

Abstract

The lack of capacity, coordination and pervasive corruption are the views commonly associated with local implementation agencies particularly when it comes to housing construction and delivery in South Africa. One of the reasons for these views could be associated with the increasing backlog of adequate housing couple with the ever-increasing number of housing need within the country.

From the governmental point of view, a lot of progress regarding housing delivery have been recorded since 1994 through different delivery strategies. However, different spheres of government particularly the local level feels the need that a lot still needs to be done in order to keep up with the increasing demand and also to cater for the sustainability of these different housing projects. The need for a sustainable housing project has resulted to the establishment of The Housing Development Agency (HDA) in 2009 under a close supervision and monitoring by The National Department of Human Settlement (NDHS).

HDA is expected to operate independently in addressing the shortage of housing. Its mandate was that of identifying, acquiring and developing well-located land for building and establishment of human settlements. Established at a National Level, the services they render cut across the provincial and municipal sphere of government. The Housing Development Agency (HDA) has been in charge of Housing delivery over the past 6 years with different development within the Gauteng City Region (GCR) i.e. Johannesburg, Tshwane and Ekurhuleni but despite this, most communities within Gauteng province are far from achieving an integrated and sustainable human settlement.

This research seeks to understand if there are any challenges vis-à-vis coordination between HDA and local implementation agencies in Gauteng province while considering different implementation approaches, strategies, chosen catalytic and interventions in achieving spatial transformation amongst these three selected municipalities.

The research utilized the various reports from present, past and future development strategies of HDA and in comparison, with the three local implementation agencies strategies, diverse qualitative information was collected and analysed in relation to the location of the identified human settlement projects within the GCR areas. Furthermore, Interview guideline questions were structured to guide various interview sessions with senior HDA administrative officials. Conversation analysis method was further used to filter the interview sessions while making sure the confidentiality of my participants is not jeopardized.

Finally, finding from this study highlights that municipalities are striving to achieve a sustainable and socially integrated housing development particularly in Gauteng but the stereotype cross cutting issues like access to information, gender, race, disability and income are serious challenges HDA or any private agency needs to deal with in order for it to achieve any given mandate.