

5. BENEFICIARIES: UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP): ERVEN: TRANSIT CAMP, ZWELIHLE

17/5/4/1

FW Frans

15 July 2021

Manager : Housing Administration

(028) 313 8144

1. Executive Summary

This report is to inform and obtain approval from the Executive Mayor with regard to potential beneficiaries of the UISP project in Transit Camp, Zwelihle.

2. Service Delivery and Budget Implementation Plan - IGNITE

Directorate : Community Services
Department : Housing Administration

3. Compliance with Strategic Priorities

Provision of democratic and accountable governance
Provision and maintenance of municipal services

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Constitution of SA, 1996
Housing Act 107 of 1997
Local Government Systems Act, (Act 32 of 2000)
Local Government Municipal Finance Management Act, (Act 56 of 2003).
The National Housing Code, 2009.
Overstrand Municipality: 2015. Housing Selection Policy for Beneficiaries in Ownership-based Subsidy Project.
Overstrand Municipality: By-law on Municipal Land Use Planning, 2020

6. Background/Discussion/Evaluation/Conclusion

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:

- **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.

Qualifying criteria for the UISP

The following criteria are 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. 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.*

Currently a number of 145 informal units is in the Transit Camp. Only a number of 126 sites could be developed as per the completed UISP project.

Consultation

Consultation took place via a Social Compact consisting of Committee of Transit Camp residents and Ward Committee members of Ward 5, under the chairpersonship of the local Ward Councillor.

Discussion**Potential beneficiaries**

A number of 145 potential beneficiaries for the project are residing in the Transit Camp, whom comply with the criteria applicable to UISP. However only 126 sites could be developed in terms of UISP. Due to the excess number of residents, a number of 19 sites must be reserved for occupation by two families per site, it is therefore recommended that in the event of two potential beneficiaries to occupy a serviced site the following selection criteria be applied:

- Potential beneficiaries from the latest date of application be selected; and
- In the event that selected potential beneficiaries have the same date of application, the potential beneficiaries with the youngest age be prioritised for particular serviced sites.

Development parameter for residential zone one: single residential

The respective service sites in Transit Camp varies in sizes with an approximate size of 80m². In terms of the Overstrand Municipality: By-law on Municipal Land Use Planning, 2020, the following parameters will apply with regard to the erection of housing unit on a serviced site, namely:

- Maximum coverage is equal to 80%;
- The street building line is equal to 1,0m;
- The side and rear building line: at least 1,0m on one side and 0m on the other side.

Rental

It is recommended that rental agreements be concluded between the Overstrand Municipality and respective potential beneficiaries. The tariff list for 2020/2021 makes provision for normal rental amount of R41.00 (VAT included) per month, which is currently applicable to UISP project at Eluxolweni. A standard rental agreement used in a similar project in Eluxolweni will be considered for the project in Mandela Square.

Ownership

Beneficiaries could be offered as a future project, an opportunity to acquire ownership through a subsidy scheme in terms of the Finance Linked Individual Subsidy Programme (FLISP) or fund the purchase price from own funding

market value. An assessment of the last mentioned regard will be done by administration for future consideration by Council.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: List of potential beneficiaries residing in Transit Camp

RECOMMENDATION:

1. that the list of 145 potential beneficiaries consisting of current residents of Transit Camp, **be approved** for the UISP;
2. that, due to an excess number of residents in the Transit Camp, a number of 19 serviced sites in terms of UISP be reserved to accommodate two potential beneficiaries per site;
3. that, in the event of two potential beneficiaries to occupy a serviced site, the following selection criteria be applied:
 - Potential beneficiaries from the latest date of application be selected; and
 - In the event that selected potential beneficiaries have the same date of application, the potential beneficiaries with the youngest age be prioritised for particular serviced sites; and
4. that the conclusion of rental agreements with beneficiaries of the UISP serviced sites, Transit Camp; **be approved**.

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

IN PROGRESS

OVERSTRAND MUNICIPALITY
TRANSIT CAMP (ATR)



30 APRIL 2021

NO	APPL DATE	NAME	SURNAME	SPOUSE NAME	SURNAME	AREA
1	2001/03/02	DON	PHUNGUPHUNGU	PHATHISWA	PHUNGUPHUNGU	ZWELIHLE
2	2005/02/04	SIBONGILE	ZWELAKHE	NONDUMISO	MANZI	ZWELIHLE
3	2005/02/21	NOLUSINDISO	MFUNDENI			ZWELIHLE
4	2005/03/09	MHOYENI	NYABAZA	NOMABALI	DINABANTU	ZWELIHLE
5	2005/03/22	DAVID	SIZATHU			ZWELIHLE
6	2005/08/23	XOLANI	SAPEPA	NOMNIKELO	GASA-SAPEPA	ZWELIHLE
7	2006/03/20	NOSISI	NOMAQHULA			ZWELIHLE
8	2006/03/27	NONKULULEKO	MVIKWENI			ZWELIHLE
9	2006/04/03	FIKISWA	MAKAWU	SIPHO	MAKAWU	ZWELIHLE
10	2006/04/04	MTHETHELELI	NTLOMBE	NCEDISWA	GQIRA	ZWELIHLE
11	2006/04/04	SIYABULELA	SINDILE	SAMELA	HANGQA	ZWELIHLE
12	2006/04/04	VUYOKAZI	TILATO			ZWELIHLE
13	2006/04/06	SEMPE ISAAC	LEOTO			ZWELIHLE
14	2006/04/13	XOLISA	AROSI			ZWELIHLE
15	2007/09/21	JOHAN	TUKWAYO			ZWELIHLE
16	2007/10/01	MBEWU	FUNDISWA			ZWELIHLE
17	2007/10/01	FUNDISWA	MBEWU			ZWELIHLE
18	2007/10/04	FALITYELWA	SIPHENATHI			ZWELIHLE
19	2010/02/02	MLALI	SIMANGA			ZWELIHLE
20	2010/07/10	SIYABULELA	MDYOGOLO	NOLUYANDA	SHUMANE	ZWELIHLE
21	2010/08/30	LINDELWA	GENTSU	SIYABONGA	VELEM	ZWELIHLE
22	2010/09/01	NOCWE	NOHOQWANA			ZWELIHLE
23	2010/09/01	BOBOTYAANA	ZANDISWA			ZWELIHLE
24	2010/09/09	BONGIWE	NQANDABANTU	ANDILE	XONYA	ZWELIHLE
25	2010/09/13	SAMKELO	MGODLWANA			ZWELIHLE
26	2010/09/13	KHAYA	NONTOBO	PHUMLA	MTYHOSE	ZWELIHLE
27	2010/09/15	MAGEJANA	ZIBEKILE			ZWELIHLE
28	2010/09/18	BELEM	XOLANI			ZWELIHLE
29	2010/09/21	NKULULEKO	FUKULA	THABISA	SIKELEM	ZWELIHLE
30	2010/10/28	LINATHI	SAJINI			ZWELIHLE
31	2011/04/13	TIRAGALO	MERE	KGALALELO	MERE	ZWELIHLE
32	2013/05/07	MAZWATHINI	MFAMANA			ZWELIHLE
33	2014/06/01	SICELILE	MAHLANYANA	MANDISA	NTSHONGONTSHI	ZWELIHLE
34	2015/07/22	TSHOTA	BONGEKA CYNTHIA			ZWELIHLE
35	2015/07/27	YANELE	MDELISO	NOMBULELO	MAQHEKENI	ZWELIHLE
36	2015/11/02	THOBEKA	CIMELA			ZWELIHLE
37	2015/11/02	ONKE	CIMELA			ZWELIHLE
38	2015/11/02	SITHEMBILE	CONI			ZWELIHLE
39	2015/11/02	MAPOTA	DAMANE			ZWELIHLE
40	2015/11/02	THEMBIWE	DUBU			ZWELIHLE
41	2015/11/02	NOMAWETHU	FALITHENJWA			ZWELIHLE
42	2015/11/02	NOKUBONGA	FLEPHU			ZWELIHLE
43	2015/11/02	THAPELO	GAOGALELWE			ZWELIHLE
44	2015/11/02	ASA.VERONA	GOGWANA			ZWELIHLE
45	2015/11/02	XOLISA	GQOLA	PHATHELWA	ZONO	ZWELIHLE
46	2015/11/02	NONCEDO	JUMBA			ZWELIHLE
47	2015/11/02	SIBONGISENI	KAPA	THUNYELWA	MAGATYA	ZWELIHLE
48	2015/11/02	SIYABULELA	KAPA	NOSIPHE	KAPA	ZWELIHLE
49	2015/11/02	QEBEYI	LANDU			ZWELIHLE
50	2015/11/02	PATA	LEFA JONAS			ZWELIHLE
51	2015/11/02	YONELA	LIKHANJI			ZWELIHLE
52	2015/11/02	LUNGLO	MAGEJANA			ZWELIHLE

53	2015/11/02	XOLANI	MAGWAZA			ZWELIHLE
54	2015/11/02	SAZISO.WILLIAM	MAJOVU			ZWELIHLE
55	2015/11/02	LINDILE	MALASHE	NOLIYISO	GOBISANDLA	ZWELIHLE
56	2015/11/02	ANELE	MAMANE			ZWELIHLE
57	2015/11/02	NCEBA	MANANA	ASAVELA	NDANAMBI	ZWELIHLE
58	2015/11/02	VELILE WILLIAM	MAQOLO	NOBUNTU	MAKELENI	ZWELIHLE
59	2015/11/02	THULETU	MAROXOBA			ZWELIHLE
60	2015/11/02	MHLANGABEZI	MATI	KHULULWA	PHUNGUPHUNGU	ZWELIHLE
61	2015/11/02	ZONWABELE	MATUTU			ZWELIHLE
62	2015/11/02	LUNGISANI	MAXAMBA			ZWELIHLE
63	2015/11/02	NOMBULELO	MBALI			ZWELIHLE
64	2015/11/02	THEMBISA	MCOSANA			ZWELIHLE
65	2015/11/02	KHOLEKA	MDIBANISO			ZWELIHLE
66	2015/11/02	SIYO	MDUNYELWA	SINOVUYO	GQIRA	ZWELIHLE
67	2015/11/02	LUDO	MFAMANA			ZWELIHLE
68	2015/11/02	NANGAMSO	MFAMANA			ZWELIHLE
69	2015/11/02	SIYABONGA	MFUNDENI			ZWELIHLE
70	2015/11/02	SANDILE	MGAMSHE			ZWELIHLE
71	2015/11/02	SINEKHAYA	MGCOTYELWA	VELISWA.EVELYN	NCOKO	ZWELIHLE
72	2015/11/02	SIPHOKAZI	MGODLWANA			ZWELIHLE
73	2015/11/02	MTHOKOZI	MGODLWANA	NTOMBOSINDISO	WAYINI	ZWELIHLE
74	2015/11/02	NO-ISAYA	MHAMSE			ZWELIHLE
75	2015/11/02	SANELE	MHASE			ZWELIHLE
76	2015/11/02	PHENDULWA	MKHETSHANE			ZWELIHLE
77	2015/11/02	BONGANI	MKHETSHANE	NOMASENTE	NOBETSHA	ZWELIHLE
78	2015/11/02	TAMSANQA	MKROLA			ZWELIHLE
79	2015/11/02	MZIMASI	MNTWANA	ZANDISWA	PHANDLE	ZWELIHLE
80	2015/11/02	QWAMBE	MONWABISI	NOLITHA	NGEBISAYA	ZWELIHLE
81	2015/11/02	SIYABONGA	MPIKWA			ZWELIHLE
82	2015/11/02	THANDINKOSI	MPINI	ONZWA.NADIA	NYANGANI	ZWELIHLE
83	2015/11/02	SIYAMCELA	MQONCI	YOLANDA	MAHLANYANA	ZWELIHLE
84	2015/11/02	BOMKAZI	MTHIYWA			ZWELIHLE
85	2015/11/02	MAKHOSANDILE	MTSHAZA			ZWELIHLE
86	2015/11/02	BONGANI	MVUMBI			ZWELIHLE
87	2015/11/02	SINETHEMBA	NATHUNA	NOSIPHIWO	GANGA	ZWELIHLE
88	2015/11/02	THEMBILE	NDAWOMBINI	LULAMA	TYOBOZAYO	ZWELIHLE
89	2015/11/02	SIYAMTHEMBA	NDZEKU	BULELWA	LANGA	ZWELIHLE
90	2015/11/02	SIYAMCELA	NGCANASA			ZWELIHLE
91	2015/11/02	MZIWANELE	NGXOLO			ZWELIHLE
92	2015/11/02	KWAME	NIKELO			ZWELIHLE
93	2015/11/02	MABELE	NKEBENDU			ZWELIHLE
94	2015/11/02	DUMISANI	NONKWENKWE			ZWELIHLE
95	2015/11/02	MAWETHU	NONKWENKWE			ZWELIHLE
96	2015/11/02	NOZUKO	NOQWANE			ZWELIHLE
97	2015/11/02	MANDISA	NQANDABANTU			ZWELIHLE
98	2015/11/02	VUYISA	NQANDEKA			ZWELIHLE
99	2015/11/02	LULAMILE	NTLIZIYOMBI			ZWELIHLE
100	2015/11/02	ZOLILE	NTSONDWA			ZWELIHLE
101	2015/11/02	VUYISILE	NYABAZA	NOLITHA	MABHULU	ZWELIHLE
102	2015/11/02	MONICA	PETSE			ZWELIHLE
103	2015/11/02	ASIKHULULE	PHOKO			ZWELIHLE
104	2015/11/02	AZILE	PHOKO			ZWELIHLE
105	2015/11/02	NOSIPHE	SAJINI			ZWELIHLE
106	2015/11/02	PHINDILE	SAJINI	NOKADEPHI	KETILE	ZWELIHLE
107	2015/11/02	NKOSIPHENDULE	SAPEPA			ZWELIHLE
108	2015/11/02	JUSTICE	SAPEPA			ZWELIHLE
109	2015/11/02	ASIVE	SHUMANE			ZWELIHLE
110	2015/11/02	MGXOVUZA	SIBUSISO	ZIMKHITHA	LUNGWANA	ZWELIHLE

111	2015/11/02	FIKILE	SICAPHUKO	PHATHEKA	MANYIKANA	ZWELIHLE
112	2015/11/02	NKOSIPHENDULE	SIDANGA			ZWELIHLE
113	2015/11/02	THEMBEKILE	SINEYI	NOMASIMPHIWE	MOSHESH	ZWELIHLE
114	2015/11/02	PHINDIWE	SIQHAZA			ZWELIHLE
115	2015/11/02	NOMVELISO	SONAMZI			ZWELIHLE
116	2015/11/02	NKOSIFIKILE	SOTYWAMBI			ZWELIHLE
117	2015/11/02	SIGIDI	TAMTAM			ZWELIHLE
118	2015/11/02	SIMTHEMBILE	THAFENI			ZWELIHLE
119	2015/11/02	NOSIYAMCELA	THYALA			ZWELIHLE
120	2015/11/02	WONDO	TIMLA			ZWELIHLE
121	2015/11/02	THEMBA	TSHWAYIMBANA	NONCEBA	NTAKA	ZWELIHLE
122	2015/11/02	SAZISO	VAKWENI			ZWELIHLE
123	2015/11/02	SIZWE	VENDELE			ZWELIHLE
124	2015/11/02	PHELOKAZI	VININDWA			ZWELIHLE
125	2015/11/02	BONGISWA	XELELO			ZWELIHLE
126	2015/11/02	SIMFUMENE	XELELO			ZWELIHLE
127	2015/11/02	THEMBALETHU	XOLO			ZWELIHLE
128	2015/11/02	MKHUMBULI	XUKWANA	NOKULUNGA	NQANDEKA	ZWELIHLE
129	2015/11/02	MNCEDISI	YAGIZAYA			ZWELIHLE
130	2015/11/02	SIBULELE	YASWENI	NTOMBSINE	NKOHLA	ZWELIHLE
131	2015/11/29	ZOLA	NIKELO			ZWELIHLE
132	2015/11/29	LUNGILE	NXAKAMFANA			ZWELIHLE
133	2017/02/09	MDLELENI	NYAMISO			ZWELIHLE
134	2017/03/02	MDLISO	NIKELO			ZWELIHLE
135	2017/05/24	NHATHUNA	THANDOXOLO			ZWELIHLE
136	2018/11/08	NGQUNYA	MBEKO			ZWELIHLE
137	2018/11/22	MDAISHI	TUMEKA			ZWELIHLE
138	2018/11/30	MADODA	KHULULWA			ZWELIHLE
139	2021/03/30	MHAMSE	ANDISA			ZWELIHLE
140	2021/03/30	ZNCOLALA	BOETMIET			ZWELIHLE
141	2021/03/30	NIKELO	ESETHU			ZWELIHLE
142	2021/03/30	MATUT	NCEDISA			ZWELIHLE
143	2021/03/30	MAGULA	NOSANGO			ZWELIHLE
144	2021/03/30	MTSIBA	SANDILE			ZWELIHLE
145	2021/03/30	NOMKRATYWANA	THANDEKA			ZWELIHLE