



DEPARTMENT OF
CO-OPERATIVE GOVERNANCE,
HUMAN SETTLEMENTS AND TRADITIONAL AFFAIRS

PORTFOLIO COMMITTEE BRIEFING ON HUMAN SETTLEMENTS

6 September 2023

BROUGHT TO YOU BY MULTI-AWARD WINNING DEPARTMENT



Integrated Sustainable Human Settlements

OVERVIEW OF PRESENTATION

1. Purpose
2. Blocked projects
3. Creation of Job Opportunities
4. Elimination of Mud houses
5. Responses to Disasters
6. 40% Allocation of Procurement
7. Title Deeds
8. Removal of Asbestos Roofs
9. Upgrading of informal Settlements
10. Redevelopment Public Sector Hostels
11. Delivery of Bulk Infrastructure in Priority Development Areas
12. Performance on Conditional Grants
13. Challenges and Mitigations
14. Concluding Remarks & Recommendations

1. PURPOSE

The presentation seeks to update the Portfolio Committee on:

- Progress and plans by the Limpopo Department of CoGHSTA to address the various human settlements' sector priorities; and
- Spending on conditional grants

2. BLOCKED HOUSING PROJECTS

- Limpopo had 161 blocked projects on the Housing Subsidy Systems due to several reasons such as:
 - Non-performance by contractors
 - Contracts lapsed,
 - Terminations,
 - Balances still reflecting on projects
- NHBRC has been engaged to do structural integrity assessment on blocked projects older than 5 years , and the first Phase has been completed.
- The second Phase will entail the remainder of the units that are on the HSS reflecting as blocked.
- In the last financial year, 933 units in 15 projects were planned for unblocking and all of them were completed.
- For 2023/24 FY, 350 units in 26 projects will be unblocked in all districts.

LIST OF BLOCKED PROJECTS ON HSS

DM	No. of Projects from list as of June 2022(Before Cleansing)	Number of Blocked Projects after HSS cleansing	Number of Projects in the 2022/23 BP	TOTAL UNITS:	Progress to Date
Capricorn District	85	24	5	70	70
Greater Sekhukhune	93	34	5	347	347
Mopani District	104	37	2	118	118
Vhembe District	109	33	1	60	60
Waterberg District	87	33	2	338	338
Total	478	161	15	933	933

BLOCKED PROJECTS : 2023/24

District / Region	No of projects	Municipalities	Intended outcome
Capricorn	4	Lepelle Nkumpi and Polokwane	46
Sekhukhune	8	Fetakgomo Tubatse, Makhuduthamaga, Elias Motsoaledi and Ephraim Mogale	155
Waterberg	2	Mogalakwena	12
Vhembe	7	Makhado, Musina and Thulamela	108
Mopani	5	Greater Tzaneen, Baphalaborwa and Greater Giyani	29
Total	26		350

3. CREATION OF JOB OPPORTUNITIES

- The Province continues to prioritise eradication of poverty through alleviation and reduction of unemployment by creating temporary jobs on infrastructure projects.
- The annual target for jobs created for 2022/23 across all the programmes is 3 150. Of the target, 1 327 jobs were created. Further to that, 44 participants were appointed on EPWP incentive grant.
- The following table shows the split of jobs created per programme:

Name of Programme	Number of jobs opportunities to be created 2022/2023	Number of job opportunities created	REASON(S) FOR DEVIATION-
IRDP: Phase 1	600	146	<ul style="list-style-type: none"> • Use of machinery affects labour content • Erratic reporting by contractors • Project stoppages due to community uprisings
IRDP: Phase 2	274	51	
Emergency Housing Assistance	60	38	
CRU	120	186	
Rural Housing	1781	906	
Total	3 150	1 327	

4. ELIMINATION OF MUD HOUSES

- Mud houses pose a hazard to community members especially during rainy seasons due to their poor structural form. As a result, the eradication of mud houses is a MINMEC priority.
- The department is working together with Municipalities and Community Development Workers(CDWs) to conduct an audit/assessment/enumeration of all mud structures requiring replacement.
- Currently the number of mud houses assessed and audited is 30 332 with some municipalities still making their submissions.
- In the 2023/24 business plan, the target for mud houses is 500 units distributed amongst BaPhalaborwa, Greater Giyani and Greater Letaba.
- It is however important to note that, rural housing in general is a priority programme for the Province to improve the living conditions in these areas.

5. RESPONSES TO DISASTER

- Each year during the months of October to January, the province experiences disasters as a result of heavy rains and thunderstorms.
- Co-ordinated by the Provincial Disaster Management Centre, the response teams in the department and municipalities together with relevant stakeholders respond to the areas of distress.
- The biggest challenge that was experienced was the lack of temporary shelters. The shelters that were allocated to district municipalities are inadequate due to the intensity of the disasters.
- The department has set aside R 3,000,000 in the 2022/23 financial year for procurement of 50 temporary shelters. Procurement has been completed and the units are 95% complete to be delivered by November 2023.
- In the current financial year, R3,200,000 for 55 temporary shelters was set aside and procurement has been finalized.

6. Empowerment Targets: 40% SET ASIDE

- The department has a target of 40% set aside for allocation of work to SMME's owned by designated groups (*Female, Youth, People living with disabilities and Military Veterans*)

Province	Voted Funds 2022/23	40% Set Aside Target	HSDG					
			Quarter 1	Quarter 2	Quarter 3	Quarter 4	Cumulative Total	% Total Allocation
R' 000								
LIMPOPO	906 953	362 781	419 054	-	-	39 460	458 514	126%
Province	Voted Funds 2023/24	40% Set Aside Target	HSDG					
			Quarter 1	Quarter 2	Quarter 3	Quarter 4	Cumulative Total	% Total Allocation
R'000								
Limpopo	946 060	378 424	596 612	-	-	-	596 612	158%

7. 2022/23 TITLE DEEDS PROGRESS

- The progress of title deeds registration for 2022/23 financial year is as follows

Programme	2022/ 23 Targets	2022/23 Achievements
Pre 1994 (EEDBS)	30	52
Post 1994:		
• 1994 -2013	836	1004
• 2014 - 2019	150	759
• New	984	111
Total	2000	1 926

2023/24 TITLE DEEDS PROGRESS

- The progress of title deeds registration for 2023/24 financial year quarter 1 is as follows:

Programme	2023 / 24 Targets	2022/23 Quarter 1 Achievements
Pre 1994 (EEDBS)	30	1
Post 1994:		
• 1994 -2013	400	553
• 2014 - 2019	100	388
• New	1000	67
Total	1 530	1009

TITLE DEEDS

- The Department has constructed housing units previously in areas with incomplete township establishment processes. The township processes were done up to General Plan (GP) in most cases.
- These areas have a huge potential of eradicating the title deeds backlog hence the collaboration with HDA to finalise outstanding townships to a stage of Proclamation so that they can be transferable.
- Based on the intervention of National Human Settlements, the additional townships that were recently proclaimed are to be included in the target for the current financial year. This will increase the target of 1 500 by 501 to a total of 2 001.
- The areas are shown below.

District	Municipality	Township	Units
Capricorn	Polokwane LM	Seshego B	130
		Seshego F & H	166
Waterberg	Modimolle Mookgophong LM	Phagameng Ext. 11	205
			501

TITLE DEEDS

- The Department requested HDA to update title deeds pipeline by conducting an audit in all townships to confirm backlog and the readiness of the townships for transfers
- This will assist in planning, sequencing, and budget allocation for the delivery of title deeds.
- The following townships are at an advanced stages of proclamation and will be prioritized in the 2024/25

District	Municipality	Township	Units
Waterberg	Modimolle Mookgophong LM	Mookgophong Ext. 15	111
	Mogalakwena LM	Piet Potgietersrus Ext. 15	344
Mopani	Greater Tzaneen LM	Tzaneen Ext. 105	125
Sekhukhune	Ephraim Mogale LM	Elandskraal A	500
			1 080

8. ASBESTOS ERADICATION

- The Department has appointed the Housing Development Agency (HDA) to implement this strategic programme. Two main projects currently under implementation are:
 - ✓ The eradication of asbestos roofs in Seshego township and
 - ✓ The audit/assessment of all asbestos roof structures in the Province.
- To this effect, the HDA has been appointed to eradicate one-thousand five hundred (1500) asbestos roofs in the township of Seshego within Polokwane Municipality as Phase 1 of 2 255 roof replacements.
- To date, the first Phase comprising of 1 500 roofs has been completed and the HDA has embarked on Phase 2 of replacing 755 roofs in Seshego which is currently underway.

LIMPOPO ASBESTOS ROOF ERADICATION PROGRAMME APPROACH

- Assessments underway for 10500 units across the municipalities of Limpopo.
- Asbestos Accredited Contractors, Social Facilitators and Asbestos Inspection Authority (AIA) will be appointed for the implementation of 10 500 asbestos roof upon completion of the initial assessments.
- Project Steering Committees will be set up with all stakeholders including National Department of Human Settlements, HDA, CoGHSTA and municipalities in the rollout of the programme.
- The initial assessments reports will be delivered in the 3rd Quarter of the 2023/24FY.
- Most construction works or roof replacements will take place from 2024/25FY.

PHOTOS OF SESHEGO REMOVAL



ASBESTOS REMOVAL AND REPLACEMENT PICTURES



9. UPGRADING OF INFORMAL SETTLEMENTS

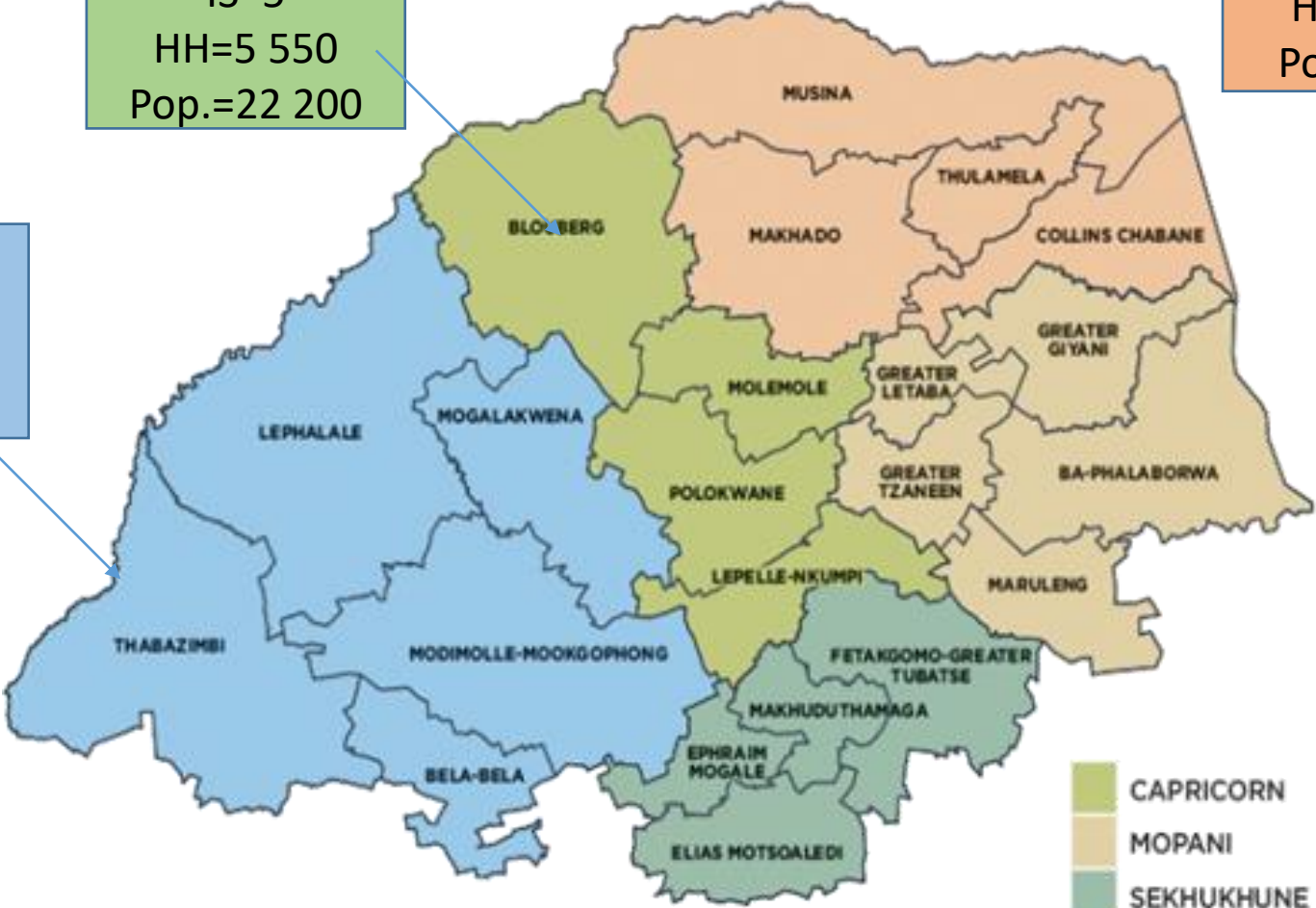
- In order to plan properly for the eradication of informal settlements, the Department has undertaken an audit of informal settlements in the Province during 2013/14.
- The audit revealed that the Limpopo Province had 81 informal settlements , affecting approximately 47 783 households requiring different interventions from township establishment, tenure upgrade, relocation, etc.
- The process of reviewing the Informal Settlement Development Strategy is currently underway.
- The following map reflects the spread of the informal settlements per district: effect:

LIMPOPO ISU

Capricorn
IS=5
HH=5 550
Pop.=22 200

Vhembe
IS=7
HH=1 340
Pop.=5 140

Waterberg
IS=33
HH=23 032
Pop.=94 512



Mopani
IS=19
HH=9 485
Pop.=37 940

Sekhukhune
IS=17
HH=8 376
Pop.=37 906

PROVINCIAL
IS = 81
HH=47 783
Pop.=197 698

PROVINCIAL ISU STRATEGY

- Pillar 1: Integrated Development Planning
 - Ensuring integrated informal settlement upgrading plans
 - Prevention of illegal occupation of land
 - Security of tenure
 - Densification
- Pillar 2: Accelerating Incremental Upgrading
- Pillar 3: Capacity Building & Empowerment
 - Community the centre of the upgrading process
- Pillar 4: Exploring various forms of shelter provision
 - Rental housing strategy
 - Identification of sites
 - Feasibility of setting up institutions
 - Social Labour Plans & the role of mining sector should inform this strategy going forward
- Pillar 5: Land release strategy & programme for informal settlement upgrading programmes



Project Prioritization

Priority Project 1

Category A Settlement
Municipal owned land
Feasibility study complete
Township established

Immediate upgrading

Priority Project 2

Category B1 Settlement
Land acquisition
Water/sanitation (basic interim services)

Township est
Interim bulk services

Priority Project 3

Category B2 Settlement
Land acquisition
Water/sanitation (emergency services)

Emergency services

Priority Project 4

Category C Settlement
Site not viable for upgrading
Urgent need for relocation

Land acquisition
Relocation

The following slides provides a summary of progress made on the implementation of the strategy:

PROGRESS ON INFORMAL SETTLEMENTS AUDITED

Year	Total Number of Informal Settlements in Phase 3	Total Number of Serviced stands
2019/2020	2	3 361
2020/2021	6	3 510
2021/2022	3	1 620
2022/2023	0	0
2023/2024	6	1 249
Total	17	9 740

INFORMAL SETTLEMENTS LIMPOPO

CATEGORY A – INFORMAL SETTLEMENTS PHASE 3 (permanent services installation)

DM	No. of Projects Informal settlements	Estimate Number Of Households Within The Settlement	Number of Projects in the BP	Status
Greater Sekhukhune	2	6 628	8	The 8 informal settlements projects are under installation of services.
Capricorn	0	0	0	No projects under informal settlements upgrading.
Mopani District	0	0	0	
Vhembe District	0	0	0	
Waterberg District	4	5 564	9	The 9 projects are undergoing installation of internal services
Total	6	12 192	17	0

INFORMAL SETTLEMENTS LIMPOPO

CATEGORY B1 – INFORMAL SETTLEMENTS phase 2 (Township establishments in progress)

DM	No. of Projects Informal settlements	Estimate Number Of Households Within The Settlement	Number of Projects in the BP	Status
Greater Sekhukhune	10	7 610	1	Planning underway in all Fetakgomo Tubatse Local Municipality.
Mopani District	17	6 317	02	Planning underway in one local municipality under phase 2
Vhembe District	6	1 057	0	Prefeasibility study under way
Waterberg District	17	13 679	02	Planning underway in Bela-Bela and Mogalakwena local municipalities which is insitu upgrading.
Total	53	29 841	05	0



CATEGORY B1 – INFORMAL SETTLEMENTS (Township establishments in progress, interim services installed)

MUNICIPALITY	PROJECT	TARGET	PROJECT STATUS
THABAZIMBE	Skierlik IS	Formalization of the informal settlement	Opening of township register and proclamation completed. Project Closed.
THABAZIMBE	Raphuti IS	Formalization of the informal settlement	Township establishment application and the layout plan was approved . Survey & pegging of the property completed. General Plan and small scale diagram approval underway.

PHASE 2 INFORMAL SETTLEMENTS COMPLETED

District	Municipality	Informal settlement	No. of sites
Waterberg	Belabela LM	Jacob Zuma	1 020
	Modimille Mookgophong	Vaalwater	350
		Alma	600
Mopani	Greater Tzaneen	Novengelia	538

10. REDEVELOPMENT OF PUBLIC SECTOR HOSTELS COMMUNITY RESIDENTIAL UNITS (CRU)

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TALANA HOSTEL CRU

- The Talana Hostel, in the Greater Tzaneen Municipality (GTM) is one of the hostels that have been identified as a priority for upgrading. The project is a complete redevelopment of hostel complexes, including the demolition of the Existing Hostel Units and the Informal Houses (shacks).
- The intention is to develop a medium density development in 1 – 3 storey walk-ups with a mix of units including 2 bedroom and 1 Bedroom.
- The Department sourced a Service Provider to undertake the feasibility study, project designs and packaging, and full costing with the necessary tender and contract documentations.
- Feasibility Study, Project Designs and Packaging have been completed.
- The project is currently on procurement phase for a Principal Agent.

TSHIKOTA CRU

- **Tshikota Hostel**, in **Makhado Municipality** is one of the hostels that have been identified as a priority for upgrading.
- The intention is to develop a medium density development in 1 – 2 storey walk-ups with a mix of units including 2 bedroom and 1 Bedroom units with 6 disabled units.
- Number of units to be developed = **118**
- The procurement of Principal Agent and Contractor has been finalized.
- The contractor is currently on site installing engineering services.
- Anticipated completion date is March 2025.

MARAPONG CRU

- **The Marapong CRU** is located in the **Lephalale Municipality** (approximately 19 km northern west of Lephalale town, near Matimba Power Station)
- The intention is to provide a medium density development in 1 – 2 storey walk-ups with a mix of units including 2 bedrooms and 1 Bedroom units, with 8 disabled units, 6 work and live units, and a community Centre
- Number of units to be developed is **514** arranged in **150** blocks
- The physical progress is 67% with the expenditure progress of 64%.

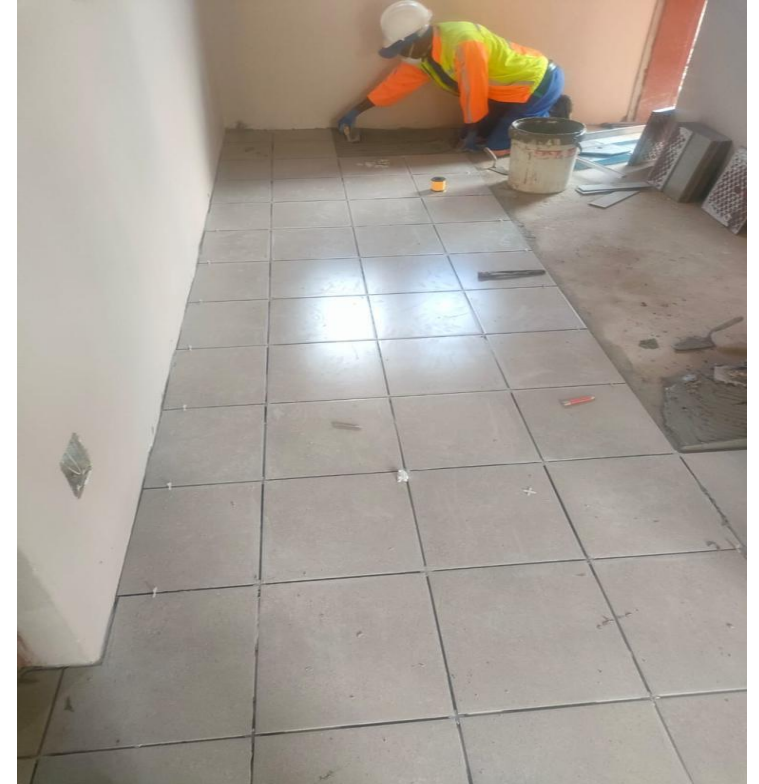
MARAPONG CRU

Description	No. of bedrooms	Unit	Type	No. of Blocks	No. of units
Type 2A	2 bedrooms	3 unit	Duplex	49	147
Type 2B	2 bedrooms	2 unit	Duplex	24	48
Type 2C	2 bedrooms	2 Long unit	Duplex	14	28
Type 2D	2 bedrooms	4 unit	Simplex	21	84
Type 2E	2 bedrooms	2 unit	Duplex	8	16
Type 2F	2 bedrooms	2-unit W&L	Duplex	1	2
Type 2G	2 bedrooms	4-unit W&L	Duplex	1	4
Type 1A	1 bedroom	2 unit	Simplex	6	12
Type 1B	1 bedroom/Studio	5 unit	Duplex	11	55
Type 1C	1 bedroom/Studio	10 unit	Duplex	11	110
Type 3A	Disabled	2 unit	Simplex	4	8
TOTAL				150	514



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MARAPONG CRU PICTURES



11. DELIVERY OF BULK INFRASTRUCTURE IN PRIORITY DEVELOPMENT AREA'S

- The province has experienced challenges regarding availability of bulk infrastructure which impeded servicing of sites.
- Lack of bulk infrastructure led to relocation of projects thereby leading to limited sites available to service, and ultimately poor performance on the ISUPG.
- The department has assessed areas that require bulk infrastructure to unlock provision of serviced sites focusing on bulk water, bulk sewer including sewer treatment works, storage, pump stations and connector lines.
- For the 2023/24 financial year, the focus will be mainly on engineering designs and developing procurement documentation for appointment of contractors for bulk construction. This will ensure readiness for 2024/25 and beyond.
- Appointments have been made on majority of projects. The bulk projects are shown in the slides below:

BULK INFRASTRUCTURE 2024/25 FY

Category 1: Bulk Sewer Pipeline

Project Description	Municipality	Estimated Budget for Construction	PROCUREMENT STATUS	ACTUAL APPOINTED	%
1. Bulk Sewer Pipeline in Nancefield	Musina	R45,000,000.00	APPOINTED	R 8,025,238.75	17.8
2. Bulk Sewer Pipeline in Masisi	Musina	R38,000,000.00	APPOINTED	R 7,673,763.75	20.2
3. Bulk Sewer Pipeline in Giyani	Greater Giyani	R78,000,000.00	APPOINTED	R 9,307,659.60	11.9
4. Bulk Sewer Pipeline in Senwabarwana	Molemole	R20,000,000.00	APPOINTED	R 6,426,527.24	32.1
6. Bulk Sewer Pipeline in Siyandani	Grater Giyani	R30,000,000.00	APPOINTED	R 7,021,450.00	23.4
TOTAL		R 211 000 000.00		R 38,454,639.34	18.2

Category 3: Sewer Treatment Plant

Project Description	Municipality	Estimated Budget for Construction	PROCUREMENT STATUS	ACTUAL APPOINTED	%
2. Sewer Treatment Plant in Giyani H	Greater Giyani	R140,000,000.00	APPOINTED	R 19,153,962.35	13.7
TOTAL		R140,000,000.00		R 19,153,962.35	3.9
SUB-TOTAL		R 351 000 000.00		R 52,608,601.00	

BULK INFRASTRUCTURE 2024/25 FY -

Category 4: Bulk Reservoirs and Boreholes, Sewer Pump station and Bulk Sewer Connector Pipeline, Sewer Treatment Plant

Project Description	Municipality	Estimated Budget for Construction	PROCUREMENT STATUS	ACTUAL APPOINTED	%
1. Two Reservoirs, Reticulation and boreholes in Phagameng Ext 13	Modimolle Mookgopong	R45,000,000.00	APPOINTED	R 6,167,663.88	13.7
2. 10 MI Reservoirs and boreholes in Bela Bela	Bela Bela	R50,000,000.00	APPOINTED	R 9,776,100.00	19.6
3. Rietbok Sewer Pump Station and Bulk Sewer Connector Pipeline in Ha-Mawasha	Greater Tzaneen	R15,000,000.00	APPOINTED	R 8,091,400.00	53.9
4. Elevated Reservoir, Reticulation and Boreholes in Masisi	Musina	R30,000,000.00	APPOINTED	R 4,165,011.00	13.9
5. Sewer Treatment Plant in Rossenekal	Elias Motsoaledi	R45,000,000.00	APPOINTED	R 6,255,698.33	13.9
Atltoostyd Bullk Sewer Upgrade	Lephalale	R49,320,000.00	HDA RUN PROJECT	R 10,680,000.00	18%
TOTAL		R234 320 000.00		R 45,135,872.00	18.6

12. GRANTS PERFORMANCE 2023/24 FINANCIAL YEAR

PERFORMANCE OVERVIEW AS AT 31ST AUGUST 2023

The HSDG Budget allocation for 2023/24 is **R946 060 000** while ISUPG allocation is **R281 341 000**. The allocated budget is earmarked to deliver **7 291** units and **1 639** sites.

Financial Performance

- The cumulative expenditure for HSDG as at end August 2023 is **R 601 820 596** translating to **64%** of the original budget.
- The cumulative expenditure for ISUPG as at end August 2023 is **R 57 726 950** translating to **21%** of the original budget.

Non-Financial Performance- Housing Units

- The housing units delivered as at end 18 August 2023 are **2161** against a target of **7 291** units translating to **30%**

Non-Financial Performance- Sites

- There were **820** sites delivered as at 18 August 2023 against an annual target of **1 639 sites** translating to **50%**

Non – Financial Performance- Title Deeds

- There were **1 009** title deeds transferred as at 18 August 2023 against an annual target of **1 500** translating to **67%**.

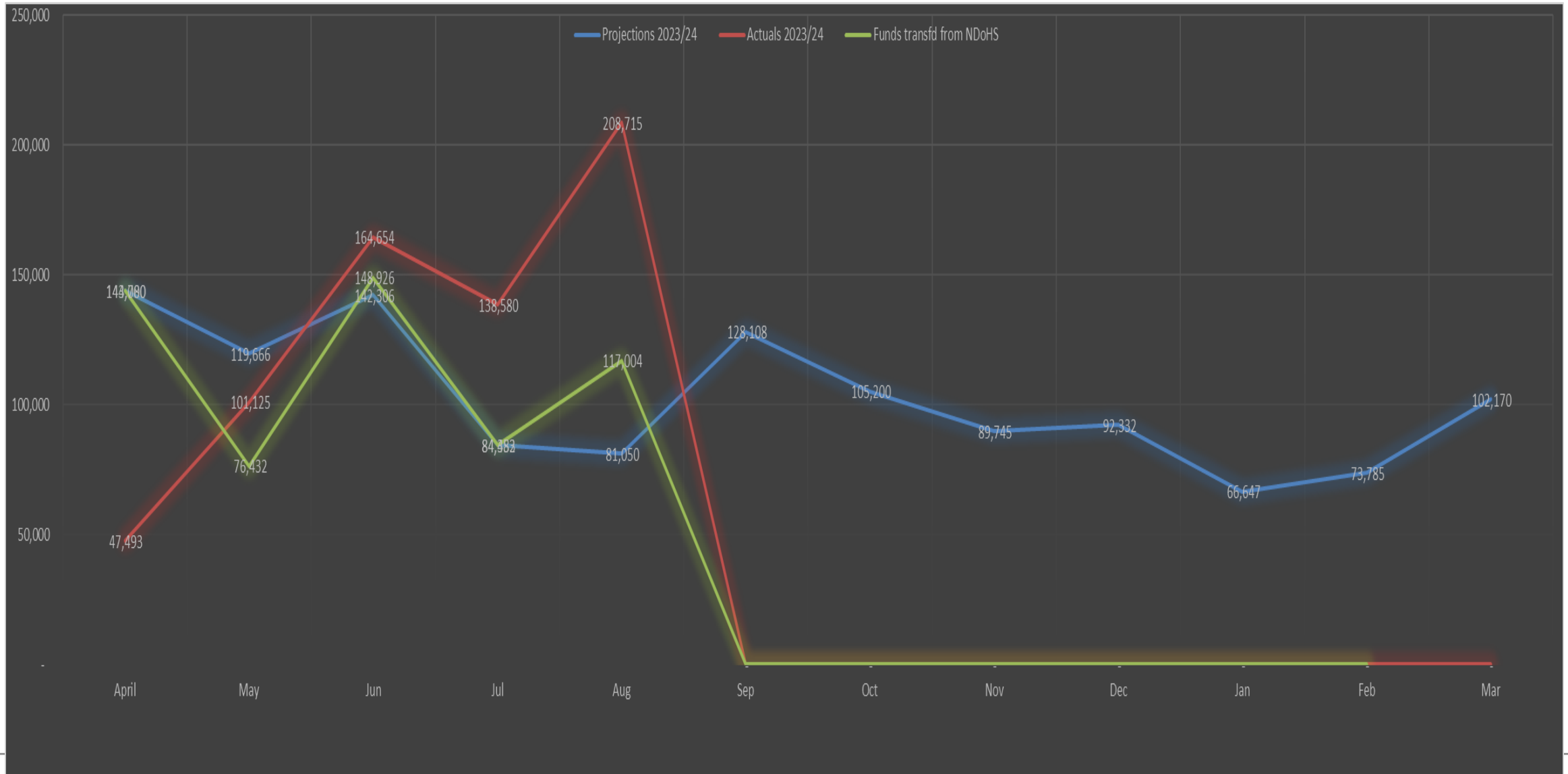
Summary of 2023/24 capital budget and expenditure as at 31 August 2023

Item	ACTIVITIES PER PROGRAMME	Amended Allocation '000	Total Expenditure '000	Target Units	Delivered units	Target Sites	Delivered Sites	Target Title Deeds	Delivered Title Deeds	% Expenditure
1	OPSCAP	R 55,716	R 13,093	-	-	-	-	-	-	24%
2	Rural Housing Comm Land	R 620,751	R 415,133	6 726	2 057	-	-	-	-	67%
3	CRU	R 49,924	R 15,752	-	-	-	-	-	-	32%
4	Emergency Housing Assistance	R 3,200	-	50	-	-	-	-	-	0%
5	Military veterans	R 10,000	-	-	-	-	-	-	-	0%
6	IRDP : Phase 2 top structure	R 55,268	R 82,488	565	104	-	-	-	-	149%
7	IRDP : Phase 1 Plan and Services	R 78,652	R 36,199	-	-	390	400	-	-	46%
8	NHBRC Enrolment	R 69,500	R 37,315	-	-	-	-	-	-	54%
9	Accreditation of Munic	R 2,000	-	-	-	-	-	-	-	0%
10	Title Deeds	R 1,049	R 1,839	-	-	-	-	1 500	1 009	175%
11	Human Settlement Develop Grant	R 946,060	R 601,821	-	-	-	-	-	-	64%
12	INFORMAL SETTLE UPGR PART GRNT	R 281,341	R 57,727	-	-	1248	420	-	-	21%
	TOTAL	R 1 227 401	R 659 547	7 341	2 161	1 638	820	1 500	1 009	54%



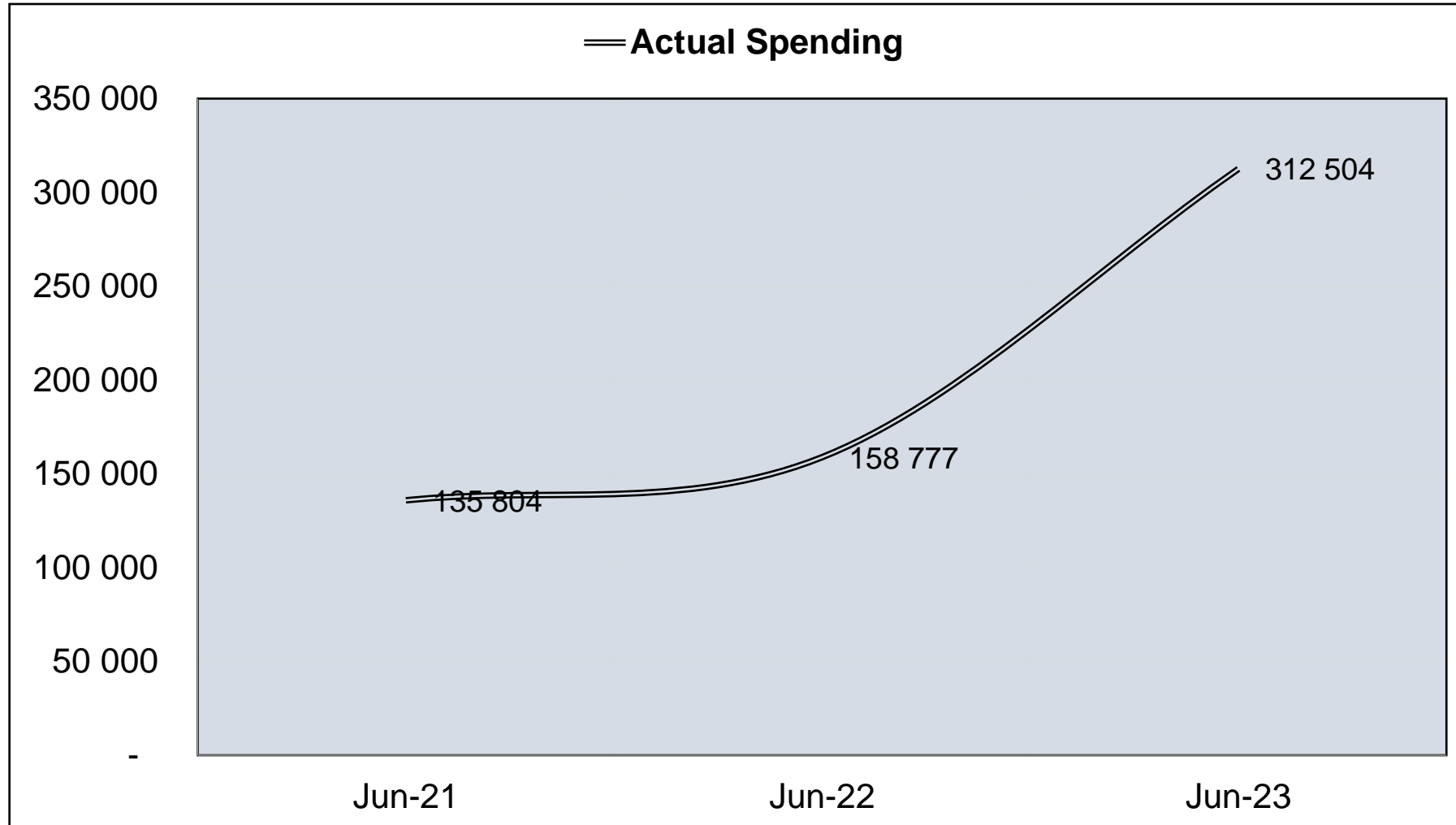
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PROJECTIONS vs EXPENDITURE FROM 2022/2023 FY 31 AUGUST 2023



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CG EXPENDITURE TRENDS (2021 - 2023)



13. CHALLENGES AND MITIGATIONS

PRIORITY AREA	CHALLENGES	MITIGATIONS
Asbestos Eradication	Lack of information of the extend of the backlog in the Province	HDA appointed to undertake an audit of all asbestos roofs/structures requiring attention and development of a comprehensive provincial plan.
Mud House Eradication	Lack of information of the provincial backlog	Audit of all uninhabitable structures is partially done with 30 332 confirmed by municipalities across all districts.
Blocked Housing Projects	Incomplete structural audit to inform intervention	Phase 1 of the Integrity Structural Audit by NHBRC has been completed. 350 units prioritised in the 2023/24 financial year
Title Deeds	Incomplete township proclamation processes.	Service providers appointed for proclamations
Servicing of Sites	Inadequate and aging bulk infrastructure	The 2023/24 Business Plan has prioritised construction of bulk infrastructure

CHALLENGES AND MITIGATIONS

PRIORITY AREA	CHALLENGES	MITIGATIONS
Expenditure on conditional grants	Lack of infrastructure database/records from the Municipalities delays engineering services designs	Appointment of professional service providers was made to determine the required information, e.g capacity of water source, level of consumption (bulk services)
	Inadequate capacity of planning units in both the department and Municipalities	Department outsourced PRT to augment project Planning and project management
	Underperforming contractors	<ul style="list-style-type: none"> Invoked relevant clause in the contract by issuing Mora letters

14. CONCLUDING REMARKS

- There is an improvement in service delivery and expenditure in various programmes compared to the previous financial years.
- This is mainly because the Department has dealt with majority of challenges mainly in relation to forward planning, coordination with municipalities and tightened project management.
- It is therefore anticipated that the entire allocation will be exhausted before end of current financial year.
- We are also focused on completing the long-running priority projects such as Marapong CRU so that households can benefit from the government investments.

RECOMMENDATIONS

It is hereby recommended that the Portfolio Committee notes the update on the implementation of the various programmes and the related performance on the allocated budget.

THANK YOU



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