

HOUSING SECTION 80

26 FEBRUARY 2019

SEPARATE COVER 1



SETTLEMENTS DEVELOPMENT GRANT 2019/20

IGR MEETINGS WITH MUNICIPALITIES

**Tuesday, 22nd January 2019 N
MOKHESI**

PRESENTATION OUTLINE

- Executive Summary
- Planned Top structure projects, 2019 - 2020
- Planned infrastructure 2019 – 2020
- Accreditation support
- Title Deeds Restoration Project

- Compliance Matters

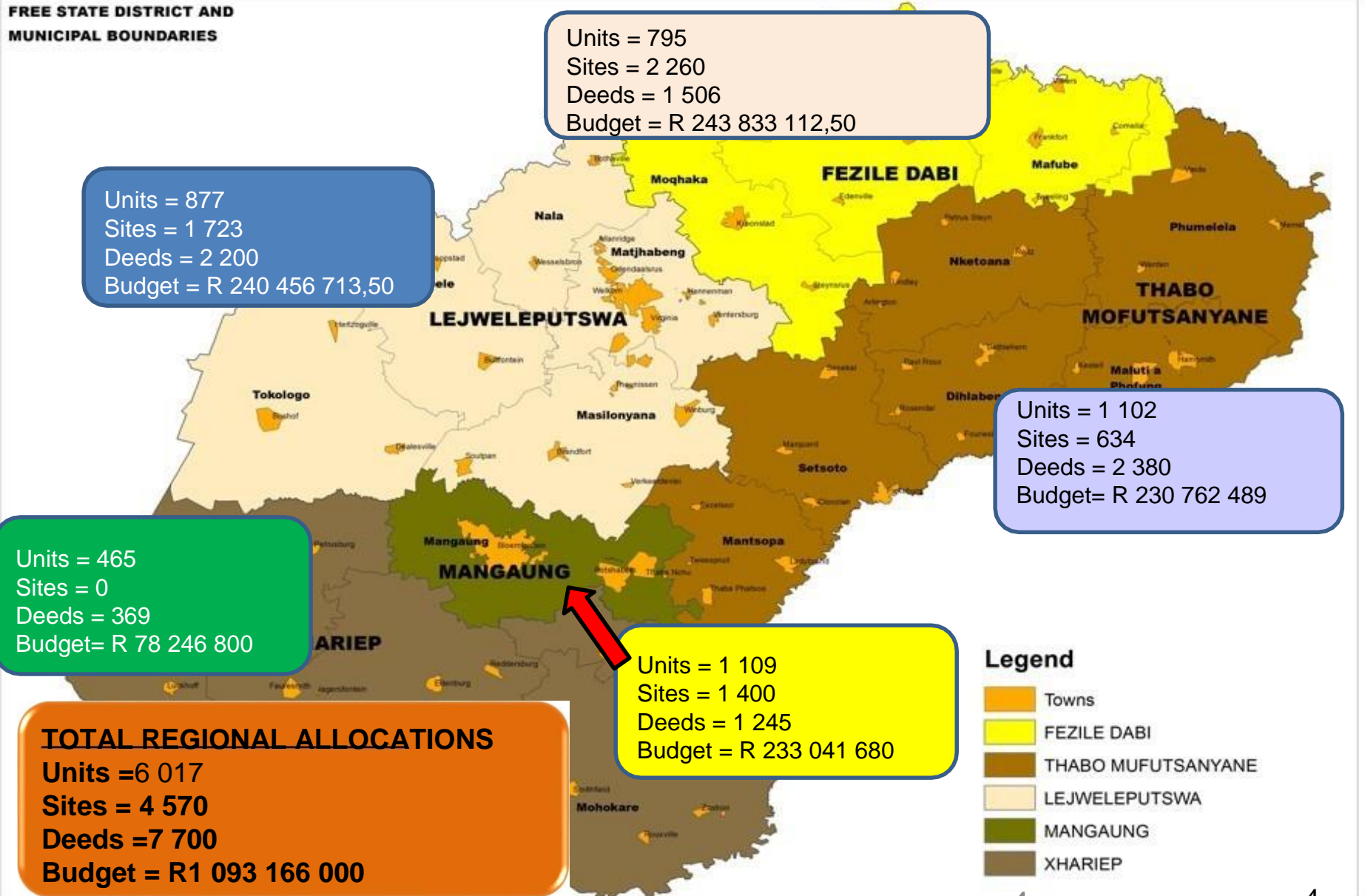
INFRASTRUCTURE BUDGET

- National HSDG allocation = **R1 093 166 000**
- Prov. Mil Vets Top up funding = R 0
- Provincial funding (Two – Roomed & Incompletes) = R 31 000 000
- Expanded Public Works Programme (EPWP)= R 2 166 000
- **THE OVERALL BUDGET FOR THE PROVINCE IS = R1 126 332 000**

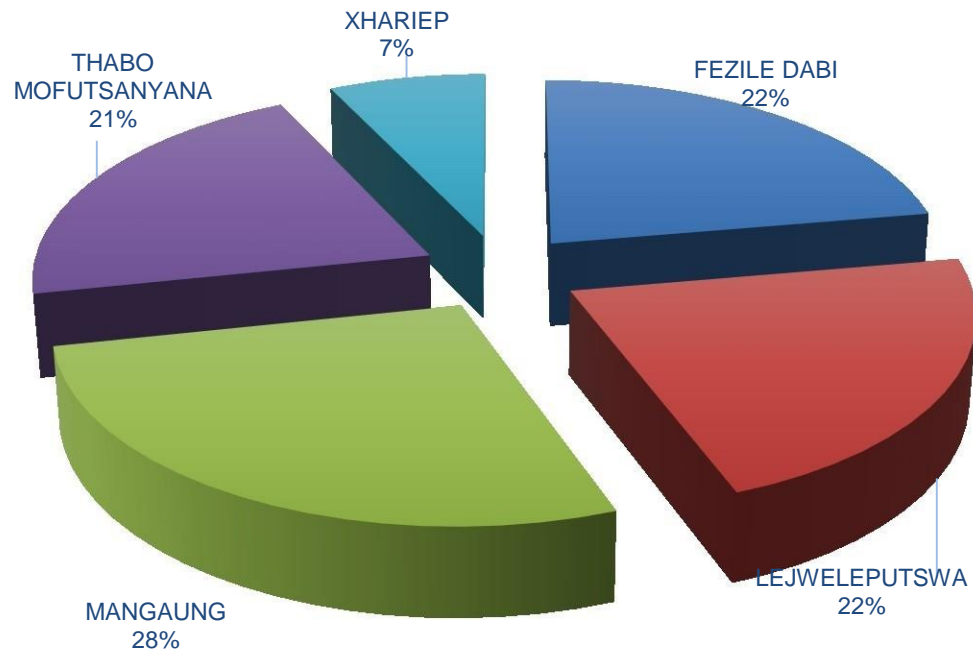
- Sites (6 017)= R 212 990 000
- Units(4 570) = R 650 826 368
- Title Deeds: Current (7 700) = R 11 002 000

GEOGRAPHIC SPLIT

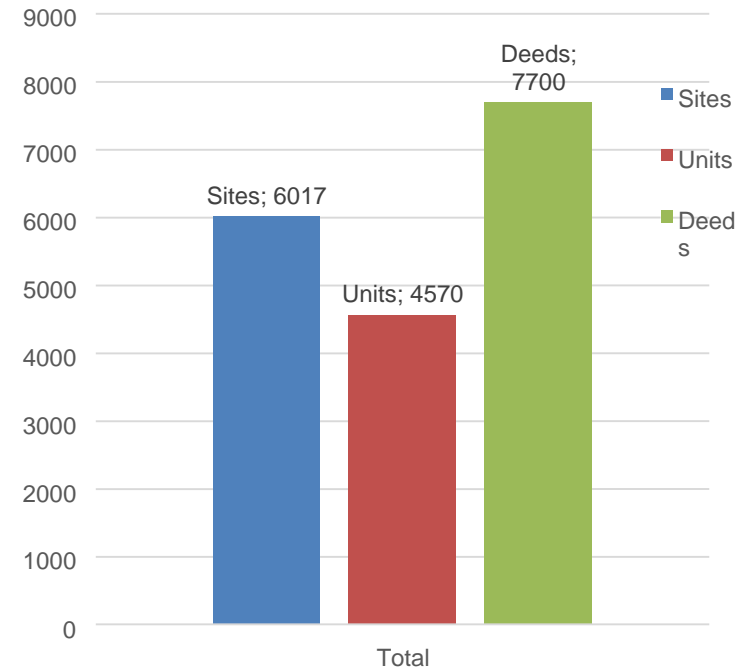
FREE STATE DISTRICT AND MUNICIPAL BOUNDARIES



Allocation per District



Allocation per Deliverable



EXECUTIVE SUMMARY

The overall budget for the Matjhabeng LM is R 156 452 962

(Mining Towns Allocation):

(R 59 498 000)

- Sites (1723) R 62 800 000
- Units(552) R 88 345 114
- New Title Deeds (1267) R 1 267 000 • Accreditation Support R 4 040 848



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PLANNED TOP STRUCTURE PROJECTS



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MATJHABENG LOCAL MUNICIPALITY

CURRENT HOUSING PROJECTS

TownP	Project Name	2019/20 Target	Budget	Project Status
MATJHABENG LOCAL MUNICIPALITY		552	99 061 089	
HENNENMAN	Hennenman - 111Amkelo Land Rest 2013/14(Apolo Const 2010/2011 Hennenman - 106 units	50	7 699 000	Contractor not on site
	Hennenman-140 C Max 2013/14 (African Log 100 2010/11)	34	5 249 120	Project completed
	Welkom-100 Incomplete Project Double Step (2010/2011) Hennenman	29	4 469 720	Contractor on site
ODENDAALSRUS	Odendaalsrus - 300 Tsa Kasi Trading and Projects M2M Projects Incomplete 2013/14 (Manthabi Civil and Projects (2010/11)	26	3 995 680	Project completed
VENTERSBURG	Ventersburg - 80 Future Solar	3	482 040	Project completed
	Ventersburg 100 Mixed Development Topstructure	87	13 457 160	Contractor on site
VIRGINIA	Viginia Ext 5 100 Units	100	13 095 000	New project
WELKOM	Hostel: Welkom Hostel G	-	14 137 614	Contractor on site
	Welkom - 1424 IRDP Thandanani Thabong Ext 22 2014/15 Maono Construction	2	397 360	Project complete
	Welkom - 1424 IRDP Thandanani Thabong Ext 22 2014/15 Tebcon Developers	41	6 593 880	Contractor on site
	Welkom - 1700 Subs Quick Leap Investments (2012/2015)	24	4 000 320	Contractor not on site

	Welkom - 300 Procurement Machaba (2005/2006)	6	922 080	Project complete
	Welkom - 381 Double Step 2014Project (Devinfra Trust)	20	3 073 600	Contractor on site
	Welkom - 62 Military Veterans Ithuteng Consultancy	14	3 561 635	Contractor on site
	Welkom Rheederspark 100 Units	100	15 468 000	New project
	Welkom-100 Incomplete Project Double Step (2010/2011) Welkom	16	2 458 880	Project not on site
Grand Total		552	99 061 089	



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INFRASTRUCTURE PROJECTS



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MATJHABENG LOCAL MUNICIPALITY

INFRASTRUCTURE DELIVERY PROJECTS 2019 - 2020

Town	Project Name	Planned 2019/20	Budget	Project Status
MATJHABENG LOCAL MUNICIPALITY		1 723	79 450 000	
HENNENMAN	Matjhabeng: Water and Sewer for 854 sites in Hennenman, Phomolong	400	10 500 000	
ODENDAALSRUS	Matjhabeng: Water And Sewer Kutlwanong EXT 13 2900 (k10)	300	21 100 000	
VENTERSBURG	Ventersburg 100 Mixed Development Infrastructure	73	1 000 000	
WELKOM	Water and Sewer for 873 sites Welkom, Thabong Ext 27 (Phokeng)	250	14 000 000	
	Welkom Hani Park (Thabong Ext 18)	500	22 500 000	

	Welkom Thabong Ext 11(Dichocolateng)	200	10 350 000	
Grand Total		1 723	79 450 000	



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13

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CONTINUED SUPPORT TOWARD Pre -ACCREDITATION

ACCREDITATION SUPPORT

Activities that are:

With support of HDA we will continue assisting this municipalities with this outstanding documents to prepare them for Assessment:

MATJHABENG LOCAL GOVERNMENT

1. Housing Sector Plans - Moqhaka and Maluti –a- Phofung LM
2. Spatial Development Framework – Dihlabeng LM
3. Infrastructure Master Plan – Matjhabeng LM

PLANNED

ACTUAL

**EXPECTATIONS (by year
end)**

- Infrastructure Master Plan (Water and Sewer)
- Final Master Plan submitted on 17 January 2018;
- Final amendments to be made and approved at the PSC scheduled for 23 January 2019



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TITLE DEED RESTORATION

TITLE DEED RESTORATION

2019 - 2020

Town	Target	Budget
MATJHABENG LOCAL MUNICIPALITY	1831	R3 204 250
ALLANRIDGE	118	R206 500
HENNENMAN	197	R344 750
ODENDAALSRUS	148	R259 000
VENTERSBURG	171	R299 250
VIRGINIA	251	R439 250
WELKOM	946	R1 655 500
Grand Total	1831	R3 204 250



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COMPLIANCE MATTERS



MUNICIPAL COMPLIANCE

- ☐ Land Availability
- ☐ Bulk Services
- ☐ Layout Plan
- ☐ General Plan
- ☐ Approved building plan
- ☐ Site numbers
- ☐ Interim inspections
- ☐ Occupation certificate

NEW NHBRC WORK PROCESS

ENROLMENT PROCESS TO BE FOLLOWED

- All the projects must be enrolled for Project and Home enrolment.
- There are 2 types of enrolment for Greenfields and for brownfields projects.

- **GREENFIELDS ENROLMENT PROCESS**

- Project enrolment process:-

- Projects must be enrolled at infrastructure level.
 - Project enrolment fee 1.0% of the subsidy quantum per site.

- Home enrolment process:-

- Project must be enrolled before construction of houses start.

- The home enrolment fee is 0.75% of the subsidy quantum per house.



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ENROLMENT PROCESS TO BE FOLLOWED cont.....

- **BROWNFIELD BROJECTS (CONSOLIDATION)**

- Brownfield project enrolment is done for both Project and Home enrolment as consolidated.
- The enrolment fee is 2.01% of the subsidy quantum per house.

- **THE ENROLMENT PROCESS IS CONSIDERED FINALIZED WHEN THE PAYMENT BY THE DEPARTMENT IS DONE.**



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INSPECTION PROCESSES AND CLAIMS

- The NHBRC will do a minimum of 4 inspections per house.
- Inspections will be co-ordinated with the Department Technical and Project Managers .
- The NHBRC will not sign on the claim.
- The NHBRC will give an inspection report to the Department.

- A Final Unit Report will be issued by NHBRC on every completed house.
- Municipality inspection technician is still required for each of the inspections



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Working
Together and
Joining Hands,
We will do More



End of Presentation

