

**AGENDA of the  
Portfolio Committee : Community Services  
22 September 2015  
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

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**2.  
BENEFICIARIES: UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME  
(UISP): 141 ERVEN, MANDELA SQUARE, ZWELIHLE**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

28 July 2015

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**1. Executive Summary**

This report is to inform the Executive Mayor of an additional list of potential beneficiaries for the upgrading of the UISP project in Mandela Square, Zwelihle.

**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 SA, Act 106 of 1996  
Housing Act, 1997 (Act 107 of 1997)  
Local Government: Municipal Systems Act, 2000 (Act 32 of 2000)  
Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003).  
The National Housing Code, 2009.

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

**6.1 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 141 housing opportunities in Zwelihle (including serviced sites:

No	Vacant Land	Type of project	Estimated new number of sites
1	Mandela Square	Serviced sites	83
2	Garden site	Serviced sites	58
	<b>TOTAL SITES</b>		<b>141</b>

#### **Qualifying criteria for the UISP**

The following criteria is 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.*

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*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 accordance with the provisions of the implementation guidelines of the programme; and*
- *Illegal immigrants on the conditions prescribed by the Department of Home Affairs on a case basis.*
- *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)

## **6.2 Discussion**

### **Potential beneficiaries**

In order to upgrade and formalise the informal settlement, preference must be given to current inhabitants to become beneficiaries in the project. This will ensure that the informal settlement will be eradicated.

The administration had to do a survey in conjunction with the implementing agent to ensure that all families residing in the informal area are recorded on the municipal waiting list. A number of 142 families residing in the informal area and McIntyre hostels were surveyed in Mandela Square. The last mentioned information was reported to the Executive Mayor at the meeting held on 26 August 2015.

A number of 58 housing units can be built on the Garden site and only 27 out of the 142 families in Mandela Square possibly qualify for housing subsidies. Due to insufficient number of potential beneficiaries who would qualify for housing subsidies in Garden Site and Mandela Square, the survey had to be extended to families informally residing on formal (registered) erven in Mandela square and a section of Thambo Square, behind Qhayiya High School.

The list of 142 families be given highest priority/preference (including disabled beneficiaries) followed by the latest surveys (in ranking order) as set out below:

- a) List A : Potential beneficiaries residing  
on formal erven in Mandela Square : 19

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b) List B: Potential beneficiaries residing in Thambo Square	:	122
<b>Total</b>	:	<b>141</b>

### **Rental**

In the event of the disapproval of the subsidy application by the Provincial Department of Human Settlements, a rental agreement can be concluded between the Overstrand Municipality and a potential beneficiary who do not comply with the above criteria for low cost housing for UISP.

The rental agreement to be compiled and recommended to Council by Property Administration department.

### **Processing of applications**

Motlekar Cape (Pty) Ltd, the implementing agent, will administer the subsidy applications of potential beneficiaries and submit the documents to the Department of Human Settlements for approval.

Non- approved applicants will be processed for tenure of available erven.

Potential beneficiaries will be formally invited to complete subsidy application forms. It is recommended that in the event of no response within 7 days after the possible third notice, a potential beneficiary will be withdrawn from the project.

### **7. Financial Implications**

None

### **8. Staff Implications**

None

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

None

### **10. Annexures**

- Annexure A: Potential beneficiaries residing in Mandela Square
- Annexure B: Potential beneficiaries residing in Thambo Square

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**RECOMMENDATION:**

1. that the list of 141 potential beneficiaries for the UISP : 141 erven, Mandela Square and Garden site, Zwelihle, **be approved** in ranking order (including disabled beneficiaries) namely:
  - a. List A: Potential beneficiaries residing in Mandela Square; and
  - b. List B: Potential beneficiaries residing in Thambo Square.
2. that rental agreements be concluded for available erven with beneficiaries not approved for subsidies in terms of the UISP.

**RESPONSIBLE OFFICIAL:**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION:**

**30 SEPTEMBER 2015**

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**(028) 313 8144**

**Hermanus Administration**

**28 July 2015**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
22 SEPTEMBER 2015, WHICH COMMITTEE SUPPORTED THE  
RECOMMENDATION**

**RESPONSIBLE OFFICIAL:**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION:**

**30 SEPTEMBER 2015**

A 1 of 1

**OVERSTRAND MUNICIPALITY****MANDELA SQUARE : ZWELIHLE****ANNEXURE A**

28 JULY 2015

NO.	NAME	SURNAME	AGE	SPOUSE NAME	SURNAME	ADDRESS
1	VAN	NDZULE	57	NOVUSILE	NDZULE	ZWELIHLE
2	MFUNDO	SITHETHO	47			ZWELIHLE
3	NOMAXABISO	KAMA	42			ZWELIHLE
4	MCHOBOLOLO	MACHITHA	41	NQATYISWA	JO	ZWELIHLE
5	NCEDIWE	TONITO	40			ZWELIHLE
6	THANDABANTU	MKHAMELO	40	ZOVUYO	GOLA	ZWELIHLE
7	MANDISI	MAGWANYA	40	ZUKISWA	NONONO	ZWELIHLE
8	MATHEMBA	MATHIKINCA	39	ABONGILE	SINOKO	ZWELIHLE
9	STARNFORNT	DYOSIBA	39	NOSIPHO	DYOSIBA	ZWELIHLE
10	NDIKHUMBULE	TSHWATHI	38	ZINGISA	TSHWATHI	ZWELIHLE
11	NOSIZWE	LATSHONA	37			ZWELIHLE
12	STANLEY	BHULA	34	MARGARET	FUBA	ZWELIHLE
13	LUDWE	DANA	34	ZOLISWA	NOLELE	ZWELIHLE
14	THOZAMA	MADIKANE	34			ZWELIHLE
15	NOLUTHANDO	LITE	34			ZWELIHLE
16	MONICA	XASHIMBA	33			ZWELIHLE
17	NOBEFUNDISI	WOTSETSE	32			ZWELIHLE
18	GOQO	SAKHIWO	30	PUMLA	MPHOHLO	ZWELIHLE
19	MZULUNGILE	NGENO	25			ZWELIHLE

**OVERSTRAND MUNICIPALITY****THAMBO SQUARE, ZWELIHLE****ANNEXURE B**

28 JULY 2015

NO.	NAME	SURNAME	AGE	SPOUSE NAME	SURNAME	ADDRESS
1	NTOMBENCINCI	MBANDE	61			ZWELIHLE
2	NOWANATHI	MDALANA	61			ZWELIHLE
3	NOLOVILE	MANQEZA	58			ZWELIHLE
4	RICHARD	MZINI	55			ZWELIHLE
5	BANGISILE	MPUKWANA	55			ZWELIHLE
6	THEMBELANI	NOMSHIQI	52	F	NOMSHIQI	ZWELIHLE
7	SENKOSI	MKWA	48			ZWELIHLE
8	VUYANI	SIBONILE	47	THOBEKA	MATUBENI	ZWELIHLE
9	BONISILE	LIWANI	47	MINAH	LIWANI	ZWELIHLE
10	LULAMILE	NYEMBEZI	47			ZWELIHLE
11	ZAMEKA	DOKODA	47	VUYANI	PRINS	ZWELIHLE
12	BHEYIDENI	ROLINQABA	47	NOLATHILE	ROLINQABA	ZWELIHLE
13	NOSIPHO	NTSHINGA	47			ZWELIHLE
14	THOBEKA	BUKUVA	46			ZWELIHLE
15	THEMBILIZWE	MSINI	45	VUYELWA	NONKWENKWE	ZWELIHLE
16	MNINAWA	QHOGI	45	THUMEKA	GOVANISI	ZWELIHLE
17	NEZISWA	SINDILE	44			ZWELIHLE
18	ZWELITSHA	NKINKI	43	NOKWANDA	NKINKI	ZWELIHLE
19	NOMONDE	JEZILE	43			ZWELIHLE
20	XOLANI	QHOGI	43			ZWELIHLE
21	SIMPHIWE	MAKATESI	43			ZWELIHLE
22	THEMBELANI	NTENGO	42			ZWELIHLE
23	VUSUMZI	SIQELE	42			ZWELIHLE
24	ZOYISILE	CEKWANA	42	L	ZONO	ZWELIHLE
25	NDODA	MKIVA	41	VUYISWA	GUNTSU	ZWELIHLE
26	THANDEKA	GWAYIGWAYI	41			ZWELIHLE
27	XOLOANI	XOTYANA	40			ZWELIHLE
28	LANDILE	GOBO	40	NOMANDITHINI	NOGQALA	ZWELIHLE
29	NOMALINDE	DODO	40			ZWELIHLE
30	ZANODUMO	WOLITA	40	NOKWANDISA	WOLITA	ZWELIHLE
31	MFUMANEKO	YAMANA	40			ZWELIHLE
32	SINDISWA	KALASE	40			ZWELIHLE
33	MZIKAYISE	BEGALA	39			ZWELIHLE
34	SONWABILE	SONKAPU	39	NOMNQOPIISO	GEBUZA	ZWELIHLE
35	MSEKELI	LALISILE	39			ZWELIHLE
36	MZAMENI	XEKEKE	39			ZWELIHLE
37	NONTSAPHO	NTYATHO	39			ZWELIHLE
38	ZAMEKA	MAVOKOZA	38			ZWELIHLE
39	SILISWA	ZWENI	38			ZWELIHLE
40	XOLISWA	MEJE	38	MAWETHU	NZULWENI	ZWELIHLE
41	MASIYE	MATHUNYWA	38	PHUMLA	LETILE	ZWELIHLE
42	LUNGISILE	MANGOLOTHI	38	NEZISWA	MANGOLOTHI	ZWELIHLE
43	NOMANDLA	NKOFUNGA	38			ZWELIHLE
44	SIMPHIWE	NGQOYIYANA	38	NTOMBEBKHAYA	BOKUVA	ZWELIHLE
45	FALAKHE	SIMPHIWE	38	ZUKISWA	MBANGWENI	ZWELIHLE
46	MXOLISI	NJANJULA	38			ZWELIHLE
47	NOLUSINDISO	GASHI	38			ZWELIHLE
48	XOLISWA	NJOVANE	37			ZWELIHLE
49	NELISWA	QHOSHILE	37			ZWELIHLE
50	MZUVUKILE	NENZE	37	JIKELWA	NENZE	ZWELIHLE
51	MANDLENKOSI	SAHLUKO	37			ZWELIHLE
52	SIPHO	SILEVU	37			ZWELIHLE
53	PHINDILE	MAGULA	37			ZWELIHLE
54	MZWANELE	GUNYATHI	36	ZANELE	GCAGA	ZWELIHLE

55	HARRIS	MAKISI	36	NOBATHINI	MBULAWA	ZWELIHLE
56	MASKENI	NGXOVU	36	XOLELWA	MTYHIDA	ZWELIHLE
57	ANDILE	DAMESI	36	NOMLINDO	DAMESI	ZWELIHLE
58	MABANDLA	NGAME	36			ZWELIHLE
59	THEMBALETHU	QUMBA	36	ZAMEKA	TYABULA	ZWELIHLE
60	SOYISO	DASE	36			ZWELIHLE
61	MONGEZI	LALU	36	KHANYISWA	LALU	ZWELIHLE
62	LANDILE	MANQEZA	36			ZWELIHLE
63	VUYISILE	MAFEVUKA	35			ZWELIHLE
64	THULANI	MAGWELE	35	LUNGELWA	NYAWO	ZWELIHLE
65	THEMBILE	SOPHINI	35			ZWELIHLE
66	MZUVELILE	MBOVANE	35			ZWELIHLE
67	VUYANI	MAFUVUKA	35			ZWELIHLE
68	NTSIZWA	MKHOKELI	35	FUNDISWA	BOJANA	ZWELIHLE
69	SEBENZILE	DODO	34	NOVANGELI	NAZO	ZWELIHLE
70	MBUYISELI	SIKHEFU	34	LUNGELWA	NYAWO	ZWELIHLE
71	LUBABALO	ZWENI	34	SIPHOKAZI	SIGWELE	ZWELIHLE
72	KHAYALETHU	LEMBESE	34	SILIBALENI	NQOLOBE	ZWELIHLE
73	KHUTHALA	NANI	34			ZWELIHLE
74	ANDILE	SIBANGO	34	NOZUKO	DUNJANA	ZWELIHLE
75	XOLISA	NHONHWANA	34	PHINDISWA	BHAKO	ZWELIHLE
76	FRANCIS	MCHEBI	34	NONKOLISEKO	THUTSHENI	ZWELIHLE
77	THOTYELWA	MAGALELA	34			ZWELIHLE
78	VUSUMZI	SEPTEMBER	33	NOLUNTU	SEPTEMBER	ZWELIHLE
79	PATRICK	MNTAKO	33	NOMVUYO	PHANDLE	ZWELIHLE
80	DIKONA	MGBESA	33			ZWELIHLE
81	SIYABONGA	SITIMELA	33			ZWELIHLE
82	MKHULULI	GCAKA	33			ZWELIHLE
83	MBONGENI	TSHALI	33	VELISWA	MJANYANA	ZWELIHLE
84	NOZIBELE	MSHIYWA	33			ZWELIHLE
85	BALEKA	MARAQA	33			ZWELIHLE
86	MKHUSELI	SONDO	32			ZWELIHLE
87	NOSIPHO	MBUQWA	32			ZWELIHLE
88	THULANI	MADUKO	32	THANDISWA	QHINA	ZWELIHLE
89	MFUNDO	MNYUKWENI	31	NWABISA	DIBA	ZWELIHLE
90	NCEDISA	MATUTU	31			ZWELIHLE
91	MZOXOLO	MKHUBELWENI	31	N	NGQOZA	ZWELIHLE
92	PHATHEKA	TWAYINI	30			ZWELIHLE
93	XOLANI	MTSHOSISA	30			ZWELIHLE
94	SIBISISO	ZWENI	30			ZWELIHLE
95	BUHLE	THALAZA	30	PHINDEKA	MFUDUKO	ZWELIHLE
96	NANGAMSO	MQAKATHA	30			ZWELIHLE
97	NOMYAMEKO	NODIPHU	30			ZWELIHLE
98	ZANEKHAYA	MAVENI	29			ZWELIHLE
99	SIPHENKOSI	SIKELE	29			ZWELIHLE
100	MKHUSELI	GXWALILEYO	29	ALONA	MANTYI	ZWELIHLE
101	VUYANI	XOKOYI	29	NOMLINDELO	MAXHWELE	ZWELIHLE
102	SEBENZILE	NOMPHO	29	MKHENKWESE	ANDISWA	ZWELIHLE
103	SONWABISO	NAZO	29	NIKIWE	NTSHINGA	ZWELIHLE
104	SIBOLEKE	VELAPHI	29	NOLIZWE	MNYUKWENI	ZWELIHLE
105	THABO	MABOTE	29			ZWELIHLE
106	KWANELE	ZONO	29			ZWELIHLE
107	MAWANDE	SIMANI	28			ZWELIHLE
108	MALWANDE	MDINGI	28			ZWELIHLE
109	LINDILE	SONDO	28			ZWELIHLE
110	ZOLA	TOLASHE	27	NIKELWA	DAMBA	ZWELIHLE
111	ANDISWA	NGONDZE	27			ZWELIHLE
112	NONTOMBI	THUMA	26			ZWELIHLE
113	THEMBILE	FUKULA	26			ZWELIHLE
114	KHAYALETHU	CELU	25			ZWELIHLE

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115	UNATHI	GEBUZA	24			ZWELIHLE
116	BULELANI	MSEZENI	24	NONTSINDISO	MGADENI	ZWELIHLE
117	NELISA	MFIKI	24			ZWELIHLE
118	YONELA	TUMA	23	NQABAKAZI	DALINDYEBO	ZWELIHLE
119	NOLUVO	RABI	22			ZWELIHLE
120	ABONGILE	ZWELILUNGILE	22	ASANDA	KHEYA	ZWELIHLE
121	LAMLA	NKALANI	21			ZWELIHLE
122	THEMBELA	NTYATHO	20			ZWELIHLE