Urban Water and Housing Infrastructure for Economic Development

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May 2018

Conceptual Framework

- Housing complementarities $\rightarrow$ services decrease construction costs
- Supply shock $\rightarrow$ cheaper formal houses, fewer nearby houses
- Amenity effect $\rightarrow$ enjoy living near high quality houses

Expected Completion Dates for Uncompleted Projects

- Treasury Budget Reports (2004–2009): 134 Projects
  - Match 114 with over 60% string similarity
  - 44 names match exactly
- Completed projects: 3 yrs from start to sale (on average)
- Uncompleted projects: expected sale yr = start yr + 3 yrs
  - 99 total → 65 dated projects

Why were some projects canceled?

- "R95m down the tubes as housing project picked apart brick by brick" (Timeslive, 2017)
  - Disputes over beneficiaries; disagreement with security contractor

- "MEC Mashatile delays Munsieville Ext 5 multimillion housing project" (DA-GPL, 2017)
  - Initiated in 2009; lacked approval from all agencies

- "Objections put R242m housing project on hold" (IOL News, 2016)
  - Failed environmental impact assessment

Project Status

Table: Project Status

	Unconstructed	Constructed
Implementation, Completed	5	18
Planning	12	8
Future, Investigating, Proposed	18	5
Uncertain	2	0
No Description	28	37

Source: Admin. project data

Note: some projects have multiple
status keywords in their descriptions

Project Descriptives

Table: Descriptives at Baseline

	Uncompleted	Completed
Number of Projects	65	68
Area (km2)	2.21	3.62
Completed Houses (per km2)		516
Informal Buildings (per km2)	1,194	997
Formal Buildings (per km2)	355	428
House Price (Rand)	113,956	88,781