

ADDITIONAL ITEMS

7.5	HUMAN SETTLEMENTS: [CLLR PW BISCOMBE]
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7.5.6	IDAS VALLEY HOUSING PROJECT
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1. PURPOSE OF THE REPORT

To obtain approval from the Municipal Council to amend the tender of B/SM 246/09B as envisaged in terms of section 116(3)(a) and (b) of the Municipal Finance Management Act, 56 of 2003 ("MFMA") to obtain the following:

- a) To adjust the selling prices of the housing units in line with a reasonable, average yearly escalation rate.
- b) To revise the percentage of house typologies in the different income bands in order to provide an affordable, marketable spread of units.

2. BACKGROUND

Idas Valley is a well-established traditional community and has been protected as a heritage site since 1976. During 1980, Council developed 'treintjiesdorp' in Newman Street for the poor community of Idas Valley. Thereafter the development of Lindida was implemented to make provision for the middle income families in Idas Valley. This development started in 1990 whereby families had an opportunity to buy properties in the Garden Cities development.

The municipality has for the past 25 years trying to get a project started in Idas Valley. There was political pressure on delivering a project in Idas Valley, as well as a result of the increased backyard dwellers. The current project started 10 years ago and the municipality requested several proposal calls to get a turnkey developer appointed.

2.1 Project summary

The Developer submitted a Development Proposals dated 31 August 2009. Stellenbosch Municipality accepted the proposals subject to certain conditions as per SCM letter ref number 6/1/1. A Land Availability Agreement was signed on 12th of March 2014.

The original tender allowed for the development of subsidised and affordable houses on the two respective sites as stipulated in the bid received. During the tender stage the developers was responsible to obtain the land use rights before the project could be implemented.

The Municipality faced particular bulk issues from the date of appointment, in particular sewer capacity, and as such the project implementation was stifled up to 2016 due to no fault of any of the contracting parties.

In the tender it was stipulated that the amount of units are only estimated amounts and that it would be finalised based on approved designs and

application approvals. The tender also made provision for escalation under schedule 11 in their business plan that confirms that the market forces will determine the final mix of units and tempo of development. It must be noted that the proposal that was submitted in 2009 was therefore based on the market related values of houses that could be delivered.

In the Environmental approval stage, it came to light that several appeals were received against the proposed developments. This had a major impact on the final proposal that was planned for specifically the Lindida site. The surrounding owners were against any subsidised housing development adjacent to their established properties. The subsidy housing component was therefore removed from the proposed development at the site in Lindida.

During the original drafting of the tender, the drafting of the flood-line was not indicated on the site and this also led to the amendment of the final layout plan due to the wetlands area on the site.

The Planning application was submitted during December 2015, and the layout plans had to change ten (10) times in order to accommodate all the conditions of the external state departments involved. It was a lengthy process to obtain the final approval from DEA&DP and with the assistance of the monthly Municipal Outreach Program (MOP) meetings a final approval for both sites were received in February 2017.

Human Settlements submitted the final Planning application on 6 March 2017 and the proposed developments were advertised on 16 March 2017.

2.2 Status of the project

Adjust the appointment of the developer from SAM JV to ASLA Magwebu

The Developer SAM JV, was a joint venture between Asla Magwebu and Shatel Property Development. Shatel Property Development was placed under provisional liquidation by the High Court on 11 July 2015 and later declared insolvent

Asla submitted a Portfolio of evidence indicating capacity to deal with the housing implementation requirements to Stellenbosch Municipality on 23 November 2015. In the Portfolio Asla proved that it could implement a project of this nature, providing all the necessary resources to successfully conclude this project in its entirety without Shatel Property Development being a part of the developer. The Bid Adjudication Committee (BAC) approved an item supporting ASLA Magwebu to implement the project. As such it is proposed that ASLA Magwebu will be the company implementing the project.

Asla Magwebu as the Project Managers has appointed the following professional team:

a) Architects

Prepare house typologies

b) Town Planners – Nuplan Africa

Appointed to assist with the Planning applications for funding, to the Provincial Department of Human Settlements (PDoHS). Prepared the town layout and discuss with the Planning department of the Municipality. Land Use Planning Act (LUPA) application in process.

c) Civil Engineers – DECA Engineers

Design the internal services based on the latest town layout in order to provide cost estimates. Assisted in the planning application for funding and well as the NEMA application. Prepare and submit the traffic impact assessment report.

Prepare and submit a storm water management plan.

d) Electrical Engineers – Lyners Engineers

Provide an estimate of the anticipated internal electrical network. Confirm bulk availability.

e) Land Surveyor – RAB Land Surveyors

Prepare the topo-graphical survey to enable an optimum town layout. Prepare and submit the general plans to the Surveyor General for approval.

f) Environmental consultant – ECO Impact Consultants

Prepare and submit the National Emergency Management Agency (NEMA) applications, meet with all interested and affected parties. Participate in Public participations and engagements. Appoint all specialists as dictated by Department of Environmental Affairs and Development Planning (DEA&DP) and Department of Water Affairs (DWA).

g) Urban Designers – Urban Designs

Give input in the overall urban design concepts of the layout.

h) Geotechnical Consultants – Core Geotechnical Consultants

Investigate and report on the geotechnical issues of the ground conditions of the development area.

3. DISCUSSION**3.1 Increased subsidy amounts**

The provision of subsidise housing developments are in accordance with the Housing Code and funded from the provincial/national subsidies. The subsidy amount, per opportunity, is amended from time to time by the government, to allow for changed standards and rising cost of implementation. Since the award of the tender, this subsidy amount has been adjusted and the latest subsidy amount is applicable to the contract with Asla Magwebu Pty Ltd.

The additional specifications that must be addressed when the subsidy houses will be constructed are amongst the following:

- Concrete aprons around the house (storm water reticulation management)
- Electrification throughout the entire house
- Ceilings in the house
- Cornice at ceilings
- Sink below kitchen tap
- Back door

3.2 Adjustment of the selling price/unit

The Bid proposal was done in 2009/10 and the following subsidy quantum were applicable at the time:

- B Grade engineering services: 2010 Quantum = R22 162.00
- Subsidy quantum for a 40m² House from 1 April 2010 = R55 706.00

The Provincial Department of Human Settlements use the indices as provided by the Buro of Economic Research (BER) and determined the escalation in costs of the subsidy quantum from 2010 to 2014 as follows:

Subsidy Quantum 2014 to present:

- B Grade engineering services 2014 = R34 401.00
- Pre-Sans houses: May 2014 = R86 640.00

Escalation

The delayed implementation from 2009 to date had an impact on the escalation of the price of the units that can be delivered. According to the Municipal valuations, the market value of the surrounding properties adjacent to the proposed developments escalated between 45-55% from 2009 – 2016.

The indices of the Buro of Economic Research were used to determine the escalation of prices in the building industry. It was determined that an average of 6% increase occurred from 2009 – 2016.

Using the Buro of Economic Research's escalation rate, the increase in unit cost in the various categories are as follows:

Selling Price as per Tender document	Increase by 6%/year
Up to R100 000 (Subsidy unit)	R155 000 (subsidy from 2014)
R100 001 – R350 000	Units less than R521 000.00
R350 001 – R500 000	Units less than R751 800.00
R500 001 – R750 000	Units less than R1 000 000.00

Escalation from 1 July 2010 until 30 June 2016.

It is requested that the original tender categories are adjusted in line with the escalated categories as contained in the right hand column.

The development proposal at the time made provision for various typologies, ranging between R155 000 and more than R1 000 000.00. The objective of the Municipality at the time of tender was to provide subsidy and affordable housing in an integrated residential development project. Taking this into account as well as the escalation in cost, the following spread of typologies are requested:

Tender proposal		Nr of units	Revised proposal		Nr of units
Subsidy units	35%	158	Subsidy unit	21%	89
100 – 350	50%	225	100 – 350	None	0
350 – 500	5%	22	Units less than R521 000	73%	±315
500 – 750	5%	22	Units less than R751 000	5%	±25
Plot and plan	5%	23	Plot and plan	None	0

It is imperative to note that a definite price indication of the proposed housing units will only be made available once the internal services have been installed.

4. COMMENTS BY RELEVANT DEPARTMENTS

CFO

Item is supported.

Legal Department

In terms of section 116(3) of the MFMA a contract or agreement procured through the supply chain management policy of a municipality may be amended by the parties, but only after –

- (a) the reasons for the proposed amendments have been tabled in the council of the municipality; and
- (b) the local community –
 - (i) has been given reasonable notice of the intension to amend the contract or agreement; and
 - (ii) has been invited to submit representations to the municipality.

In terms of circular 62 Municipalities may expand or amend contracts for construction related goods by not more than 20%. Anything above the aforementioned threshold must be reported to Council.

The item and recommendations are supported.

RECOMMENDED

that Council approve that the tender be amended by following the section 116(3)(a) and (b) of the Municipal Finance Management Act, 56 of 2003.

7TH COUNCIL: 2017-03-29: ITEM 8.5**RESOLVED** (majority vote)

that Council approve that the tender be amended by following the Section 116(3)(a) and (b) of the Municipal Finance Management Act, 56 of 2003.

Councillors DA Hendrickse and LK Horsband (Ms) requested that their votes of dissent be minuted.

FURTHER COMMENTS FROM THE DIRECTOR: HUMAN SETTLEMENTS & PROPERTY MANAGEMENT

Subsequently to the Council decision, an advertisement was placed in 'Die Burger' on 6 April 2017 (see attached, **APPENDIX 1**) in accordance with Section 116(3)(a) and (b) of the Municipal Finance Management Act, 56 of 2003.

An overwhelming amount of objections/comments were received from the various stakeholders and the neighbouring land owners were investigated and herewith below the correspondence on the major aspects raised in accordance with the date received:

- ***Advocate L Persensie, Ward 5 committee member (APPENDIX 2)***

The objection from Adv L Persensie was received on 7 April 2017 and was supported by ninety one (91) community member of Idas Valley (see attached **APPENDIX 2**). The main concerns raised in the objection were the fact that the original house prices changed without consultation with the community. The escalation in price was also a major concern and according to the signed objection the community will not be able to afford the escalation in the proposed project.

- ***Mr P Herandien on behalf of Ward 5 committee and affected community (APPENDIX 3)***

The objection from Mr P Herandien was received on 19 April 2017 and was signed by ninety two (92) community members of Idas Valley (see attached **APPENDIX 3**). According to the objection received the procedure that was followed by the municipality to place the advertisement of the Section 116 notice in 'Die Burger' of 6 April 2017 was not accessible to the local community.

Substantive concerns raised – The main concerns of the community are the fact that the community was not consulted of the amendments of the change in the house prices, sizes and the reduction of subsidise houses that will be constructed. The community also requested that they be consulted before the contract is amended.

- **Mr Derrick Hendrickse (APPENDIX 4)**

The objection from Mr Derrick Hendrickse was received on 20 April 2017. The main concerns raised by Mr Hendrickse are the fact that there is no detail on the size of the houses and the specifications of the houses that will be delivered. He also highlighted the availability of bulk infrastructure for the proposed project before implementation and the schedule for the delivery of houses in conjunction with the construction of civil works.

Mr Hendrickse enquire on administration to advise Council as to why the tender should not be cancelled and re-advertised once the Engineering department has delivered the required upgrade in infrastructure capacity for the proposed project?

RESPONSE TO OBJECTIONS RECEIVED

OBJECTOR	RESPONSE
Objection Adv L Persensie, Ward 5 committee member	The matter was discussed during a meeting held between the Municipal Manager and the Developer on 19 April 2017 and the proposed amendment received on 20 April 2017 from Asla Magwebu (Pty) Ltd will accommodate the various income groups in Idas Valley.
<i>Objection from Mr P Herandien on behalf of Ward 5 community members</i>	The matter was addressed during the meeting that was held on 19 April 2017 and the proposed amendment received on 20 April 2017 from Asla Magwebu (Pty) Ltd will accommodate the various income groups in Idas Valley.
<i>Objection from Mr P Herandien on behalf of Ward 5 community members</i>	It is noted that the advertisement was only placed in 'Die Burger'. The Department: New Housing followed the Supply Chain Management procedure as prescribed. The Ward Councillors did however inform their respective ward committees of the Agenda item and the advertisement that was placed in 'Die Burger'. The matter was addressed during the meeting that was held on 19 April 2017 and the proposed amendment received on 20 April 2017 from Asla Magwebu (Pty) Ltd will accommodate the various income groups in Idas Valley. During the meeting the Municipal Manager also instructed that a public meeting be arranged to inform the community of the proposed revised categories, before the implementation of the project.
<i>Objection from Mr D Hendrickse</i>	The revised typologies will be consulted with the community before finalising the products. It must be noted that the required bulk services will be installed parallel with the implementation of the project. The budget in the new financial year makes provision for the proposed developments as per proposed engineering budget. The tender with Asla Magwebu (Pty) Ltd is a valid contract and it is in the best interest of the community to implement the project with the appointed developer. During the meeting of 19 April 2017, it was determined that the developer want to deliver a product that will cater for the various household incomes in Idas Valley.

Given the fact that Stellenbosch Municipality is anxious to develop the first mixed-use development in Idas Valley, the Municipal Manager met with the developer ASLA Magwebu (Pty) Ltd on Wednesday, 19 April 2017 to discuss the issues raised by the community and concerned individuals.

During this engagement, the developer conveyed that they are planning to present a variety of unit type sizes and cost in both phases of the project, and the majority of the units planned will be less than R521 000/unit (the escalated cost to the end of June 2016). The final selling prices of the units have not been determined as yet.

The cost of the various units will be workshopped and decided in partnership with the Municipality and the affected community before any final decisions are made as to the product price. The Developer indicated that they will follow an open and transparent process to ensure that all role players are satisfied that the product price is fair and reasonable.

The Developer stressed that they would provide a good quality product to a variety of income groups in keeping with the objectives of the Municipality, which is to provide affordable housing to first time home owners. They would also like to provide a development with a central theme, where the residents can be proud to own a property.

Abrie Jordaan Architects are in the process of developing the various typologies and plan to submit these typologies to a Quantity Surveyor for pricing as soon as possible. After which they will be meeting with the Municipality to discuss the various options and costs of the units planned for Phase 1 (near Lindida).

According to the developer, Phase 2 (near The Ridge) of the project presents an opportunity to incorporate a wider variety of units, as there are more erven available as well as the apartment complex. The apartment complex could have units ranging from bachelor to 1 to 2 bedroom apartments, providing opportunities in the lower end of the GAP market.

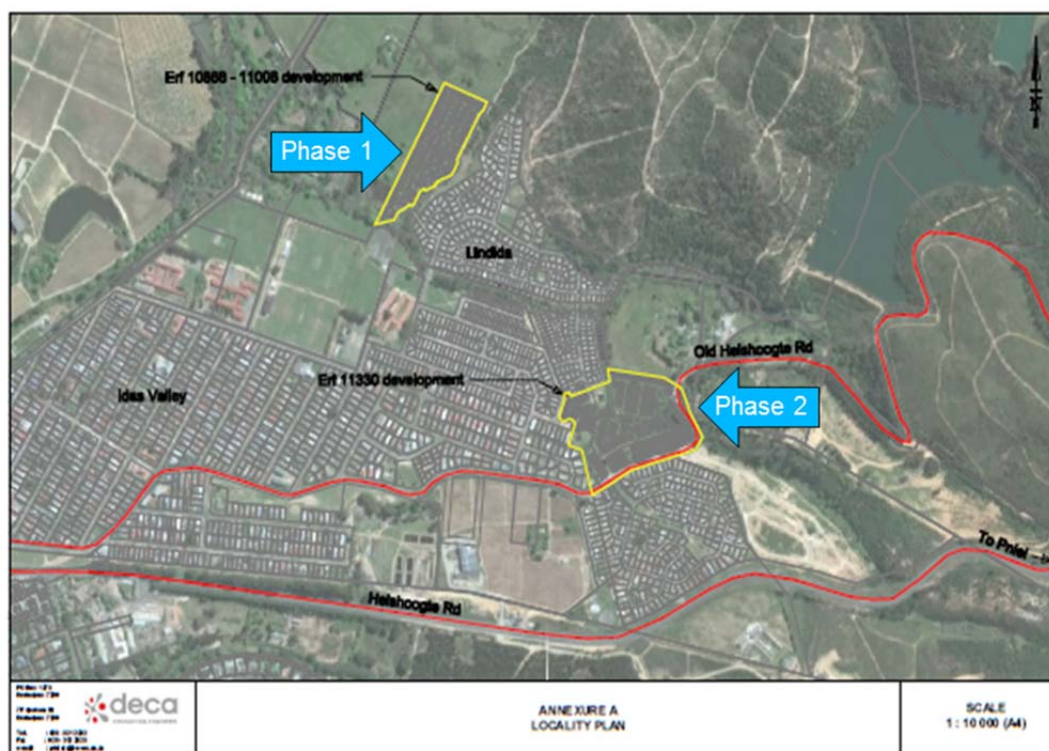


Figure: Illustrates Phase 1 and Phase 2.

After further deliberations the Municipal Manager indicated that although the Bureau of Economic Research (BER) indicates an 6% increase the mandate of Council to facilitate in the provision of GAP housing in lower end of the market (R180 000 – R350 000) cannot be ignored by the Developer.

The Developer provided the Municipality the underneath adjusted table:

Tender proposal	Number of units	Revised proposal	Number of units
Subsidy units (35%)	158	Subsidy unit (21%)	89
100 000 – 350 000 (50%)	225	250 000 – 350 000 (19%)	80
		Units less than R521 000 (44%)	190
350 000 – 500 000 (5%)	22	Units less than R751 000 (16%)	70
500 000 – 750 000 (5%)	22		
Plot and plan (5%)	23	Plot and plan	0

Escalation calculated to the end of June 2016

RECOMMENDED

- (a) that Council approves in terms of MFMA Section 116(3) the amendment framework (B/SM 246/09) as depicted in the table below:

Revised proposal	Number of units
Subsidy unit (21%)	89
250 000 – 350 000 (19%)	80
Units less than R521 000 (44%)	190
Units less than R751 000 (16%)	70
Plot and plan	0

- (b) that the approved framework be communicated with the affected community in Idas Valley.

Meeting: Ref no: Collab:	8 TH COUNCIL: 2017-04-26 17/4/4/22/1	Submitted by Directorate: Author Referred from:	Human Settlements
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Die Burger - 6 April 2017



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NOTICE

NOTICE IN TERMS OF SECTION 116(3) OF THE LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT, 2003 (ACT 56 OF 2003) FOR THE PROPOSED AMENDMENTS TO THE PROPOSED INTEGRATED HOUSING DEVELOPMENT ON THE REMAINDER OF ERF 11330 AND THE REMAINDER OF ERF 9445, IDAS VALLEY, STELLENBOSCH

Notice is hereby given in terms of Section 116 (3) (a) and (b) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) that it is the intention of the Stellenbosch Municipality to amend the existing contract:

Number: B/SM 246/09 B

Description: ADJUSTMENT IN THE SELLING PRICE OF THE PROPOSED UNITS AND THE AMENDMENT OF THE TENDER CATEGORIES.

Contractor: Asla Magwebu (Pty) Ltd

Reasons for the proposed amendment: In order for the amended selling price of the housing units to be adjusted as per the Bureau of Economic Research (BER) indices. The indices indicated an increase of an average of 6% per annum, and the original tender categories therefore need to be adjusted in line with the escalated categories as contained in the original tender awarded.

Notice is hereby further given in terms of Section 21 and 21A of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) that the local community and affected parties are invited to submit comments or representations on the proposed amendment of the contract. Persons who are physical disabled or who cannot read or write but wish to participate in the process, may come during office hours to the Municipal Offices, Plein Street, Stellenbosch where a staff member will assist that person to transcribe that person's comments or representations.

Comments and/or representations must be submitted to the following email address: s116.contracts@stellenbosch.gov.za, with the subject line entitled **"B/SM 246/09 B: COMMENTS ON NOTICE OF AMENDMENT OF EXISTING AGREEMENT WITH ASLA MAGWEBU (Pty) Ltd"**.

The closing date and time for the submission of representations and/or comments is no later than **20/04/2017, at 12:00**. Any comments or representations received after this time and date will not be considered.

All enquiries regarding this intent can be directed to the following official:

Name & Surname : Ms Myra Francis
 Telephone Number : E-mail enquiries only
 E-mail address : myra.francis@stellenbosch.gov.za
 Physical address : 3rd Floor
 Oude Bloemhof Building (ABSA)
 Plein Street
 Stellenbosch
 7600

Geraldine Lezette Mettler
 Municipal Manager





The Municipal Manager
Stellenbosch Municipality

7 April 2017

Dear Madam

Objection against amendment of Idas valley housing project contract

As per decision of the community meeting held on 6 April 2017.

We the community of Idas Valley herewith object in terms of section 116(3) of the MFMA against the amendment of the Idas Valley Housing contract.

We base our objection on the following.

Non-compliance of section 116(3)

(b) the local community-

- (i) has been given reasonable notice of the intention to amend the contract or agreement; and
- (ii) has been invited to submit representations to the municipality.

We were consulted on the original pricing of the houses under the SAMJV contract. The current contract with ASLA was amended without consultation with the community and was inflated. In terms of the new contract we the community will not be able to afford houses in the proposed project.

We therefor request that the municipality comply with section 116(3) of the MFMA.

Kind regards

Adv L Persensie ward 5 committee member on behalf of the community

Pergor922@gmail.com

Please see attach signatures




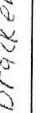

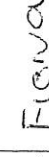
ATTENDANCE REGISTER

Date: 06 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
1 Christine Seigels	77 Bloekom baan Idos Valley	0760827835	C Seigels
2 CHRISTIN GROENEWALD	Ade-dor/fstr 52	021-8873870	C G
3 JANAUDÉ	124 NEWMAN STR	063167210X.	J. NAUDÉ
4 J. Zimmeri	44 Lindela Ryaan. Idosvallei	0844537892	J Zimmeri
5 J. ANAKETELS	18. Mame	0745446169	J. An.
6 Leticia Arends	Bloekomleen 78	062 894 3205	L Arends
7 DIANA JONES	20 HATTUS TR	07255237500	D Jones
8 N. SIEBENZ	81 Davy STR Idosvallei	0836239782	N. Siebenz
9 D. ROBYN	3 ARDENDORFF STR, Idosvallei	0738077551	D Robyn
10 M. D. Wenn	12 Dorsetstr. Idosvallei	0749269340	M.D. Wenn
11 Andreu Wenn	12 Dorsetstr Idosvallei	0739547721	A Wenn
12 WILLMOORE VAN KOPPEL	30 SUNDARBESSE DESCENT.	0747489726	W. van Koppel
13 ANDREW	8 DAVY STREET IDOSVALLEY		A
14 Angelene Layman	19 Clarendonff ST IDV.	0717941267	A Layman

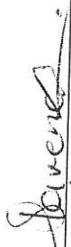

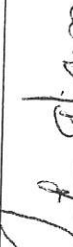











ATTENDANCE REGISTER

Date: 06 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
15 ANNALINE FORTUIN	18 Adendorp street	0630618830	A Fortuin
16 Kerneels maraap	Idas Vallei		
17 Lounera Hendricks	RUSTENBURG	0735 229200	K marais
18 Sinabis ZASS.	20 MARTIN STR	081 886 4870	LHaupt
19 EVAN SEIGELS	4 GERRIDEN STR	0715671858	
20 JUANDE ROSSOUW	77 BLOEKOM AVENUE	0829697985	
21 Danica J. mit	3 Leechfield Drackentell	083 713 2930	
22 Petro Viljoen	Paul Kruger Road, 27	0845682335	
23 Bernedette Lee	Shiraz flats, welgevonden	076 5717 557	
24 Raleze Rooi	14 Doughty - Idosvallei	071036 8079	BH Lee
25 KATRINA ALBARKUS	hindido drive 61	0630782025	R. Rooi
26 S. Janse	18 Nieuwmanstrk.		KABRAHAMS
27 Fiona MOSES	Bergpleins	0725180057	SJ
	b2 Gary str.	084 7912523	

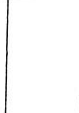











ATTENDANCE REGISTER

Date: 06 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
28 Tracy Arendse	21 Martin street IOAS VALLEY	076 557 6087	
29 JACOBUS MICHAEAS	21 NEWMAN STR 1	0612649537	
30 ELIZABETH ADAMS	NEWMAN STR 23		
31 ANDRE JONATHAN	LINDLEY STR NO. 7	0842414115	
32 REACHEL	LINDLEY STR NO. 7	0842294778	
33 M J ZUITERS	62 LINDIDA	021 886 6603	
34 Calvin Hamerse	31 Erasmus Smit	0762159141	
35 Denise Snyders	Gerridonsaat 53	0754560583	
36 HAARLEMSEN	5 ADENDORFF	0818030307	
37 J. PRAEKS	10 L ECHERE STR	021-8874335	
38 J. PIENDAL	38 NEWMAN STR		
39 Melanie + Jerome LITWA	35 IOAS, MENS MOEFAT STR	0734916490 0763558481	
40 MARIE JACOBS	EMERILHOF 8	0731815136	
41 SWAN NEEC	CAVANAHOF 9	0641013972	

ATTENDANCE REGISTER

Date: 06 April 2017

	NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
42	DYLIN FAULSE	10 LEUCER STREET	0845635352	
43	Berlin Breyesen	26 FORNIDON STR	0781494546	
44	J. MEZUCHE	BRAEBURN. S	0827552327	
45	A. Oden	1a Adendorff	0744865581	
46	Yolande Segers	Dauystrant 67	0715108316	
47	Wania Kiedier	Jullenburg st.	082112081	
48	Dinaia Moses	10 VINEYARD-HOF	0834301046	
49	Audrey Baadjies	9 CannardHof	0834237495	
50	Marica Lackey	8 Merrilhof	0630617859	
51	ANNA Sabuzis	30 Pachgan str	0712897629	
52	Mandy Steere	18 Juffenburg St. St. Basil	0736393812	
53	Frank-the-Mein	Merrilhofstr. 1 No 8		

ATTENDANCE REGISTER

Date: 6/4/0017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
54 PETRONELLA KLINK	NEWMONSTRY IDAV		P. Klink
55 S. GREENEFLDT	HELDERFONTEINPLAAS N3	0185852354	A. Greene
56 S. GREENEFLDT	22 ALDENBURGF SR	085514020	A. Greene
57 M. Bailey	10 Packhamstr.		M. Bailey
58 Roy van Rooyen	79 MARBACHCREENT, THE RIFE	0843339883	R. van Rooyen
59 P. C. HERANDIEN	COORINORSTE 27 I.V.	0218874772	P. C. Herandien
60 Jonita - Engelbrecht-Roby	06 Ardendoff street Idasvallei	0148356917	J. Engelbrecht-Roby
61 Clinton Roby	06 Ardendoff street Idasvallei	0818359884	C. Roby
62 MARIUS RUDARS	3 Cornice Str Linddala	0603231503	M. Rudars
63 Jennifer Bailey	PackhamSTR34 Linddala	073 7897110	J. Bailey
64 KENSLO ALENISE	2 MARTIN STRAAT	074 8576087	K. Alenise










ATTENDANCE REGISTER

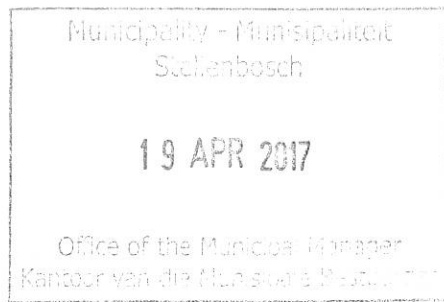
Date: 06 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
65 Olivia Meiring	62 Davystraat Idasvallei	0839430895	
66 Charnay Green	56 Davystraat Idasvallei	07800254230	
67 JOHAN WICKHAM	53 GOBBODON STR. I.V.	0627906965	
68 MARIA Cuddien	10 Aelendhorff STR	0732192058	M. Cuddien
69 Sane muller	4 Corridon sin	6822 975 92	S. muller
70 Darwin Aries	74 Jandisa Drive	078219763	
71 Audrey Pieterz	53 Gortidansdract	0627907564	A.P.F.
72 Annelize Haed	5 Holendroer STR	0833154181	A Haed
73 Stefania Maart	48 Kahlensdract	0825166105	A Maart
74 SEAN SAMBISO	0737546469	6 WADEN STR	
75 M-ERCIE	88 78 208		
76 M. Sanders	0842052245		
77 E. Snyders	53 Gortidan Straat		E Snyders
78 R. DANIELS	9 JOHNSON STR	0794018161	

ATTENDANCE REGISTER

Date: 06 April 2017

	NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
83	DOR EUL HAMERSE	31 Grasmyssmit Str	084 800 2333	
84	Louise Pieterse	S Helderhoffstr	0836865670	
85	JOSEPH CHRISTIAN	22 ADENDORFF	0835605529	
86	Leigh-Ann Joubert	10 Tydemanhof	0725443751	
87	Gerado Joubert	10 Tydemanhof	0621929416	
88	Thup Sr	19 Hehr Str	072 9945187	
89	Robert beites	8 Vinyaroad	0730908704	
90	Kevin Mattheys	11 Comicestraat	0612110309	
91	Leonorina Brussel	4 Davy Street	0640597788	



Mr. P. Herandien
27 Gorridon Street
Idas Valley
Stellenbosch
7600
19 April 2017

The Municipal Manager
Stellenbosch municipality

Objection: Amendment of the Idas Valley housing tender/contract

Please receive our objection on behalf of ward 5 committee and the affected community.

Our objection is based on procedural fairness as well as substantive issues

Procedural

The Municipal Finance Management Act (MFMA) s116(3)(b) read, a contract or agreement procured through the supply chain management policy of the municipality or municipal entity may be amended by the parties, but only after-

(b) the local community-

(i) has been given reasonable notice of the intention to amend the contract or agreement; and

(ii) has been invited to submit representations to the municipality or municipal entity.

In view of the Idas Valley community the municipality did not comply with these sections of the MFMA in so far as giving the community notice of their intention to amend the contract.

In view of the Idas valley community the municipality did put an advertisement however only in the Burger of 6 April 2017. This is only for 14 days.

No advert was placed in the local newspapers. No notice went to the local affected community of the intention of the municipality. The burger is not accessible to the community.


Substantive

We the community were previous consulted under the tender of SAMJV. We agreed on the houses and price.

- The current amendment to the Idas Valley was not consulted with the community.
- The community were not consulted by the municipality on the amount of houses that were affected with the amendment of the contract.
- The community were not consulted by the municipality on the size of the houses that would be affected.
- The community were not consulted by the municipality on the prices and the affordability of the houses.
- The community were not consulted by the municipality on the effect on the subsidised units that would be reduced and to what amount.
- The community were not consulted by the municipality on how this amendment would affect the community.

We there for request the municipality to give effect to meaningful public participation. We request the municipality to call a meeting with the community and to consult with the community before amending the contract.


Kind regards


.....

Mr. P. Herandien Obo the ward 5 committee and affected community

1. 

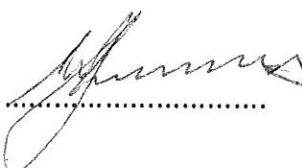
2. J. N. A. D. e.

3. 

4. 

5. 

6. K. M. A. I. S.

7. 

8.








Objection Against The Amendment Of The Idas Valley Housing Contract

Date: 6 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
1 Ignatius Sincens	Luceroffstr 15	079 748 6291	<i>I. Sincens</i>
2 Jacobus APRILHUIS	NEWMAN STR 18	079901134	<i>J. Aprilhuis</i>
3 GERHARD GRIKORIAN	ARNOLDGEE STR 16		<i>G. Grikorian</i>
4 ANDREW MOSES	BDOUY STREET IDAS VALLEY		<i>A. Moses</i>
5 I. DIENDAL	38 NEWMAN STR		<i>I. Diendal</i>
6 DAVID FRITZ	24 WAREN STR.	0738845995	<i>D. Fritz</i>
7 I. September	5 Adergdenckstr	079232691	<i>I. September</i>
8 A. Jan -	53 Gerritlaan Sweed	0627407569	<i>A. Jan</i>
9 DAVID WAVERKOM	27 NEWMAN STR.	08431301601	<i>D. Waverkom</i>

Objection Against The Amendment Of The Idas Valley Housing Contract

Date: 6 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
10 J. PROFFENAND	22 Adm Dorfstr Str	0835114020	
11 J. MEZICHÉL	BREBERN. 5	0827554327	J. Mezichel
12 J. Muller	4 Gorridons STA	08229 75927	J. Müller
13 Angelene Layman	19 Adendorff STR.	0717941267	A. Layman
14 Heimbach Odell	10 Adendorff Str	01448581	
15 Wimmer Odell	in Adendorff Str	014807375	
16 JACOBUS MICHAELS	21 NEWMAN STR	0761264933	
17 Melanie Litwa	35 Idas Mews; Moffat Str	0734916490	
18 Jerome Litwa	35 Idas Mews; Moffat Str	0763558481	
19 GIGAZO SAMBERT	10 TYDEMANNE	0621929416	
20 DORELL HAMERSE	31 Erasmusmit Str	084 800 2333	D. Hamerse







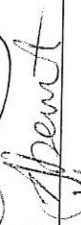


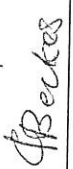
Objection Against The Amendment Of The Idas Valley Housing Contract

Date: 6 April 2017

	NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
21	DIANA JONES	80 HAINSTR	0705237520	
22	J WATSON	14 NEWMAN STS		
23	Fred Boothe	19 HAWA SP	0729745187	
24	Lucretia Booth	19 Hainstr	-	
25	Simcha DASS	4 Carrick str	0715621858	
26	ROY VAN ROYEN	79 MARELA CRESCENT, THE RINE	0843349893	
27	Annemiek Tolbe	18 Adendorff Straal	0656188338	
28	CHRISTINE	EROLIN EWALD	52 ADLDOFF	
29	Marina Kiedel	Tuffensbrugstr 9	0824262031	
30	Laura Hendricks	MARTINSTR 20	0818864860	
31	Roleze Rooi	hindelad drive 61	0630282520	
32	JEAN SAMPSON	WATSON STRAAT 6	0737546469	
33	Levonica Brussel	4 Davy STRaat	0640597788	
34	ANORE JONATHAN	KINDLEY STR.No.7	0842414115	

Objection Against The Amendment Of The Idas Valley Housing Contract

Date: 6 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
38 Marie Jacobs	8 Merrillhof	073 1815136	
39 Isaac Du Toit	8 Merrillhof	076 9883007	
40 Morica Lackay	8 Merrillhof	063061 7859	
41 Jennifer Bailey	34 Packham	073 7897110	
42 Anna Sebyko	30 Packham	0712897429	
43 MARY RUTSUS	3 Conica Str Lindielda	060 3231503	
44 Leigh-Anne Joubert	10 Tydenanahof	0725443751	
45 Calvin Hamerse	31 Erasmus Smit str.	0762159141	
46 DINAH MOSES	10 VINEYARD-HOF	0834301046	
47 Jacoba Beckes	8 Vineyardcoed	0730905764	






Objection Against The Amendment Of The Idas Valley Housing Contract

Date: 06 April 2007

	NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
48	Olivia Meining	62 Davy street Idasvallei	0839430895	<i>Olivia Meining</i>
49	Charmel Green	56 Davy street Idasvallei	0780925430	<i>Charmel Green</i>
50	Jonita Engelbrecht-Robyn	06 Ardendoffstraat Idasvallei	0748386917	<i>J.R.</i>
51	Clinton Robyn	06 Ardendoff Idasvallei	0818389884	<i>Clinton Robyn</i>
52	DTUN FAULSE	10 LEUCUR STIC.	0845635352 0629943205	<i>DTUN FAULSE</i>
53	Letisia Arends	Bloekomkaan 78	0726715625	<i>Letisia Arends</i>
54	Janetta Janes	Bergpleas	0725680057	<i>Janetta Janes</i>
55	WILLMOORE VAN KERNEL	30 SUNDRESSIE CRESCENT.	0747489726	<i>WILLMOORE VAN KERNEL</i>
56	Helen George	Suffernburg STREET 18	0736393242	<i>Helen George</i>

Objection Against The Amendment Of The Idas Valley Housing Contract

Date: 6 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
57 Louise Peterson	S Alderbruff Str	0832886570	
58 Annelize Haed	5 Adendorff Str	0833904481	A Haed
59 Stefanie Maritz	60 Hochloosstraat	0822516605	fileed
60 Denise Snyders	Gorrionstraat 53	0781860883	D. SINNIDERS
61 HILCO SIEPENHA	SADENDORFF	0818030307	
62 JUDITH WICHAM	GORRIONSTR. 53 I.D. 53	0627907564	
63 Yolande Segers	Davystraat 67	071 510 8316	
64 SARAH GROENEGHAP	Helderfontein nr 3	078 888 7354	Syr.
65 JESSE CHRISTIANS	ADENDORFF 22	0835605529	

Objection Against The Amendment Of The Idas Valley Housing Contract

Date: 06 April 2017

NAME & SURNAME	ADDRESS	CELL PHONE NUMBER	SIGNATURE
80 KERNESIMARIE	RUSTEIN PLAZA	273 5229600	K. MARAIS
81 Christine Seigels	77 Bloekomlaan Idas Valley	076 082 7835	C. Seigels
82 EVAN SEIGELS	77 BLOEKOM AVENUE	0829697985	
83 Maylene Wenn	12 Dorsetstr. Idas Valley	0749969840	M. Wenn
84 ANDREW WINN	12 Dorset str. Idas valley	0739547721	
85 G. Adams	23 Norman Idasvallei	—	
86 M. Bailey	10 Packhamstr.	—	
87 S. SWARTZ	ANKORA PLAT 308 JAN GILLIESM	—	
88 J. Zimmerli	uy Undida Pyjoom, Idasvallei	0544537890	
89 C. Malkeš	39 Gorridon Street, Idasvallei	072 173 0092	E. Malkeš
90 M. GEORGE	18 Juffenburgstr. Idasvallei	073 6393810	
91 Fiona Moses	62 Davy Str. Idas	0847012323	
92 N. SIEBUTZ	81 Davy STR Idasvallei	0836239782	N. SIEBUTZ

Myra Francis

From: Derrick Hendrickse <derrickpal@telkomsa.net>
Sent: 20 April 2017 11:33 AM
To: mm; Mayor (Gesie Van Deventer); Donovan Joubert (Speaker); Whip (Wilhelmina Petersen); Tabiso Mfeya; Dupre Lombaard
Cc: Clr Franklin Adams; Clr Deon Arendse; MPAC Chr Clr Wilfred Pietersen; Myra Francis; Marius Wust
Subject: [EX] Re: Advertisement townshipment - Idas Valley (Erf 11330 & Erf 9445) amandments to Tender docs
Importance: High

Dear Ms M Francis and MM

I herewith submit this email as my official response on the above mentioned advert.

In Addition to the email below please note the following.

1. No details are given on sizes and specifications of various categories of houses.
2. Very importantly no report has been given to Council as to how far the municipality under the Engineering depart has progressed with the upgrade of the bulk infrastructure that must be provide to make this project possible.
3. What is the program schedule for the delivery on the houses. Ie when will construction of civil works start and housed. Where in the program.

In the absence of the above details and my email below I call on the administration to advise Council as to why this tender should not be cancelled and re-advertised once the Engineering department has delivered the required upgrade to the need infrastructure.

Regards

Derrick Hndrickse

From: [Derrick Hendrickse](#)
Sent: Monday, April 17, 2017 6:46 PM
To: [mm](#) ; [Mayor \(Gesie Van Deventer\)](#) ; [Speaker Clr D Joubert](#) ; [Whip \(Wilhelmina Petersen\)](#) ; [Dir Housing Tabiso.Mfeya](#) ; [Dupre.Lombaard@stellenbosch.gov.za](#)
Cc: [Clr Franklin Adams](#) ; [Clr Deon Arendse](#) ; [MPAC Chr Clr Wilfred Pietersen](#) ; [EFF Clr Lusenda Horsband](#)
Subject: Advertisement townshipment - Idas Valley (Erf 11330 & Erf 9445) amandments to Tender docs

Dear MM

With reference to that attached advertisement placed in the Burger on 6 April 2017 I herewith submit the following in relation to this advert:

1. I object first that this advert was only placed in the Burger and not in the local news papers the Eikestadnuus and or Gazette. Surely the municipality must advertise this in the loacl newspapers as it effects the local communities. In this regard I notice that the Municipality did advertise the proposed

adjustments to the office rental contract in the Eikestadnuus of last week. I thus beg to ask why this was not done.

2. On visiting the municipal offices last week to get more information about this advertisement so as to give inputs and comments on this advert, I was told by Ms Myra Francis and Mr L van stawel that there is no information available. Public are called to give inputs and comments on the information provided in the advertisement.

Taking the above into account I now call on the municipal manager to recall this advertisement and re-advertise this matter and in so doing provide the public with all the reevent information relation to the following:

1. What was the number of different categories of housed that ASLA tendered on and on which they were appointed. How has this now changed.
2. What was the number of social housing unites ASLA tendered on and how this has not changed.
3. What is the sizes of the houses ASLA tender was awarded and how this has now changed.
4. When is this project due to start with the construction f the houses.
5. When the tender was awarded to SAMJV by council ASLA had a BEE partner. We now believe ASLA no longer has a BEE partner. Seeing that COUNCIL approved the contract with SAMJV please advise under what authority the powers to change to ASLA only was done without bringing item to Council.

I take this opportunity to put on record mu disappointment as to how the municipality decided to advertise this matter without giving any details to the public.

Regards

Derrick Hendrickse