



# LIMPOPO

PROVINCIAL GOVERNMENT  
REPUBLIC OF SOUTH AFRICA

**DEPARTMENT OF LOCAL GOVERNMENT & HOUSING**

## INTEGRATED SUSTAINABLE HUMAN SETTLEMENT (ISHS)

*Portfolio Committee on Human Settlement*

**17 JUNE 2009**

*Limpopo Province: Mec Soviet Lekganyane*



# Legislative Mandate

- Breaking New Ground Policy
- Housing Act 107, 1997 as amended
- Limpopo Housing Act 2, 2006
- Housing Consumer Protection Measures Act 95, 1998
- Rental Housing Act 50, 1999
- Community Property Association Act 28, 1996
- Construction Industry Development Board Act 38, 2000
- Home Loan and Mortgage Disclosure Act 63, 2000
- Social Housing Bill
- Housing Development Agency ACT 2008
- National Housing Code



# Rural Development & Massive programme to build social and economic infrastructure

- Efforts to address past and current social inequalities should **focus on people not places**



- ◆ ~~Improve service delivery to ensure quality of life by recognizing the unique challenges facing rural areas (Housing and sanitation)~~

- In order to overcome the spatial distortions of Apartheid, future settlement and economic development opportunities should be channeled into **activity corridors and nodes that are adjacent to or link the main growth centres**

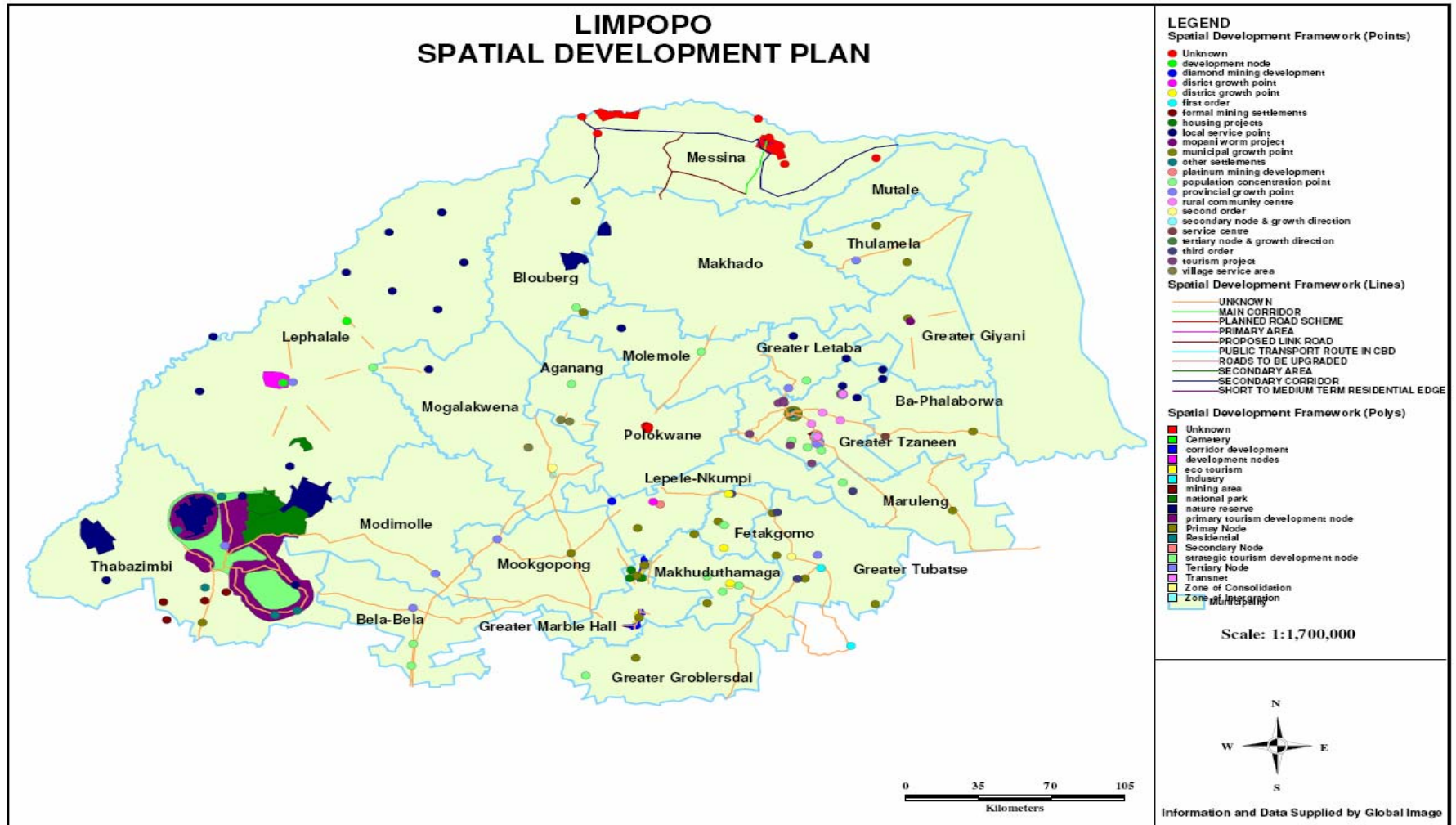
- ◆ Infrastructure investment should primarily support the integration between rural and urban areas

# HUMAN SETTLEMENT BUSINESS PLANS & MASSIVE BUILT OF SOCIAL & ECONOMIC INFRASTRUCTURE

- Stimulating the Residential Property Market
- Spatial Restructuring and Sustainable Human Settlements
- Social (Medium-Density) Housing Programme
- Informal Settlement Upgrading Programme
- Institutional Reform and Capacity Building
- Housing Subsidy Funding System Reforms
- Housing and Job Creation



# ECONOMIC GROWTH POINTS (1<sup>st</sup> & 2<sup>nd</sup> ORDER SETTLEMENT AND INCREASED URBANIZATION





**WE ACKNOWLEDGE THAT  
THERE ARE STILL SOME  
CHALLENGES**



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# KEY STRATEGIC CHALLENGES

1. **Limitations in acquiring suitably located prime areas that promote integrated sustainable human settlement**
  - Government owned land is peripheral located far from socioeconomic amenities
  
2. **Delivery capacity constraints:**
  - Limited Capacity of Contractors to deliver at large scale.
  
3. **Bulk infrastructure and serviced site**
  - Bulk infrastructure is inadequate and old
  - Sites not serviced by municipalities
  
4. **Increased migration to economic growing towns**
  - e.g. Polokwane ,Greater Tubatse
  
5. **Uncoordinated Planning**





**WE HAVE ALSO IDENTIFIED  
STRATEGIC INTERVENTIONS  
*to deal with these challenges***



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# STRATEGIC INTERVENTIONS

## 1. Forward Planning

- Housing project feasibility exercises
- Township establishment process
- Phased Development approach

## 2. Rural development

- Focus on high population concentration areas
- Clustering of villages

## 3. Contracting Strategies

- Mix of highly capacitated and emerging contractors

## 4. Private/Public (Agency)-Public Partnership

- Partnership with banks and other developer
- Capacity support by Housing Development Agency





# SUMMARY OF THE PROGRESS



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# INFRASTRUCTURE INTEGRATED SUSTAINABLE HOUSING & HUMAN SETTLEMENTS

AT 15 JUNE 2009

R'000	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	Total
Projections 2008/09	23,544	57,009	60,542	47,620	44,502	81,796	86,585	88,357	81,640	89,708	82,922	80,580	824,806
Actuals 2008/09	23,544	57,009	60,542	47,620	44,502	71,305	70,532	106,900	110,199	109,428	90,632	32,592	824,806
Projections 2009/10	89,100	116,380	113,449	113,395	110,080	109,668	20,812	19,857	111,790	56,670	76,168	59,307	996,677
Actuals 2009/10	97,838	126,308	86,177	0	0	0	0	0	0	0	0	0	310,323
Funds transfd from NDoH	121,000	95,000	106,000	0	0	0	0	0	0	0	0	0	322,000
Actuals as % Projections	109.8%	108.5%	76.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	31.1%
Actuals as % NDoH Trsfrs	80.9%	133.0%	81.3%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	96.4%

## Integrated Sustainable Human Settlements Budget Over Three Years

Category	2009/10	2010/11	2011/12	Total
	(R'000)	(R'000)	(R'000)	(R'000)
ISHS	996,667	1,234,750	1,415,163	3,646,580

Source: Act No. 12, 2009 Division of Revenue Act (DORA 2009)

# SUMMARY OF THE PROGRESS -08/09 year

## Informal Settlement Upgrading

- 6,421 informal dwellings have been upgraded.
- Reducing informal dwelling backlog to 59,345 dwellings
- This constitute 4.8% of the total 1.3m households

## Overall Housing Backlog

- A total of 10,940 housing units (top structures) have been completed and 5 745 sites serviced
- Reducing backlog by from 199,202 to 188,262 households
- Constituting 15.1% backlog of the total 1.3m households.
- Increasing access to formal dwellings to 1,055,175 households
- This constitute 84.9% of the total 1.3m households



# SUMMARY OF THE PROGRESS -08/09 year

- 6,421 houses transferred through discount benefit scheme
- Housing call centre 0800 Ntshabele has been established.  
To deal with housing queries
- Project Managers with technical skills have been deployed to all Municipalities.



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# Human Settlements Priority Projects

Mixed-income / high density integrated human settlements is being developed

- Bendor-High Density Housing(661 residential units)
- Mokopane Extension 20 comprising of 1957 housing units,
- Lephalale comprising 5 997 residential units.

## CHALLENGES ON PRIORITY PROJECTS

- Identified Financiers did not anticipate the economic crisis (flu) which has impacted negatively on the pace of delivery.
- Bulk infrastructure inadequacy, particularly in Lephalale.

## INTERVENTIONS

- Sharing of risk by the government and private sector (MOU with banks)
- Support by the Housing Development Agency





# Plans for 9/10

## Priority projects

- Residential Integrated Programme/Phased development approach
- Rural Housing Programme
- Sites and Services Programme
- Farm Worker Housing
- Community Residential Housing (Hostel Redevelopment)
- Community Driven Housing
- Emergency Housing
- Completion of incomplete Projects
- Planning (Housing IDP Chapters, Housing Demand Database, Land Audit)
- Municipal support (Accreditation)
- Transfer of properties (EEDBS)
- Subsidies for Military Veterans



**THANK YOU**

