



## **The Leadership Housing Forum**

# **The Proposed Housing Development Agency – Implications for Municipalities**

HOUSING DEVELOPMENT AGENCY



# WORK IN PROGRESS

- **The HDA is work-in-progress both conceptually and logistically.**
- **The Act was signed into law on the 23 September 2008.**
- **The approval will trigger:**
  - **Appointment of the Board**
  - **Appointment of Senior Staff**
- **Corporate Plan awaiting Treasury approval – initiating funding flow.**
- **Proposed inauguration: 30 November 2008.**



# FACILITATION ROLE

**HDA will support public/private sector partners to deliver:**

- **sustainable human settlements;**
- **informal settlement upgrades and**
- **the institutional housing programme.**

**HDA will specifically attempt to bolster government capacity at all levels to ensure development of planned projects.**

*(continued...)*



## **FACILITATION ROLE cont.**

**HDA will become the strategic implementation agency to package and release land as agreed with relevant strategic project partners in the project.**

**The packaged land will then be handed over to the project owner for development.**

**HDA will then monitor project in line with approved feasibility budget and programme.**



# THE CONCEPTUAL FRAMEWORK FOR THE HDA

- **Facilitate acquisition of land and landed property in a manner that complements capacities of government across all spheres.**
- **Fast-tracking of land acquisition and housing development services to create sustainable human settlements.**
- **Facilitate the planning processes to ensure proclamation of land for integrated human settlement.**

*(continued...)*



# **THE CONCEPTUAL FRAMEWORK FOR THE HAD cont.**

- **Ensure appropriate government funding flows and subsidies for:**
  - **Land and Building acquisition**
  - **Planning and proclamation process**
  - **Bulk and internal infrastructure development**
  - **Social infrastructure development**
  - **Top structures**
- **Supervise and monitor the development of the land.**



# ACQUISITION OF STRATEGICALLY SITUATED LAND AND BUILDINGS

**HDA to establish policy framework to define strategic location and project criteria to support integrated human settlement developments.**

- **Project criteria to include:**
  - **Fit with relevant IDP priorities at local /provincial / national levels**
  - **Impact and scale for location densification, value for money, provision of bulk social, transport and economic infrastructure**
  - **Availability of funding for acquisition of land, bulk infrastructure, social infrastructure and top structures**
  - **Market demand for mixed-use development**

*(continued...)*

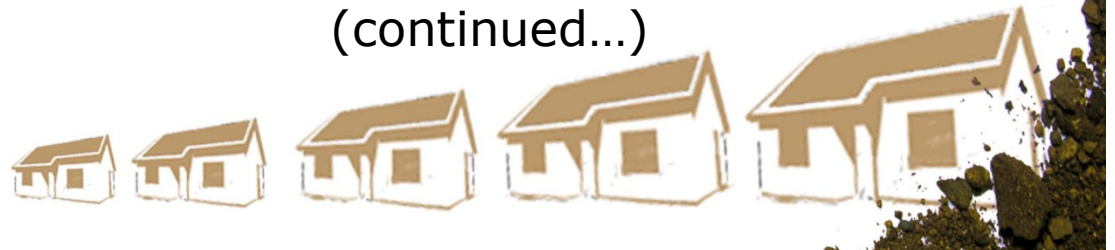


# **ACQUISITION OF STRATEGICALLY SITUATED LAND AND BUILDINGS cont.**

**It is anticipated that the legal, corporate and financial structure of the HDA will allow it to:**

- Work with local, provincial and national government agencies and private sector landowners to package and release the land.**
- Acquire and dispose of land currently owned in both private and public domains which fit with the IDPs of local authorities for integrated human settlements via purchase and land availability agreements or other appropriate mechanisms in line with the PFMA and MFMA.**

(continued...)





# **ACQUISITION OF STRATEGICALLY SITUATED LAND AND BUILDINGS cont.**

**– Unblock the release of public and private land and buildings through:**

- The establishment of MOUs with the Departments of Land Affairs, Public Works, Public Enterprises (and various state owned enterprises), and Provincial and Local Government**
- Regulations gazetted in terms of the founding legislation**
- Providing legislative content to the concept of ‘priority development area’ as provided for in Section 7(3) of the HDA Bill**



# **FACILITATE THE PLANNING PROCESS TO ENSURE PROCLAMATION OF LAND FOR INTEGRATED HUMAN SETTLEMENT**

- **Environmental Planning**
- **Geotechnical Studies**
- **Township Establishment**
- **Planning and Design approval**
- **Clearance certificates**
- **Project Management**



# ENSURE APPROPRIATE GOVERNMENT FUNDING FLOWS

- **Land and building acquisitions:**
  - to come from HDA capital.
- **Planning and Proclamation**
  - to come from HDA capital.
- **Bulk and internal infrastructure development**
  - funded from MIG; INEP; Neighbourhood Development Grant.
- **Social infrastructure development.**
- **Top Structures: national government subsidies.**
- **Ensure tax effective implementation of project.**



# **SUPERVISE AND MONITOR THE DEVELOPMENT OF LAND**

- **The HDA will NOT project manage or physically do the development.**
- **Once project is approved, land acquired, township proclaimed and established and funding secured – HDA will handover implementation to the project owner, and monitor that it is developed according to approved programme and budget.**



# PIPELINE

**Develop a pipeline of between 3 and 5 projects for approval by November 2008.**



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**THANK YOU**

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