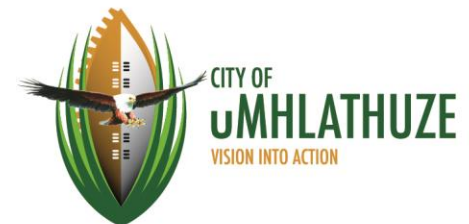


# **PRESENTATION ON UMHLATHUZE MUNICIPALITY SOCIAL HOUSING**

**14 October 2020**



# PROGRESS ON CURRENT PROJECTS AND PARTNERING WITH SHI'S

There are currently three social housing projects that the Municipality is currently busy with and they fall within approved restructuring zones. These projects are align to SDF and IDP and they are within the Human Settlements Priority Housing Development Areas (HSPHDA).

## **Dumisani Makhaye Village Housing Project**

- Two phases (Phase 6 & 8: Social Housing in Phase 6)
- Housing Instrument: IRDP (FLISP, BNG & Social Housing)
- Number of social housing units: 1020 units
- Bulk Services: internal services have been completed.
- The site is ready for social housing

# CONTINUES

## Aquadene Housing Project

- Housing Instrument: IRDP (FLISP, BNG & Social Housing)
- Number of social housing units: 1000 units .
- Bulk Service: Internal services sitting at 94%
- Contract completion date: November 2020
- The site is ready for social housing especially Phase 1 where there are social housing sites.

# CONTINUES

## Empangeni Mega Housing

- The project has two phases and we are currently busy with Phase 1.
- Housing Instrument: IRDP (BNG, Service Sites, FLISP & Social Housing)
- Initial social housing was not part of Phase 1, we had to changed some of the FLIPS high density sites.
- Feasibility study has been done.
- We are currently waiting to do the site evaluations then advertise for SHI.
- Bulk Services: Internal services have been completed.
- Phase 1 is ready for social housing

We are ready to commence with phase 2 internal services which also has social housing units.

# PROCESS OF PERTNERING WITH SHI

- The SHI's are appointed per project and through an open tender process.
- They are requested to submit Proposals.
- Currently two SHIs have been appointed for Dumisani Makhaye Village and Aqaudene housing projects.
- The SHI for Dumisani Makhaye Village Housing project (IRDP) is Milestone Social Housing Institute and Aquadene Housing Project (IRDP) is Dezzo Social Housing Agency.
- We have signed a 35 years Lease Agreements with the SHI's and we are in the process of finalising the Project Agreements. They have also started with packaging of the projects for endorsement by PSC. We anticipate to introduce them in the next PSC and also make presentation before end the year.

# MUNICIPAL CAPACITY TO DELIVER SOCIAL HOUSING

- Currently the municipality has not implemented such a programme.
- We are currently utilising some of the colleagues within the human settlements unit and also utilising Property Section within the municipality on certain matters.
- The SDF unit also assist us in identifying suitable land for housing.
- Legal Section assists in legal matter especially crafting and vetting of agreements.
- We have also requested additional staff as the unit specifically to deal with Social Housing, CRU/Hostels and FLISP (Project Manager and two senior housing officers.
- We are one of the municipalities that have been selected to participate on SHRA Municipal Social Housing Support Programme.

# CHALLENGES

- No major challenges as the issue of capacity is currently being dealt with and we have managed to get the structure approved.

# THANK YOU / SIYABONGA