



HOUSING FACT SHEET



“We are recognised leaders in the mining industry for our contribution in improving the accommodation and living conditions of our employees.”



About Impala Platinum's Home Ownership Programme

Implats recognises that its workforce (including its contractors) have the right to reside with their families in housing that is stable, healthy, of adequate size, serviced with basic infrastructure in terms of water, sanitation and electricity, and within commuting distance (60 km) of the workplace.



- All company employees should live in decent accommodation within a reasonable distance from work by 2020.
- Houses are sold at cost to employees with Implats providing interest-free loans of up to one-third of the value of a house, effectively providing the initial deposit while reducing the risk to banks and increasing their appetite to grant bonds.
- Employees who opt to purchase property are paid a living out allowance that contributes to their bond repayments.
- The programme's focus is on developing family houses within communities and making it possible for employees to buy their own homes in these areas.
- In the new SLP compiled for the five-year period 2014 to 2018, Implats has committed R1 billion to improving housing and living conditions over this period.



The Implats Board approved an accommodation strategy in May 2007.

The strategy aims to:

- Achieve a collaborative relationship with government to accelerate housing delivery
- Develop low-cost housing rental stock
- Promote and facilitate home ownership
- Promote other forms of tenure for employees and contractors who do not wish to own homes in our neighbouring communities
- Introduce debt consolidation as a catalyst to home ownership for credit defaulters who have shown keen interest in our programme.
- Address infrastructure deficiencies collaboratively with government
- Secure additional land and funding options



Housing Programme indicators 2011–2015

	2015	2014	2013	2012	2011
Houses built	2 840	2 415	2 122	1 749	1 640
Houses sold	2 856	2 209	1 882	1 621	1 057
Hostel rooms converted into decent single accommodation	5 375	5 375	5 375	5 375	4 858
Hostels converted into family units	264	264	264	264	198

Performance and achievements on accommodation and living conditions

Impala Platinum is on track to deliver on our objectives for 2020. As of December 2015, accommodation usage at Impala Rustenburg operations was as follows:

Description of housing type	Percentage	Number residents
Private dwellings (owned or rented)	80%	28 550
Company houses (rented)	5%	1 930
Company apartments	2%	704
Single quarters	1%	207
Residences	12%	4 210
Total	100%	35 601

Achievements over the last five years:

- Since the inception of the 2007 housing strategy, Implats has invested R3.5 billion in improving housing and living conditions in South Africa.
- Key results of this investment over the past seven years include:
 - Providing 2 687 units in Rustenburg, Impala Springs and Burgersfort for home ownership
 - Converting 3 hostels into 5 375 single units, and 1 hostel into 264 family units
 - Upgrading 1 058 existing housing units and increasing our existing portfolio by 800 units, and securing substantial portions of land at Burgersfort and Rustenburg for future development
- In 2015 the South African operations invested R228 million in employee housing (2014: R261 million)



Targets for 2016 and beyond for the South African operations

- Complete Phase 2 of 555 units at Platinum Village
- Upgrade basic infrastructure in Freedom Park A
- Investigate the use of mobile housing units to replace informal settlements at Freedom Park and to provide decent accommodation for backyard dwellers
- Develop a convenience shopping centre in Platinum Village, and provide opportunities for SMME development
- Ensure the availability of social amenities
- Continue to partner with government to ensure that our housing projects contribute to fully functional communities with all the required amenities, and that they are constructed within a broader integrated spatial development framework
- Partner with government and the Bafokeng Nation to provide bulk infrastructure and services to mine communities in line with our own developmental needs

2016

fast facts...

...about Impala Platinum's South African operations:

- R140 million was expended in completing Phase 1 construction of 557 houses at Platinum Village. Phase 2 will entail the construction of 555 units. The R1 billion development project has a final target of 2 420 houses, to be completed by 2021.
- 1 058 existing houses have been upgraded and the existing portfolio increased to 800 units.
- At the Refineries the Tswelopele home ownership development comprising 108 houses has been completed, to the value of R37 million in 2013. A total of 104 units have been sold to employees.
- At the Marula operation, the R80 million project to construct a target 150 houses for employees will be completed in December 2015.
- In 2013, the Sunrise View Home Ownership Development Project was completed with 1 717 houses built and sold to employees.
- Implats has expended a total of R3.48 billion on employee housing since 2008.
- Since 2008, Implats has built 2 817 houses and sold 2 687 houses to employees who became first-time homeowners. The company also completed the conversion of all its hostels into 264 family units and 5 375 decent individual accommodation units.



Investing in schools

In 2014, 1 372 learners, 39 educators and 10 support staff benefited from the construction of two new schools.



Sunrise View Primary and Secondary Schools

- The Sunrise View School project was undertaken in partnership with the Impala Bafokeng Trust and the North West Provincial Government. Implats contributed 50% to the R86 million cost of constructing the two schools.
- The construction of the schools provided jobs for over 280 skilled and unskilled people. Of these, 232 were members of the local community.
- The primary school opened in 2013 and the secondary school in 2014.

