

10.

HOUSING: PROGRESS REPORT ON TRANSFER OF PROPERTIES TO VARIOUS BENEFICIARIES OF LOW COST HOUSING IN THE OVERSTRAND AREA FOR THE PERIOD JULY 2019 TO JUNE 2020

17/5/4/1

FW Frans

17 February 2020

Manager : Housing Administration

(028) 313 8144

1. Executive Summary

The purpose of the report is to inform the Executive Mayor of progress made to date with the transfers of title deeds in the names of beneficiaries of low cost housing projects.

2. Service Delivery and Budget Implementation Plan - IGNITE

Community Services
Housing Administration

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Provision and maintenance of municipal services
Creation and maintenance of a safe and healthy environment

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Constitution of the Republic of South Africa, 1996
Housing Act 107 of 1997
Local Government: Municipal Finance Management Act No 56 of 2003

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

Thirty two (32) low cost housing projects have been developed in the Overstrand area over a number of years (Refer to Annexure A).

PROJECT	NUMBER OF PROJECTS	TOTAL HOUSING UNITS
Pre 1994 old schemes	11	1768
Reconstruction and development	18	5678
Reconstruction and development (2018/19)	2	171
Hostel redevelopment: 90 houses, Zwelihle	1	90
TOTAL	32	7707

Current status

(a) Number of transfers

Total number of 7707 low cost housing properties have been developed, of which 6841 properties have been transferred to date.

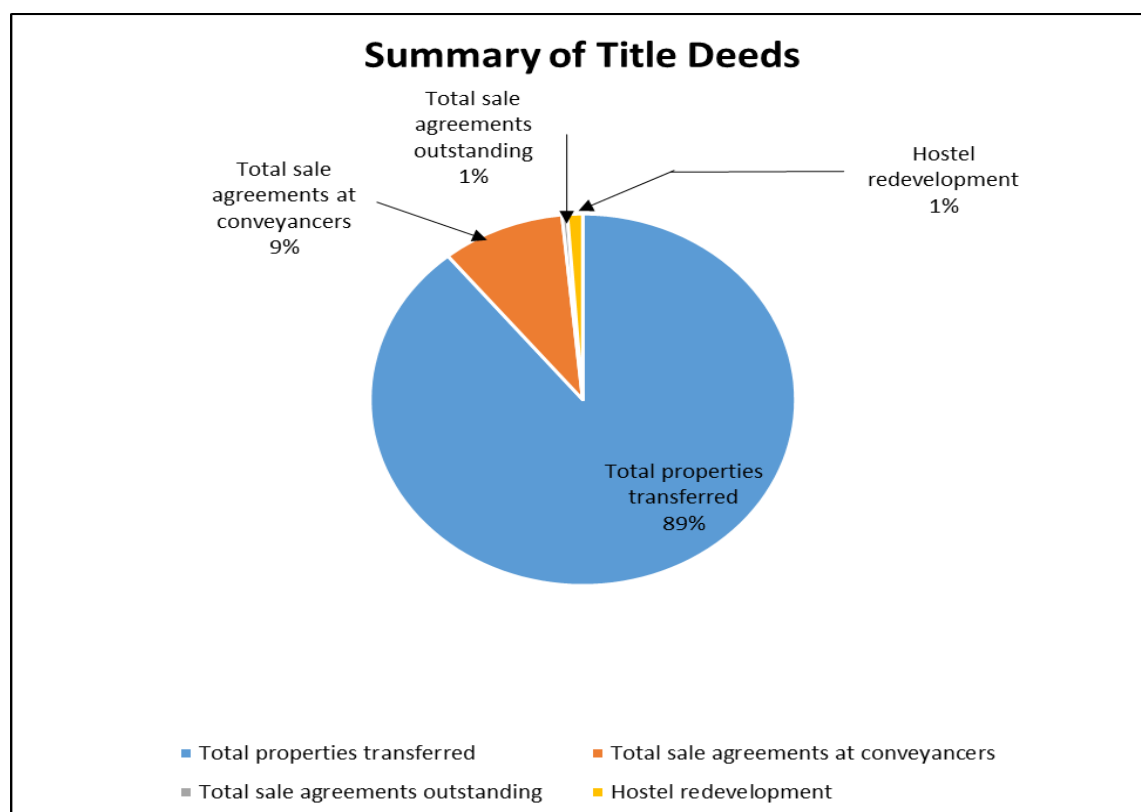


Table 1: Transfers to beneficiaries to date

(b) Transfers: July 2019 to June 2020

A number of 18 properties has been transferred during this period. The applicable areas are Kleinmond 14 transfers, Betty's Bay 1 transfer and Hawston 3 transfers.

(c) Current projects

The following projects are currently in progress:

Area	Type of project	Housing opportunities
Hawston	IRDP	378
Gansbaai: Beverly Hills	Upgrading of informal settlements	100
Gansbaai: Blompark	IRDP	539
Mount Pleasant	Affordable erven (FLISP)	22
Hawston	Affordable erven (FLISP)	107
Zwelihle	Hostel Redevelopment	90
TOTAL		1236

Discussion**Delay with transfers**

Transfers to beneficiaries were delayed/ hampered due to the following reasons:

- **COVID 19**

The national lockdown since 27 March 2020 up to date had a severe impact on the operations of the Municipality and the country in general. The regulations applicable to level 3 of the national lockdown has impacted on the office of the Housing Department and the attorneys to whom transfer documents were submitted. The Housing Department attended to its functions on a staggered basis since June 2020.

Furthermore, the attorneys were also instructed to cease any work given to them by 30 June 2020, due to the pending appointment of a panel of attorneys.

- **Rates Clearance**

Low cost housing projects may be exempted from rates clearance certificates in terms of sections 118(4) (a) of the Local Government: Municipal Systems Act 32 of 2000. The former municipal manager granted approval that the last mentioned amendment of the Act be used in order to

fast track transfers. Affected residents remain liable for the payment of any outstanding services accounts.

- **Conveyancing cost**

The current negotiated transfer cost payable to the respective conveyancers amounts to R1000.00 excluding VAT per transfer.

- **Transfer of land from Province to Overstrand Municipality**

Ownership of certain properties, especially in Hawston, previously remained with the Provincial Government of the Western Cape, for example erf 1, Hawston. This eventually caused problems in respect of transferring of properties to beneficiaries. This particular erf in Hawston was however registered in the name of Overstrand in March 2013 after which the individual registration of properties at the Deeds Office could be effected.

- **Outstanding deeds of sale**

Challenges

Due to the delays and the passage of time, the following challenges are experienced with beneficiaries and transfers:

- ✓ the original beneficiary has passed away;
- ✓ the original beneficiary left Overstrand area and cannot be traced; administrative processes at the Deeds Office and South African Revenue Services have changed. Beneficiaries are now required to submit declarations of their status and income;
- ✓ delays caused by underperformance by a specific conveyancer - his brief was terminated.
- ✓ COVID-19 pandemic.

Way forward

The Housing Department is still in process to finalise the outstanding sale agreements in cases where the original tenant(s) or beneficiary(ies) are no longer available. Door to door visits will be conducted continuously in order to fast track the process to conclude the sale agreements.

New agreements with the conveyancers will have to be concluded in order to speed up the transfer of the aforementioned number of outstanding properties.

7. Financial ImplicationsSource of Funding eg. Operating Budget Provisions

Unique Key	:	20171525078285
Cost Account	:	12900 20115000
Item Description	:	Contracted Serv: Consultants
Budget Provision 2020/2021	:	R280 900.00
Spent to Date/Committed	:	R 0.00
Balance Available	:	R280 900.00

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: Report: Transfer of properties up to June 2020

RECOMMENDATION:

that the report in respect of transfers to beneficiaries of low cost housing properties be **noted**.

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

IN PROGRESS

OVERSTRAND MUNICIPALITY**DEPARTMENT : HOUSING****SUMMARY: TITLE DEEDS : JUNE 2020**

NR	PROJECT NAME	TOTAL PROPERTIES	TITLE DEEDS	SALE AGREEMENTS WITH CONVEYANCER	OUT STANDING
1	PHASING OUT: GANSBAAI	185	173	10	2
2	PHASING OUT: HAWSTON	483	434	49	0
3	PHASING OUT: MT PLEASANT	184	176	8	0
4	PHASING OUT: STANFORD	78	76	2	0
5	PHASING OUT: ZWELIHLE	171	163	6	2
6	PHASING OUT: KLEINMOND	318	271	46	1
7	PHASING OUT: BETTYS BAY	12	4	8	0
8	PHASING OUT: HAWSTON SELFBOU	93	91	2	0
9	PHASING OUT: MT PLEASANT SELFBOU	127	116	11	0
10	PHASING OUT: STANFORD SELFBOU	68	64	4	0
11	PHASING OUT: GANSBAAI SELFBOU	49	45	3	1
	SUBTOTAL	1768	1613	149	6
12	RDP: BETTYS BAY 20	20	16	4	0
13	RDP: BETTY'S BAY 13	13	13	0	0
14	RDP: GANSBAAI 500	480	479	1	0
15	RDP: GANSBAAI 390	390	362	21	7
16	RDP: HAWSTON 182	182	171	11	0
17	RDP: HAWSTON 350	350	344	6	0
18	RDP: KLEINMOND 200	201	201	0	0
19	RDP: KLEINMOND 410	410	372	38	0
20	RDP: MT PLEASANT 350	350	346	4	0
21	RDP: MT PLEASANT 220	220	218	2	0
22	RDP: MT PLEASANT 131	131	34	97	0
23	RDP: PEARLY BEACH 211	183	182	1	0
24	RDP: STANFORD 378 (BLOMTUIN)	378	378	0	0
25	RDP: STANFORD 88	88	81	7	0
26	RDP: ZWELIHLE 460	460	460	0	0
27	RDP: ZWELIHLE 1578	1543	1426	110	7
28	RDP: ZWELIHLE 283	221	171	45	5
29	RDP: ZWELIHLE (GARDEN SITE 58)	58	0	58	0
30	RDP: ZWELIHLE (SITE C1)	39	0	39	0
31	RDP: ZWELIHLE (SITE C2)	132	0	132	0
32	HOSTEL REDEVELOPMENT: 90 HOUSES	90	0	0	90
	SUBTOTAL	5939	5254	576	109
	TOTALS	7707	6867	725	115