

# Department Planning and Economic Development

Division Housing Administration  
Section Housing Projects

Housing Project Co-ordinator  
Mr. Cupido Jacobs



**DRAKENSTEIN**  
MUNISIPALITEIT • MUNICIPALITY • U MASIPALA WASE

# 1. WHAT DID DRAKENSTEIN MUNICIPALITY DO IN PRACTICE WITH REGARD TO PHP?

- The municipality managed to convert housing projects from Project Linked Subsidy Schemes to Consolidated Subsidy Schemes via the PHP route
- This route was initiated as many beneficiaries could not afford the R2,479.00 contribution.



## 2. WHAT SUPPORT WAS PROVIDED BY THE MUNICIPALITY?

- Approval of house plans within a period of 10 working days after submission by the PHA.
- Manage quality control.
- Co-ordinate project activities with PHA.
- Certification of work in terms of milestones.
- Provide infrastructure - Electrical & Engineering Services.
- Help identify new Projects and to convert Project linked schemes into PHP.
- Assist SO to fast track approval of subsidies at PGWC



### **3. WHAT WERE THE CHALLENGES, PROBLEMS AND NEGATIVE PERCEPTIONS WITHIN THE MUNICIPALITY AND THE COMMUNITY AND HOW WAS IT ADDRESSED? (1)**

- **CHALLENGES**

- Concept was new to beneficiaries as well as municipality.
- Slow construction.
- Lack of training of beneficiaries - building industry.
- Concerned groups formed SO without having the necessary skills and capacity and spoke on behalf of beneficiaries.

- **PROBLEMS**

- Traditional PHP route was initiated which led to poor quality houses.
- Facilitators disappeared after receiving payment for workshops.
- Inexperienced construction controllers.
- Some PHA's lacked administration skills.
- Delivery of building material not in time.



### **3. WHAT WERE THE CHALLENGES, PROBLEMS AND NEGATIVE PERCEPTIONS WITHIN THE MUNICIPALITY AND THE COMMUNITY AND HOW WAS IT ADDRESSED? (2)**

- **PROBLEMS (2)**

- Beneficiaries switched during the project from one facilitator to another.
- Delays in approval of subsidies (WCHDB).
- Availability of title deeds.
- Beneficiaries could not obtain transfer due to non-payment of services and payment of their portion of transfer costs.

- **NEGATIVE PERCEPTIONS**

- Municipality to decide for beneficiaries on the preferred suppliers, account administrators and facilitators.
- Municipality does not attend to beneficiaries' concerns.
- Municipality does not consult and convey decisions to
- community.



### **3. WHAT WERE THE CHALLENGES, PROBLEMS AND NEGATIVE PERCEPTIONS WITHIN THE MUNICIPALITY AND THE COMMUNITY AND HOW WAS IT ADDRESSED? (3)**

- **NEGATIVE PERCEPTIONS (2)**

- Municipality does not attend to poor construction quality and building material provided by builders and suppliers.
- Municipality does not address the builders and suppliers regarding their performance.

- **HOW WAS IT ADDRESSED?**

- Familiarized with PHP programme - officials & beneficiaries.
- Requested Construction Controller to speed up delivery.
- Requested Construction Controller to train and transfer skills to beneficiaries via SETA.
- Agreed to assist by allocating 2 Cuban professionals.
- Converted to Managed / Assisted PHP.



### **3. WHAT WAS THE CHALLENGES, PROBLEMS AND NEGATIVE PERCEPTIONS WITHIN THE MUNICIPALITY AND THE COMMUNITY AND HOW WAS IT ADDRESSED? (4)**

- **HOW WAS IT ADDRESSED? (2)**

- Reported regularly to PGWC – new guidelines regarding payment of facilitators (final payment on completion of houses).
- Requested PGWC to appoint construction controllers with suitable experience and qualifications.
- Requested facilitators to improve beneficiaries' administrative skills.
- Requested SO to order building material in advance (pro - active).
- Allowed beneficiaries to switch if not batched by PGWC and where material has not been delivered.
- Obtained co-operation from PGWC to speed up subsidy approvals.
- Transfer attorneys requested to speed up process and requested beneficiaries to make necessary payments.



### **3. WHAT WAS THE CHALLENGES, PROBLEMS AND NEGATIVE PERCEPTIONS WITHIN THE MUNICIPALITY AND THE COMMUNITY AND HOW WAS IT ADDRESSED? (5)**

- **HOW WAS IT ADDRESSED? (3)**
- Confirmed with beneficiaries in community meetings that they make recommendations to PGWC regarding appointment of suppliers, facilitators, account administrators etc.
- Beneficiary Committee elected by beneficiaries to work closely with municipality in order to address concerns and operate within agreed terms.
- Beneficiary Committees attend site meetings in order to report back to beneficiaries.



#### **4. WHAT BENEFITS ARE THERE FOR YOUR MUNICIPALITY AND THE COMMUNITY WITH THE PROCESS THAT YOU FOLLOW?**

- Skills transfer for the unemployed.
- Used local labour especially in the project area.
- Enhanced house - because of money contribution and used material.
- Better size - 36m<sup>2</sup> - bigger than your Project linked house - 30m<sup>2</sup>.
- People's driven process - ownership of process by beneficiaries.
- No need for R 2479,00.



Thank you.



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