

**11.
BENEFICIARIES: 378 HOUSING PROJECT HAWSTON**

17/5/4/1

FW Frans

20 July 2020

Manager : Housing Administration

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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
Departement : 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

Three hundred and seventy eight (378) sites are in the process of being developed in Hawston.

On 29 November 2017 and 31 October 2018 the following lists, as set out in Table 1 below, of potential beneficiaries for the project were noted at the respective meetings of the Executive Mayor:

TABLE 1: POTENTIAL BENEFICIARIES

	ACTUAL (Including quotas)	DISABLED 5%	AGED 15%	FARM WORKERS 5%
Hawston: 90% opportunities	369	0	20	0
Surrounding areas: 10% opportunities (as set out below)	9	0	0	0
* Mount Pleasant	2	0	0	0
* Kleinmond & Betty's Bay	0	0	0	0
* Zwelihle	5	0	0	0
* Stanford	1	0	0	0
* Gansbaai	1	0	0	0
Possible replacements (additional 25%)	93	0	0	0
Possible replacements (31/10/2018 report)	17	4	3	0
TOTAL Potential beneficiaries	488	4	23	0

QUALIFYING CRITERIA FOR BNG HOUSING :

Formal houses are being 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:

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 30 June 2020 with regard to the approval of beneficiaries for the available 378 housing opportunities. Subsidies for a number of 363 beneficiaries were approved.

TABLE 2: POTENTIAL vs APPROVED BENEFICIARIES

	ACTUAL (Including quotas)	DISABLED 5%	AGED 15%	FARM WORKERS 5%
TOTAL Potential Beneficiaries	488	4	23	0
MINUS Number of approved beneficiaries	(363)	(5)	(30)	0

Plus approved beneficiaries under dispute with the service provider	0	0	0	0
<u>MINUS</u> Potential Beneficiaries failed Deed Search	(18)	0	(5)	0
<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	(38)	0	(3)	0
<u>MINUS:</u> Failed UIF	(2)	0	0	0
<u>MINUS:</u> Withdrawal from project	(16)	0	(1)	0
TOTAL Balance of potential beneficiaries	44	(1)	(16)	0

Note:

1. Four (4) subsidies have been approved for potential beneficiaries from the surrounding areas.
2. The seven (7) beneficiaries who were under dispute with the implementing agent have been successfully resolved of which six (6) is considered for withdrawal from the project and one (1) for approval. A total number of 39 elderly potential beneficiaries have been invited to participate in the project of which 30 have been approved.

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.

Approval by Provincial Department of Human Settlements

After this report is noted by the Executive Mayor, the lists of potential beneficiaries will be submitted 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 susidy status in the Hawston project **be noted**.

RESPONSIBLE OFFICIAL :**FW FRANS****TARGET DATE FOR IMPLEMENTATION :****N/A**