by disabilities(quota 5%);*
- *selection of households according to registration as a farmworker (quota 5%).*

**Discussion**

**The status: Approval of Beneficiaries**

The table below provides for a summary of the status as on August 2018 with regard to the approval of beneficiaries for available 378 housing opportunities.

**TABLE 1: POTENTIAL- VS APPROVED BENEFICIARIES**

	<b>ACTUAL</b> (Including Quotas)	<b>DISABLED</b> 5%	<b>AGED</b> 15%	<b>FARM</b> <b>WORKERS</b> 5%
<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>0</b>	<b>0</b>
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>471</b>	<b>0</b>	<b>20</b>	<b>0</b>
<b>Minus: NUMER OF APPROVED BENEFICIARIES</b>	<b>206</b>	<b>0</b>	<b>9</b>	<b>0</b>
<b>Minus: POTENTIAL BENEFICIARIES FAILED DEED SEARCH</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>

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<b>Minus: POTENTIAL BENEFICIARIES ID NUMBERS INCORRECT</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL : BALANCE OF POTENTIAL BENEFICIARIES</b>	<b>243</b>	<b>0</b>	<b>11</b>	<b>0</b>

**NOTE:** A number of 31 subsidy applications are in process of approval. One aged potential beneficiary is included in the approval in process.

**Additional potential beneficiaries**

The administration embarked on a pre-screening process in August 2017 whereby the potential beneficiaries and the broader public were given the opportunity to scrutinise the housing demand database (waiting list) for Hawston and lodge any concerns regarding the potential beneficiaries. The advertisement placed in the local newspaper with regard to the pre-screening is attached per annexure A. A number of 25 people responded to the advertisement after the pre-screening was completed. It was then determined from the investigations that the names of 16 people that submitted their information were not on the provincial housing demand database due to a technical challenge that was experienced in 2014 when the Overstrand file was electronically imported into the aforementioned database. Only a number of 16 people came forward to update their information and their records were also restored on the provincial housing database. One other applicant's date of application was correctly verified as 2007 and not the second application in 2016. It is therefore recommended that the additional number of 17 people also be considered as potential beneficiaries.

**TABLE 2: ADDITIONAL POTENTIAL BENEFICIARIES**

	<b>ACTUAL</b> (Including Quotas)	<b>DISABLED</b> 5%	<b>AGED</b> 15%	<b>FARM WORKERS</b> 5%
<b>TOTAL : BALANCE OF POTENTIAL BENEFICIARIES</b>	<b>243</b>		<b>11</b>	<b>0</b>
<b>ADDITIONAL POTENTIAL BENEFICIARIES</b>	<b>17</b>	<b>4</b>	<b>3</b>	<b>0</b>
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>260</b>	<b>4</b>	<b>14</b>	<b>0</b>

**NOTE:**

1. A number of 14 potential beneficiaries is 40 years and older.
2. The balance of 3 potential beneficiaries is disabled. Total for disabled is 4.

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**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 notification by the Municipality, the list of potential beneficiaries will be communicated to MCape Overstrand for the completion of subsidy applications of potential beneficiaries per the indicated ranking order.

**Approval by Provincial Department of Human Settlements**

After this report is noted by the Executive Mayor, the lists of potential beneficiaries will be referred to the Provincial Department of Human Settlements for notification. Completed subsidy applications will be submitted by MCape Overstrand 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**

Annexure A: Advertisement for pre-screening of potential beneficiaries

Annexure B: List of 17 additional potential beneficiaries

**RECOMMENDATION:**

1. that the lists of 17 additional potential beneficiaries for the housing projects in Hawston **be approved**; and
2. that the following procedure for potential beneficiaries to finalise subsidy applications, **be approved**:
  - (a) that potential beneficiaries be given 30 days written notice to complete their subsidy application documentation; and
  - (b) that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days.

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3. that, in the event of any applicants not responding within the mentioned period of 7 days, the available housing opportunities be given to identified additional beneficiaries (replacements).

**RESPONSIBLE OFFICIAL :** FW FRANS

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





**HOUSING PROJECT: HAWSTON  
VERIFICATION OF BENEFICIARIES**

As a registered applicant on the Housing Demand Database for Hawston, you are hereby invited to check your name on the waiting list.

The broader public and applicants are also afforded an opportunity to submit any objections against applications that are on the aforementioned database who do not meet the minimum criteria for Breaking New Ground (BNG) housing subsidy as published in Provincial Circular 10/2015.

The housing demand database and the criteria (including Circular 10/2015) will be placed at the Hawston Thusong Centre. The closing date for any objections is 31 August 2017.

**IPROJECT YEZINDLU: HAWSTON  
UKUQINISEKISA ABAHLALI**

Njengomntu ubufake isicelo kuluhlu lwezindlu zase Hawston, uyacelwa uzojonga igama lakho kuluhlu lwabalindileyo

Abahlali kunye nabafaki zicelo banikezwa ithuba lokuba bafake iziphakamiso ezikhaba abafaki zicelo abangekho selungelweni ukuba bangaxhamla kwizindlu zesibonelelo sikarhulumente njengoko kukhankanyiwe kumthetho wePhondo Circular 10/2015

Uluhlu lwabantu abafake izicelo kunye nithetho elawula ukufumana izindlu kurhulumente izakuxhonywa eHawston Thusong Centre. Kuzokuvulwa nge 31 August 2017 ukwamkela iziphakamiso ezicasayo.

**BEHUISINGSPROJEK: HAWSTON  
VERIFIKASIE VAN BEGUNSTIGDES**

U, as geregistreerde aansoeker op die Behuisingsdatabasis vir Hawston, word hiermee uitgenooi om u naam op die databasis is te verifieer.

Die breër publiek en aansoekers op die behuisingsdatabasis word ook die geleentheid gebied om skriftelik beswaar aan te teken teen aansoekers op die voormelde databasis wat nie voldoen aan die minimum kriteria vir "Breaking New Ground (BNG)" laekoste behuising soos gepubliseer in Provinsiale Sirkulêr 10/2015 nie.

Die behuisingsdatabasis en die kriteria (insluitend Provinsiale Sirkulêr 10/2015) sal beskikbaar wees by die Hawston Thusong Sentrum. Die sluitingsdatum vir enige besware is 31 Augustus 2017.

**HAWSTON 378 PROJEK**

**ADDITIONAL LIST 25 MAY 2018**

No.	Reg.no.	Surname	Full Names	ID No.	Spouse Surname	Spouse Full Names	Spouse ID No.	DOA	60+	Disabled
1	598855	CLAASEN	DANIEL	5403055157086				25/10/2010	Yes	
2	601442	JEFTHA	DOROTHY	5508210099013				18/02/2002	Yes	
3	624442	SAULS	JOGAN STEPHANUS	6302155220084				09/12/2013		Yes
4	597090	BAARDMAN	ABRAHAM	6505235731082				03/05/2010		
5	595905	CUPIDO	MICHELLE	6607090203080				05/10/2007		
6	590210	STANLEY	BARRY	6702175205082	STANLEY	DAVELIN	6808210077087	28/10/2002		
7	662229	JULIES	JOHNSON	7012016115089				13/05/2002		
8	627876	DAVIS	ALICIA BELINDA	7108010248080				20/08/2014		
9	657589	DUNSDON	MARCO	7210215059088				18/08/2000		
10	590555	SWAM	REBECCA	7612130147080				30/03/2004		
11	664442	HUNTER	CHESTER	7707165110084				04/08/2014		
12	602319	ANDREWS	ELTON JOHN	7710195171084				01/08/2002		
13	147795	DEELMAN	MARGARET	7808270120081				28/08/2008		
14	678823	WITBOOI	JOHANNES	8110255152083				23/10/2014		Yes
15	598579	SMITH	FRANCO	8410115139084				21/09/2010		Yes
16	661013	BOOYSEN	JOHNALISE	8509170147088				27/02/2014		Yes
17	653064	KAMIES	JUNE	5710090162081	KAMIES	RAYNOLD	5408225241082	07/05/2017	Yes	