

ANNEXURE 10.2

BUSINESS PROCESSES FOR LAND ACQUISITION

1. IDENTIFICATION OF THE LAND NEED (MUNICIPALITY IN TERMS OF THE IDP/DEPARTMENT OF HOUSING)
 - SUSTAINABLE HUMAN SETTLEMENTS
 - NEED IN TERMS OF GEOGRAPHICAL LOCATION
 - AFFORDABILITY
2. IDENTIFICATION AND AVAILABILITY OF LAND
 - WILLING SELLER
 - PUBLIC LAND
 - POTENTIAL FOR PRO-ACTIVE ACQUISITION (EXPROPRIATION)
3. DETERMINE THE SUITABILITY OF LAND (FEASIBILITY STUDY)
(HOUSING: COST DRIVER)
 - GEOGRAPHY/LOCATION
 - GEOTECHNICAL. STUDIES
 - TOPOGRAPHICAL AND ENVIRONMENTAL STUDIES
4. ACQUISITION OF LAND
 - 4.1 PROJECT IDENTIFICATION REPORT STAGE (PLANNING GRANT RELEASED)/CONDITIONAL APPROVAL
 - REVIEW THE LAND SUITABILITY STUDY
 - REDEFINITION OF PROPERTY BOUNDARIES IF APPLICABLE
 - LAND VALUATION
 - DETERMINATION OF "RIGHTS IN LAND" EXCEPT OWNERS (LAND RIGHTS AUDIT)
 - 4.2 DESIGNATION STAGE/FINAL APPROVAL
 - PAYMENT OF PURCHASE PRICE
 - TRANSFER TO MUNICIPALITY
 - CONDITIONS OF TRANSFER – NATORIAL DEEDS

- (A) APPROVAL OF DEVELOPMENT AREA WITHIN 24 MONTHS OF TRANSFER
- (B) UTILISE INTENDED USE WITHIN 60 MONTHS
- (C) MUNICIPALITY TO SAFEGUARD THE PROPERTY FROM INVASION/EROSION/ETC.
- (D) MUNICIPALITY NOT TO USE ACQUIRED PROPERTY FOR ANY OTHER PURPOSE OTHER THAN THE INTENDED PURPOSES
- (E) MUNICIPALITY TO SEEK APPROVAL FROM DLA TO CHANGE INTENDED ACTION, IF MUNICIPALITY DECIDES OTHERWISE.

LAND AFFAIRS COST DRIVERS:

1. COSTING
2. VALUATION
3. ACQUISITION
4. TRANSFER
5. SURVEYING OUTER BOUNDARIES

HOUSING: COST DRIVER

1. FEASIBILITY STUDY