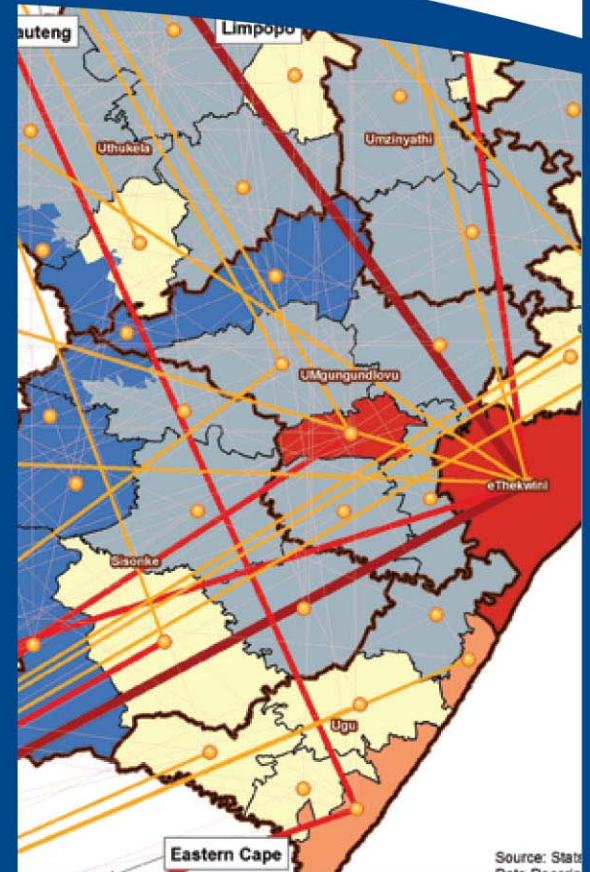
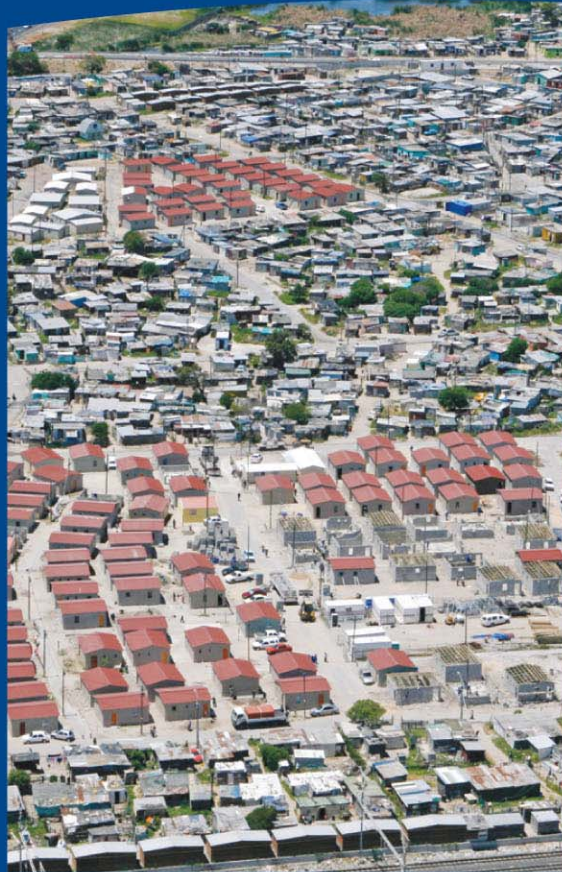


Accelerating the development of sustainable human settlements through land assembly, building and property acquisitions, and project management and support services



2010 - 2011 ANNUAL REPORT

WHAT IS THE HDA?

The Housing Development Agency (HDA) is a national public development agency established by an Act of Parliament (Act 23 of 2008). The HDA promotes sustainable communities by making well-located land and buildings available for the development of housing and human settlements. As an organ of state, the HDA is accountable through its Board to the Minister of Human Settlements.

The HDA was established to address the land acquisition and assembly process so as to accelerate housing delivery and human settlement development. **The two main objectives of the Agency are to:**

- Identify, acquire, hold, develop and release well-located land and buildings
- Provide project management support and housing development services

KEY SERVICES PROVIDED BY THE HDA

Land Acquisitions and Management

Land identification and planning

Acquisitions management

Land and property assets holding

Land geo-spatial services

Project Management Support Service and Programmes

Technical support and project programming

Capacity assembly and project packaging

Project management support services

Priority Housing Development Areas

The HDA collaborates with provinces and municipalities, as well as supplementing their capacity in the development of housing and human settlements. The HDA does not, and cannot, replace a province and municipality in the fulfilment of housing development functions.

HIGHLIGHTS 2010/11

- Governance, financial and management systems in place and two unqualified audits
- Supplemented operational grant by recovering from services provided to provinces
- Turnaround of two of the largest housing projects in the country (N2 Gateway and Zanevmula)
- Written mandate concluded with the Minister of Human Settlements as required by the HDA Act
- A number of IPs and agreements have been signed or are in process of negotiation with provinces and municipalities
- Joint Coordinating Committee on State Land Release established and operational to speed up the release of land requested from relevant national departments
- Planning aligned with Outcome 8, specifically the release and/or acquisition of 6 250 hectares of well-located public land

PROGRAMME PERFORMANCE OVERVIEW

Strategic management, finance and administration

- The HDA received an unqualified audit report for year ended 31 March 2011
- Risk management system in place
- Internal staff and external stakeholder newsletters introduced, as well as various marketing materials
- Financial policies and procedures authorised by the Board and are reviewed periodically
- Policies and procedures for Supply Chain Management also in place
- Performance management system in place and evaluations conducted twice annually

JOHANNESBURG



HDA personnel

- 96% of funded positions filled and the HDA is operating with 75 staff members (2010/11)
- Over 75% of HDA staff are professional practitioners
- Employment equity plan in place and 56% of staff are women and over 85% are Black
- Staff growth:

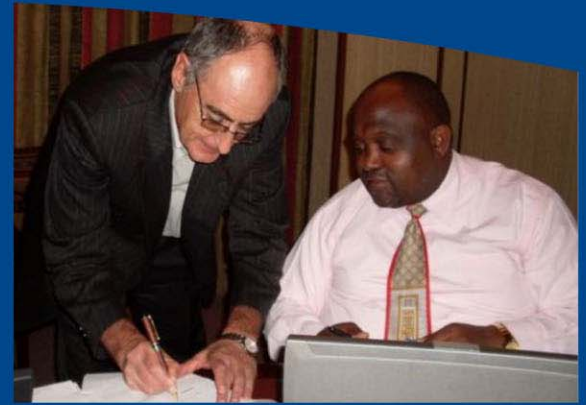
Staff employed as at:	
March 2010	65
March 2011	78
Current	87

JOHANNESBURG



Intergovernmental relations and stakeholder management

- During the past year the IGR function was restructured and reinstated as one of the three core programmes of the HDA
- Discussions are ongoing with all provinces and metros and within the year under review 7 IPs were formalised and signed with Limpopo, Free State, Western Cape (N2 Gateway), Eastern Cape (Zanemvula), and the City of Tshwane
- A further four IPs are at finalisation stage with North West, KZN, Johannesburg and eThekwini, and the Council for Geoscience
- Key feature of IGR function is the joint planning and programming with other organs of state



Land Acquisitions and Management

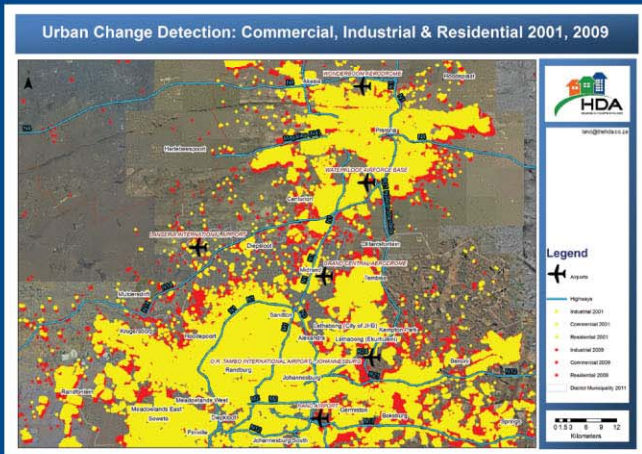
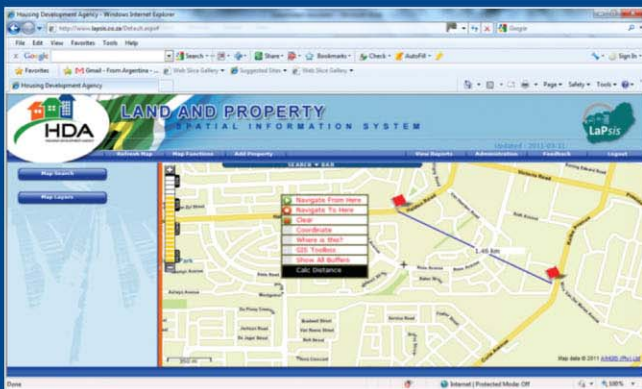
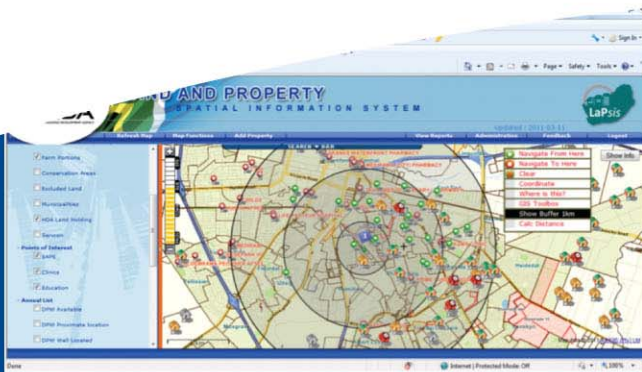
- Criteria for identification of suitable land for human settlements and an enhanced framework for the release of state-owned land developed
- Medium-term land assembly framework as well as the development planning approach to be adopted by the HDA have been formalised
- Support provided to several municipalities and provinces in terms of land acquisitions
- LaPSIS and NaHSLI – spatial analysis systems and capability developed by the HDA – is providing support to the Agency's land identification and planning services and its work in the provinces
- Joint Coordinating Committee on State Land Release (NDHS, DPW, DRD&LR, DPE &HDA) established and operational

Land Acquisitions and Management CONTINUED

- 33 000 hectares of state-owned land identified and assessed for human settlements development feasibility and formally requested from custodian departments
- Private land offers to the value of R821 942 million received – capital funding gap meant that land offers could not be considered
- HDA directly responsible for acquisition of 6 250 hectares of well-located publicly-owned land as per written mandate with the Minister – this land has been identified and verified
- In Limpopo the HDA has taken transfer of 72.5785 hectares of land in Bela Bela on behalf of and with funding from Limpopo and a development plan is currently under preparation
- In the Free State the HDA has secured rights to eight Transnet-owned properties (10.5 hectares) – at transfer and registration stages
- SOE non-core land owned by Transnet has also been assessed for human settlement development

CURRENT HDA PROPERTY PORTFOLIO

PROVINCE	LOCATION	SIZE (Hectares)
1. Free State	Bloemfontein	40.9100
2. Free State	Bloemfontein	5.0276
3. Free State	Kroonstad	2.0646
4. Free State	Kroonstad	1.2275
5. Free State	Bethlehem	4.8860
6. Free State	Bethlehem	0.3898
7. Free State	Kroonstad	48.6146
8. Free State	Welkom	2.4200
9. Limpopo	Bela Bela	72.5785
TOTAL:		178.118



LAPIS (LAND AND PROPERTY SPATIAL INFORMATION SYSTEM)

- LaPsis stores all land and landed property data
- LaPsis is used to locate, verify and monitor land thereby facilitating the acquisition, holding, development and release of this land for human settlement development
- LaPsis handles the generation of reports which support strategic planning and guiding decision-making processes

NAHSLI (NATIONAL HUMAN SETTLEMENTS LAND INVENTORY)

- NaHSLI is a comprehensive, multi-dimensional catalogue of habitable land
- NaHSLI is based on the geospatial analysis of the natural, regulatory, structural and social environment context within which a Habitable Land Profile for South Africa is being developed
- NaHSLI supports the identification of suitable, available, accessible and liveable land

Projects and Programmes

Target	Delivered
Prepare and develop PHDA frameworks for implementation of projects	Development of the draft PHDA policy, regulations and implementation framework is underway with the NDHS
Capture, develop, disseminate, preserve and apply good practice products and tools in the built environment	Substantial progress in formulating best practice support frameworks for upgrading informal settlements and emergency housing solutions – three workshops to share information and collaborate with sector role players
Provide support services to 3 targeted neighbourhood transformation initiatives and project structuring services to 2 targeted projects in provinces and municipalities	<p>Provinces: Gauteng, Eastern Cape, Western Cape, KwaZulu-Natal, Northern Cape, Mpumalanga, Limpopo, North West, Free State</p> <p>Municipalities: Ekurhuleni Metro, Nelson Mandela Bay Municipality, City of Cape Town, eThekweni Municipality, City of Johannesburg, Rustenburg, Dipaleseng, Bela Bela, Moqhaka, Dihlabeng, Matjabeng, Kopanong, Letsemeng, Mohokare, Nketoana, Mangaung</p>
Provide project management support to 2 large scale HS projects	N2 Gateway and Zanemvula

N2 GATEWAY (2010/11)

All projects	Target	Actual
Delft 7-9	2500	1858
Delft 601	527	575
Delft Symphony 1 & 2	197	197
New Rest	110	39
Joe Slovo Phase 3	0	0
Boystown	600	0
TRA 5 & 5.1	796	796



N2 Gateway, Western Cape



Joe Slovo 3



Delft 7-9



TRA 5



Boystown showhouse



Delft Symphony



New Rest

ZANEMVULA (2010/11)

Project name	Project total	Target	Actual
Multipurpose Centre – Soweto on Sea	01	57%	60%
Chatty 5-15 – phase 1 top structures	1347	840	341
Chatty 5-15 – serviced sites	4301	2490	2458



PORT
ELIZABETH

Zanemvula, Eastern Cape



Soweto-on-Sea Multi-purpose Community Centre



Chatty



Soweto-on-Sea (rectification)



MPCC interior



Soweto-on-Sea (rectification)



Chatty



Chatty

FINANCIALS

Balance sheet

	2011	2010
Land Inventory	65 400	0
Property, Plant & Equipment	3 297	2 635
Current Assets	82 238	23 458
TOTAL ASSETS	150 935	26 093
Net Assets and Liabilities	40 673	20 990
Current Liabilities		
Payables from exchange transactions	21 140	2 710
Provisions	3 722	2 393
Bela-Bela funding	65 400	-
Conditional grants	20 000	-
	110 262	5 103
	150 935	26 093

10/14/11

FINANCIALS

Income statement

AFS		
STATEMENT OF FINANCIAL PERFORMANCE	2011	2010
OPERATING REVENUE		
Operational grants	84 351	62 650
Sect.29 project management fee	7 842	-
Other operating revenue	138	36
Interest income	3 394	799
	95 725	63 485
EXPENDITURE		
Administrative costs	3 379	1 387
Other operating expenses	26 889	18 026
Finance costs	341	286
Employee costs	22 527	10 644
Feasibility studies	2 097	168
Deficit on disposal of property, plant and equipment	-	34
Grant costs - Section 29 projects	20 795	13 291
	76 028	43 836
OTHER INCOME	586	-