



LIMPOPO  
PROVINCIAL GOVERNMENT  
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF  
CO-OPERATIVE GOVERNANCE,  
HUMAN SETTLEMENTS AND TRADITIONAL AFFAIRS

# REPORT ON INTEGRATED SUSTAINABLE HUMAN SETTLEMENTS PROGRAM AND PROJECT PERFORMANCE

## NCOP VISIT 12 SEPTEMBER 2023

BROUGHT TO YOU BY MULTI-AWARD WINNING DEPARTMENT



# PRESENTATION OUTLINE

## 1. Purpose of the Presentation

## 2 Introduction

## 3. Performance

- ✓ Housing Units
- ✓ Servicing of Sites
- ✓ Blocked Housing Projects
- ✓ Military Veterans Programme
- ✓ Community Residential Units

## 4. Challenges and Interventions

# 1. PURPOSE OF THE REPORT

The purpose of the report is to appraise the NCOP on the performance of human settlements portfolio projects for 2023/24 financial year, with special focus on the Mopani and Vhembe Districts.

## 2. INTRODUCTION

The HSDG Budget allocation for 2023/24 is **R946 060 000** while ISUPG allocation is **R281 341 000**. The allocated budget is earmarked to deliver **7 291** units and **1 639** sites.

### Financial Performance

- The cumulative expenditure for HSDG as at end August 2023 is **R 601 820 596** translating to **64%** of the original budget.
- The cumulative expenditure for ISUPG as at end August 2023 is **R 57 726 950** translating to **21%** of the original budget.

### Non-Financial Performance- Housing Units

- The housing units delivered as at end August 2023 are **2161** against a target of **7 291** units translating to **45%**

### Non-Financial Performance- Sites

- There were **820** sites delivered as at end August 2023 against an annual target of **1 639 sites**.

### Non – Financial Performance- Title Deeds

- There were **1 009** title deeds transferred as at end August 2023 against an annual target of **1 500** translating to **67%**.

# PROJECTIONS vs EXPENDITURE FROM 2022/2023 FY 31 AUGUST 2023



# **Performance for the Mopani and Vhembe Districts 2019/2020FY - 2023/2024FY**

# MOPANI DISTRICT

MUNICIPALITY	2019/20		2020/21		2021/22		2022/23		2023/24	
	Allocated	Completed	Allocated	Completed	Allocated	Completed	Allocated	Completed	Allocated	Completed
1 TZANEEN	300	288	165	165	92	90	242	242	445	279
2. LETABA	511	498	80	80	112	112	80	80	125	46
3.BAPHALABOR WA	180	177	80	80	39	39	85	68	200	40
4.MARULENG	264	264	135	135	80	80	80	80	125	69
5.GIYANI	443	443	275	275	0	0	225	225	445	279
<b>TOTAL</b>	<b>1708</b>	<b>1670</b>	<b>735</b>	<b>735</b>	<b>323</b>	<b>321</b>	<b>712</b>	<b>695</b>	<b>1340</b>	<b>713</b>

# VHEMBE DISTRICT

MUNICIPALITY	2019/20		2020/21		2021/22		2022/23		2023/24	
	Allocated	Completed	Allocated	Completed	Allocated	Completed	Allocated	Completed	Allocated	Completed
<b>1 COLLINS CHABANE</b>	570	570	200	80	202	202	420	420	400	11
<b>2. THULAMELA</b>	451	451	240	240	418	418	456	402	525	83
<b>3.MUSINA</b>	365	365	280	280	267	267	258	258	445	84
<b>4.MAKHADO</b>	300	300	80	80	112	112	114	88	280	0
<b>TOTAL</b>	<b>1686</b>	<b>1686</b>	<b>880</b>	<b>680</b>	<b>999</b>	<b>999</b>	<b>1248</b>	<b>1168</b>	<b>1670</b>	<b>178</b>



# 2023/24 PROJECTS UNDER IMPLEMENTATION

# MOPANI DISTRICT- HOUSING UNITS

Item no	Name of the Contractor	Municipality	Units allocated	Beneficiaries approved	% Approval	Units enrolled	Enrolment status	Enrolment date	Handing over date	Actual construction start date	Progress Report				% Project Average	Expenditure		
											Fnd	W/P	R/F	Bal		Budget	Expenditure	Balance
1	Emole	Letaba	80	80	100%	80	Enrolled	23/05/2023	18/04/2023	29/05/2023	14	08	37	21	59%	R 11 177 760	R 4 582 882	R 6 594 878
2	Fliudcon	Letaba	45	45	100%	45	Enrolled	16/05/2023	18/04/2023	19/05/2023	15	15	09	06	53%	R 6 287 490	R 2 661 704	R 3 625 786
3	Jamnar	Giyani	200	200	100%	200	Enrolled	23/05/2023	20/04/2023	22/05/2023	0	71	128	1	88%	R 33 032 400	R 21 070 077	R 11 962 323
4	Catch 22	Giyani	200	200	100%	200	Enrolled	16/05/2023	20/04/2023	16/05/2023	42	34	115	09	76%	R 33 032 400	R 19 701 002	R 13 331 398
5	MCTEE	Giyani	45	45	100%	45	Enrolled	09/05/2023	20/04/2023	17/05/2023	0	9	36	0	93%	R 6 287 490	R 5 198 773	R 2 233 517
6	Mabaleng	Greater BaPhalaborwa	200	200	100%	200	Enrolled	03/05/2023	21/04/2023	17/05/2023	23	55	40	82	42%	R 27 944 400	R 10 297 510	R 17 646 890
7	Mothikeni	Maruleng	80	80	100%	80	Enrolled	14/04/2023	18/04/2023	15/05/2023	11	17	34	18	61%	R 11 177 760	R 5 812 435	R 5 365 325
8	Mona Holdings	Maruleng	45	45	100%	45	Enrolled	03/05/2023	18/04/2023	17/05/2023	0	0	35	0	85%	R 6 287 490	R 4 003 035	R 2 284 455
9	Ramkol	Tzaneen	200	200	100%	200	Enrolled	05/04/2023	19/04/2023	27/04/2023	02	61	136	01	89%	R 33 163 400	R 23 493 778	R 9 669 622
10	Asima	Tzaneen	200	200	100%	200	Enrolled	05/04/2023	19/04/2023	09/05/2023	11	45	124	20	79%	R 33 173 400	R 17 882 587	R 15 280 813
11	Wenzile	Tzaneen	45	45	100%	45	Enrolled	03/05/2023	19/04/2023	16/05/2023	08	08	19	10	60%	R 6 287 490	R 2 752 524	R 3 534 966
<b>TOTAL</b>			<b>1340</b>	<b>1340</b>	<b>100%</b>	<b>1340</b>					<b>136</b>	<b>323</b>	<b>713</b>	<b>168</b>	<b>73%</b>	<b>R 209 003 030</b>	<b>R 117 456 307</b>	<b>R91 546 723</b>

**All projects are above 50% complete, except for Mabaleng projects in BaPhalaborwa at 42%**

# VHEMBE DISTRICT- HOUSING UNITS

Item no	Name of the Contractor	Municipality	Allocation	Handing over date	Actual construction start date	Beneficiaries approved	% Approved	Units enrolled	Enrollment status	Actual enrollment date	Progress Report				% Project Average	Expenditure		
											Fnd	W/P	R/F	Balance		Contract Amount	Actual Expenditure	Balance
1	Nhloholori Tilo Trading	Collins Chabane	200	01/06/2023	10/07/2023	185	93%	200	Enrolled	30/06/2023	9	27	0	164	11%	R 28 017 000	R 1 753 511	R 26 263 489
2	Somandla Trading	Collins Chabane	200	01/06/2023	03/07/2023	189	95%	200	Enrolled	21/06/2023	12	37	11	140	20%	R 28 017 000	R 2 759 509	R 25 257 491
3	Elimash Trading cc	Thulamela	200	18/04/2023	21/04/2023	199	100%	200	Enrolled	24/04/2023	27	29	34	110	31%	R 33 451 000	R 8 612 362	R 24 838 638
4	Nrath Trading	Thulamela	45	18/04/2023	23/04/2023	45	100%	45	Enrolled	26/04/2023	9	15	0	21	29%	R 6 303 825	R 1 942 000	R 4 361 825
5	Ratshatsha	Thulamela	80	18/04/2023	25/04/2023	80	100%	80	Enrolled	26/04/2023	5	33	0	42	30%	R 11 206 800	R 2 410 204	R 8 796 596
6	Ten-Diwanga Invest	Thulamela	200	18/04/2023	24/04/2023	200	100%	200	Enrolled	03/05/2023	20	35	49	96	40%	R 33 451 000	R 13 719 688	R 19 731 312
7	Mvudi Park Trading	Musina	45	18/04/2023	22/05/2023	45	100%	45	Enrolled	19/05/2023	4	9	10	22	39%	R 6 289 749	R 3 231 110	R 3 058 639
8	Roswika Civils	Musina	200	18/04/2023	08/05/2023	200	100%	200	Enrolled	20/04/2023	13	12	41	134	27%	R 28 017 000	R 6 091 879	R 21 925 121
9	Splash Splash	Musina	200	18/04/2023	08/05/2023	200	100%	200	Enrolled	26/04/2023	64	32	33	71	38%	R 28 017 000	R 8 949 194	R 19 067 806
10	Tubatse Products	Makhado	200	20/04/2023	02/08/2023	187	94%	200	Enrolled	10/07/2023	9	0	0	191	2%	R 28 017 000	R 0	R 28 017 000
11	Kumbatia Holdings	Makhado	80	20/04/2023	15/05/2023	75	94%	80	Enrolled	03/05/2023	3	34	0	43	30%	R 11 206 800	R 2 382 260	R 8 824 540
<b>Grand Total Vhembe</b>			<b>1650</b>			<b>1650</b>	<b>97%</b>	<b>965</b>			<b>175</b>	<b>263</b>	<b>178</b>	<b>1034</b>	<b>25%</b>	<b>R 241 994 174</b>	<b>R 51 851 717</b>	<b>R 190 142 457</b>

**Overall district performance below the provincial performance- not project is above 50%**

# MOPANI DISTRICT SERVICING OF SITES

MOPANI SERVICES																
Item no.	Name of the Contractor	Project Number (HSS No)	Municipality	Sites Rolled over	Progress report						Service d sites	% Project Average	Expenditure			
					Water		Sewer		Roads				Rollover Budget	Expenditure	% Expenditure	Balance
1	Lumar Consulting Engineer	N21060005	Giyani	365	0	0%	0	0%	0	0%	0	81%	R 4 395 983	R0	0%	R4 395 983,00
2	KIPP	N21080003	Giyani	Refurbishment of waste water treatment works	N/A	0	0%	0%	N/A	0	98%	R 4 216 426	R4 013 485	95%	R202 941,16	
<b>Total</b>					N/A	0	0%	0%	N/A	0	0%	R8 612 409	R4 013 485	47%	R4 598 924	

# VHEMBE DISTRICT SERVICING OF SITES

Name of the Contractor	Municipality	Scope of work	Site handover	Progress Report					% Project Average	Budget	Expenditure	Balance
				Report in %	Design and Approval in %	Construction in %	Practical in %	As built Drawing and handover in %				
Kipp Consulting Engineers	Musina	Inter water connection	Yes	100%	100%	95%	95%	0%	78%	R 1 557 307,00	1 554 531	R2 776
Kipp Consulting Engineers	Musina	Campel sewer plant	Yes	100%	100%	0%	0%	0%	40%	R 2 259 600,00	R 0,00	R2 259 600
Kipp Consulting Engineers	Musina	Upgrading of sewer line	Yes	100%	100%	0%	0%	0%	76%	R 2 134 062,00	R 0,00	R2 134 062
Kipp Consulting Engineers	Collins Chabane	Refurbishment and upgrading of sewer pump station	Yes	100%	100%	70%	70%	0%	70%	R 2 520 000,00	R 412 500,00	R2 107 500



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# VHEMBE DISTRICT SERVICING OF SITES

Item No	Name of the Contractor	Municipality	Scope of work	Site handover	Progress Report					% Project Average	Budget	Expenditure	Balance
					Report in %	Design and Approval in %	Construction in %	Practical in %	As built Drawing and handover in %				
5	Kipp Consulting Engineers	Collins Chabane	Upgrading/construction of bulk sewer line	Yes	100%	100%	58%	58%	0%	58%	R 1 260 000,00	R 731 368,80	R528 631
6	Kipp Consulting Engineers	Collins Chabane	Construction of sewer line Mavuyisi School and Shopping Complex	Yes	100%	100%	30%	30%	0%	30%	R 2 310 000,00	R 623 373,00	R1 686 627
<b>Total</b>					<b>100%</b>	<b>100%</b>	<b>44%</b>	<b>44%</b>	<b>0%</b>	<b>44%</b>	<b>R12 040 969</b>	<b>R3 321 773</b>	<b>R8 719 196</b>



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# VHEMBE DISTRICT SERVICING OF SITES

Item	Name of the Contractor	Municipality	Bulk Sewer Scope	Additional scope of work			Progress this week		Cummulative Progress		Percentage	Average	Budget as per HSS	Expenditure per HSS	Balance as per HSS
				Installation of Bulk Sewer	Installation of Manholes	23 Manholes	1800m Bulk sewer	23 Manholes	Commulative 1800m Bulk sewer	23 Manholes					
1	Rhandzo Projects	Tshikota Extension 1	1800m	1800m	23 Manholes	-	-	1000	-	-	56%	R3 127 320,00	R1 476 730	R1 650 590,00	
<b>Total</b>			<b>1 800m</b>	<b>1 800</b>	<b>23</b>	<b>-</b>	<b>-</b>	<b>1000</b>	<b>-</b>	<b>-</b>	<b>56%</b>	<b>R3 127 320,00</b>	<b>R1 476 730,00</b>	<b>R1 650 590,00</b>	

# BLOCKED HOUSING PROJECTS

- Limpopo had 161 blocked projects on the Housing Subsidy Systems due to several reasons such as:
  - Non-performance by contractors
  - Contracts lapsed,
  - Terminations,
  - Balances still reflecting on projects
- NHBC has been engaged to do structural integrity assessment on blocked projects older than 5 years, and the first Phase has been completed.
- The second Phase will entail the remainder of the units that are on the HSS reflecting as blocked.
- In the last financial year, 933 units in 15 projects were planned for unblocking and all of them were completed.
- For 2023/24 FY, 350 units in 26 projects will be unblocked in all districts.



# BLOCKED PROJECTS ON HSS

District	Total No of projects	2023/24 Projects	Municipalities	Total Units	Progress
Vhembe	33	7	Makhado, Musina and Thulamela	108	Contractors Appointed & Site Handover is in progress
Mopani	37	5	Greater Tzaneen, Baphalaborwa and Greater Giyani	29	Contractors Appointed & Site Handover is in progress
<b>Total</b>	<b>70</b>	<b>12</b>		<b>137</b>	

# Military Veterans Housing Support Programme

Guided by the beneficiary approvals by the Department of Military Veterans, a total of 100 units is planned for the construction of houses for military veterans in the Province for the 2023/24 FY . The table below indicate the areas for Mopani and Vhembe Districts

District / Region	Municipality	Number of Units	Project Status
<b>Vhembe</b> <b>Total: 14</b>	Thulamela	10	Contractors Appointed & Site Handover is in progress
	Musina	04	Contractors Appointed & Site Handover is in progress
<b>Mopani</b> <b>Total: 08</b>	Ba-Phalaborwa	03	Contractors Appointed & Site Handover is in progress
	Greater Tzaneen	05	Contractors Appointed & Site Handover is in progress

# MOPANI DISTRICT – TALANA CRU

- The Talana Hostel, in the Greater Tzaneen Municipality (GTM) is one of the hostels that have been identified as a priority for upgrading.
- The intention is to develop a medium density development in 1 – 3 storey walk-ups with a mix of units including 2 bedroom self-contained and 1 Bedroom self-contained. The aim of the mix is to provide a choice of units linked to different rentals.
- The project will be a complete redevelopment of hostel complexes, including the demolition of the Existing Hostel Units and the Informal Houses (shacks).
- The Department sourced a Service Provider to undertake the feasibility study, project designs and packaging, and full costing with the necessary tender and contract documentations.
- Feasibility Study, Project Designs and Packaging have been completed.
- The project is currently on procurement phase for a principal agent.

# VHEMBE DISTRICT - TSHIKOTA CRU

- **Tshikota Hostel**, in **Makhado Municipality** is one of the hostels that have been identified as a priority for upgrading.
- The intention is to develop a medium density development in 1 – 2 storey walk-ups with a mix of units including 2 bedroom and 1 Bedroom units with 6 disabled units.
- Number of units to be developed = **118**
- The procurement of Principal Agent and Contractor has been finalized.
- The contractor is currently on site installing engineering services.
- Anticipated completion date is March 2025.

# DELIVERY OF BULK INFRASTRUCTURE IN PRIORITY DEVELOPMENT AREA'S

- The province has experienced challenges regarding availability of bulk infrastructure which impeded servicing of sites.
- Lack of bulk infrastructure led to relocation of projects thereby leading to limited sites available to service.
- The department has assessed areas that require bulk infrastructure in order to unlock provision of serviced sites.
- The assessment was categorized into various needs like; bulk water, bulk sewer including sewer treatment works, storage, pump stations and connector lines.
- For the 2023/24 financial year, the focus is mainly on engineering designs and developing procurement documentation for appointment of contractors for bulk construction. Appointments have been made for all projects.
- The bulk projects are shown in the slides below:

# MOPANI DISTRICT - BULK INFRASTRUCTURE

## 2023/24 FY

### Bulk Sewer Pipeline

Project Description	Municipality	Project Budget	Progress to date
1. Bulk Sewer Pipeline in Giyani	Greater Giyani	R 9,307,659.60	Kick-off is scheduled for the 08 Sep 2023.
2. Bulk Sewer Pipeline in Siyandani	Greater Giyani	R7,021,450.00	Kick-off meeting took place on the 31st July 2023.
3.Sewer pump station and Upgrading and construction of Bulk Sewer pipeline in Ha-Mawasha	Greater Tzaneen	R8,091,400.00	Kick-off is scheduled for the 08 Sep 2023.
<b>TOTAL</b>		<b>R24,420,509.60</b>	

### Sewer Treatment Plant

Project Description		Project Budget	Progress to date
4.Sewer Treatment Plant in Giyani H	Greater Giyani	R19,153,962.35	APPOINTED
<b>TOTAL</b>		<b>R19,153,962.35</b>	
<b>SUB-TOTAL</b>		<b>R43,574,471.95</b>	



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# VHMEMBE DISTRICT - BULK INFRASTRUCTURE

## 2023/24 FY

### Bulk Sewer Pipeline

Project Description	Municipality	Project Budget	Progress to date
1. Bulk Sewer Pipeline in Volgelenzang	Musina Local Municipality	R 8 ,025,238.75	Kick-off took place on the 29 August 2023.
2. Bulk Sewer Pipeline in Masisi	Musina Local Municipality	R 7 ,673,763.75	Kick-off meeting took place on the 20 July 2023.
3. Bulk engineering services for elevated Reservoir in Masisi	Musina Local Municipality	R 4 ,165,011.28	Kick-off is scheduled for the 15 Sep 2023.
4. Buk water pipeline in Nancefield	Musina Local Municipality	R 6 ,309,169,22	Kick-off is scheduled for the 15 Sep 2023.
<b>TOTAL</b>		<b>R 32 ,959,299,00</b>	

# CHALLENGES AND MITIGATIONS

PRIORITY AREA	CHALLENGES	MITIGATIONS
Expenditure on conditional grants	Lack of infrastructure database/records from the Municipalities delays engineering services designs	Appointment of professional service providers was made to determine the required information, e.g capacity of water source, level of consumption (bulk services)
	Inadequate capacity of planning units in both the department and Municipalities	<ul style="list-style-type: none"> <li>• Appointment of two additional engineers in the department, as well as internal transfer of town-planners to Human Settlements Branch to build internal capacity.</li> <li>• Department outsourced PRT to augment project Planning and project management</li> </ul>
	Underperforming contractors	Invoked relevant clause in the contract by issuing Mora letters, reductions and terminations .
Blocked Housing Projects	Incomplete structural audit to inform intervention	Phase 1 of the Integrity Structural Audit by NHBC has been completed. 350 units prioritised in the 2023/24 financial year



# Thank You



-  0800 687 432 (Housing enquiries)
-  0800 864 729 (Premier Hotline)
-  17737 (Presidential Hotline)
-  [www.coghsta.limpopo.gov.za](http://www.coghsta.limpopo.gov.za)

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