

**Report by the Honourable NP Nkonyeni MPL, MEC for Human Settlements and Public Works in KwaZulu-Natal on the plans and progress to release land at the disposal of the state for site and service to afford households the opportunity to build and own homes, Legislature Budget Sitting, 18 September 2020**

Honourable Speaker:

Honourable Premier, Sihle Zikalala;

Honourable Members of the Executive Council;

Honourable Members of the Provincial Legislature

Members of the public following us on this virtual platform;

Sanibonani, Good Day everyone;

In the Freedom Charter our movement made the commitment:

***“There Shall be Houses, Security and Comfort!***

***All people shall have the right to live where they choose, be decently housed, and to bring up their families in comfort and security;***

***Unused housing space to be made available to the people;***

***Rent and prices shall be lowered, food plentiful and no-one shall go hungry ....”***

As an African National Congress-led government we have worked hard over the past twenty-six years of freedom and democracy to honour this covenant with our people.

Our track record of housing service delivery in our Province and nationally is a powerful one but much more still needs to be done.

The KZN Department of Human Settlements developed a Policy for the Disposal of Serviced Sites which was approved by the Executive Authority in November 2018.

The objective of the Serviced Sites Programme is to make available, through relevant processes, appropriately sized, well-located residential serviced sites to meet the gap market and affordable housing needs.

We define the gap market at two levels. The first is families earning between R3501-00 and R22 000-00 per month which place them outside the criteria for BNG government housing but usually not enough to secure a bank loan.

The second category are families earning between R22 001-00 and R40 000-00.

Disposal of Serviced Sites at a fair market value to persons earning R22 001-R40 000 is limited to 30% of the project.

Our interventions are categorised over the short, medium and long term.

In the short term of up to 12 months, we have three approaches:

1. Individual Serviced Sites (infill) requiring geo-technical assessment and valuations prior being released;

2. Projects where planning has been completed with minimal pre-construction activities / processes envisaged prior to being serviced and / or bulk services to be finalised; and
3. Parcels of land, requiring sub-division and limited servicing.

In the medium term spanning 12 to 24 months we have provisions for:

1. Well-located land parcels requiring nominal town planning activities and servicing; and
2. Projects where planning has been completed and requires key pre-construction activities/ processes prior to being serviced and / or bulk services to be finalised.

In the longer term, exceeding 24 months, our considerations are:

1. Well-located land parcels requiring comprehensive town planning and associated specialist investigations prior to being serviced;
2. The proposed projects being adversely impacted due to no / inadequate bulk services; and
3. The acquisition of land, comprehensive planning and servicing of proposed projects on well-located private land parcels.

Honourable Speaker, Honourable Members, please allow me now to unpack the implementation of the disposal of serviced sites.

Our investigations have revealed that it would be beneficial to explore various mechanisms that include:

Disposing a fully packaged development inclusive of serviced site, approved building plan and subsequently a fully constructed top structure;

Subject to the beneficiaries' income level and affordability;

The Appointment of Implementing Agents.

**Ukwenza isibonelo sokuqala nje kumuntu ohlomulile ohola phakathi kuka R3501-00 no R22 000-00 ngenyanga ngaphansi kwaloluhlelo loku kungenziwa ngendlela yokuthi ibe imali yokuthenga indlu isine plan yayo ithengwa kuloyo osuke ethuthukisa leyondawo ngomhlaba odayiswe ngo R55 000 futhi izokwakhiwa ngendlela efiswa yilowo ohlomulile kuncike kakhulu emalini ayiholayo.**

Ama plans alezindlu azodwetshwa osoNkontileka. Uma ngenza esinye isibonelo sesibili kumuntu ohlomulile ohola phakathi kuka R22 001 no R40 000 ngenyanga ngaphansi kwaloluhlelo loku kungenziwa ngendlela yokuthi ibe imali yokuthenga indlu isine plan yayo ithengwa ngqo kuloyo osuke ethuthukisa leyondawo emhlabeni odayiswe ngenani eligculisayo kuwo wonke umuntu. futhi izokwakhiwa ngendlela efiswa yilowo ohlomulile kuncike kakhulu emalini ayiholayo.

Nalapha futhi imidwebo yezindlu ehlukahlukene nawo azodwetshwa uSonkontileka

Futhi sisezinhlelweni zokudlulisela iziqephu zomhlaba koMasipala ukuze bazithuthukise ukwakha ingqalasizinda ezobasiza ukwandisa imali engenisa inzuzo kubo oMasipala.

Honourable Speaker, Honourable Members, please allow me now to detail the projections with regard to the release of serviced sites.

Kulonyaka wezimali esikuwo ka 2020/2021, sihlose ukukhipha iziza esezilungisiwe ukuthi kwakhiwe kuzo isamba sazo esingu **784** kulezindawo ezilandelayo:

uThukela (Inkosi Langalibalele at Wembezi B) = **309**

King Cetshwayo (Umhlathuze at Brackenham, Aquadene and Empangeni IRDP Mega Project) = **475**

Onyakeni olandelayo ka 2021/2022 sihlose ukukhipha iziza esezilungisiwe ukuthi kwakhiwe kuzo ezingu **313** kulezindawo ezilandelayo:

King Cetshwayo (UMlalazi at Rutledge Park) = **73**

UThukela (Alfred Duma at Acaciaville 250) = **100**

EThekwini Metro (Seaview, Bluff, Wentworth Sites) = **56**

Ugu (Umdoni at Ifafa Sites) = **33**

uMzinyathi (Endumeni at Glencoe, Dundee Sites) = **51**

Umhlaba esihlose ukuwukhipha ekuhambeni kwesikhathi sibheke ukuthola iziza ezingu **4 520** kulezizindawo ezilandelayo:

uThukela (Alfred Duma) = **3 720**

Ugu (Greater Kokstad) = **800**

The approved Human Settlements Policy for the Disposal of Serviced Sites will enable the Department to sell serviced sites to beneficiaries who are willing to build their own homes with this kind of support from government.

Honourable Speaker, Honourable Members, I am pleased to inform the House that:

1. The Allocations and Dispute Resolution Committees has been appointed and a meeting was held on 4 November 2019 to familiarise the Committee with the programme;
2. Submissions for the appointment of an Implementing Agent from the Built Environment database to undertake the architectural design of house plans for various income groups as well as facilitate the off plan sale and subsequent construction of houses for qualifying beneficiaries, on undeveloped land earmarked for serviced sites are being processed;
3. Approval has been received for Brackenham and Wembezi B Serviced Sites;

4. Approval of Disposal of Serviced Sites at market value to persons earning R22 001-R40 000 obtained. Limited to 30% of the project; and
5. Meetings with respective municipalities are in process.

Last but not least, I am also pleased to inform this august House that just yesterday we received correspondence from the Minister of Human Settlements Ms LN Sisulu acceding to the request sent to her office in February this year for funding of projects under the Rectification Programme policy instrument.

The total funding provided equates to R232, 3 million and this will go a long way to assist with the refurbishment mainly of pre-1994 housing stock.

Honourable Speaker, Honourable Members, I thank you for the opportunity to present this report on the plans and progress to release land at the disposal of the state for site and service to afford households the opportunity to build and own homes.

***Umntu Ngumuntu Ngekhaya***

**We are growing KwaZulu-Natal together.**

