

PORTFOLIO COMMITTEE :

COMMUNITY SERVICES

Chairperson :

Cllr A Komani

Committee Members :

**Ald N Botha-Guthrie, Cllrs L Ntsabo,
V Pungupungu & S Kalolo**

PORTEFEULJEKOMITEE :

GEMEENSKAPSDIENSTE

Voorsitter :

Rdl A Komani

Komiteelede :

**Rdh N Botha-Guthrie, Rdle L Ntsabo,
V Pungupungu & S Kalolo**

COMMUNITY SERVICES PORTFOLIO COMMITTEE

GEMEENSKAPSDIENSTE PORTEFEULJEKOMITEE

20 February 2018

I N D E X

ITEM

**PAGE
NUMBER**

APPLICATIONS FOR LEAVE OF ABSENCE

**STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE
CHAIRPERSON**

- | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. | HOUSING: PROGRESS REPORT ON TRANSFER OF PROPERTIES TO
VARIOUS BENEFICIARIES OF LOW COST HOUSING IN THE
OVERSTRAND AREA FOR THE PERIOD JULY 2017 TO DECEMBER 2017 | 1 |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

**AGENDA of the
Portfolio Committee : Community Services
20 February 2018
(Also the agenda for the Mayoral Committee Meeting : 28 February 2018)**

**1.
HOUSING: PROGRESS REPORT ON TRANSFER OF PROPERTIES TO VARIOUS
BENEFICIARIES OF LOW COST HOUSING IN THE OVERSTRAND AREA FOR THE
PERIOD JULY 2017 TO DECEMBER 2017**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

19 January 2018

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

6. Background/Discussion/Evaluation/Conclusion

Background

A total number of 30 low cost housing projects have been developed in the Overstrand area over a number of years (Refer to annexure A).

**AGENDA of the
Portfolio Committee : Community Services
20 February 2018
(Also the agenda for the Mayoral Committee Meeting : 28 February 2018)**

PROJECT	NUMBER OF PROJECTS	TOTAL HOUSING UNITS
Pre 1994 old schemes	11	1768
Reconstruction and development	19	5768
TOTAL	30	7536

Current status

(a) Number of transfers

A total number of 7536 low cost housing properties have been developed, of which 6496 properties have been transferred to date. The outstanding transfers consist of a number of 995 sales agreements with conveyancers plus 45 cases to be resolved by the Administration.

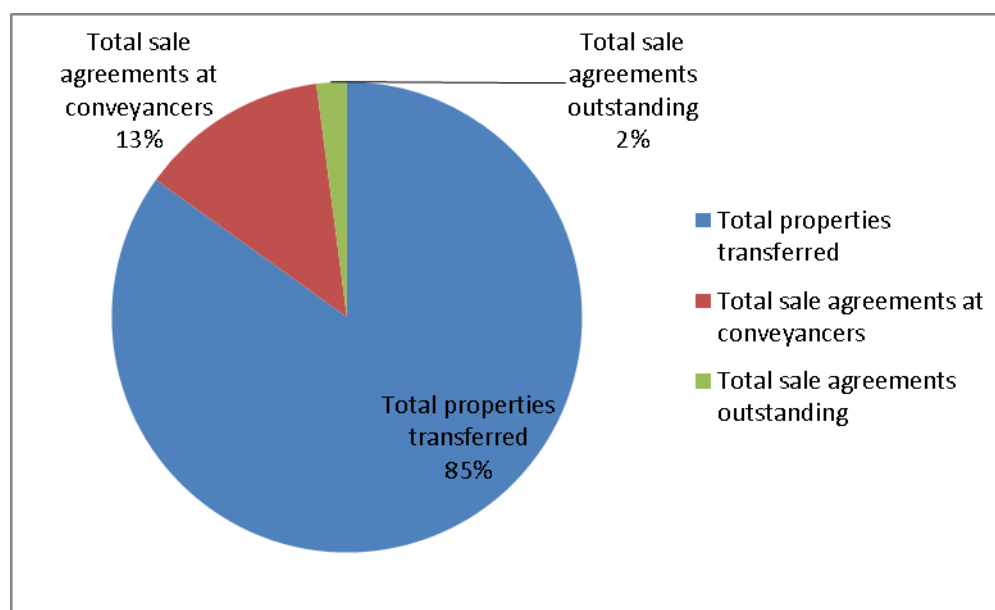


Table 1: Transfers to beneficiaries to date

(b) Transfers for 2017/2018

A number of 17 properties have been transferred to date. The affected areas are Hawston, 9 transfers and Mount Pleasant, 8 transfers.

(c) Current projects

An upgrading of Informal Settlements Programme (UISP) is currently under construction in Swartdam Road, Zwelihle and consists of 132 housing opportunities.

**AGENDA of the
Portfolio Committee : Community Services
20 February 2018
(Also the agenda for the Mayoral Committee Meeting : 28 February 2018)**

Discussion

Delay with transfers

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

- **Rates clearance**

Low cost housing projects may be exempted from rates clearance certificates in terms of sub-section 118(4) (a) of the Local Government: Municipal Systems Act 32 of 2000. The former municipal manager granted approval for latter to 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. The conveyancing cost is subsidised by the Provincial Department of Human Settlements.

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

Ownership of certain properties, especially in Hawston, remained with the Provincial Government of the Western Cape, for example erf 1, Hawston. The last mentioned caused problems in respect of transferring of properties to beneficiaries. This particular erf in Hawston was however registered in the name of Overstrand Municipality 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 in concluding sale agreements with beneficiaries of housing projects:

- the original beneficiary has passed on;
- the original beneficiary left Overstrand area and cannot be traced; and
- administrative processes at the Deeds Office and South African Revenue Services have changed. Beneficiaries are required to submit declarations of their status and income;

**AGENDA of the
Portfolio Committee : Community Services
20 February 2018
(Also the agenda for the Mayoral Committee Meeting : 28 February 2018)**

Way forward

The Housing Department is still in process to finalise the outstanding sale agreements in cases where the original tenants or beneficiaries are no longer available. Door-to-door visits are conducted continuously in order to fast track the process to conclude the sale agreements.

The attorneys Guthrie & Theron and Hannes Pretorius, Bock & Bryant have been appointed to attend to the transfer of the aforementioned number of outstanding properties.

7. Financial Implications

Subsidy funding in the amount of R1 140 000.00 was obtained from the Provincial Department of Human Settlements to cover the conveyancing and administrative costs of R2000.00 per transfer, excluding Deeds office fees in the amount of R136.00 per transfer. The subsidy funding makes provision for a number of 570 properties to be transferred. The total number of outstanding transfers consists of a number of 995 sales agreements with conveyancers plus 45 outstanding cases. An additional application for funding has also been forwarded to the Department of Human Settlements for approval.

Source of Funding eg. Operating Budget Provisions

Unique Key	: 20170526 063634
Cost Account	: 12900 1646 5000
Item Description	: Human Settlement Development
Budget Provision 2017/2018	: R1 140 000.00
Spent to Date	: R0
Claim Submitted	: R 78 000.00
Balance Available	: R1 062 000.00

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: Summary of transfers in Overstrand area.

**AGENDA of the
Portfolio Committee : Community Services
20 February 2018
(Also the agenda for the Mayoral Committee Meeting : 28 February 2018)**

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

**AGENDA of the
Portfolio Committee: Community Services
20 February 2018
(Also the agenda for the Mayoral Committee Meeting: 28 February 2018)**

1.

**HOUSING: PROGRESS REPORT ON TRANSFER OF PROPERTIES TO VARIOUS
BENEFICIARIES OF LOW COST HOUSING IN THE OVERSTRAND AREA FOR
THE PERIOD JULY 2017 TO DECEMBER 2017**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

19 January 2018

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
20 FEBRUARY 2018, WHICH COMMITTEE SUPPORTED THE
RECOMMENDATION**

RESPONSIBLE OFFICIAL:

FW FRANS

TARGET DATE FOR IMPLEMENTATION:

IN PROGRESS

OVERSTRAND MUNICIPALITY**DEPARTMENT : HOUSING****SUMMARY: TITLE DEEDS : JANUARY 2018**

NR	PROJECT NAME	TOTAL PROPERTIES	TITLE DEEDS	SALE AGREEMENTS WITH CONVEYANCER	OUT STANDING
1	PHASING OUT: GANSBAAI	185	171	11	3
2	PHASING OUT: HAWSTON	483	434	49	0
3	PHASING OUT: MT PLEASANT	184	173	11	0
4	PHASING OUT: STANFORD	78	76	2	0
5	PHASING OUT: ZWELIHLE	171	163	5	3
6	PHASING OUT: KLEINMOND	318	260	57	1
7	PHASING OUT: BETTYS BAY	12	0	12	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	3	1
11	PHASING OUT: GANSBAAI SELFBOU	49	45	3	1
				0	
	SUBTOTAL	1768	1593	166	9
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	18	10
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	354	56	0
20	RDP: MT PLEASANT 350	350	346	3	1
21	RDP: MT PLEASANT 220	220	0	220	0
22	RDP: MT PLEASANT 131	131	0	131	0
23	RDP: PEACH HOUSE 90	90	0	77	13
24	RDP: PEARLY BEACH 211	183	182	1	0
25	RDP: STANFORD 378 (BLOMTUIN)	378	378	0	0
26	RDP: STANFORD 88	88	0	88	0
27	RDP: ZWELIHLE 460	460	460	0	0
28	RDP: ZWELIHLE 1578	1543	1426	110	7
29	RDP: ZWELIHLE 283	221	171	45	5
30	RDP: ZWELIHLE (GARDEN SITE 58)	58	0	58	0
				0	
	SUBTOTAL	5768	4903	829	36
	TOTALS	7536	6496	995	45