

PGWC: DEPARTMENT OF LOCAL GOVERNMENT & HOUSING HUMAN SETTLEMENT STRATEGY SEMINAR

28 March 2006

SUMMARY OF DAY ONE'S PROCEEDINGS

DEPARTMENT OF
LOCAL GOVERNMENT & HOUSING




BEYOND THE BRICK
FROM INSPIRATION TO IMPLEMENTATION

KEY TASKS FOR DAY ONE: COMMISSION RESPONSES TO THE STRATEGIC THRUSTS

- **HOW DO WE UNDERSTAND / AGREE ON THE KEY STRATEGIC THRUSTS**
- **POSSIBLE AREAS OF COLLABORATION**
- **WHAT ARE THE CONDITIONS OF PARTNERSHIPS?**
- **WHO ARE THE POSSIBLE PARTNERS?**



How do we understand / agree on the key strategic thrusts?

THE PROPERTY MARKET AND STATE LAND COMMISSION

- **BROAD SUPPORT FOR THE THRUSTS WITH SOME SIGNIFICANT RIDERS (EG. MEETING EXISTING COMMITMENTS)**
- **INNOVATIVE SUGGESTIONS ABOUT APPROACH (MEANS TO LEVERAGE ADDITIONAL RESOURCES THROUGH STATE LAND INSTRUMENTS, PROPOSALS ON GAPS IDENTIFIED)**

SOCIAL/RENTAL HOUSING COMMISSION:

- **DEFINITIONAL CLARIFICATION**
- **PROPOSED DIALOGUE FRAMEWORK**
- **INSTRUMENTS AND PRIVATE SECTOR**
- **MULTIPRONGED APPROACH**

IGR/IDP/CAPACITY BUILDING

- **IDENTIFIED NEED FOR STRATEGIC ALIGNMENTS**
- **TARGETTED CAPACITY BUILDING**
- **OPTIMAL USE OF FORUMS**
- **CAPACITY TO DEVELOP PPP CAPABILITIES**
- **ADEQUATE TECHNICAL CAPACITY**
- **UTILISING DEPT CAPACITY BUILDING UNIT**



WHAT ARE OUR POSSIBLE AREAS OF COLLABORATION?

In each commission a number of critical areas were outlined by participants

Significantly, participants pointed to specific areas of collaboration
Each offered particular levels of mutual benefit

But would have to be tailored to specific conditionalities

Example: PROPERTY MARKETS

- Subsidy with additional funding collaboration (formal institutions and private)
- Review of instruments
- Land availability / release partnerships
- Local government policing and enforcement of development criteria and standards
- Co-operative agreements

A comprehensive set of actions were outlined in this commission



WHAT ARE THE CONDITIONS FOR PARTICIPATION?

Conditions were specified per thrust identified and per institutional body

Examples:

- Private sector - financial viability
- State support in areas of risk
- Social compact conditions - signed off
- Use of existing arrangements and agreements as references
- Subject to mandate approvals
- To be constructed to mou's and service level agreements



WHO ARE OUR POSSIBLE PARTNERS?

- International funding - community based development
- National Department of Housing
- National Housing Institutions
- National Research Institutions e.g. CSIR
- Banks
- Provincial Development Agencies
- City / local government/district councils
- University Departments
- Professional Institutes
- Professional Practices
- Sector Developers
- Independent research agencies- studies and research
- Integrated approach to partnerships between developers, banks and land owners
- Estate agents - traditional low income housing areas
- Ngo's/CBO's
- SHI's

