



S A P O A

THE VOICE OF COMMERCIAL PROPERTY

HUMAN SETTLEMENTS DEVELOPERS WORKSHOP

Thursday 3 September 2015

ABOUT SAPOA

The South African Property Owners Association (SAPOA) was established in 1966 by the leading and large property investment organisations to bring together all role players in the commercial property field and to create a powerful platform for property investors. Today, its members control about 90% of all commercial and combined portfolios in excess of R500 billion.



BACKGROUND

SAPOA recognises the importance of urban regeneration and transformation and participation in the building of sustainable cities.

Research indicates that the property industry is one of the key contributors to the country's GDP.

The multipliers into the economy are huge:

- in terms of short (construction) and long term (operational) job creation
- in terms of the economy generated

The rates and services contributions to the city economy are vast



BENEFITS OF PROJECTS UNDERTAKEN

- Sustainable Human Settlement developments leads to an improved quality of life facilitating decent employment and inclusive growth;
- Enables an efficient and responsive economic infrastructure network;
- Protects and enhances natural environmental assets for community benefit;
- Enhances quality educational and health facilities and opportunities;
- Facilitates upskilling and capabilities of the local labour force;
- Creates a diverse, socially cohesive community with a common identity



COMBINED SAPOA INVESTMENT VALUE

	NO. OF RESIDENTIAL UNITS	INVESTMENT VALUE
City of Johannesburg	50 000	R42,68 Billion
eThekweni Municipality	54 280	R31 Billion
City of Tshwane	13 457	R15 Billion
City of Cape Town	15 839	+R1 Billion
Mpumalanga	3 800	R82,2 Million
COMBINED INVESTMENT VALUE		+R89,8 Billion



STATUS OF PROJECTS

	NO. OF UNITS	PROJECT STATUS
Johannesburg - Savanna City	18399	Current
Johannesburg - Fleurhof, Jabulani, Carnival City, Jukskei View	17781	Current
City of Cape Town – Greenville Garden City	15 839	Current
City of Tshwane	13 457	
Mpumalanga – Spring Valley, Witbank	3 800	Current
eThekwini Municipality - Cornubia	2186	Current
eThekwini Municipality - Cornubia	482	Complete



STATUS OF PROJECTS

	NO. OF RESIDENTIAL UNITS	PROJECT STATUS
Johannesburg – Linksfield; Riversands	700 Ha	Awaiting approval
eThekwini Municipality - Quarry Site Housing Project	119Ha	Awaiting approval
eThekwini Municipality – Cornubia (Phase 2 Housing)	15 839	Future Project



MODEL OF GOOD PRACTICE

Cornubia Integrated Human Settlement Development, eThekweni Municipality

- A joint venture between the eThekweni Metro Municipality and Tongaat Hulett .
- Integrated human settlements must take a lead in economic development.
- Cornubia is a mixed-use, mixed-income, 1 200-hectare development, with 80 hectares earmarked for industrial development and the rest for commercial, housing and other social and public facilities, including schools, creches, clinics, multi-purpose halls, police stations and post offices.
- Cornubia will see over 24 000 new mixed-income homes being built over the next 10 years, 15 000 for subsidised housing and the balance for a wide range of affordability levels.
- The development is expected to create 48 000 new sustainable job opportunities over a period of 15 years, and a further 15 000 during the construction phase.

CHALLENGES

- High Development Charges
- The approval process in relation to environmental and rezoning applications
- Lack of provision of schools and clinics from a provincial perspective
- Lack of provincial road implementation from provincial perspective and hence funding of major new interchanges on provincial road network
- Sustainability of the 'free housing' model as a result of costs of the housing due to municipal standards, high densities and founding conditions – subsidy levels not coming to close to actual costs
- WULA approval(s)



CONCLUSION

- SAPOA remains committed to **constructive engagement and collaboration** with government.
- SAPOA is committed to **the performance of the property industry** as one of the key contributors to GDP, job creation and poverty alleviation.
- Business as usual can take us only so far: **the market must be directed**
- Government must be prepared to back that direction with **public policy and resource allocation**



CONCLUSION

- New injections and interventions must all be part of a **consistent set of policies** aimed at **urban transformation**

Distribution of drinking water

- Improvement in the quality and safety of the water supplied

Responsible mobility

- Support systems for transportation operation and traveller information.
- “Smart” traffic management systems.
- Development of intermodality.
- Soft mobility (people movers, bicycles, etc.)





CONCLUSION

Public lighting networks

- Streamlined management of lighting to reduce energy consumption.
- Solar panels on lamp-posts and rooftops
- CCTV protection linked to public lighting.

SAPOA BURSARY FUND

SAPOA 2014 BURSARY STUDENTS



SAPOA BURSARY FUND

SAPOA 2015 BURSARY STUDENTS

