

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



PROGRAMMES AND PROJECTS ASSIGNED TO THE HDA IN LIMPOPO PROVINCE

1. DISASTER HOUSING ASSISTANCE PROGRAMME

1.1. Background

In January 2014, the districts of **Waterberg and Mopani** were severely affected by natural disaster (heavy storm and winds) that destroyed and damaged several houses in various villages, rendering households homeless and destitute. The floods were declared by the premier and gazetted. In May 2014, the Limpopo Department of COGHSTA appointed professional service provider to conduct post disaster assessment on the affected housing units and infrastructure. The HDA was appointed as the Implementing Agent for the programme on 30 June 2015, and the target areas for implementation were in Waterberg and Mopani Districts as per the conditions of the allocated grant.

1.2. Targets

In 2015/16 financial year, the target for disaster housing assistance programme was 373 units with a budget of R34 000 000 (R34 million). Two contractors, Zhora Khan (193 units) and Rheinland investments (180) were appointed in January 2016 for a combined total of 373 units. A third contractor, namely Muthathe Construction was appointed in November 2016 to take over 57 units that were withdrawn from Rheinland Investment. An amount of R26 995 000.00 (R27 million) was rolled over into 2016/17 financial year. The target units on the roll-over budget are 339.

In 2016/17 financial year, the target for disaster housing assistance programme is 308 units R28 428 000 (28 Million four hundred twenty eight thousand). Two contractors, Zhora Khan (250 units) and Mamondo (58 units) were appointed in January 2017 for a combined 308 units. There was no delivery in 2016/17 financial year and all the 308 units were rolled over into 2017/18 financial year.

In 2017/18 financial year, the target for disaster housing assistance programme is 408 units (100 roll-over from 2015/16) and 308 (roll-over from 2016/17) with a combine budget of R30 914 000 (R30 million). Two contractors, Zhora Khan (250 units) and Mamondo (58 units) were appointed in February 2017 for the 308 units. Rheinland Investment and Muthathe are working on roll-over of 100 units.

2. MILITARY VETERANS HOUSING PROGRAMME

2.1. Background

In 2012, the National Department of Military Veterans (DMV) and the National Department of Human Settlements (DHS) signed a Memorandum of Agreement (MoU) towards the provision of housing for Military Veterans. This was followed by a Service Level Agreement (SLA) between the DMV and individual Provinces. In Limpopo province, a total of 411 people that are on the National database of Military Veterans are in need of housing. The HDA was appointed as the Implementing Agent for the programme on 30 November 2015. The province is implementing a 75m² floor area as opposed to the 55m² approved in the housing policy. The subsidy quantum was not amended to match the increased floor area, which has contributed to slow delivery in the implementation of the programme.

2.2. Targets

The target for 2015/16 financial year is 132 units, with a budget of R14 525 000 (R14.5 million). Two contractors – Namely Siyakhanya Construction (44 units) and Deep Space (44 units) were appointed in June 2016. 24 units were withdrawn from Siyakhanya Construction due to poor performance. In February 2017, Siyakhanya Construction surrendered the balance of the 20 units, citing that the project is not profitable and that the units are extremely scattered.

Additional two contractors were appointed in November 2016 for a combined total of 66 units. Ntjie Construction was appointed for 24 units that were withdrawn from Siyakhanya. MTTP was appointed for 44 units. In February 2017, MTTP surrendered all the 44 units, citing similar reasons to those raised by Siyakhanya Construction.

3. ENHANCED PEOPLES' HOUSING PROCESS (EPHP)

3.1. Background

Enhanced Peoples Housing Programme (EPHP) is a process where beneficiaries are actively involved in the decision making over the housing process, product and contribute towards the building of their own homes. The beneficiaries are drivers of the EPHP in partnership with a Housing Support Organisation, the Municipality and Province. The HDA was appointed for the programme on 30 November 2015 for 50 units in Greater Letaba and another 50 units in Elias Motsoaledi. No funds were transferred to HDA in 2015/16 financial year. The contractor, Zhora

Khan was appointed in February 2016. No housing units were delivered in 2015/16 financial year; therefore the whole amount of R8.3 million was rolled-over into 2016/17 financial year.

3.2. Targets

The target for EPHP in 2015/16 financial year (which was rolled-over to 2016/17) was 90 units with a budget of R8 300 000 (R8.3 million). A contractor – Zhora Khan Developers was appointed in February 2016 for construction of 90 units in Greater Letaba (50 units) and Elias Motsoaledi (40 units).

The target for EPHP in 2016/17 financial year is 100 units with a budget of R9 260 000 (R9.2 million). Two contractors were appointed as follows;

4. MARAPONG CRU

4.1. Background

The Lephalale CRU project is to be developed at former Marapong Hostel in Lephalale Municipality, Waterberg District. The project will deliver 514 Community residential Units (CRU), which include 8 disabled units, 6 live work units and a community Centre as well as internal services. The existing hostel buildings will be demolished. This CRU project will provide a new catalysis for development in the township and a new life for the existing residents and those in need of rental accommodation due to the growth of the town.

The contractor for the 514 units at Lephalale CRU was appointed by CoGHSTA. However, the contract of the professional team that developed designs and concepts has expired. As a result, the HDA (in August) was appointed as an Implementing Agent. The HDA will ensure that there is a Principal Agent to provide a professional team consisting an Architect, Civil/Structural Engineer and Electrical Engineer, Quantity Surveyor and project manager to provide professional engineering and project management services. The HDA is appointed at a value of R17 880 000 to secure a principal agent. The Principal Agent (S&W Limpopo) was appointed in December 2016.

4.2. Targets

The overall target under the Marapong CRU project is to deliver 514 units in 24 months. The work consists of the single and double storey cluster of flats, community centre, guard house, engineering services and security fencing around the development. The types and number of buildings are as follows:

Reference	Building Type	Unit	Type	No. of blocks	No. of Units
Block 2a	2 Bedroom	3 Unit	Duplex	49	147
Block 2b	2 Bedroom	3 Unit	Duplex	24	48
Block 2c	2 Bedroom	2 Unit long	Duplex	14	28
Block 2d	2 Bedroom	4 Unit	Simplex	21	84
Block 2e	2 Bedroom	2 Unit	Duplex	8	16
Block 2f	2 Bedroom	2 Unit W&L	Duplex	1	2
Block 2g	2 Bedroom	4 Unit W&L	Duplex	1	4
Block 1a	1 Bedroom	2 Unit	Simplex	6	12
Block 1b	1 Bedroom/Studio	5 Unit	Duplex	11	55
Block 1c	1 Bedroom/Studio	10 Unit	Duplex	11	110
Block 3a	Disable	2 Unit	Simplex	4	8
TOTAL				150	514

The target for 2017/18 financial year is 250 units with a budget of R106 000 000.00 (R106 million).

5. MARAPONG RELOCATION

5.1. Background

In terms of the Medium Term Strategic Framework, the Limpopo Department of CoGHSTA has to deliver 1050 units under Community Residential Units Programme (CRU). The CRU facilitates the upgrading and re-construction of old hostels for conversion into habitable/proper family units. The Limpopo CoGHSTA has identified Marapong Hostel (Lephalale Municipality) as a priority to be developed under the CRU programme. The hostel is currently occupied by 183 households. These households are to be relocated in order to enable construction works to commence on the CRU site at Marapong. CoGHSTA has already appointed a contractor for the CRU, hence an urgent need to relocate the current hostel dwellers.

The site for relocation of the hostel dwellers was identified on erven 10617 and 10618 at Altoostyd. The detail designs and contract documentation for installation of services in the identified erven were completed. The designs are to entail Civil Services, i.e. Water Reticulation, Storm and Sewer Reticulations including other required Structural Components.

5.2. Scope of work

The HDA was appointed as Implementing Agent for the relocation programme in March 2016. The scope of work for the HDA includes the following;

- Development and implementation of the relocation strategy, community facilitation
- Implementation of basic services - water, sewer, electricity and accommodation units for the relocation of 183 households

Expenditure on the project is R6 303 327.06, which is R19, 690 per capita. An additional amount of work, valued at R3.5 million is currently being implemented which include additional toilets and sewer, strengthening of the housing units etc.

6. ALTOOSTYD INTEGRATED HUMAN SETTLEMENTS PROJECT

6.1. Background

The land Altoostyd was procured by Thubelisha Homes on behalf of CoGHSTA in October 2007. The ownership of the land was transferred to CoGHSTA in 2010. Altoostyd is located on the south western side of Lephalale Central Business District (CBD). The site lies south of the Steenbokpan Provincial Road that leads to both Matimba and Medupi Power Stations. The project has a total of 5024 erven incorporating mixed use.

In June 2015, CoGHSTA appointed HDA as implementing Agent for the project over a three year period. In terms of the appointment letter, an amount of R217 315 916.00 is allocated to the HDA to effect the implementation of the project.

6.2. Targets

The targets for Altoostyd in 2015/16 financial year were planning and design i,e designs for bulk connectors, flood line investigations and market feasibility.

The targets for 2016/17 financial year can be summarised as follows;

- 2000 serviced sites at a cost of R91 375 000.00 (including professional fees)
- Town planning (revised layout plan, opening of township register, transfer of erf 11563)
- 2.4 km of water pipeline and 9 km of bulk electrical line installed including associated infrastructure at a cost of R32 800 000.00