MKHAMBATHINI MUNICIPALITY

**DRAFT housing structure plan 2024/2025**

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**Table 57: Projects Under Implementation Stage**

|  |  |  |  |
| --- | --- | --- | --- |
| **PROJECT NAME** | **HOUSING UNIT** | **COMPLETION YEAR** | **STATUS** |
| Maqongqo Rural housing Project | 500 | 2015-2019 | Under construction |
| Kwa-Mahleka Rural Housing Project | 500 | 2015-2019 | Under construction |
| KwaNjobokazi Rural Housing Project | 401 | 2015-2019 | Under construction |
| Ward 7 Housing Project (Phase 1) | 500 | 2017-2021 | Completed |
| Ward 7 Housing Project (Phase 2) | 300 | 2017-2021 | Under construction |
| OSS 100 Maqogqo | 100 | 2017-2021 | completed |
| Ward 2 and 5 OSS 100 | 106 | 2022-2024 | Under construction |
| OSS 32 | 26 | 2022-2024 | Under construction |

**Table 58: Projects at Planning Stage**

|  |  |  |  |
| --- | --- | --- | --- |
| **PROJECT NAME** | **HOUSING UNITS** | **EXPECTED COMPLETION YEAR** | **STATUS** |
| Stockdale Project | 250 | 2018-2021 | detailed environmental study is being done |
| Portjie Slums Clearance Project | 500 | 2018-2021 | land issues |

**Table 59: Projects at Inception Stage**

|  |  |  |
| --- | --- | --- |
| **PROJECT NAME** | **HOUSING UNITS** | **STATUS** |
| Rental stock | 400 | Planning stage |
| Rural housing Project Ward 2 | 1000 | Planning stage |
| Rural housing Project Ward 5 | 1000 | Planning stage |

**Table 60: Housing Projects Breakdown**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **PROJECT NAME** | **WARD** | **NO OF SUBSIDIES** | **PROJECT VALUE** | **MONIES SPENT TO DATE** | **START DATE** | **END DATE** | **HOUSES BUILT TO DATE** |
| KwaMahleka Rural Housing | 5 | 500 | R36 742 530 | R30 587 428.433 | June 2012 | December 2023 (EOT Submitted) | 359 |
| KwaNjobokazi RuralHousing | 4 | 400 | R43 093 048.55 | R 18 692 141.06 | March 2013 | October 2024 | 132 |
| Maqongqo Rural Housing | 1 | 500 | R 39 260 581.55 | R 39 247 733.25 | May 2007 | December 2023 | 457 |
| Ward 7 Housing Project (Phase 1) | 7 | 500 | R 64 147 395.00 | R 62 116 684.50 | March 2017 | January 2021 | 500 |
| Ward 7 Housing Project (Phase 2) | 7 and 6 | 300 | R 58 016 269.66 | R 27 039 403.34 | August 2020 | March 2024 | 114 |
| OSS 100 Maqongqo | 2 | 100 | R 10 685 051.00 | R8 414 784.17 | May 2017 | June 2021 (Completed) | 98 |

**Table 61: Potential Housing Projects**

|  |  |
| --- | --- |
| **Stockdale:** | This project has been recently approved by the Department of Human Settlements for 250 units for the Financial Year. |
| **Portje:** | This is a slums clearance project which is planned to have approximately  481 units. However, there is a land issue, the owners challenged the expropriation. |
| **Mkhambathini Ward 7 & 6:** | A service provider has been appointed and currently on site for the construction stage. No challenges reported. |
| **Mkhambathini Wards 2 & 5:** | These are new projects and the service provider as be appointed and he is currently on site busy with stage 1. The project is planned for 2021-2024 financial years. |

**Table 62: Other Potential Projects**

|  |  |
| --- | --- |
| **WARD** | **NUMBER OF BENEFICIARIES** |
| Mkhambathini Ward 6 | 200 units |
| Mkhambathini Ward 3 | 400 units |

Middle income development the land is owned by eThekwini Metro. The municipality is engaging the Metro to transfer the land with an aim of building rental stock.

**2016 COMMUNITY SURVEY INDICATOR**

**Table 63: Dwelling Type**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Year | **FORMAL** | **TRADITIONAL** | **INFORMAL** | **OTHER** |
| 2011 | 26040 | 1347 | 2723 | 380 |
| 2016 | 32904 | 1563 | 3052 | 374 |

Source: (2011 Census and 2016 Community Survey Stats SA)

**OPERATION SUKUMA SAKHE: HOUSING DELIVERY CASES**

* + - * 32 units have been profiled from various wards. The service provider has been appointed but reluctant to start the construction due to the reasons that the houses are far apart and this might cost more than the allocated funds. Discussions are held with other service provider.
      * Beneficiaries assisted under Mbambangalo Project, all houses are completed, 5 beneficiaries already benefiting from the Maqongqo Housing Project.
      * The contract for the previously appointed service provider for 32 interventions was terminated in October 2013. A new service provider is being engaged to take over the project. One house got burnt at Maqongqo and will form part of Operation Sukuma Sakhe.
      * Three projects have been identified from ward 2, 5 and 6 and the beneficiaries are currently being verified.

**TOTAL HOUSING DEMAND AND BACKLOG**

The total housing backlog is estimated at 6733 units. These include 6269 dwelling units within the tribal council areas as well as 464 units within the urban areas.