

BITOU MUNICIPALITY



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BITOU MUNISIPALITEIT



UMASIPALA WASE BITOU

BITOU LOCAL MUNICIPALITY

DEPARTMENT / SECTION

Community Services / IHS

PURPOSE OF PRESENTATION

GRDM INTEGRATED HUMAN SETTLEMENTS (IHS) STRATEGIC PLAN





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IHS Objectives / Functions

- To provide human settlements administration and support to address the housing needs in Bitou area
- Manage administrative processes of housing applications and provisioning to ensure proper service delivery to the community
- Render administrative support services and ensure implementation of electronic and digital application system
- Coordinate housing projects in rural areas and emergency housing provision
- To dignify the lives of the poor through provision of affordable housing, upgrading of informal settlements and servicing the farming community by promoting ownership of properties
- Research, develop and implement strategic human settlements plans

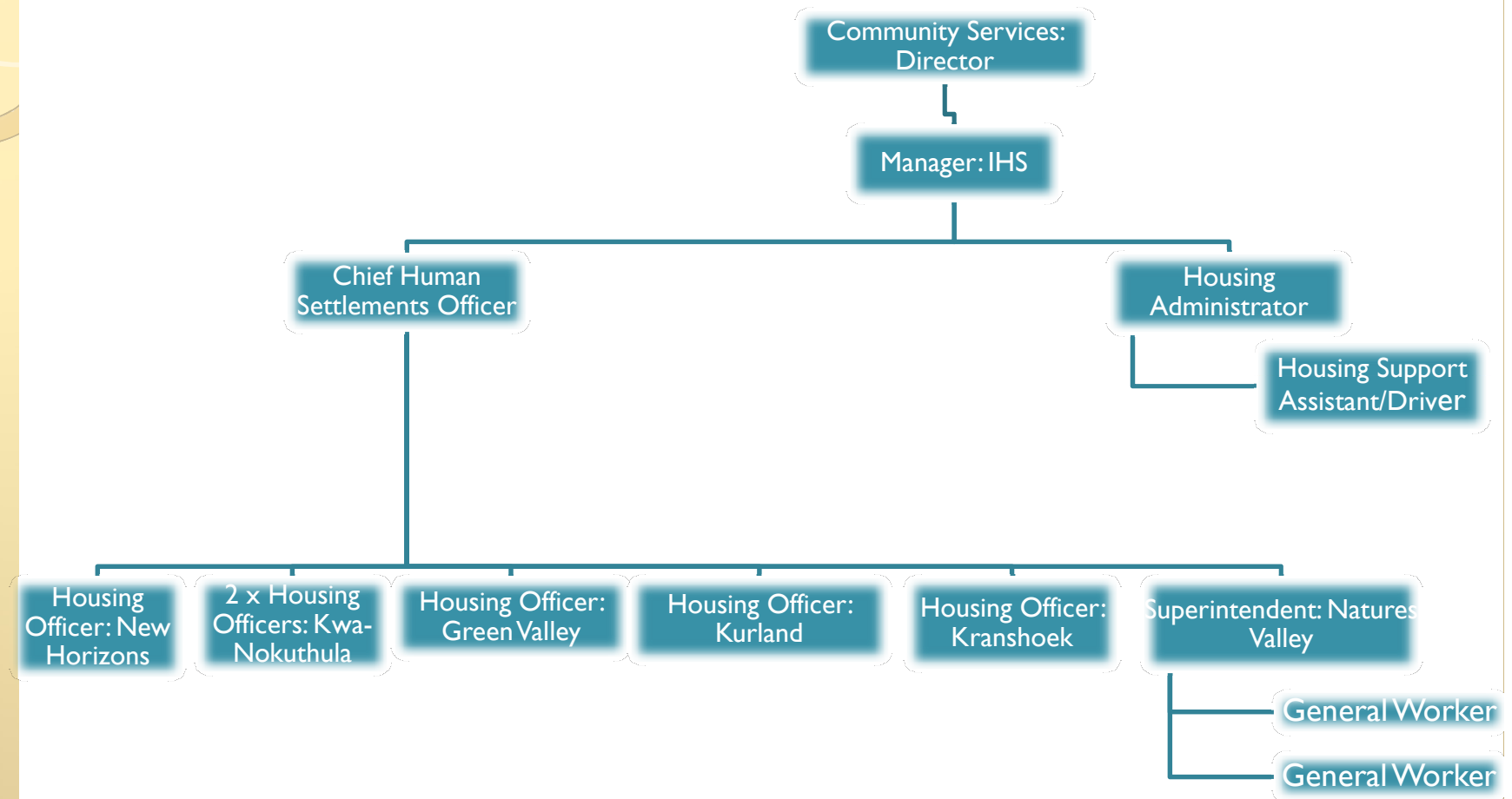
IHS Scope of Services

Key Management Areas	Description of activities
Housing Strategies	<ol style="list-style-type: none"> 1. Government Subsidy Housing 2. Community Residential Units 3. Upgrading of Informal Settlements Programme 4. Emergency Housing Programme 5. Financed Linked Individual Subsidy Programme
	<ol style="list-style-type: none"> 6. Social Housing 7. Farm Residents Programme
Housing Applications	<ol style="list-style-type: none"> 1. Housing Demand Database 2. Ensuring that all required original certified documentation is in place (ID; Address)
Human Settlements Strategies	Research, develop and implementation of human settlements plans
Procurement	Plan and acquire products, services or results, and manage supplier relationships.
Risk	Identify and manage threats and opportunities.
Stakeholder	Identify and manage the project stakeholders.

IHS Key Deliverables

No	Name of Stage	End-of-Stage Deliverable (Output)	Key Person to Review and Accept Deliverable	Key Person to Approve Deliverable	Project Value
0	Research	Identification of housing needs	PM	DIR	All
1	Project Management	Developing of strategies, applications for funding and planning	PM	DIR	All
2	Strategic resourcing	Procurement Strategy	PM	DIR	
3	Pre-feasibility	Pre-feasibility Report	PM	DIR	>R20m
	Preparation and briefing	Service Level Agreement	PM	DIR	All
4	Feasibility	Feasibility Report	PM	DIR	>R2m
	Concept and viability	Inception Report	PM	DIR	>R2m
5	Design development	Design Report	PM	DIR	
6	Design documents	6A Production information	PM	BSC	All
		6B Manufacture, fabrication and construction	PM	N/A	All
7	Works	Practical Completion Certificate	PM	PM	All
8	Handover	Completion Certificate and Record Drawings	PM	DIR	All
9	Package completion	Final Approval Cert., Final Payment Certificate and Close-out Report	PM	DIR	All

IHS Organogram



IHS Programme and Project Rollout Interventions

HUMAN SETTLEMENT DEVELOPMENT GRANT: R34,860,000.00

Project	Sites	Units	Funding R'000
Qolweni/Bossiesgif Phase 3A (433) Top Structure	0	66	10,560
New Horizons Ebenhaeser (Portion 20)	204	0	16,400
New Horizons Ebenhaeser (Portion 3)	0	0	1,000
Shell Ultra (85)	0	0	600
Green Valley/Wittedrift Phase 2 (425)	0	0	1,200
Kwa-Nokuthula Phase 5 (914)	0	0	2,500
Kw-Nokuthula Phase 6 (389) buffer	0	0	1,100
Kurland (1500)	0	0	1,500

NB: Qolweni/Bossiesgif Phase 3A (169) Top Structures is being implemented by Province directly

IHS: Status Quo of Housing Approvals & Funding Arrangements

Housing Pipeline Projects	Approvals/Projects	Units	Status Quo of Approvals
Kwa-Nokuthula IRDP Phase 4 – 441 Top Structures	Approved	441	Recon Account needs to be compiled by both Bitou and DoHS; Project completed with only 17 structures to be reconstructed
Shell Ultra City (Social Housing/FLISP)	Environmental approvals in place; Geotechnical Report has been completed	80	Tranche 1.1 and 1.2 for FLISP/Social units were approved; PIR application was submitted May 2018; Development strategy not finalised; GP registration outstanding
Qolweni Phase 3A (Top Structures)	Approved	169	Construction in progress (Resolution no. 19/124)
Qolweni Phase 4 (UISP)	Environmental approved; Geotechnical report completed	685	Qolweni Phase 4 GP outstanding; Resolution obtained for provision of engineering services subject to allocation of subsidies
Qolweni Phase 5 (UISP)	Environmental approved; Geotechnical report completed	99	Town Planning application to be submitted subject to public participation; PIRA to be submitted after town planning approval

IHS Demand Database

District	Municipality	No. Reg dates	No ID no.s	No Res. Address	No First names
Garden Route DM	Bitou	1	0	494	2



IHS Key Challenges

- Housing Selection Policy was approved in 2014 and the review was done in 2021 without amendments to the existing policy
- No Human Settlements Strategy in place
- No strategy to address the middle-income home seekers
- Population growth rate of the municipality far exceeds the provision of human settlements rate (Population rate at 5.35% per annum as per the 2011 census data)
- Unavailability of developable land for human settlements



IHS Summary

- Bitou Municipality seeks assistance in developing policies and strategies that will address the current human settlement challenges
- The time between application and approval must be reduced to fast track service delivery
- Eradication of informal settlements needs to be the focal point and more funding must be directed towards that goal (same strategy or even better that was used to eradicate bucket system can be used)
- The number of families using one communal toilet and standpipe needs to be revisited as it poses hygiene and health risks

Enkosi/Thank You/Dankie

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