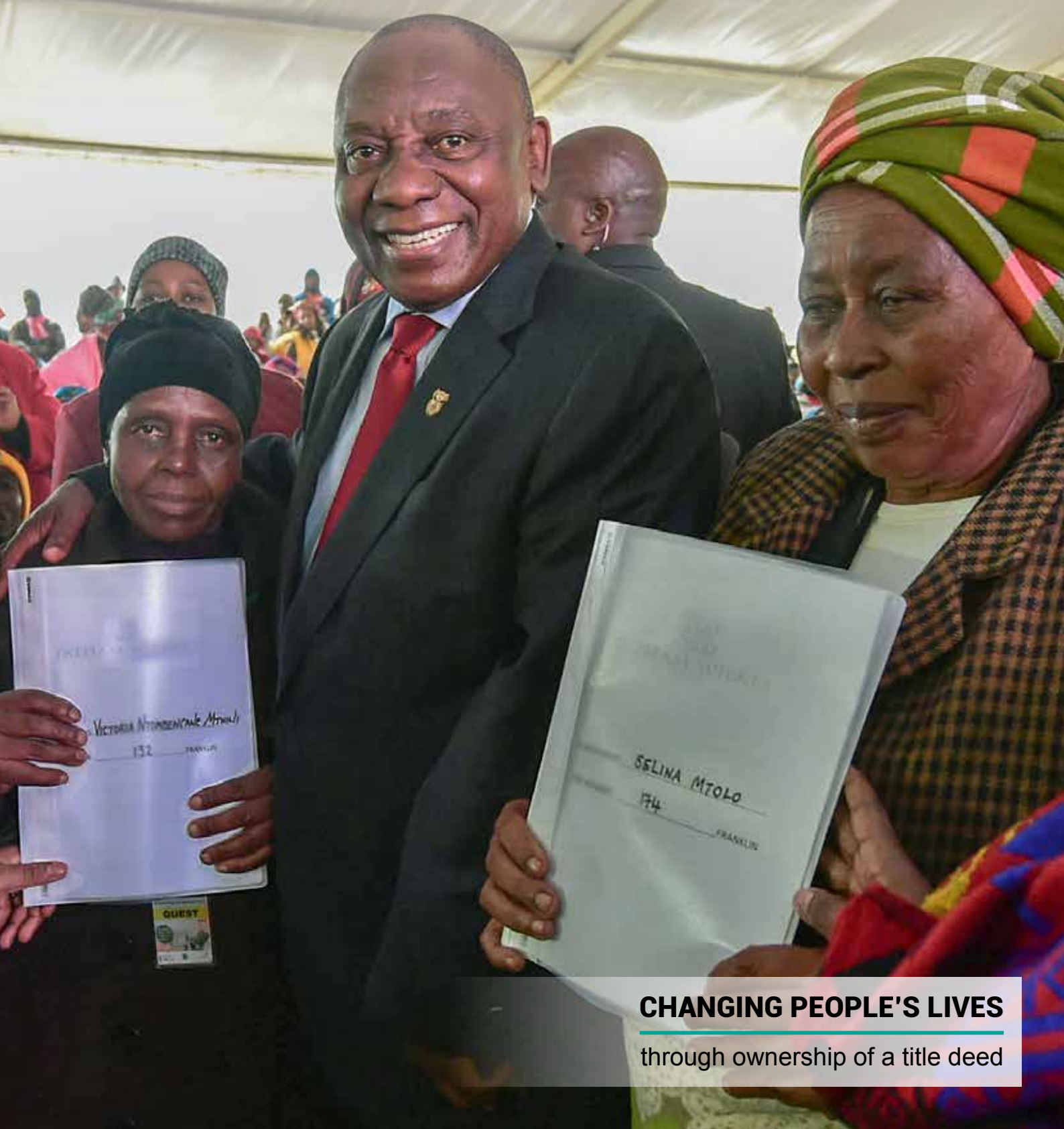


BNG

Human Settlements Sector Journal

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CHANGING PEOPLE'S LIVES

through ownership of a title deed

JOHANNESBURG

City of Johannesburg, Gauteng





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GOVAN MBEKI AWARDS 2018

DATE: 30 November 2018 | East London, ICC (Eastern Cape)

Showcasing excellency, best practice and healthy competition amongst provinces

COMPETING CATEGORIES

- Best Student – who were awarded bursaries and have completed their studies and are due for placement in the Department
- Best Integrated Residential Development Programme
- Best Informal Settlement Upgraded Project
- Best Rural Project
- Best Enhanced People's Housing Process Project
- Best Social Housing
- Best Community Residential Units
- Best Established Woman Contractor
- Best Emerging Woman Contractor
- Best Established Youth Contractor
- Best Emerging Youth Contractor
- Best Financed Linked Subsidy Project
- Best Contractor in Non-Subsidy Market
- Best Accredited Municipality Level 1
- Best Accredited Municipality Level 2
- Best Rental Housing Tribunal
- Best Metropolitan Municipality
- Best Performing Provincial Department in Service Delivery



human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



GOVAN MBEKI AWARDS

M Minister's Foreword



Since arriving in the Department at the end of February 2018, I have travelled across the country visiting people and inspecting human settlements projects. This exercise has helped me to understand the state of progress made so far by our Department.

When I visited our communities, I realised that most had been affected by wild fires, pressures of landlessness, and unfortunately a chain of corruption and maladministration. It is for those reasons, that during this year's Budget Vote I presented the *Golden Era of Human Settlements Expansion* as this year's theme. This is a new dawn and an era to accelerate housing delivery, bring hope, build

confidence and restore dignity to the poor and marginalised.

One of the cardinal pillars of the *Golden Era of Human Settlements Expansion* is building formidable institutions. We are currently capacitating our entities to meet the demands of housing delivery. We are turning these agencies into delivery machinery.

The building of tough and target-orientated institutions is done in conjunction with our Provinces and Municipalities. I continually engage with Provinces and Municipalities collectively through MINMEC and on a one-on-one basis to deal with specific issues that affect our communities.

Through these engagements, we have agreed on zero tolerance towards poor performance on allocated grants. This is the conduct that takes us back and makes us to look like failures in chasing our targets. We need to improve in utilising all the money allocated to service delivery.

We remain committed in addressing the significant housing backlog that presently stands at an estimated 2,1 million. We must also continue to focus our interventions on the future of human settlements and the implementation of the New Urban Agenda.

Lastly, let us continue to support our Sector Journal by contributing more articles that showcase that we are hard at work.

Nomaindiya Mfeketo

Minister of Human Settlements



human settlements

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REPUBLIC OF SOUTH AFRICA

HOUSES ■ SECURITY ■ COMFORT

Welcome to the fourth edition of the Breaking New Ground Human Settlements Sector Journal. This is a publication that seeks to provide a uniform understanding on the objectives, achievements and challenges of the sector.

Our journal is growing and this is attested to by the increasing number of requests that we received from our various stakeholders. This is a clear sign that we have found space in the sector.

In this edition, we reflect on the restoration of title deeds in Kokstad, KwaZulu-Natal which was spear-headed by the President of the Republic of South Africa. The Department is on a mission

to eradicate the backlog of title deeds. Our political principals in all provinces have committed to this campaign of delivering title deeds to the beneficiaries. Through this endeavour, we will manage to restore people's dignity by giving them legal proof of ownership to their property.

We also continue to unpack the Minister's Budget Speech. Although our budget was cut by R10 billion over a period of three years, we have managed to allocate enough funds for our three integrated areas which form part of our mandate - and they are: spatial integration, housing and infrastructure as well as economic development.

Our role in the international space was strengthened by a number of international conferences that were attended. Our Deputy Minister, participated in the high-level political forum on Sustainable Development in New York organised by the UN Habitat. In this edition, we will share with you on what transpired in New York.

Part of the President's *Thuma Mina* campaign, is to visit communities and communicate with them on their needs. Our political principals have managed to host a number of izimbizo in all provinces where communities were engaged on ways to improve and accelerate service delivery.

Xolani Xundu

Editor-in-Chief



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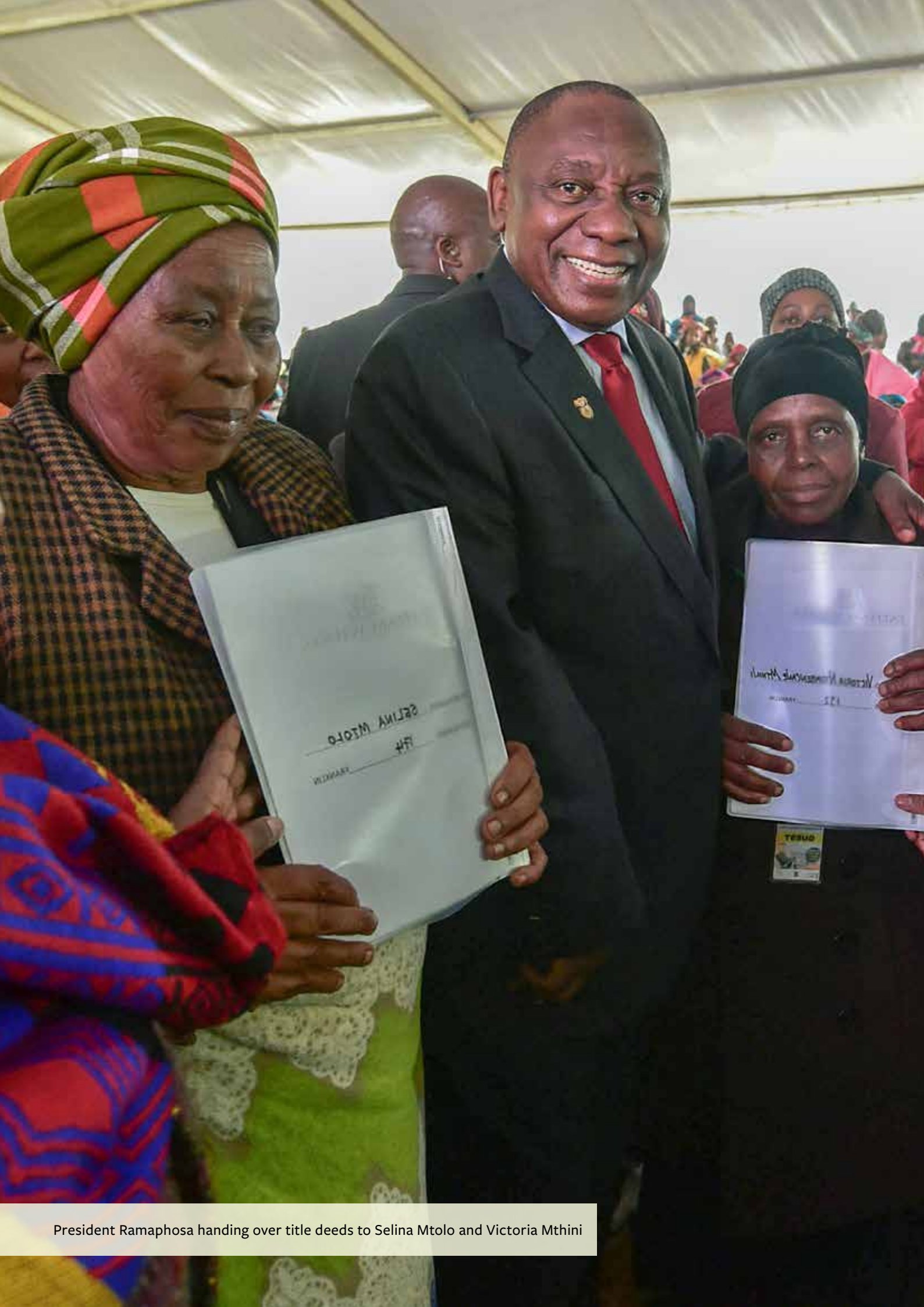
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President Ramaphosa handing over title deeds to Selina Mtolo and Victoria Mthini

President Ramaphosa changing lives through title deeds handover

Siyabonga Sigwebela and Mandla Gumede

President Cyril Ramaphosa said his government was on a drive to hand over title deeds to new homeowners to inform the people of South Africa on the value and importance of the title deeds. A title deed is an important document that proves legal ownership of a property or land in South Africa. The President was speaking during the 443 title deeds handover to the community of Franklin near Kokstad in KwaZulu-Natal.

“This event is significant because it forms part of the work we are doing together to restore the dignity of our people. Land and livestock dispossession resulted in wars between the Khoikhoi, San, and a number of other ethnic groups against the



colonial settlers. These land dispossession gave rise to the 1913 Natives Land Act and to the Group Areas Act and other apartheid legislation that denied black South Africans the right to own property. Since 1994 we have been working to correct this historical injustice by providing houses to the poor, undertaking land restitution and providing basic services like water and electricity,” said the President.

“Today we are handing over title deeds as an important legal document as it defines proof of ownership and details of a property. More houses are still to be built because we have not finished our job. As we give out these title deeds, we are saying there is a lot of development work to be done. I am also appealing to you not sell these houses, keep them for future generations,” said the President.



“ We have started a country wide campaign to hand over title deeds to the people. ”



President Ramaphosa with the community of Franklin in Kokstad

The Minister of Human Settlements Nomaindiya Mfeketo praised the community of Franklin for being patient with the government as they have been trying to sort out the title deeds backlog since 1994.

“We know there have been problems with title deeds since 1994 because municipalities did not give title deeds. We have started a country wide campaign to hand over title deeds to the people. We urge our people to guard their title deeds with their lives as it is an important document,” said the Minister.

Despite challenges, such as the opening of township registers and land legal issues, the KwaZulu-Natal Department of Human Settlements has issued more than 30 000 title deeds (for both pre and post 1994 houses) since 2011.

Beneficiaries are given their rightful ownership of their houses in line with the Human Settlements Department’s Enhanced Extended Discount Benefit Scheme (EEDBS) policy instrument. EEDBS promotes home ownership among tenants of state-financed rental housing, including formal housing and serviced sites.

Gogo Nombulelo Thelejana (82) said that this was a dream come true moment for her. “I always hear people in my radio talking about receiving their title deeds. I never thought mine will be delivered by the President of my country. Since receiving this house in 2014, I have been waiting for my title deed. I am so happy that finally, I have it and now I have a proof that this house is mine, I have a legal document to prove that,” said a joyful Gogo Thelejana.

The driving force behind the Department’s fast-tracking of issuing of title deeds is the dignity that is restored in people’s lives when they affirm ownership of their assets.

Get your title deed!



Walmer Link

Are you a beneficiary of the government's housing programme? Do you have a title deed? If not, take your ID to your municipal offices to find out if this important document is not waiting for you. You can also check your title deed at municipal, regional and provincial offices of the Department of Human Settlements. Contact our call centre to find out where your nearest office is. Because a title deed is proof that the house is yours.

This is the Golden Era of Human Settlements Expansion.

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Howard Piet (59) and his wife Marie Lillian Piet (58) receive their title deed from Deputy Mayor Cllr Nsikelelo Ndlovu (left) and General Manager: Sustainable Human Settlements in KwaZulu-Natal, Lawrence Pato (right)

KwaZulu-Natal steadfast in eliminating its title deeds backlog by 2021

Siyabonga Sigwebela

MEC for Human Settlements in KwaZulu-Natal Ravi Pillay has committed the Provincial Department to eliminating the title deed backlog in the prov-

ince by 2021. MEC Pillay made this pronouncement during his visit to eMadlangeni Municipality in Utrecht, where he handed over 384 title deeds.

This is the urgency with which the KwaZulu-Natal Department of Human Settlements is tackling the title deeds backlog, which stands at 900,000 nationally.



Tenesha Joseph Madi (83) with his title deed.

Beneficiaries are given rightful ownership of their houses in line with the Human Settlements Department's Enhanced Extended Discount Benefit Scheme (EEDBS) policy instrument. EEDBS promotes home ownership among tenants of state-financed rental housing, including formal housing and serviced sites.

In addition, the Department has made a priority of ensuring that all new home-owners (totalling 563, 000) have title deeds.

Among the recipients of title deeds was Tenesha Madi, 83, who praised government for finally making him a proud father to his children. "Now, I can call myself the head of the family. As age is no longer on my side, I can proudly say when my time comes, I will leave my children with something to hold onto. They can now proudly say, our father left us a house, without any fear. This certificate is proof that this house belong to me and my family," concluded Tenashe.

The driving force behind the Department's fast-tracking of the issuing of title deeds is the dignity that is restored in people's lives, when they affirm ownership of their assets.

The Provincial Department will be implementing a robust title deeds delivery programme in the 2018/2019 and 2019/2020 financial years.

Through this title deeds roll-out campaign, the Department hopes to speed up the opening of the formal property market in areas like eMadlangeni, Osizweni and Madadeni. The visit to these townships follows a visit to Copesville in Pietermaritzburg, where 168 homeowners received their title deeds.

In the meantime, the beneficiary verification process is in motion. Progress is slow because accuracy can-

not be compromised. However, the Department remains focussed on eliminating the provincial title deeds backlog of

23, 215 for houses built by government before 1994 and 127, 479 for houses built after 1994, by 2021.

Despite challenges, such as the opening of township registers and the illegal occupation of land, the Department of Human Settlements in the Province has issued more than 30,000 title deeds – that includes title deeds issued before and after 1994.



Department and Municipal officials join eMadlangeni residents after the ceremony to hand over title deeds.



The 2018/19 financial year marked the Golden Era of Human Settlements Expansion

Minister Nomaindiya Mfeketo

The Budget is an important instrument to effect policy and delivery interventions. It is an important mechanism that has a direct impact on the living standards of our people. With this powerful instrument, we seek to pursue our objective of a better life for all.

While we remain committed to addressing and eradicating the enormous shelter backlogs of yesteryear, we must also focus our interventions towards the shaping and building of future human settlements. The pressing need to concentrate on the present does not, and must not, imply disregard for the future.

This Budget process presents an excellent opportunity to re-focus our thinking about human settlements. In doing so, lest we forget the objective and the intent of a policy shift towards the creation of sustainable human settlements, we should add that our purpose is not merely the building of houses. Instead, we must gravitate more towards the letter and the spirit of what was

envisioned when we conceptualised and created the human settlements department.

Human Settlements was structured to bring together three integrated areas; namely *spatial integration, housing and infrastructure, as well as economic development*. This is the human settlements mandate that we strive to implement.

Our vision for human settlements must be informed by the following:

- Houses must symbolise dignity, security of tenure, financial security and safety and comfort;
- Human settlements must re-shape and integrate our spatial order; and
- We need to align economic and social imperatives by developing human settlements in well located strategic spaces.

Indeed the time to build is upon us. It is an unparalleled and extraordi-

nary time to build. It is the golden era of human settlements expansion. It is an era that is propelled by significant catalytic building programmes that will re-shape and transform our spatial order, forever.

The government and private sector have initiated human settlements catalytic projects with an estimated investment value worth more than half a trillion rand. The Human Settlements Expansion Programme will unleash much-needed economic investment and significantly contribute towards the president's investment drive.

This era will drastically address the housing backlog and the increasing housing needs pressuring our society. It will stimulate the human settlements economic value-chain, specifically the property development sector, create decent jobs and vastly benefit the construction industry. The transformation spin-offs must benefit youth and women in the sector.

History will be made, as the scope and magnitude of the golden era of human settlements expansion will facilitate the development of new cities in our country. These will be integrated cities, with modern economic and social infrastructure, and will fulfil our dream of a prosperous South Africa.

The success of the golden era of human settlements expansion relies on four critical pillars of success and those are: land assembly, formidable institutions, funding and cutting-edge expertise.

Land Assembly

The failure or success of our human settlements expansion programme depends on accessing and releasing optimally located land. Houses can

only be built on land which is suitable and well located.

We have never hidden our conviction, which we continue to proclaim, that land expropriation is ultimately inevitable in order to meet the wider and best interest of our society. The modalities of land expropriation were the only subject matter which required clear articulation and implementation.

This year marks the 142nd anniversary of the birth of Sol Tshekiso Plaatje, the first Secretary General of the South African Native National Congress, the parent of the African National Congress. His classic book, *Native Life in South Africa* celebrates its 102nd anniversary this year.

If there was ever a book in South

African literature that details the immeasurable pain of what it means to be turned into a pariah in the land of our birth, it is this book. One could never finish the book without shedding a tear at the dehumanisation of African people by the settler colonial governments dating to arrivals from 1652.

We also acknowledge that since the dawn of democracy, there have been non-governmental organisations that have done impressive work to galvanise us for the re-settlement of dispossessed people back in the city centres.

The Department will be engaging vociferously with various stakeholders who own strategic land parcels suitable for human settlement development. These include private land



Fleurhof Integrated Housing Development, City of Johannesburg, Gauteng

owners, state-owned companies, municipalities and national government.

The Housing Development Agency (HDA) is specifically purposed by national legislation to spearhead land assembly for human settlements. The HDA Act empowers the entity to act and intervene decisively in land acquisition. The role of the HDA is important, now more than ever. To this end, we will drive a robust campaign with the sole intention of unlocking land to house South Africa.

The effective assembly of suitable land for human settlements offers us the first and tangible step towards the restoration of dignity for our people. This is the best way to wipe the dried tears of our compatriots

who gave their lives fighting against land dispossession.

Formidable institutions

The institutions and entities charged with the responsibility of human settlements development ought to be capable and possess the necessary governance integrity, technical and operational efficiency. Our institutions, ranging from the department, provincial departments, municipalities and government entities must rise up and enhance their capacity to discharge this important mandate.

The political machinery of ministers, premiers, MECs, mayors and MMCs, requires the political courage and resolve to drive the massive task of human settlements expansion.

In our context, formidable institutions for human settlements development, demand clear and simple contracting between spheres of government to ensure synergy of mandates, powers and functions. Human Settlements inter-governmental relations must translate into human settlements planning and implementation contracting, with clear responsibilities and accountabilities between the spheres.

The HDA, Human Settlements Development Bank (HSDB), the National Home Builders Regulatory Council (NHBRC), the Social Housing Regulatory Authority (SHRA), the Community Schemes Ombuds Service (CSOS), as well as the Estate Agencies Affairs Board (EAAB) are strategic and important entities to drive the expansion programme.

The HDA will be at the forefront of project management and land assembly, while the HSDB will play a strategic role to mobilise and deploy required funding. The NHBRC will ensure the protection of consumers by ensuring quality of housing developments. The SHRA must spearhead the increased development of public sector affordable rental stock, student accommodation and other initiatives, such as rehabilitation of dilapidated inner-city buildings. As potentially important contributors to the housing mix, the latter are very important in facilitating urban consolidation and re-development.

The following measures will be taken to strengthen our institutions and position them as a key force in driving the expansion;

- i. Reviving and strengthening the role of the Strategic Infrastructure Programme (SIP7) which ...



is focused on the integration of human settlements, transport, water and other infrastructure projects in the 13 biggest cities in the country. SIP7 is one the Presidential Infrastructure Programmes. This programme offers the Department an exceptional opportunity to coordinate align and jointly execute projects with the municipalities.

- ii. Allowing no room for poor governance, poor performance, financial mismanagement and corruption in Human Settlements entities. Board members who compromise the integrity and hinder the functioning of entities will be removed. There are several board vacancies and board renewals. The replenished boards will keep the executives' performance and conduct in check and will ensure that they hold them accountable and regularly review their performance.

There is a process of assessing the capacity requirement and support needed by the entities. The project management and land assembly capability of the HDA will be enhanced, while the establishment and corporatisation of the HSDB is fast-tracked.

- iii. Permitting zero tolerance of poor performance by both provinces and municipalities, especially in respect of grant performance. This conduct not only reverses resource allocation but fundamentally undermines every community's right to housing.

Maladministration and corruption in the housing delivery system will be rooted out in

provincial departments and municipalities.

Funding of the expansion programme

The funding regime presents both challenges and opportunities. It is a matter that will require boldness, innovation, and strategic partnerships.

It is known that our economy has experienced some setback in terms of growth and overall economic performance recently. Unfortunately, this has constrained the fiscus ability to fund some of the key programmes of the human settlements expansion. The Human Settlements Budget has suffered a massive cut in the order of R10 billion over the 2018/19 MTEF.

Government funding is pivotal to subsidy housing and the BNG programme, which is the biggest housing delivery programme in the world, with significant redistributive spin-offs.

Government funding must leverage or be matched with other forms of funding including funding from Development Finance Institutions (DFIs) and the private sector. Budget cuts create a vacuum which will require creative and innovate measures to close.

The above challenge of the limits of the National Fiscus presents an opportunity for the private sector financial institutions to partner with government and close the gap. The financial institutions, inclusive of the banks, in particular, have a crucial role in human settlements.

Funding low cost and affordable housing is indeed a pressing need. Sadly however, the doors of financial institutions continue to be firmly shut in this area. There is a particular concern about the continuing reluctance of the major banks and the lack of product innovation to enable access to housing loans by ordinary people, in ordinary jobs, with ordinary incomes.

The Human Settlements Development Bank is poised, by design, to lead and create financial instruments and packages that are attractive for the private sector.

The Department will embark on a programme to engage with DFIs and create space for them to contribute both investment knowledge and financial assets to the sector. Jointly, with DFIs, the challenge of funding the expansion programme will be tackled.

Cutting-edge expertise

Our efforts will not succeed without cutting-edge expertise. The knowledge, skills and expertise necessary in building major infrastructure programmes, the built environment and construction are crucial. It is a common knowledge that our country has an abundance of expertise and currently these skills are dislocated.

Acknowledging the country's skills base, combined with the current sector expertise, the Department will search and deploy those with expertise to drive our programme.

The Department is in a process of finalising the appointment of a Panel of Experts. This will range from former DGs, CEOs, CFOs, technical

experts and engineers who will conduct various reviews and advise the Department. The panel is expected to use part of the evaluations, recommendations, international and local best practices emanating from some provinces, municipalities and academic institutions, to craft policy and the enabling legislation that will take South Africa forward.

The Budget priorities of 2018/19 must ensure that there is synergy and alignment with Cabinet-approved programmes and the Constitutional mandate of the Department, which is embedded in Section 26 of the Constitution, and Vision 2030 as articulated in Chapter 8 of the National Development Plan (NDP).

Priorities for 2018/19 financial year

Land acquisition and expropriation

Incoherent land assembly continues to bedevil the housing delivery process. It is critical to resolve the housing crisis faced by most cities especially with the growing number of evictions, protests, and the continuing land grabs that we have seen mushrooming in our country.

Transformation targets

The human settlements value chain has key elements such as land, labour, material, infrastructure and financing. The value chain will be used to effect transformation in the industry to be able to respond to the problem of poverty and unemployment.

Title deeds

The distributing of title deeds is a

“ The funding regime presents both challenges and opportunities. ”

national priority. The Human Settlements Department is dealing with this growing challenge and has now taken action to address the backlog of uncollected title deeds. The root cause of the non-issuing or non-receipt of title deeds includes unresolved estates, illegal sales and occupations, untraceable beneficiaries, informal family substitutions, and the unconcerned attitude of beneficiaries.

To this end, a new Title Restoration Grant is introduced from this financial year. A total of R518.6 million is allocated to provinces to confront this backlog with clear project plans. In addition, to enhance project management capacity in provinces and the national department, R275.8 million of the grant will be spent on the actual registration of some 163,000 title deeds in this financial year. Furthermore, R147.2 million will be directed towards township proclamation for 532 projects to ensure that properties are registrable with the required town planning, land surveying and engineering standards met.

Our people deserve to receive their title deeds. We must not accept or tolerate any further excuses that hinder title deed distribution.

i. The Department has partnered with the **Cities Support**

Programme of the National Treasury to provide support to cities.

ii. Fast tracking of Catalytic Projects: The Department will be fast-tracking the implementation of catalytic projects that have passed the readiness test of the Department. These projects have been aligned to initiatives to drive economic growth and job creation as announced by the Minister of Finance.

iii. Government requires the Incubation Programme for Small Contractors, especially women and youth contractors. This programme will be monitored by the minister, deputy minister and provincial MECs.

Key legislation

Key legislation that will require the attention of Parliament during this financial year:

- i. The Human Settlements Bill
- ii. The Property Practitioners Bill
- iii. The Home Loans and Mortgage Disclosure Amendment Bill
- iv. The Housing Consumers Protection Measures Amendment Bill
- v. The Human Settlements Development Bank Bill



Zou Kota-Fredericks, Deputy Minister of Human Settlements

Sustainable Development Goals achieved through partnerships that work

Isaac Skhosana

“Working together to transform one billion lives” was the theme of the bi-lateral discussions between the Republic of Ghana and South Africa. These discussions happened on the sidelines of the High-Level Political Forum on Sustainable Development in New York organised by UN Habitat.

The event was attended by, among others, the Honourable Kwasi Boateng Adjei, Deputy Minister of Local Government and Rural Development of the Republic of Ghana, Maimunah Mohd Sharif, Executive Director of UN-Habitat, the Deputy Minister of Human Settlements in South Africa, Zou Kota-Fredericks, the President of SALGA and the United Cities & Local Government, Parks Tau, and representatives of international organisations on housing and human settlements.

Speaking at the event, Deputy Minister Kota-Fredericks said she was impressed by the attendance and the passion expressed by delegates on the upgrading of human settlements whose ultimate aim is to improve the quality of lives of citizens.

“It is a great honour to be here with you, to continue our discussion towards a committed and action-oriented network dedicated to addressing slums and informal settlements. I am happy to see the commitment shown by the UN-Habitat in the creation of the Slums and Informal Settlements Network, and the support it will provide as Secretariat by continuing to provide concrete programmatic and policy support in countries and cities,” she said.

The event also served as a platform for the Deputy Minister to put into perspective South Africa’s achievements and challenges over the years with regard to the delivery of housing. To date, over 4 million homes have been built with government support since 1994, and more housing options and choices are continually being developed to meet the needs of a rapidly urbanising country.

“Housing in South Africa is a basic human right, enshrined in the country’s Constitution. The State is obligated to ensure everyone has access to adequate housing and must take reasonable legislative and other

measures to achieve the realisation of this right. We have a mandate as the Department of Human Settlements to establish viable, socially and economically integrated communities, situated in areas that allow convenient access to economic opportunities to which all South Africans will have access on a progressive basis,” said the Deputy Minister.

She acknowledged that government cannot keep pace with the demand, hence the need to create more partnerships to respond to the needs of thousands of people living in informal settlements across South Africa. This was also highlighted by the late President Nelson Mandela who said, at the launch of the Cities Alliance Cities Without Slums Action Plan in Berlin, Germany in 1999, “Poverty reduction and upgrading of informal settlements will not be possible unless cities are productive and efficient, and capable of providing the poor with economic opportunities to build their assets and incomes.” Thus the believe in transforming urban space in a way that addresses inequality, poverty, human rights, dignity, and economic opportunities and social cohesion, taking an all of government, all of society approach.

In many places, the urbanisation process has been accompanied by an urbanisation of poverty as individuals and families migrate to cities to escape poverty, conflict, and other hardships. Many cities and towns are not prepared for the unprecedented levels of population growth, and their economies are not always capable of absorbing the influx. As a consequence, much of the urban expansion takes place in slums and informal settlements.

The UN Sustainable Development Goals (SDG) 11 – Make cities and human settlements inclusive, safe, resilient and sustainable, and its Target 11.1 – by 2030, ensure access

for all to adequate, safe and affordable housing and basic services, and upgrade slums – are a clear call to address informality and establish the link between well-managed urbanisation and improving the lives of slum- and informal settlement-dwellers. “In South Africa we are responding to these targets by prioritising in situ upgrading, as much as possible, and relocating communities only when it is absolutely necessary. The Upgrading of Informal Settlements Programme entails extensive community participation and consultation in the provision of emergency basic services, permanent services, and security of tenure,” said Kota-Fredericks.

She added that we have learnt that upgrading can have a profoundly positive effect on social cohesion, resilience, and safety, especially when there are targeted interventions to protect vulnerable women, youth, children, the elderly and the disabled. We have also learned that when we involve the community in their own development, they respond and adapt more positively to change.

Through all of these lessons, South Africa has been a vocal champion of informal settlements upgrading as a means of addressing poverty and incremental human settlements development through community participation. South Africa was an



Deputy Minister of Human Settlements Zou-Kota Fredericks and Deputy Minister of Water and Sanitation Pamela Tshwete

“ In South Africa we are responding to these targets by prioritising in situ upgrading, as much as possible, and relocating communities only when it is absolutely necessary. ”

active proponent of the inclusion of Sustainable Development Goal 11 in Agenda 2030, and ensured that the issue of informal settlements and slums was adequately addressed in the New Urban Agenda, including through hosting an international Habitat III meeting on informal set-

tlements, where the Pretoria Declaration was adopted.

On behalf of the South African delegation, Deputy Minister Kota-Fredricks expressed her gratitude to UN Habitat for providing the opportunities for countries to meet and

discuss issues affecting their communities. She said that the country is honoured to champion the Slums and Informal Settlements Network in order to ensure a global response, based on the good practice examples and tools for participatory slum and informal settlements upgrading that have been developed over the years.

She emphasised and reiterated the country's commitment to supporting the exchange of knowledge and successful practices by the network, as this will strongly contribute to the mainstreaming of the successful tools and approaches in regional and global policy dialogues. “We will also lead in the regular reporting on progress in implementing the commitments on addressing informal settlements and slums in SDG 11, target 11.1 and the New Urban Agenda. We must be tireless in our advocacy. Leading by example and speaking up with one voice will make all the difference,” she said.

The Deputy Minister concluded by challenging all countries present to sign up to the Slums and Informal Settlements Network. She said it the only way they can support each other in their collective tasks to improve the lives of the people they serve.



Access to adequate housing is a prerogative for all South Africans

Owen Rambau



Hendrik Johannes Venter (71) ready to welcome guests to his new house after 14 years of being homeless.

“ We are committed to eradicating informal settlements in Limpopo. ”

The National Department of Human Settlements recognises that it must fulfill its mandate to deliver adequate housing to all citizens of South Africa, as stipulated in the Constitution and the Housing Act.

With this mandate in mind, members of the Human Settlements MINMEC recently handed over 100 houses and title deeds to new homeowners at the Luthuli Extension 06 project in Seshego, outside Polokwane in Limpopo. This project will produce 379 houses on completion. It is a prime example of a mixed-race and mixed-income housing development benefitting all South Africans and promoting social cohesion.

Hendrik Johannes Venter (71) – who has been living in an informal settlement on the outskirts of Polokwane – was one the beneficiaries visited by the Minister and Members of MINMEC. Receiving the keys to his new house marked the end of a 14-year-long wait for Venter. He first applied for a government-subsidised house in 2004. This was just three years after the death of his wife.

“This is a really great day for me. I am very excited – you will not believe. It is good to see so many people here to celebrate with me. I am grateful to God and I am feeling so special because now I have a house of my own, where I can stay and sleep properly. I used to sleep on the street, but last night I did not sleep. I was so excited that the day I have been waiting for, to receive my own house, has finally arrived. Today I will sleep in my new home,” said Venter.

Another beneficiary of a new home was 88-year-old great-grandmother, Koko Martha Selepe. After receiving her house, Koko Martha said to the Minister of Human Settlements, Ms. Nomaindiya Mfeketo, “I am truly grateful for this house, extremely happy and may God bless you.” Koko Martha, who was born in Ditseneng, outside Polokwane, was forcibly removed with her family from her place of birth and relocated to Seshego, Zone 1.

After her husband’s passing, she stayed with her in-laws at Ga-Mothiba. Koko Martha’s second-born child then took her to stay with her

in Luthuli 9 Section L, where she was renting a BNG house. She also received the keys to her own house at the Luthuli Ext 106 housing project, during the Minister’s visit.

The Minister for Human Settlements has committed herself to restoring the dignity of ordinary South Africans through the delivery of sustainable human settlements and ensuring that title deeds are issued to beneficiaries. “I would like to give hope to those who have not received their houses that very soon, your houses are coming.

We are committed to eradicating informal settlements in Limpopo. We would like to make sure that all people in South Africa are housed properly in well located land. That is our policy.

So today, we will be handing over the title deeds to the people. I will hand out a few and the MEC Jerry Ndou will hand over the rest of the title deeds. I hope that the people sitting here, who are without a house, will also receive their houses soon,” said the Minister.



Young Contractor Silindile Majozi

Youth taking the lead in Human Settlements projects

Luzuko Pongoma

With the shortage of land in big cities that continuously attract many people to economic opportunities, densification has become a way of managing growth in our communities. It has grown into more than just another buzzword in the construction industry.

This has not only required a change in how residents view human settlements, but construction industry professionals have also had

to adapt. This is especially true for a young construction company owner, Silindokuhle Edmund Majozi.

Majozi, 34, the founder and managing director of Temi Construction, says improving living standards and developing South Africa on a social and economic level is a key focus for his company. This is because the more people have access to opportunities that can uplift their living circumstances, the better for the country.

Majozi sees more than human settlements in the construction of Catalytic Projects and Mega Human Settlements projects, as pursued by the National Department of Human Settlements and the Gauteng Provincial Government respectively.

“One of the most critical aspects of the Catalytic Projects and Mega Projects is job creation. At Temi Construction, we strive for positive societal transformation. The economic opportunities created through these



projects. The company does construction for low-cost housing and commercial buildings, having built thousands of houses, two schools, a sport facility, a depot, and a clinic in its eight years of existence.

Majozi says youth empowerment is a key part of the company as it employs 114 young people, offers internships to new graduates and also subcontract youth and female owned companies on its projects

As managing director of Temi Construction, Majozi says his most visible role is to ensure that the company runs smoothly alongside the guidance of his management team. “Developing new projects is a big focus area for me – leadership and strategic planning are therefore key components to my job,” he explained.

Majozi encourages fellow youth to join the construction industry because it “is a dynamic industry where entrepreneurial skills start from the basics of mixing cement, to

running large companies. There is a place for many different skill sets in construction,” he continued, “and all of these skills are valued. Construction is not possible without the hard work, but the results are worth it.”

He says construction is important to society because without it, society does not continue to build towards a more prosperous future.

“New developments, building housing and creating safe spaces for our communities are paramount for South Africa. This is why our company has identified the improvement of living standards as one of our most valued objectives,” says Majozi.

Temi Construction is embarking on its first major project for Mogale City which entails building the infrastructure as well as the top structures for 600 houses. In this development, Majozi feels that the company has an incredibly strong management team in place and is geared to participate in the creation of further Catalytic and Mega Projects.

projects are a key mechanism in being able to encourage this transformation. Another aspect at the top of the list is the provision of housing for the masses, thus affording them secure accommodation and restoring real dignity to the individual house owners,” says Majozi, a Bachelor of Commerce student.

Majozi says the construction industry is competitive and dynamic but also involves many opportunities to change people’s lives by providing the building blocks for schooling, housing and a supported community. This socio-economic development is rewarding on both a professional and personal level.

Since Temi Construction was founded in 2010, with 10 employees, it has grown to employ 245 employees directly and 560 indirectly through subcontracts on its various





Gomag Medupi (72) received her title deed from Minister of Human Settlements, Nomaindiya Mfeketo and the Premier of Northern Cape Sylvia Lucas.

Northern Cape tackling the title deed backlog in the City of Diamonds

Owen Rambau

A title deed is by far the most important document for a homeowner. It is the only legal document which confirms or proves that one is the owner of a property after it is transferred into one's name. It is therefore no surprise that the Department of Human Settlements has for the past 12 months prioritised and intensified the handover of title deeds.

The community of the Diamond Park housing project in Galeshewe, Kimberley were beneficiaries of the government effort to eradicate the title deeds backlog at an event

that was combined with an Imbizo. The people of Diamond Park were afforded an opportunity to air their views and raised concerns with the Minister of Human Settlements, Nomaindiya Mfeketo. The Minister was accompanied by Northern Cape Premier Sylvia Lucas, MEC for Co-operative Governance, Human Settlements and Traditional Affairs, Bentley Vass, the Executive Mayor of Frances Baard, Cllr Marekwa and the Mayor of Sol Plaatje Municipality, Cllr Mangaliso Matika.

The community of Galeshewe took full advantage of the opportunity

to voice their grievances which included among others, the shortage of houses, corruption, electricity cuts and blocked sewerage.

MEC Vass said residents should be employed by contractors building houses in the area. "People should be employed by these contractors so that they can be able to pay for services and other needs.

This will help in improving the lives of people economically while they are benefitting by getting better houses," said the MEC.

Minister Mfeketo said that the Northern Cape could be the first province in the country to eradicate its housing backlog. It stands at 39, 604 and the province has an opportunity to eliminate its title deeds backlog of 31, 893. Addressing residents of Galeshewe, the minister said even though her department lost over R10 billion due to budget cuts, Northern Cape was a model province in its ability to do more with less in terms of delivery.

“I have been visiting communities and projects around the country and I must say Northern Cape build the best houses. I am happy with the product I see here, the houses are of good quality,” she said. Minister Mfeketo, who also handed over 100 title deeds to beneficiaries of Dunston, said that the Northern Cape

accounts for 38 percent of the 225, 936 title deeds delivered nationwide thus far and is the second best performing province in this regard.

Premier Lucas encouraged beneficiaries to take care of their houses. “I would like to encourage every one of you to learn to love your houses. You need to cherish what the government has given to you. This is not a gift from us here in front of you but the entire citizen of this country who contribute by paying taxes. You must plant trees and grass around your yards. Lastly, do not sell your houses, keep it for the future generations,” concluded the premier.

Minister Mfeketo then visited residents of Diamond Park and met beneficiary Gomang Medupi (72) who arrived at Diamond Park in

2000. She lives with her two children and two grandchildren and they survive on social grants. Her family had been staying in a shack before they received a new house from government.

“Oh thanks God, for the house. Our living conditions were bad. Every time it rained, water poured into our shack and our clothes and furniture always got wet. I am happy with this house. It is safe and has electricity and water. My family and I will make sure that this house remains in good condition,” said a joyful Medupi.

The Diamond Park area is an upgraded informal settlement that started in 1995. It is expected to yield 800 houses upon completion, providing shelter to more than 6,000 people.

“ Northern Cape could be the first province in the country to eradicate its housing backlog. ”



Community of Galeshewe came in numbers to witness the handing over of title deeds.



1

PICTURE 1 - 5

Minister Nomaindiya Mfeketo and Western Cape MEC Bonginkosi Madikizela visited various communities to conduct izimbizo and hand over houses. She was accompanied by various stakeholders such as the Gift of the Givers, who partnered with the Department to fulfil the Thuma Mina campaign.



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PICTURE 6 - 10

Deputy Minister, Zou Kota-Fredericks attended the High Level conference on Sustainable Development in New York organised by the UN-Habitat. She used the conference to meet with different stakeholders from around the world where she put into perspective South African achievements and challenges. She is seen with Deputy Ministers Pamela Tshwete and Andries Nel, the late Minister Edna Molewa, SALGA Chairperson Parks Tau and Executive Director of UN Women Pumzile Mlambo-Ngcuka.



mandela bay
C I A L I T



Human Settlements Director-General Mbulelo Tshangana and former Member of Mayoral Committee on Human Settlements in Nelson Mandela Municipality Cllr Nqaba Bhanga.

Nelson Mandela Bay commits to integrated and sustainable human settlements

Thulani Hlophe

“The Department is committed to support the Municipality in its plans at different levels, including capacity and funding so that it can realise its goals.”

The Nelson Mandela Bay Municipality (NMBM) hosted the Human Settlements Indaba to engage Human Settlements stakeholders about its medium to longterm strategic human settlements and housing delivery plans in the city. The delegates deliberated on a number of topics, such as the human settlements funding models, the importance of social housing, how to create conducive environments and alternative building technologies.

Department of Human Settlements Director-General Mbulelo Tshangana expressed the Department’s support for the Indaba and discussions. “As the Department we are encouraged by the discussions of these plans. Discussions here in the Indaba also indicate that with good cooperation among all spheres of government, the future is bright. The Department is committed to support the Municipality in its plans at different levels, including capacity and funding,

so that it can realise its goals,” said Tshangana.

The integration of communities and the availability of land and human settlements, focused on boosting economic development and job creation, need to be the drumbeat of the march going forward. That was the clear message from former NMBM Mayoral Committee Member for Human Settlements, Cllr Nqaba Bhanga, during the Indaba.

The Indaba was attended by stakeholders from the banking sector, representatives of small, medium and large construction enterprises, human settlements agencies like the Housing Development Agency (HDA) and the National Home Builders Registration Council (NHBRC), as well as all the councillors in the Municipality.

Cllr Bhanga revealed that the Municipality had already endorsed, for the first time in the history of the city,

an integrated human settlements development in Summerstrand. “As a clear commitment, plans are already in place to start a development in Summerstrand. This development is meant to assist a middle-aged single mother who has to travel every day from the township to work in Summerstrand. It will also assist students studying at the Nelson Mandela University who would otherwise have spent thousands of rands on transport fees,” said Cllr Bhanga.

He added that the Indaba was the perfect platform for all spheres of government and stakeholders to engage, advise each other and share thoughts on how such initiatives could best be realised. “We no longer have the luxury of time to integrate our people. Time is no longer on our side: our people are under pressure for development that talks to their needs. We need activeness in thinking, decisiveness and swiftness in implementation,” emphasised Cllr Bhanga.

...

He called on other spheres of government to support and cooperate with the Municipality in its quest to identify and purchase different pieces of land across the city. Other areas identified for development were located in Walmer, Hunters Retreat, Baakens Valley and Mount Croix. Diversified developments like social housing, BNG houses, student accommodation, business parks and amenities would form part of envisaged developments in these areas.

The metro has a number of successful Breaking New Ground Housing projects such as Zanemvula, a national government-led priority project, one of the government's flagship housing delivery mega projects. It involves the Chatty, Joe Slovo West, Soweto-on-Sea and Veeplaas areas, all of which face

serious social and developmental challenges.

The Walmer Link housing project – 85% of which is funded by the government – is aimed at stable income earners who do not qualify for BNG housing but are battling to buy homes. It comprises apartments available for rent, and semi-detached homes that can be purchased through the Finance Linked Individual Subsidy Programme (FLISP).

“In April 2015, Cabinet approved a National Government intervention led by the Department of Human Settlements to support the Human Settlements Division of the Metro with capacity and technical skills to address challenges in human settlements delivery. Progress has been made in resolving a number of issues

such as non-payment of contractors within 30 days and beneficiary administration,” said Tshangana.

Working with the HDA, as an implementing agent of the three spheres of government, established contractors as well as SMMEs are under strict instructions to produce as many housing units as possible. The beneficiary management system has been reinvigorated, and the Metro has an approval rate that takes into consideration the production rate.

Land invasion also came under the spotlight as a major challenge for human settlements development, with delegates unanimously agreeing that a pro-active, swift and credible housing delivery approach was the answer.



Stakeholders who attended the Human Settlements Indaba

ASSURING QUALITY HOMES SINCE 1998

The NHBRC is here to protect your rights as a new homeowner, by ensuring that our registered builders deliver a quality home that you can enjoy for generations to come.

1. Use a registered builder and sub-contractors.
2. Register your new home 15 days before you start building.
3. Demand that a minimum of four inspections are done during construction.
4. Before signing your “happy letter”, make sure you are satisfied with the quality of your new home.
5. Address any construction related issues with your builder in the first three months of moving into your new home, to take advantage of your Warranty Cover.

ASSURING QUALITY HOMES





Hilltop Social Housing, Ethekewini , KwaZulu-Natal

Why megaprojects to deliver houses in South Africa might not work

Richard Ballard and Margot Rubin

In 2014, the South African government announced a new direction in housing policy. The aim was to phase out smaller low cost housing projects of a few hundred units and focus exclusively on megaprojects – new settlements made of multitudes of housing units combined with a host of social amenities.

Given the uneven access to housing that resulted from apartheid, housing delivery has been a major focus since 1994. Government's 20 year review - 1994 to 2014 - reported that 3.7 million subsidised housing opportunities were created, undoubtedly a remarkable achievement.

Nevertheless in 2014 the then Minister of Human Settlements, Lindiwe Sisulu, became extremely concerned that house production had been falling. And, a backlog of 2.3 million families remained. The Minister favoured megaprojects (also referred to as catalytic projects) as a way of getting delivery back on track.



Large human settlement projects weren't entirely new to South Africa. Several were already at an advanced stage of construction in 2014. What was new in this announcement was the idea that all housing would be delivered exclusively through the construction of megaprojects across the country. From 2014 to 2017, the Department of Human Settlements developed a list of 48 catalytic projects which was finalised last year.

In a recently published academic paper we argue that the policy was underdeveloped. The megaprojects approach moved swiftly from announcement, to discussion documents and frameworks, to the creation of lists of large scale pro-

jects. Most of this process occurred behind closed doors, with little consultation. And there has been little space to examine the limitations of the megaprojects approach – as well as the merits of alternatives, such as smaller urban infill projects.

Nevertheless the paper attempts to account for the uptake of the megaprojects idea within the human settlements sector, and understand the motivations and agendas of those who promoted it.

Rationales for megaprojects

In a broad sense megaprojects are glamorous because they are much more visible and impressive than dif-

fuse small-scale projects. As a result, politicians can brand their delivery more effectively. Megaprojects convey a sense of decisive action in which the state can flex its muscle in big hit interventions.

South Africa is focusing on new megaprojects to address its housing gap but it's being urged to look within existing cities.

More specifically, champions of the megaprojects approach believed that large scale projects could deliver more houses quicker. When announcing the policy in 2014, the then minister of Human Settlements, Lindiwe Sisulu, stated that megaprojects would help deliver 1.5 million units by 2019.

Some advocates of the megaprojects approach, notably the Gauteng provincial government, were particularly attracted to the idea of creating whole new “post-apartheid cities” which could meet the “live, work and play” needs internally. Starting afresh with new settlements would be a way of designing urban spaces to avoid the inequalities and inefficiencies that beset existing cities. They would also bring major projects to poor areas that had little else to drive any significant economic growth.

Megaprojects were also intended to solve a variety of governance problems. In particular, it was extremely difficult to manage the 11 000 human settlement projects that were at various stages across the country. Consolidating these into just a few dozen projects was a way of focusing government's attention and reducing administrative burdens and costs.



The megaprojects approach also seemed to be a way of managing the division of work and some of the tensions between different spheres of government and various departments. With some local authorities having taken on more responsibility for housing projects, national and provincial government considered megaprojects to be a way of bringing housing under more centralised management.

Concerns

Some critics are less concerned about the scale of the projects than the fact that they could be poorly located. That's largely because better located land is more expensive. In addition, there isn't a great deal of well-located land that is large enough to accommodate new settlements of this scale.

The history of attempting to construct new towns shows how difficult

it is to create new urban centres with enough jobs for the people who live there. There is a fear that mega-projects will be no different and once the construction jobs run out, residents would have to bear the cost of travelling long distances to jobs outside the settlement.

Megaprojects on the urban periphery are also counter to the plans expressed in a wide variety of policy documents to curb urban sprawl and densify existing cities. Peripheral locations also have other challenges. If new projects are located far from sewage, water, electricity and roads then these would have to be laid out great financial and environmental costs.

Other concerns have focused more directly on the huge scale of new projects. Big projects take many years to get off the ground, and so delivery can sometimes be suspended for a long time.

Towards a balanced policy

In a recent parliamentary address, the new Minister of Human Settlements Nomaindiya Mfeketo stated that catalytic projects “worth more than half a Trillion Rand” had been initiated. Yet she also announced that the budget had suffered a “massive cut” as a result of the fiscal challenges facing the state.

We believe that the moment should allow for some reflection on the now four year old megaprojects direction. This reflection should consider whether all housing should be delivered in megaprojects as originally intended by this policy, or whether a range of project sizes should be encouraged to facilitate, in particular, urban infill projects within existing urban areas.

Planned megaprojects should be evaluated with respect to their location, total cost to the state and long

term sustainability. While some are reasonably accessible, others are peripheral, with marginal economic opportunities at best. South Africa cannot afford to construct housing in spaces that have few economic prospects and limited benefits for urban residents and the country.

(This article was originally published on The Conversation - theconversation.com)

The BNG Journal editor in chief responds:

Why megaprojects to deliver houses in South Africa will work

On the 23 May 2018, The Conversation published an article by Richard Ballard and Margot Rubin titled “Why megaprojects to deliver houses in South Africa might not work”. I would like to set the record straight on some of the inaccuracies the article carries.

The writers state, “In a recently published academic paper we argue that the policy was underdeveloped. The megaprojects approach moved swiftly from announcement, to discussion and frameworks, to the creation of lists of large scale projects. Most of this occurred behind closed doors, with little consultation.” This is not true.

Firstly, then-Minister of Human Settlements Lindiwe Sisulu announced Catalytic/ Megaprojects to the Portfolio Committee on Human Settlements way back in August 2014. At the Budget Vote Stakeholder breakfast held in Cape Town on 19 May 2017 the CEO of the Housing Development Agency (HDA) Pascal Moloi made a lengthy presentation on the matter. Stakeholders who attended

include academics, contractors, government officials, conveyancers, banks and other financial institutions. In addition, the HDA visited provinces and municipalities to sign a Memorandum of Understanding.

There was also a workshop held in Kempton Park to interact with stakeholders, aimed at consolidating the inputs from about 500 delegates who attended the event.

Secondly, the article says “megaprojects are glamorous because they are much more visible and impressive than diffuse small-scale projects. As a result, politicians can brand their delivery more effectively.” Let us put this into perspective – there is no glamour in delivering Integrated Human Settlements. There is only a serious effort to change the lives of the previously marginalised people of South Africa.

The South African Cabinet, in adopting Breaking New Ground (BNG) as a national policy in 2004, laid the foundation for the journey from building houses to building integrated human settlements. In that journey, Cabinet said, the Department of Human Settlements must ensure that going forward, all projects must promote densification and integration of different income groups and different races. They must enhance spatial planning, be located in well suitable land, support urban renewal and inner city regeneration and enhance the quality of the house, whilst developing social and economic infrastructure.

BNG led to the birth of iconic pilot projects like the N2 Gateway in Cape Town, Cosmo City in Gauteng and others like Klarinet and Cornubia

in Mpumalanga and KwaZulu-Natal respectively.

Whereas there were hiccups during construction, the pilot projects were still successful enough to be used to pilot the BNG policy. The Department of Human Settlements, realising that the number of units delivered per year was decreasing, opted to go big with the aim of using the lessons and strategies gleaned during the construction of the above-mentioned projects.

Yes, the aim is to create “post-apartheid cities”. And rightly so, because we cannot continue to force humanity into settlements designed to oppress black people. We can no longer have citizens located far from work, in small pieces of land with little infrastructure and amenities.

Before the writers tell us about how “some critics are less concerned about the scale of the projects than the fact that they could be poorly located”, they should physically visit project locations in different provinces. After that, they will be able to stop using verbs like “could”, which expose their statements as assumption and not fact.

The location of megaprojects takes into consideration the proximity to places of work, bulk services including electricity, amenities (clinics, police stations, etc.) and the development of a sustainable economy to avoid having people stay far from places of work.

In terms of their size, there is no set scale for megaprojects. Each is unique and all will differ according to the population numbers in a specific area.



Affordable Reliable Justice

An agency of the Department of Human Settlements

DISPUTES IN COMMUNITY SCHEMES ARE INEVITABLE AND CAN HAVE FAR-REACHING CONSEQUENCES.

The Community Schemes Ombud Service (the CSOS) was established in terms of the Community Scheme Ombud Service Act, 2011 [Act 9 of 2011] to regulate the conduct of parties within community schemes and to ensure their good governance.

The CSOS provides an alternative, impartial dispute resolution service for unresolved disputes in community schemes. Any person in a community scheme may make an application to the CSOS to have their dispute resolved through conciliation and adjudication.



Applications can be lodged with the CSOS in respect of:

1. Financial issues
2. Behavioural issues
3. Scheme governance issues
4. The conduct of and/or resolution of association meetings
5. Management service issues
6. Works pertaining to private and common areas
7. General and other issues

To lodge an application for dispute resolution, applicants should

- Ensure that all internal remedies for dispute resolution have been exhausted with the respective body corporate or sectional title
- Complete the CSOS's dispute resolution application form
- Email the application with supporting documentation to complaints@csos.org.za

Gauteng:

63 Wierda Road East, Sandton | Tell: 010 593 0533

Kwa-Zulu Natal:

7th Floor Aquasky Towers, 275 Anton Lambede Street, Durban | Tell: 031 001 4215

Western Cape:

8th Floor Constitution House, 124 Adderly Street, Cape Town | Tell: 021 001 2569

Website:

www.csos.org.za





Community of Lamontville in Durban, KwaZulu-Natal working on creating a safe green public space.

Human Settlements advanced through public space expropriation

Bongumusa Zondo

The adoption of the 2030 sustainable development agenda in the form of Sustainable Development Goals by the United Nations Assembly in 2015 has highlighted the importance of safe and green spaces as key areas to advance

human settlements. This gave a fresh look to the place-making and urban design view of building communities through interconnected, safe, green, organic great places. Investment in public spaces has a number of advantages, including:

- Positive contribution to the values of the properties in the neighbourhood;
- Building of social cohesion and sense of community;
- Promotion of healthy lifestyle; and at the most

“ Communities are beginning to address illegal dumping which contribute to the financial pressures of the metro. ”

- Encouraging community members to spend more time out of their properties, thus providing passive surveillance and improving the sense of safety in the neighbourhood.

While all Sustainable Development Goals (SDGs) are equally important and interlinked, Sustainable Development Goal 11, “make cities and human settlements inclusive, safe, resilient and sustainable” has clearly emphasised the need to improve the design, development and delivery of human settlements. There are almost zero chances of improving human settlements, either as greenfield developments or *in-situ* upgrades, without these non-negotiables:

- Active community involvement;
- Multi-sectorial collaborative organisational structures; and
- Diverse financial support from both public and private sector.

Public space refers to any piece of natural or built environment that is accessible to all without exclusive use rights falling to any group. Safe, green and accessible public spaces

include streets, sidewalks, cycling lanes, parks, gardens, conservancies, beaches and waterfront areas. These were discussed in the lead-up to the Human Settlements Development Programme (Habitat III) Conference in 2016 in Ecuador, and during the conference itself. Not surprisingly the Habitat III outcome framework, known as New Urban Agenda (NUA), has highlighted the importance of public spaces. NUA is meant to guide the implementation of the 2030 sustainable development agenda. It should also allow better-coordinated responses to sustainable urbanisation.

If well designed, developed and managed, public spaces become the most visited multifunctional areas for social interaction and inclusion, health and well-being, economic exchange as well as cultural expression and dialogue among diverse populations. This is the vision of the South African Urban Framework called the Integrated Urban Development Framework (IUDF). It seeks to advance resilient, inclusive, and liveable urban settlements as envisaged in the National Development Plan.

Community Response to Policy with “Adopt the Spot”

Prior to the adoption of the 2030 sustainable development agenda, the eThekweni Metropolitan Municipality – through its Waste Management and Cleansing Unit – encouraged and supported communities and businesses to take over the development and management of public spaces.

The municipality named the programme “Adopt the spot”. This initiative was executed in conjunction with the Human Settlements, Safer Cities, Parks, Recreation and Culture units within the metro. Non-state players such as organised business and civil society also participated. In essence, this is an appropriation of public spaces for public good.

The reclaiming of public and open spaces has been characterised by the elderly coming forward to volunteer to adopt a spot within their neighbourhood and beautify and manage it for public use. Lately, young people in townships have also taken interest in the design, development and management of public spaces for public good.

Youth initially took this opportunity as something to fill the hours, but they now realise the value of having well managed spaces in their neighbourhood. In some areas of Lamontville, for example, young people are now competing among themselves to clean up public spaces and create great places for passive recreation. They are thus contributing to healthy lifestyles and a greater sense of community.

The ability of youth groups to organise themselves around a common goal, which contribute to the liveability of their neighbourhood is appreciated. This also emphasises the power in people's ability to self-organise and promote a sense of community and model citizenship.

In areas like Lamontville, the youth are contributing to the improvement of the neighbourhood without expecting any financial rewards, just the good feeling of making a contribution. Through collective action, the youth is contributing to the creation of safe community by clearing overgrown areas and beautifying them. Through a partnership with government and private sector, other development needs may be identified. Adopt the Spot also addresses what could be termed "the broken window syndrome",

where the existence of something wrong invites other inappropriate actions.

Communities are beginning to address illegal dumping which contribute to the financial pressures of the metro. Residents who were previously careless in getting rid of waste including builders' rubble and old equipment and furniture, are now discouraged by what they see around them. In fact, community members themselves are starting to challenge people who throw away rubbish in open public spaces.

Food security through "edible streets"

Another element of expropriation of public spaces is the incorporation of "edible street" approaches. Young and old are starting small vegetable

gardens in public spaces. This means communities are accepting the possibilities of producing food even in constrained spaces. While gardening in public spaces may not be supported in current municipal policies, it is a great move for building social cohesion, and promoting learning between young and old. It also allows communities to be out in public spaces and thus providing passive surveillance. Children are therefore able to enjoy public spaces knowing that their parents are also out and busy in the same public spaces.

Moving forward, the sustainability of community activism to protect public spaces requires that local government review policies on how community support can be retained and maintained for sustainable livelihoods and neighbourhood for generations to come.

Bongumusa Zondo is the Acting Head of Department: Safer Cities Unit & Coordinator –Africa Forum for Urban Safety (AFUS) in eThekweni Municipality, KwaZulu-Natal.



Community volunteers who participated in the protection of public spaces



The Balanced Housing Model: A projecting tool for future housing needs

Dr Salphinah Vuloyimuni Ubisi

Housing development planning is one of the instruments used for long-term housing developments. For any government to meet the housing needs of residents, it must provide housing options that they want and can afford. Outcome 8 of the National Development Plan (hereafter referred to as NDP) Vision 2030 of South Africa focuses on creating sustainable human settlements and improved quality of household life.

One of the commitments of the adopted New Urban Agenda is to stimulate the supply of a variety of adequate housing options that are safe, affordable and accessible for members of different income groups. This adopted agenda (New Urban Agenda) is aimed at creating sustainable human settlements among other things.

The New Urban Agenda contributes to: (a) the implementation and localisation of the 2030 agenda for sustainable development in an integrated manner; and (b) achievement of the sustainable development goals and targets. In view of this, the Department of Human Settlements needs to develop housing strategies and innovative plans or ways to address the housing challenges faced by the democratic government in delivering adequate housing. The Balanced Housing model can be used to project the future housing needs

of citizens. This model is discussed below.

World trends of the Balanced Housing Model as a tool for projecting future housing needs of citizens

The Balanced Housing Model originated in 1973 as the 10th of Oregon's Statewide Planning Goals. Since its inception, most cities and regions are using it. Chicago had adopted this model as an accepted standard for housing needs studies. The Balanced Housing Model is used to analyse a community's existing housing supply, including the matches and mismatches by age, household income and tenure (rental or owner-occupied). It is also used to conduct a capacity analysis of development potential and a forecast of future age and income cohorts. Having this information, the model can be used to create a series of housing policy and strategic recommendations for a balanced, sustainable future housing supply along with targeted goals that can be used to determine a citizen's future housing needs. Common drivers of housing needs include: (a) sharing households; (b) unaffordability; (c) overcrowding; (d) unsuitable accommodation; (e) homelessness; (f) own secure tenure; (g) concealed households (referring to family units or single adults living within host households); and (h) unsatisfactory house



conditions (Bramely, Pawson, White & Watkins 2010:5-6). Housing needs analysis must: (a) be done; (b) outline the different types and amount of housing currently available; (c) indicate what types of houses will be available in future based on the availability of land for housing; and (d) provide information about factors that might affect residential development in future. In order to create a thriving city, a balance of housing for all types of families and people at all stages of life and income level is critical.

“ For any government to meet the housing needs of residents, it must provide housing options that they want and can afford. ”



The New Urban Agenda stimulates the supply of a variety of adequate housing options such as the Finance Linked Individual Subsidy Programme

Elements which are needed to support balanced housing include: (a) strong employment base; (b) sufficient land supply; (c) public services; (d) nearby amenities; (e) property amenities; (f) public financial support; (g) efficient development process; and (h) regulatory framework. It is expected that by 2050, the world urban population will be doubled (Habitat III 2016:1). South Africa is no exception due to the high rate of migration away from rural areas. It is estimated that 100 000 people move to Johannesburg each year (Osman 2017:1). This number might be affected by the irregular migrants who enter the country in search of jobs. According to the Department of Home Affairs (2016:4) irregular immigrants are those who enter the country in search of income-generating activities without the necessary documents or permits, or

who stay beyond permitted periods or acquire fraudulent documents. The majority of irregular migrants come from neighbouring countries and they put a large strain on government expenditure, especially for deportation (Department of Home Affairs 2017:29). In most instances, these irregular migrants build shacks in informal settlements. Some of them acquire fraudulent documents (Department of Home Affairs 2016:4). This escalates the housing demand among the poor and the financial strain on the Department of Human Settlements.

According to United Nations estimates, the population of South Africa on 22 November 2017 was above 56 million and the urban population is above 35 million. It is estimated that by 2030, the population will be above 64 million and urban

population will be above 41 million (Wordometers population 2017:1). The age structure is: 0-14 years (28.34%); 15-24 years (18.07%); 25-54 years (41.44%); 55-64 years (6.58%); and 65 years and over (5.57%) (Index Mundi 2017:1). Regarding household income, 62.3% earn R86, 000 or less per annum (poorest income bracket); 26.4% earn R86, 001 - R1.48m; 1.2% earn R1.48m - R2.36m; and 0.4% earn more than R2.36m (Business Tech 2016:1). Housing tenure is sometimes referred to as home ownership (owner occupancy) (Combrink 2017:41). The types of housing tenures include homeowners, government subsidised and renters. However, housing tenure is affected by economic factors. According to Combrink (2017:25), home ownership has declined and renting increased.



Government provides rental options to make housing affordable to low-income earners

The main objective of writing this article was to project the housing needs of South Africans for 2030 using age, household income and tenure as required by the Balanced Housing Model, in order to contribute to housing service delivery and the housing strategic objectives of the Department of Human Settlements. Unfortunately, the available literature did not provide reliable data, especially on tenure status.

The author strongly recommends that demographic status should be captured yearly if possible, in order to provide accurate data which can be used for strategic planning and the development of future housing delivery among other things. This activity can be executed excellently

at municipal ward level. It should be noted that poverty may be alleviated by formally registering houses in the beneficiaries' names, so that they may sell the houses at a higher value after certain period of time and buy bigger houses (Ubisi 2017:166). According to Royston (2017:1), nearly half of all subsidised properties are not registered in the deeds registry and there is a huge backlog in registering title deeds, as indicated by Cousins (2017:1). This is affirmed by Econ 3x3 (2017:1) stating that the Deeds Registry has proven not to have the capability to meet the tenure needs of various housing rights holders. Due to the fact that the New Urban Agenda: (a) fosters strong coordination and cooperation among national, provincial and

local governments; (b) encourages development of multi-level consultation mechanisms; and (c) promotes clear definitions of tools, resources and competencies required for each government sphere (Habitat III 2016:12), demographic trends in population, household numbers, tenure types, age structures and income data, among other things, should be captured. In addition, the Back-to-Basics (B2B) plan requires local government to respond directly to service delivery problems which are reported, including housing service delivery challenges (Gauteng Department of Cooperative Government and Traditional Affairs 2015:7). However, the author deems it fit to discuss the housing challenges produced by the available literature.

“ The Department of Human Settlements planned to improve the lives of 100 million slum dwellers by 2020. ”

These need to be addressed so that it is easier for housing development scholars and officials to adopt any effective housing model.

Some of the housing challenges facing the democratic government of South Africa

The democratic government does not have the resources to provide adequate housing. Therefore strategies and interventions which reduce reliance on government subsidised housing are needed (Combrink 2017: iii). The current housing backlog is about 2.1 million households (Department of Human Settlements 2017:17). According to Geszler (2017:53), the housing sector of South Africa is faced with many housing challenges. One of these is meeting the ever growing housing demands for the poor. Although the government sets aside R3 billion for building houses each year, it needs partnership from private sector, non-governmental organisations (NGOs), community based organisation (CBOs) and the religious sector (Department of Human Settlements 2017:17). However, Osman (2017:1) suggests that: (a) a shift from ownership and more focus on rental options; (b) support for housing developers; (c) moving away from government's

role as the sole housing funder and towards diverse funding streams; and (d) involvement of a range of stakeholders, would make affordable housing an integral part of all city developments in well located, mixed income, mixed function and mixed community settings. The Breaking New Ground (BNG) strategy partly addresses this by bringing people closer to work places and other amenities (Montse 2017:43). Houses provided to households must meet all their housing needs. The creation of a range of housing types, prices and rents should be promoted by housing providers. Households whose housing needs change should be able to find housing that meets their needs within their existing communities. The government must weigh housing needs against available resources (Bramely, Pawson, White & Watkins 2010:29). The demographic trends in population, household numbers, age structures and income should be considered in any analysis of housing needs (Bramely, Pawson, White & Watkins 2010:31).

The Department of Human Settlements planned to improve the lives of 100 million slum dwellers by 2020 (Department of Human Settlements

2017:2). The housing backlog is almost 2 million units (Muller 2017:1). Housing protesters and demonstrators state that they have been on housing waiting lists for many years (Osman 2017:1). According to Bramely, Pawson, Watkins & White (2010:30-31), waiting lists are not the best way of measuring unmet needs at national, provincial and national level. This is because they can under-state or over-represents some housing needs, due to changes in circumstances. In South Africa, the captured information in the NHNR is used to prioritise housing needs and serves as a waiting list. The majority of housing applicants are often on the waiting lists for several years and when they are finally approved for a house, they no longer qualify because they have either built their own houses or their income levels have changed (Ubisi 2017:216). The results of the study conducted by the Community Law Centre (CLC) in 2014 revealed that there is no “waiting list” as widely understood by politicians, government officials and members of the public. Instead, there are complicated and contradictory policies and systems which are used to respond to housing needs (Parliament of the Republic of South Africa 2014:6).

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- Programme and project portfolio planning and management support
- Informal settlements upgrading support
- Emergency housing support
- Intergovernmental support
- Project technical implementation support

In terms of Section 29 of the HDA Act, the HDA also attends to special projects as mandated by the Minister from time-to-time, (e.g N2 Gateway and Zanemvula)

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Working for integration



Department of Human Settlements projects planning instruments and implementation for the New Urban Agenda

Dr Jenifer Mirembe, Sonja Pretorius and Abram Makomoto



Marikana Community Residential Units, Rustenburg, North West



Construction site in Savanna City, Midvaal, Gauteng

The 21st Century presents fresh opportunities for human settlements transformation. One such opportunity is the 2016 New Urban Agenda. Not only does the New Urban Agenda unravel principles and methods in planning, financing, and managing the built environment, it challenges governments globally to move in unison with speed towards making the built environment a better space for all. **See *New Urban Agenda/ Quito Declaration 2016*.**

In South Africa, the National Department of Human Settlements' Human Settlements Development Grant (HSDG) Plan Instrument is among many instruments for implementing the New Urban Agenda (NUA). The HSDG Plan Instrument attempts to promote Sustainable Development Goals (SDG) 11 by incrementally enabling "access for all to adequate, safe and affordable housing and basic

services and upgrade slums." It also aims to enhance inclusive and sustainable urbanisation and capacity for participatory, integrated and sustainable human settlement planning and management" in South Africa.

See *SDG 11*.

What is phenomenal is that the human settlements planning instrument also enables the NUA principles of inclusivity, redressing planning financing development, governance and management of human settlements as articulated in action points 5, 15-c-iv, 46, 51 and 86. **See *New Urban Agenda/ Quito Declaration 2016*.**

Therefore, the HSDG Plan Instrument, through technology, is an enabler of the New Urban Agenda internationally, and actually synchronises with the Integrated Urban Development Framework 2016-2019 nationally.

The purpose of this paper is to share the decade-long evolution of the technologies behind the HSDG Plan Instrument, and benchmark its impact against the NUA 2016.

Consequently, the paper has used the oral historical and interviews method supported by qualitative analysis of records of minutes, National Department of Human Settlements policies, records of internal memoranda, the Medium-Term Strategic Frameworks for the 2010-2014 and 2014-2019 years to provide a narration that benchmarks the HSDG Plan Instrument to the New Urban Agenda 2016.

The findings suggest a direct correlation between developments in the Human Settlements Development Grant instrument over a decade, to the Quito Declaration also known as the New Urban Agenda 2016.



Part One: The National Department of Human Settlements in the Global Human Settlements Sector

The post-apartheid 21st Century saw an explosion of technologies especially in Information and Communications Technologies (ICT). Technology presents opportunities for the human settlements sector.

The HSDG instrument, managed by chief town and regional planners, is the centre of project planning data for the National Department of Human Settlements. The role of the town planners in project planning in the Department is to facilitate, coordinate, and advocate for change in the planning and financing of projects. They also ensure representation of all regions, legitimacy of data, accountability of managers and transparency of project planning. Additionally, they guide top

management in decision making in the financing of projects (CSIR 2000: 2). Thomson, Greenhalgh, Muldoon-Smith, Charlton & Dolnik (2016: 80) have articulated that the importance of data in the planning instrument is about accessibility, availability, consistency, manageability, and interaction. It is the management, and speed of generation of planning data, that renders data impactful to the built environment. Moreover, irrespective of the challenges faced with consultations and revisions of documents, time and accuracy hold the planning centre. Therefore, the technology of planning instruments facilitates the management and shaping of the built environment (p 81). A good example cited is the way in which technology in the 1980s not only increased the pace of data capturing, but also increased the delivery of services and influenced political decisions (p 81).

Part Two below narrates how the HSDG Plan Instrument in the National Department of Human Settlements evolved over a decade.

Part Two: The Human Settlements Development Grant (HSDG) Plan Instrument

Evolution of the HSDG Plan Instrument

The Medium-Term Strategic Framework (MTSF) 2004–2009 in the 2004/5 financial year launched the Comprehensive Plan for Housing Delivery: Breaking New Ground (BNG) (DPME 2014: 17). At the same time, the National Treasury designed the first Integrated Housing Human Settlements Development (IHHS) instrument for the National Department of Human Settlements.

By the 2007/8 financial year, it was evident that the planning instrument used by all sector departments did not meet the needs of the Human Settlements sector.

For example, new programmes such as the upgrading of informal settlements, provision of social and economic amenities, the Housing Chapters of the IDP Programme, and the Integrated Residential Development Programme (DPME 2014: 17) were incorporated. The Housing Chapter of the IDP was launched in 2008 and housing was by now part of the municipalities' Integrated Development Plan (p20). The change of the Department's name from Housing to Human Settlements in 2009 saw an organisational restructuring of the Department.



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“ The advances in ICT technology present opportunities for the HSDG Plan Instrument to advance to a stage where data is obtained much faster, is live, interactive and can be modelled in 3D. ”

Therefore, in the 2009/10 financial year, in collaboration with the National Treasury, the Business Plan instrument was redesigned to include planned projects per geographical region against the National Department of Human Settlements Programmes. *See 2009/10 HSDG plan instrument.*

Changes in the HSDG Plan Instrument technologies revealed fresh challenges for both the National Department of Human Settlements and the Provincial Departments. The 2011/12 project planning process revealed distorted formulae in the instrument, which compromised the accuracy of financing, planning and reporting for human settlements.

Moreover, with changes in government priorities, new programmes such as Catalytic projects, Mining Towns, Military Veterans, Title Deeds and Disaster Relief had to be included in the Business Plan instrument. Furthermore, the fluctuating performance of the HSDG triggered debates as to whether the majority of the HSDG financed pre-planning

rather than actual construction of houses.

By the years 2010-2014, the Outcome 8 Medium-Term Strategic Framework (MTSF) regime and the 2014-2019 MTSF indicators, outcomes and outputs did not make it easier for the HSDG business plan technology. Insurmountable pressure grew to have the Business Plan instrument redesigned. This would improve definition of roles and responsibilities between the Department and provinces, accountability, efficiency and effectiveness, credibility of data, reporting, version control and compliance with submission dates, as per Grant Framework requirements.

The concept was that the new HSDG technology would have a GIS component/ functionality to add a spatial dimension to the planned projects. In addition to strengthening data credibility, the Housing Subsidy System would be the data entry point to the HSDG instrument. Efficiency in reporting would be improved by including a function that generates

various reports by selecting relevant data fields, planned targets for projects including their linked budgets per period, per region, per intervention per programme, per local authority, cash flows, project readiness aspects, and MTSF priorities on a monthly and quarterly basis. The new business plan instrument technology also provided historic information such as total project budgets and targets, cumulative delivery on sites and units as well as expenditure. This will enable tracking of progress per project. **(See 2018/19 HSDG instrument.)**

In summary, in terms of participation, the instrument evolved from involving the National Treasury and provinces through programmes, to involving the geographical regions of each programme, to spatially locating each project to be financed in each geographical region, and linking the spatial data to the past and present quantitative performance of each project. Thus every region participates and is included in compiling the planned projects to be financed in the province HSDG plan. ...



Dobsonville Social Housing, City of Johannesburg, Gauteng

Lessons from redressing project planning

The New Urban Agenda is the beginning of visible change in the way countries plan, develop, govern, and manage cities and human settlements. In addition to the HSDG Plan Instrument, a project Readiness Matrix was designed in the 2014/15 financial year. The Project Readiness Matrix accurately reflects a ready-for-implementation project pipeline. The template shows the extent to which projects have gone through the planning stages, obtained the requisite approvals before inclusion in the provincial business plan for financing. However, there is evidence that projects look ready for implementation, but are not implementable once financed, or are completed in longer times than planned.

“ With changes in government priorities, new programmes such as Catalytic projects, Mining Towns, Military Veterans, Title Deeds and Disaster Relief had to be included in the Business Plan instrument. ”

Consequently, the growth plan of the Project Readiness Matrix could link to the implementation of the plan, the governance of human settlements, and the management of cities.

However, findings from the provincial

first quarter performance reviews present evidence that, although the Project Readiness Matrix (PRM) was to redesign the approach to project planning and increase effectiveness in financing projects, there was a disjuncture between provincial performance and the initially set



targets and approved budgets. Since the initialisation of the PRM and throughout the implementation of the tool, it became transparent that some provinces plan for particular projects during a financial year, but implement different projects that are not part of the approved plan.

Conclusion

At the beginning of this paper, the opportunities presented by the New Urban Agenda were articulated. In addition, links were identified between the principles and arguments of the New Urban Agenda and the National Development Plan 2030. The importance of the HSDG Plan Instrument was highlighted in transforming the built environment.

The findings presented in Part Two above suggest that the implemen-

tation of the New Urban Agenda will take time. For instance, for the HSDG Plan Instrument, it has taken a decade (2008-2018) of redesigning and testing that has not yet reached its end.

Benchmarking the principles of the New Urban Agenda demonstrated that in the evolution of the HSDG Plan Instrument, both provinces as well as the National Department of Human Settlements maintained frequent communication on accountability and transparency.

The participatory attributes of the 2018/19 financial year HSDG Plan Instrument, also demonstrate decisive steps towards maintaining inclusivity.

The geographical referencing ability of the 2018/19 HSDG Plan Instrument

place the National Department in a position of power to negotiate a well-planned urbanisation for South Africa's built environment. This well planned urbanisation will foster economic growth, competition between the fast-growing metropolitan municipalities, management of poverty and a better life for the poor especially in informal settlements.

The advances in ICT technology present opportunities for the HSDG Plan Instrument to advance to a stage where data is obtained much faster, is live, interactive and can be modelled in 3D. There are also opportunities for an instrument that permits virtual reality models of the planned projects of the human settlements sector. The possibilities of absorbing drone technology also remain open.



The naming of informal dwellings by residents My dwelling is a mirror of the nation – “Isibuko Sezwe”

Judith T Ojo-Aromokudu, Claudia Loggia and Catherine Ndinda

In Africa, informal settlements are the dwelling places of over half the urban population. It is estimated that by 2050, this population will have increased from 400 million to 1.2 billion (Habitat III, 2015). The phenomenon of informal settlements was the major concern of the Habitat III thematic meeting held in Pretoria in 2016, aimed at developing a New Urban Agenda for the 21st century. Informal settlements are considered a major concern for many urban city managements, as they pose health and environmental risks, both to the residents and to those living in the neighbourhoods. They are often described using pejoratives such as slums and squatter camps. This paper argues that this negative connotation might be a precursor to more punitive policy responses of clearance and complete eradication.

In South Africa, as in many countries with developing urban centres, informal settlements (though referred to by different names) are described and labelled in negative and derogatory terms by the local government

authorities. History shows that the non-acceptance of the “sub-standard” shacks in urban areas was a contributing factor to racial segregation in Durban, South Africa. Various efforts in addressing informal settlements include homeowner education, interdict preventing the sale of homes for an initial period, and most importantly, in-situ upgrading with community participation, which ensures that social networks and social capital remain intact (Ndinda, et al 2016).

However, in order to deeply understand the phenomenon of this spontaneous urbanisation, it is necessary to look at the real perceptions that residents have regarding their settlements. How do informal dwellers view their own dwellings? Can their perceptions influence further positive responses from the electorate towards more inclusive and sustainable human settlements?

The paper argues that informal settlement dwellers are not necessarily negative about their dwellings and, in fact, they are generally very positive

in their attitudes towards their dwellings. Using the case study methodology, the paper draws on data collected in three informal settlements, namely KwaMathambo, Havelock and Quarry Road in the eThekweni municipality. To date the eThekweni municipality has recorded 544 informal settlements, out of which 446 informal settlements were established over 20 years ago (i.e. before 1994, during the apartheid years).

Defining informal settlements

The definition of what actually constitutes an informal settlement has proven to be a moving target.

Informal settlements are referred to as “...classifications such as irregular-regular, unauthorised-authorised, illegitimate-legitimate, illegal-legal and substandard-standard are constantly being renegotiated and are at the core of many urban struggles. [Informal] settlements are therefore a reflection of both social and power relations within cities, regions and nations, and their politics”. Sutherland et al (2016:13).

...

“ it was important to understand the experiences of the world and not just understand the physical properties of things. ”

Informal settlements have also been described as an outcome of a failed or failing electorate (Huchzemeyer 2011), as they are generally considered failed spaces requiring redevelopment and specialised intervention. Informal settlements suggests failed policies, corruption, poor governance, inappropriate land markets, finance systems and regulations and a lack of political will to address housing and inadequate institutional capacities (Menshaway et al.2011; El-Batran & Arandel, 1998; Majale 2008, Sutherland et al.).

The level of legality of the settlements also plays a prominent role in their definitions. Authors like Staf (1993); Devoy and King (2011) have defined informal settlements based on the physical attributes of the settlement such as dense, compact, located close to economic, social or survival benefits and access to services of networks such as water, sanitation, electricity and roads. Settlements are also classified as vulnerable when located in geographically and environmentally hazardous areas (UN-Habitat III, 2016).

Others have defined it based on the legality of the settlements in terms of security of tenure or alignment with planning framework (Srinivas 1993) developed without formal legal standing or land claim. It can be argued that legality points to the fact that the settlements has been not

only recognised but also validated by the local authorities. As such, this definition infers the presence of infrastructure, social services and amenities (see definition by Todaro 1994) and unauthorised invasion of land (Huchzemeyer 2011 & Ndinda et al, 2016). The residents are of low or no formal income and they are predominantly migrants (Srinivas 1991), with self-organising skills(Roy 2011), employing self-help efforts which do not align with prevailing regulations but located close to economic, social or survival benefits (Dovey and King, 2011).

However, some authors like Roy (2011) suggested a more progressive interpretation of informal settlements as spaces of habitation, livelihood, self-organisation and politics. This concept moves away from the pathology of Informal settlements that need to be fixed and envisages their huge potential in terms of dynamic places of living.

Affordable places of habitation

Misselhorn (2008) argues that the informal settlements offer first points of entry to the urban environments and economy as they provide affordable access to the urban areas. Other authors like Mutisya and Yarime (2011), and Roy (2011) argue that informal settlements are economically viable options for residents who cannot afford to build or buy

their own houses under current legislative and financial structures. They are noted to experience socio-spatial and socio-economic exclusion from the benefits and opportunities of the broader urban environment (Habitat III, 2015).

The various definitions of informal settlements are summed up in the 2009 National Housing Code which characterises the settlements in terms of Illegality and informality; Inappropriate locations; Restricted public and private sector investment; Poverty and vulnerability; and Social stress.

Despite the illegality and inherent complexity, informal settlements are evidence of the resilience and self-reliance of dwellers to make a way where there seems to be no way for themselves in the urban environments.

Response as a reflection of “name”

Where settlements are referred to as slums it has been argued that “The very word ‘slum’ confuses the physical problem of poor quality housing with the characteristics of the people living there. And, with so many unscrupulous governments in power around the world, the stereotype may be used to justify programmes of slum clearance” (Gilbert 2007: 710).

Over the years, the derogatory term “slums” has been dropped and in South Africa, “informal” settlements has been adopted. The new term recognises the relativity of the settlements to some acceptable norm with regard to the process of housing and also the final housing product.

Attitudes toward space and phenomenology

Allport (1935:810) defines attitudes as “a mental and neutral state of readiness, organised through experience, exerting a directive or dynamic influence upon the individual’s response to all objects and situations with which it is related”. Eagly and Chaiken (1998:1) simplified the definition, stating that attitudes refer to “a psychological tendency that is expressed by evaluating a particular entity with some degree of favour or disfavour”. It involves a level of evaluation. Blair, et al. (1996) argue that every cognition and perception is in fact evaluative. This implies that attitudes are relative to some

experience and never in isolation. As such, others argue that a self-reporting scale is present in developing an attitude. Considered from this perspective, it can be argued that attitudes toward space can be positive or negative, or neutral. According to Banaji & Heiphetz (2010) the response does not have to be right or wrong, but is an expression of a preference which can be deduced from a simple direct question (Why do you like this space?, What will you name your dwelling?), thus giving the user perspective.

The philosophical thinking of phenomenology was first theorised by Husserl, who lived from 1859-1938. He defined phenomenology as “a systematic investigation of consciousness and its objects”. According to Husserl, it was important to understand the experiences of the world and not just understand the physical properties of things. As such, he argued for the understanding of things in the phenomenological attitude, beyond their natural qualities. Husserl argued that not giving thought to the phenomeno-

logical experiences of things brings about a crisis where only the natural (physical) values of things are considered. In the context of informal dwellings, often the naturally perceived quality of the dwelling is given more consideration without taking into account the value of the dwelling to the inhabitants. Phenomenology therefore has to do with reflecting on the consciousness of experiences. Further to this, Pallasmaa (1996:450) argues that phenomenology of architecture is looking at architecture from within the consciousness experiencing it, through the architectural feeling, in contrast to analysis of the physical proportions and properties of building or a stylistic frame of reference.

Interpreting attitudes from the data

Residents’ responses about how they perceive their dwelling have been grouped into four broad categories, namely aspiration, functionality, and in terms of the psychological and physical character.





Respondents attributed personal aspirations to the achievement of their dwellings. For instance, residents referred to them as places of development. Apart from viewing the dwellings as new beginnings, others see them as an achievement, referring to them as a dream come true, a successful achievement. “I can wake up and search, I can wake up and build”, referring to personal aspirations and goals. The respondents talk about remaining hopeful and patient while seeking help as a result of being in the environment.

Interestingly, one respondent refers to the dwelling as a mirror of the nation (Isibuko sezwe).

The next category of names relates to the functionality of the dwelling. Respondents refer to the dwelling as a simple shelter, i.e. a place to stay, to rest, a place to hide my head.

In what can be considered a psychological function, respondents relate to the dwelling as a beautiful place, a place of happiness, of peace, a safe heaven, a place given by God. As such it is also referred to as one’s own i.e. my hood/ my township, (Ikasi lami) using personal names such as KwaMathapi, i.e. the place of Mathapi.

Lastly, the category physical character is also used – where respondents refer to their dwellings as tin house, mud house, room (igumbi), the small shack. In fact, a description used commonly was kwavezu nyawo meaning sleeping with the head indoors and legs outside the door. While the majority referred to their informal dwellings using positive references, other descriptors such as noisy place, place of men hating women (Behlale abafazi namadoda) are also recorded.

Conclusion

The paper has attempted to reveal the residents’ perspective by collecting the narratives describing their personal perceptions and conscious experiences of living in such human settlements. This perspective should be considered to adequately respond to the complexity of informal urbanisation.

The residents view their dwellings as giving reasonable access to the city. They are described in a positive way as being affordable, and also less burdened by the nuances of formal housing.

Perhaps we need to reconsider informal dwellings from a more progressive perspective, in order to support communities with effective and sustainable interventions.

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