



BNG

Human Settlements Sector

Journal

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Minister
NOMAINDIYA MFEKETO

Strengthening relationships amongst the
three spheres of government in the delivery
of sustainable human settlements





THEMBELIHLE SOCIAL HOUSING PROJECT
CITY OF TSHWANE, GAUTENG

Credits

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Who we are & What we do

Who is the SHRA and what is social housing?

SHRA was established in August 2010 by the Minister of Human Settlements as per the Social Housing Act, No 16 of 2008. SHRA is a public entity in terms of Schedule 3A of the Public Finance Management Act, No. 29 of 1999 (PFMA).

Social housing is state-subsidised rental housing targeted at low to medium income groups. The purpose of social housing is to contribute to the national priority of restructuring South African society in order to address structural, economic, social and spatial dysfunctions. Social housing contributes to widening the range of housing options available to the poor.

SHRA is responsible for regulating the social housing sector in South Africa; approval, administration and disbursement of both institutional investment and capital grants (named the Restructuring Capital Grant). SHRA must promote an enabling environment for the growth and development of the social housing sector.

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Minister's Foreword

Our country's Constitution says everyone has the right to have access to adequate housing. As the Department of Human Settlements we are mandated to fulfil this basic right. Since 1994, we have been confronted with the inhumanity of landless and lack of shelter for our people. We have a strong challenge to improve the lives of our people.

On arrival in the Department, I was well received by management and staff. On my address to staff, I challenged them to work with me in delivering the mandate of the department within a short space of time at our disposal.

It's a common knowledge that next year, we will be going to the polls to elect the new government. As the current government we have less than 10 months to achieve what we promised to do in 2014 when we were campaigning. As a sector we need to reflect on what we have done and what we still need to do.

In a short space of time I have met with the Portfolio Committee on Human Settlements to map out a common ground. This provided me with an opportunity to engage with policy and delivery frameworks of the department and also to inform their direction.

To make our sector better, we need to strengthen the relations between three spheres of government. This will make us respond effectively to service delivery protests.

I find it unacceptable that funds from human settlements budget were being returned to national treasury when there was service delivery pressure on housing.

If relations between the three spheres of government were what it is supposed to be, ways could have been found to reallocate these funds to areas where there are needed most.

Lastly, I would like to invite all our stakeholders to contribute in this sector journal as it is a platform where we can share our ideas and opinions without any fear of being rebuked.



NOMANDIYA MFEKETO
MINISTER OF HUMAN SETTLEMENTS



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

E Editor-in-Chief

Let me start by apologising to all our readers for not getting their journal for the past two quarters. This was caused by forces beyond our control. This apology also goes to our contributors who waited to see their work being published but that never happened.

In this edition we welcome our new Minister for Human Settlements, Hon Nomaindiya Mfeketo who a formidable leader and local a provincial government experts – who hails from International Relations and Corporations. The Minister Mfeketo joins the Human Settlements at the time is sector fast tracking the delivery of 1.4 million houses and housing opportunities by 2019 as well as ensuring that the sector eradicates the title deeds backlog. The Minister who served as the Executive Mayor of the City of Cape Town for two terms from 1998 to 2006 is committed to strengthening the relations amongst the three spheres of government in order to respond effectively the service delivery needs of all South Africans.

We are also reporting back on what happened in Kuala Lumpur, Malaysia during the 9th Session of the World Urban Forum (WUF 9). The conference coupled with the exhibition is a United Nations global stage used to create new networks and partnerships that strengthen existing ones with a meaningful impact on equity and urban development. The WUF9 was the first session to focus on the implementation of the New Urban Agenda that was adopted at Habitat III in Ecuador in 2016.

In this edition we also focus on at how Gauteng province plans to restore the dignity of the people through providing decent shelter. Three mega projects from Gauteng are profiled. This must be taken as a challenge by other provinces as we have said in our last edition; we all need to contribute in the Journal as it is the publication for our sector. Let us all contribute to showcase what we are doing to restore the dignity of our people.

Lastly, let us all participate in improving this platform to communicate as the sector. As we mentioned in the first edition, we welcome articles, opinion pieces, and analysis from academic researchers, industry experts and ordinary people from all walks of life.

XOLANI XUNDU
EDITOR-IN-CHIEF



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Human Settlements Code: a theory of change in the sector

Owen Rambau

The Portfolio Committee on Human Settlements hosted the consultative workshop to foster a positive working relationship between the executive and the legislature. The workshop was meant to give the legislature a chance to engage on policy issues and delivery frameworks of the Department.

Opening the workshop, the chairperson of the portfolio committee Nocawe Mafu, called for positive engagement and participation during the workshop. She further stated that they chose the right time (Easter Weekend) to host this workshop as it was a subconscious symbolic message for setting new beginnings.

This workshop also became the first engagement of Minister Nomaindiya Mfeketo with the Portfolio Committee. She also emphasised the setting of new beginnings. "This workshop is fitting and I see its role as vital in fostering a positive working relationship between the executive and legislature. It will provide an opportunity for the legislature to engage with policy and delivery frameworks of the department and inform its direction," said Mfeketo.

The Minister further stated that

the department has a unique opportunity to place itself in the driving seat of encouraging active citizenry as the country engages on land expropriation without compensation policy debate. "As law makers and custodians of land, we need to take leadership so that people have faith in us to carry this process through in a rapid but legal and orderly manner," remarked the Minister.

The Human Settlements Policy Framework, Legislation and Housing Code were presented by Deputy Director General (DDG) for Human Settlements Delivery Frameworks Ahmed Vawda, who indicated future plans in line with the National Development Plan (NDP) 2030 goals, to eradicate absolute poverty, reduce unemployment rate to 6% and significantly reduce inequality. He further indicated that the medium term strategic plan of the NDP for outcome 8: Sustainable Human Settlements and Improved Quality of Household Life was to build and retrofit settlements that offer access to adequate housing in better living environments, break apartheid spatial patterns through coordinated spatial planning and investment and enable a functional equitable residential property market.

Vawda indicated there is a need for policy shift from housing to Human Settlements, a new code must be for Human Settlements beyond Housing to guide into Medium Term Strategic Framework (MTSF) towards NDP 2030. The New Human Settlements code will contain norms, standards and programmes to follow human settlements theory of change or value chain that interfaces with a built environment theory of change or value chain and supported by systems.

Now with talks of a new human settlements code something that will be more beneficial to the Public Servants is the progressiveness of the Government Employee Housing Scheme (GEHS) which DDG for Programme Implementation Support, Joseph Leshabane presented to the Portfolio Committee reminding them that the rationale of the GEHS is aimed at addressing multiple barriers faced by government employees in accessing housing on a sustainable basis. He said that this will create a fundamental change in the structure, systems, institutions and patterns of home ownership and control of the housing finance in favour of all South Africans.

Opportunities, capabilities and support required implementing sustainable development within the context of **regional and global commitments**

Zou Kota-Fredericks- Deputy Minister of Human Settlements



Excellent work has been undertaken over the past twenty years in promoting urban safety, including through research, pilot projects to identify good practice, and facilitating networks for knowledge exchange to inform global, regional, and national commitments that link human settlements development with safety.

Safety is a key concern of African governments at all levels and we have acknowledged that it has many dimensions which extend beyond the traditional notions of policing. We know that we must link the development of sustainable human settlements with safety. In so doing we can create liveable cities for all, in which all its inhabitants feel safe. It is the “how” that we will have to deeply discuss.

Through our collective work, these ideas are now gaining traction nationally, regionally and globally. We are thus extremely pleased that safety is acknowledged in the outcome of Habitat III, the New Urban Agenda, which sets out the policies, practice, and roles and responsibilities of national, sub-national, local government, non-government actors and the community.

We have made significant progress since the first African Forum of Urban Safety (AFUS)) learning exchange in advancing urban safety as an important component of key international commitments and agreements. The Governing Council of UN-Habitat at its 26th Session took a specific resolution on urban safety, calling upon member states to consider urban safety as a key element of their urban development strategies.

The link between safety and human settlements and urbanisation is established no less than 16 times in the New Urban Agenda.

The Quito Declaration of the New Urban Agenda expresses a shared global vision as follows: “We share a vision of cities for all, referring to the equal use and enjoyment of cities and human settlements, seeking to promote inclusivity and ensure that all inhabitants, of present and future generations, without discrimination of any kind, are able to inhabit and produce just, safe, healthy, accessible, affordable, resilient, and sustainable cities and human settlements, to foster prosperity and quality of life for all...”

“ Through our collective work, these ideas are now gaining traction nationally, regionally and globally. ”





The most explicit guidance with regard to ensuring safety in cities and human settlements can be found in paragraph 103 of the Quito Implementation Plan: Paragraph 103 states “We will integrate inclusive measures for urban safety, and crime and violence prevention, including terrorism and violent extremism conducive to terrorism, engaging relevant local communities and non-governmental actors, where appropriate, in developing urban strategies and initiatives, including taking into account slums and informal settlements, as well as vulnerability and cultural factors in the development of public security, and crime and violence prevention policies, including by preventing and countering the stigmatization of specific groups as posing inherently greater security threats.”

This is what we have committed to globally. We now need to continue to work tirelessly to popularise these commitments through continued advocacy. We need to show practically how integrating safety into urban planning and human settlements development can affect positive change and give expression to a decent quality of life for all. We also require a practical work programme to address safety in human settlements and cities, particularly for women and girls and people in living vulnerable situations.

We would like to sincerely acknowledge the excellent work being undertaken by UN-Habitat in promoting urban safety in its work, and through facilitating networks such as AFUS to address the nexus between safety and human settlements.



South African Participation at the 9th session of the World Urban Forum

Monika Glinzer

The 9th Session of the World Urban Forum (WUF) took place from 7 to 13 February 2018 at the Kuala Lumpur Convention Centre hosted by the government of Malaysia. The theme of the Forum was **'Cities 2030, Cities for All: Implementing the New Urban Agenda.'**

The South African delegation was led by the Deputy Minister of Human Settlements, Zou Kota-Fredericks and the Deputy Minister of Cooperative Governance, Andries Nel. The delegation comprised of amongst other the South Africa's High Commissioner to Malaysia, the Mpumalanga MEC of Human Settlements, Members of the South African Local Government Association (SALGA) National Executive Council, to name but a few.

The South African participants also included academics from the

University of KwaZulu Natal and the University of Witwatersrand, and civil society and grassroots organisations, such as the Development Action Group (DAG), the Federation of the Urban and Rural Poor (FEDUP), Habitat for Humanity, and Shack/Slum Dwellers International (SDI), the Socio Economic Rights Institute (SERI), as well as the Executive Director and officials from the Gauteng City Region Observatory.

WUF 9 Format and Expected Outcomes

The format of WUF 9 was a series of parallel events over seven days, including Assemblies, Round tables, Dialogues and Special Sessions on specific themes, which are conceptualised and managed by UN-Habitat, and Networking Events, Side Events, Parallel Events (outside of the WUF 9 venue), Training Events,

and Urban Talks which are organised by participating stakeholders. The large exhibition was also a vital component of WUF 9.

WUF 9 clearly demonstrated the convening power of UN-Habitat, with a programme of well over 500 events, attended by participants from diverse sectors and backgrounds, with women, youth and participants from least developed countries well represented. The forums focused on the New Urban Agenda as a tool and accelerator for achieving Agenda 2030 and its Sustainable Development Goals. According to the organisers, 22.000 participants from 165 countries, among them more than 100 Ministers and Deputy Ministers, debated concrete implementation steps at WUF 9.

The outcome of deliberations will be instrumental in the process of preparing the first report of the

implementation of the New Urban Agenda due in 2019. The New Urban Agenda explicitly calls for inputs of multilateral organisations, civil society, the private sector and academia, and to build on existing platforms such as the World Urban Forum, in the development of implementation progress reports.

The Forum also contributed to global mobilisation towards the common vision on sustainable urban development in advancing on the achievement of the Agenda 2030 and its Sustainable Development Goals. WUF 9 therefore provided an important opportunity to garner the efforts of all relevant actors to deliberate on and commit to implementation of concrete solutions for the transformative commitments made in the New Urban Agenda.

It provided a platform through which national governments, sub national and local governments, civil society, private sector and academia shared knowledge and solutions for sustainable urban development. It also facilitated the development of strong multi-stakeholder partnerships required for the implementation of the New Urban Agenda. WUF 9 adopted a Declaration which will inform the next session of UN-Habitat's Governing Council outcomes.

The role of South Africa at WUF 9

a. The South African participation at the World Urban Forum was important for the following reasons:

- **Building capacity and forging important partnerships:** Participation by officials from all three spheres of government, academia, and civil society through a Team South Africa approach in current global debates helped to build consensus on our policy direction with regard to urbanisation and human settlements.

- **Profiling South Africa as a global partner:** The continued and active participation of South Africa in global forums on urban development such as WUF has profiled the country and its efforts as part of best practice experiences. This is an important aspect as it highlights the growing importance of South Africa as a key role-player in such international dialogues.

- **Knowledge and Information Exchange:** Participation at the WUF's relevant round tables, dialogues and networking events promoted learning and knowledge sharing, and helped to strengthen South Africa's ability to address urban development challenges, as well as uphold South Africa's relevance and meet the expectations of leadership in the African continent.

b. After the adoption of the New Urban Agenda by the United Nations, South Africa has resolved to create its own implementation framework for the New Urban Agenda that ensures that we tackle urbanisation collectively – as 'government as a whole', with our partners and stakeholders - acknowledging that urban management and human settlements development are intricately linked to the economic and social development of the country.

South Africa's Integrated Urban Development Framework (IUDF), which is our national urban policy, is therefore the key 'framing' element for this important task, informed by our national context and priorities, outlined also in the National Development Plan 2030.

c. A key input by South Africa to the World Urban Forum was thus a discussion document for a Localising Framework for the New Urban Agenda. The document was the product of intense collaboration between the Department of Human Settlements, the Department of Cooperative Governance, the South African Local Government Association and the South African Cities Network.

A first draft was consulted upon with stakeholders at the National Observance of World Cities Day in Durban in October 2017. Further engagements took place in January 2018,

with the intention of presenting the discussion document to WUF 9.

d. In addition to the New Urban Agenda Localising Framework discussion document, Team South Africa developed a resource paper to guide the South African delegation in its participation at WUF 9. The resource paper presented relevant South African policies and programmes that respond to the New Urban Agenda and address urbanisation and human settlements.

Exhibition

The purpose of the WUF 9 exhibition was to showcase and highlight programmes, initiatives, partnerships and solutions dedicated to implementing the New Urban Agenda and Agenda 2030. The Department of Human Settlements secured the exhibition space for the South African pavilion.

The exhibition design was co-created with key partners and showcased projects and programmes that successfully demonstrated South Africa's response to urbanisation through urban management, housing, transport and planning. The exhibition space also created a conducive environment for networking, bilateral meetings, and knowledge sharing.

The Gauteng Provincial Government also had a separate exhibition stand, focused on the Gauteng City Region approach and

concept, as well as on promoting the Metropolis Annual Meeting that it will be hosting from 27 to 31 August 2018

Team South Africa Events at WUF 9

1. On 8 February 2018, the Department of Human Settlements, the Department of Cooperative Governance and SALGA hosted a networking event on **'Developing national and local frameworks for the implementation of the New Urban Agenda.'**

The session introduced South Africa's localising framework for implementing the New Urban Agenda. Participants responded very positively to the proposed framework, and particularly the built in coordination and participation of all relevant sectors and actors.

Deputy Minister Andries Nel, Deputy Minister Zou Kota-Fredricks and Councilor Xolani Sotashe (SALGA) gave opening addresses and co-chaired the session.

2. On 11 February 2018, the Department of Human Settlements, UN-Habitat and Slum Dwellers International hosted a networking event on **'Participatory upgrading of slums and informal settlements through partnerships between government and grassroots organisations.'**

The event examined ways in which government effort on

making suitable land available, improving service provision, and creating affordable housing can work in concert with the community savings schemes, community driven data collection, self-build initiatives, and other initiatives undertaken by organised communities for participatory upgrading.

The event invited grassroots organisations and their partner governments (either local or national) to share what makes the partnerships successful. Case studies included Botswana, Kenya, Zimbabwe, Nigeria, and South Africa.

3. On 12 February 2018, Etheke-wini Municipality hosted a Networking Event on **'Informal Settlement Upgrading using the Safer Cities Approach.'**

The session promoted the 'co-production of safety for all' through citywide, community-based, coalition-oriented, multi-sectorial and evidence-based urban interventions. The event was held as part of Etheke-wini's commitment to leading urban safety approaches in Africa through heading the African Forum on Urban Safety (AFUS).

Deputy Minister Andries Nel and Deputy Minister Zou Kota-Fredricks supported Etheke-wini as panel members for this event, reflecting on role of human settlements development, planning and urban management in addressing safety.

Ethekwini's presentation focused on moving beyond the provision of infrastructure and top structures to one that promotes empowerment, safety and socio economic sustainability. This approach is underscored by informed planning to include special facilities, active community spaces, walkability, passive surveillance, and data gathering of skill sets, work experience and employment aspirations.

4. On 12 February, SALGA, UN-Habitat and the Department of Human Settlements launched the publication **'Leading Change: Using the IGUTP to implement the NUA.'**

The book is the product of a collaborative partnership between SALGA, the Department of Human Settlements, and UN-Habitat. This partnership resulted in bringing together leading international planning experts for a fresh approach to planning in the context of the International Guidelines on Urban and Territorial Planning adopted by UN-Habitat and the approach to planning envisaged in the New Urban Agenda.

The experts included Christine Platt from South Africa, past President of the Commonwealth Association of Planners, Prof Clifford Hague from Heriot – Watt University in Edinburgh, Dr Paul Taylor from Kilifi – Kenya, honorary Professor at the School of Planning and Geog-

raphy at the University of Cardiff, Raf Tuts from Nairobi, Kenya, Director for Programme Division of UN Habitat, Dr Remy Sietchiping, from the Regional and Metropolitan Planning Unit at UN Habitat, Dr Shipra Suri, New Delhi India, an urban planner and member of the UN Habitat Team that collaborated on this project.

The book received an overwhelmingly positive response from participants, including several key international planning experts. It was agreed at the session that Team South Africa, together with partners such as France, Japan and Uganda, will continue to champion planning reform and will request UN-Habitat to launch a global campaign in this regard.

SALGA's Xolani Sotashe chaired the session, and Deputy Ministers Andries Nel and Zou Kota Fredericks both addressed this event in the context of urban and human settlements planning coordination and management.

5. On 13 February 2018 the City of Johannesburg, in partnership the Mumbai Environmental Social Network, hosted a networking session **'Policies and city wide strategies: Creating well managed, inclusive, safe and accessible public space.'**

The session formed part of the Listen to Cities events to give an opportunity for increasing inter-

national dialogue between national and subnational authorities on the New Urban Agenda implementation. The session recognised that the New Urban Agenda can only be achieved where national policies and city-wide strategies take into consideration public space and are able to effectively harness the power and forces of urbanisation. Furthermore the session highlighted the benefits of preparing city-wide strategies to protect, create, manage and enjoy a network of high-quality public spaces in a diverse range of cities globally.

Team South Africa has, through its engagement in the run up to and during WUF9, gained a deep understanding of the phenomenon of urbanisation and its implications for South Africa. Work will now unfold to refine the **Localising Framework for the Implementation of the New Urban Agenda**. The work will be undertaken through various platforms, including in the main, the IUDF Political Steering Committee and the IUDF Working Group, and engaged upon with the National Forum on Human Settlements and Urban Development, of which WUF 9 Team South Africa are all members.



Gauteng geared towards developing new cities through human settlements

Paul Mashatile- former MEC of Human Settlements in Gauteng

The year, 1994 marked a new era to engage in a journey to restore the dignity of our people. Provision of housing is one of the basic human rights that define human dignity in any civilised society. The ANC government has since 1994 confronted the inhumanity of landlessness and lack of shelter for our people.

This has been a defining initiative and once achieved will make South Africa never to be the same again.

Twenty three years later, we have provided millions of our people with shelter by building more than 4 million housing opportunities across the country. Gauteng accounts for 1 million which houses approximately 5 million people. Notwithstanding this significant progress, much more work still needs to be done to achieve the ideal enshrined in the historic Freedom Charter that “There shall be houses, security and comfort for all”. It is against this backdrop that our Department continues to work hard to provide houses to all our people.



A very important shift has been made to commit to delivering houses and not just housing opportunities. This is an important shift because everyone will agree that people live and sleep in houses and not in housing opportunities. Another important shift, based on the Breaking New Ground Policy Framework, is that we are moving away from small sporadic projects to clustered, integrated, smart Big Cities - Mega Projects.

These post-apartheid cities are purposefully planned and developed so that they are completely self-sufficient in providing for the housing, social amenities and economic opportunity needs of the communities.

Additionally, the concept of 'Big Cities' reinforces the key principles and considerations of spatial reconfiguration, township economy revitalisation and massive infrastructure investment as a means of transforming settlements and cities into productive spaces that are inclusive, sustainable and founded on principles of good governance. Our Big Cities are designed in such a way that they provide for mixed housing typologies and security of tenure while fulfilling the principles of integrated development, radical spatial transformation, urban renewal, strengthening institutional capacity and end-user management.

These settlements and Big Cities will contribute to building our Province as a Gauteng City Region (GCR) with equal levels of development across all five of its development corridors, as well as the outcomes expected of the GPG's TMR strategy. This strategy is underpinned by its 10 Pillars.

These are radical economic transformation, decisive spatial transformation, accelerating social transformation, transformation of the State and governance, modernisation of the economy, modernisation of the public service and the state, modernisation of human settlements and urban development, modernisation of public transport and other infrastructure, re-industrialising Gauteng as our country's economic hub and taking a lead in Africa's new industrial revolution.

The vision of the Gauteng Provincial Government is to build a globally-competitive GCR. This vision requires that we implement seamless programmes across the five development corridors in all our municipalities, namely, the Central Corridor anchored by the City of Johannesburg as a financial and ICT hub of our economy; the Northern Corridor anchored by the City of Tshwane as the automotive industry hub and capital city of our country; the Eastern Corridor represented by the City of Ekurhuleni the manufacturing hub and aerropolis centre of the province; the Southern Corridor anchored by the Sedibeng (Vaal) area which is the home of the steel industry and a tourist attraction, particularly with huge opportunities around the Vaal river; the Western Corridor anchored by the West Rand and home of the mining industry, agro-processing and a tourist attraction around the Maropeng Cradle of Humankind.

The implementation of this grand plan is aligned to the NDP – Vision 2030 with the roll out of mega projects informed by this approach. We will endeavour to build compact cities in all these development areas as our new post-apartheid cities. Currently, there are currently 31 mega human settlements projects that are undergoing approval processes across our province. Some of them have already attained all necessary approvals. About fifteen of these mega human settlements will be coming on stream during the current financial year.

>>>



Cosmo City housing development in Johannesburg, Gauteng

We have launched the Daggafontein Mega project near Springs with another fourteen projects to be launched by the end of March 2018. We are creating these cities with the understanding that decent housing is a human right that needs to be satisfied as this contributes to efforts to restore the dignity of our people. We can therefore ill-afford not to provide, within government means, shelter for those who cannot afford to provide for themselves.

As we are building new cities, there is also a need to invest in more hospitals, smart schools and the improvement of public transport, road (including new freeways) and other critical infrastructure. The province has planned for eight hospitals to be built within the next two years. Twenty schools will also be built within the same period.

Currently the Provincial Government is finalising plans for the ex-

tension of the Gautrain system to new areas of the province to improve mobility. A feasibility study on this has now been completed. Although funding has been made available for most of these projects, in some cases more funding is still required, particularly for bulk services, and we call upon the private sector to partner with us.

When launching the Gauteng Infrastructure Investment Conference (GIIC) in 2015, Premier David Makhura announced that the province needs an injection of about R 1.8 trillion to invest in social and economic infrastructure. We have also in the intervening period convened an Infrastructure Investment Summit in May this year. After that summit, the Gauteng Partnership Fund appointed a fund manager to kick off our capital-raising campaign and we are currently working with the PIC to raise a R 30 billion infrastructure bond. The

Gauteng Provincial Government has also budgeted R 49 billion for infrastructure investment during the Medium-term Expenditure Framework (MTEF) period.

Meanwhile, the GPF and the Gauteng Infrastructure Finance Agency are currently holding bilateral meetings with various potential funders/investors. We are hopeful that we are wetting private sector appetite as mega projects provide investment opportunities attractive to long-term investors such as pension funds. Depending on the stage of the project, investors should be able to achieve returns that are consistent with the level of project risk they will be taking.

Indeed we are turning Gauteng into a huge construction site. Hence we are inviting all stakeholders in the built environment to join hands with us as we continue on this journey of restoring the dignity of our people through providing decent shelter.

The HDA can provide the following key services to provinces and municipalities:

- Land assembly and land acquisition/release support
- Land holding and land holding support
- Land geo-spatial services
- 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)

For more information about the HDA visit our website at www.thehda.co.za



Working for integration





Premier David Makhura having a word with the emotional Dibueng Bosman and Otile Bosman, who received a house that their mother had applied for before she passed on.

Riverside View Mega City is the new beginning to Gauteng's densification projects

Luzuko Pongoma

The rolling out of BNG flats is going to change the architectural landscape of Gauteng and also reduce the backlog on the housing list.

The Riverside View Mega City has become one of the province's mega human settlements projects that will enable qualifying

beneficiaries of fully subsidised houses that are known as BNGs walk-ups to live in multi storey units.

The project is situated in the north of Johannesburg near Steyn City and Riversands, closer to socio economic opportunities within one of the fastest grow-

ing economic hubs in Gauteng. It will have 3332 BNG flats when completed, the project will also have 3324 social and rental units and 2949 single residential units for the Financed Linked Subsidy Programme (FLISP). The project is expected to be over R5 billion once completed.



Mirriam Moatse, 99, having a conversation with former MEC Paul Mashatile and Premier David Makhura after receiving a house in Riverside View City.

“ The rolling out of BNG flats is going to change the architectural landscape of Gauteng... ”

The flats are part of government's plan of densification in the province. Densification has been necessitated by the shortage of land in the province and its rapidly growing population.

Former Gauteng MEC for Cooperative Governance, Traditional Affairs and Human Settlements, Paul Mashatile said the flats will have all the amenities such as playgrounds for children, a recreational centre for the community, places for worship, business sites and a shopping centre.

It will also consist of two primary schools, three secondary schools,

crèches, a clinic and community centre and pedestrian walk ways. The area also has two substations to complement the power supply to the community.

The FLISP houses will benefit people regarded to be in the gap market who earn too much to qualify for an RDP house but too little to qualify for a bond from a private financial institution.

Mashatile launched the project and lived up to government's promise that the elderly, people living with disability and child headed households will be prioritised. He also ensured that the

elderly and the disabled are allocated at the ground floor. This was done by allocating houses to 99 year old Mirriam Moatse, 20 year old Dibueng Bosman and 12 year old Otlile Bosman who are orphans were part of the 480 people who were allocated houses in the project.

Dibueng said, “I am amazed by finally receiving a house. My mom always spoke of it, saying it is coming. She applied in 2000. It is amazing that it is finally happening. I did not know where I was going to go after finishing university as next year is my final year, it is a blessing.”

Rural Housing Loan Fund (RHLF)

Mandate

Rural Housing Loan Fund (RHLF) is one of the Human Settlements Development Finance Institutions, which was established by the national government in 1996. Rural Housing Loan Fund (RHLF) is in a process of being consolidated to the National Housing Finance Corporation (NHFC) as the first step towards establishing the new Human Settlements Development Bank (HSDB). RHLF's mandate is to facilitate access to incremental housing finance for households in rural areas to improve their housing conditions and living environments in supporting sustainable rural human settlements. Currently RHLF facilitates access to unsecured housing credit for borrowers earning up to R15 000 per month.

Low income household's benefits from RHLF funding to improve their housing and living environments in various ways such as:

- ▶ Extending or improving the quality of an existing house such as an RDP house, or
- ▶ Adding to own savings to build a new house, or
- ▶ Connecting electricity or water to your house, or
- ▶ Improving sanitation conditions such as building a septic tank, or
- ▶ Buying land to build own home, or
- ▶ Fencing a home to enhance security.

Delivery model

RHLF delivers on its mandate through carefully selected intermediaries that include commercial retail lenders that are registered with the National Credit Regulator (NCR) and who provide loans to the general public, as well as community based organisations such as stokvels that lend to their members only. Through these intermediaries, RHLF is able to reach all provinces in a cost effective manner.



An agency of the Department
of Human Settlements



LENDER (Intermediaries)	CONTACT	PROVINCE
Bayport Financial Services	Tel: 0861 056 056 Email: clientservice@bayport.co.za Web: www.bayportfinance.co.za	Nationally
Makoko Finance	Tel: 079 918 7606/081 801 9353 Email: makokofinance@gmail.com Web: www.makokofinance.wozaonline.co.za	Limpopo
Thuthukani Housing Finance	Tel: 012 804 1443 Email: info@tfsmail.co.za Web: www.thuthukani.co.za	Mpumalanga, Free State, Western Cape, Gauteng & Limpopo
Lendcor Group	Tel: 086 000 3030 Email: info@lendcorgroup.co.za Web: www.lendcor.co.za	Nationally (through building material stores)
Homefin Financial Services	Tel: 0861 000 808 Fax: 086 669 1360 Email: info@home-fin.co.za Web: www.home-fin.co.za	Nationally
Real People Holding	Tel: 086 110 1724 Web: www.realpeople.co.za	Nationally
Lehae Housing Finance	Tel: 058 622 2310 Fax: 086 609 5111 Email: loans@lehaehousingfinance.co.za Web: www.lehaehousingfinance.co.za	Free State
Kabo Financial Services	Tel: 018 013 0357 Office cell: 079 591 5993/072 623 0151 Email: tilly@kabo.co.za	North West
Igatsha Rural Development (IRDF)	Tel: 032 552 2150 Office cell: 065 801 4668 Fax: 086 552 3471 Email: info@irdf.co.za Web: www.irdf.co.za	Kwa-Zulu Natal
Ibuild Homes Loans	Tel: 021 701 1948 Email: info@ibuildhomeloans.com Web: www.ibuildhomeloans.com	Nationally- all provinces (mainly building material stores and branches)
Home Improvement Finance	Tel: 021 851 6357/76 Fax: 086 537 5626 Email: lee@bradbury.co.za or homeimprovementfin@gmail.com Web: www.bradbury.co.za	Nationally- all provinces (mainly building material stores and branches)

Rural Housing Loan Fund (RHLF) Contact details:

Postal Address: P O Box 649, Bruma, 2026

Tel: 011 644 9898

Fax: 010 001 4162

Email: mmothobi@rhlf.co.za

Website: www.rhlf.co.za

John Dube project to change the landscape of the City of Ekurhuleni

Luzuko Pongoma



During the sod turning of John Dube City project from left: Mayor of Ekurhuleni Mzwandile Masina, Premier of Gauteng David Makhura, former Minister of Human Settlements Lindiwe Sisulu and former Gauteng MEC of Human Settlements Paul Mashatile

The biggest mega human settlements project in Gauteng yet, will change the landscape of the province.

Situated at the periphery of the City of Ekurhuleni, the John Dube City will not only provide houses but also revitalise the economy of KwaTsaDuza (KwaThema, Tsakane and Duduza).

The R 35 billion City will have Ekurhuleni's first university, a new CBD and 10 000 houses of mixed typologies that will include BNG's, rental/social houses, fully bonded and gap houses among others.

Former Gauteng MEC for Cooperative Governance and Traditional Affairs and Human Settlements,

Paul Mashatile said John Dube City was part of government initiative to reduce the backlog of housing, especially in Ekurhuleni.

He said that the project was the sixth that has over 10 000 houses in Ekurhuleni and was going to ensure that government is close to the realisation of building 100 000 houses in the municipality.

“If each Mega Project has more than 10 000 houses, and Ekurhuleni has six, it means we are already close to the 100 000 houses to be built by the Ekurhuleni municipality in the next five years,” he said.

Mashatile said that the John Dube City will benefit the residents of KwaThema, Duduza, Tsakane and elderly people, people living with disabilities, child headed households and people who applied in 1996 from the communities will be prioritised.

The new city will have 10 531 mixed typology houses which will be built in three phases over a period of three years while the entire city which will include casinos and hotels will be built over a period of 10 years.

The houses will be spread across with 1 500 BNG Standalone Units, 4 110 BNG Walk-ups Units, 2 203 FLISP Standalone Units, 270 Military Veterans Units, 700 Rental Stock Units, 848 Affordable Bonded Units and 900 Site and Services Stands.

Premier of Gauteng David Makhura stated that the John Dube City will have a University for the children of the surrounding areas to benefit from: “It has a university so that children can get education. We cannot build houses for the youth. The youth must learn, get the skills and build beautiful houses for themselves and not smoke nyaope or get involved in illegal activities,” he said.

Makhura said that the provincial government was working hard with the City of Ekurhuleni to ensure that the new university has campuses all over the municipality for it to be accessible to more children.

In addition to the university, the city will also have a CBD with a civic centre, business and community facilities, seven primary schools, three secondary schools, 15 local community facility sites, two transport stations/multi-modal hubs, 53 local parks community gardens / allotment, an industrial and manufacturing zone, a regional hospital and a theme park.

Former Minister of Human Settlements, Lindiwe Sisulu said that the name for the project belonged to an outstanding man who studied abroad and returned to plough back to the community by opening a school.

“Today when we talk about John Dube, we will not only be talking about Ohlange High School outside Durban in Kwa Zulu-Natal, but also about the community of KwaThema, Tsakane and Duduza,” she said.

Minister Sisulu said that John Dube introduced an area for industrial education within the school he established to produce people who could have other skills.

“I want the developer of the project to know that we are not only building houses but also creating jobs for our people. Alongside the building there must be training for people to be employable,” she said.

Sisulu called on young people to be part of the project and acquire skills. She added that the city will also have a hotel.





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





THEMBELIHLE SOCIAL HOUSING LAUNCH

1. Minister of Human Settlements Nomaindiya Mfeketo.
2. Gauteng MEC of Human Settlements Dikgang Uhuru Moiloa, Minister of Human Settlements Nomaindiya Mfeketo and Executive Mayor of the City of Tshwane Solly Msimanga.
3. City of Tshwane Executive Mayor Solly Msimanga.
4. Social Housing Regulatory Authority (SHRA) Chief Executive Officer Rory Gallocher.
5. Members of the community during the launch of Thembelihle Social Housing project in the City of Tshwane.

4



5



6



WORLD URBAN FORUM 9 CONFERENCE IN MALAYSIA

6. Monika Glinzler (Human Settlements), Sheila Hughes (COGTA), Xolani Sotashe (SALGA), Andries Nel Deputy Minister of Cooperative Governance and Zou-Kota Fredericks Deputy Minister of Human Settlements during the panel discussion debate.
7. The coordinator of the South African Federation of the Urban Poor (FEDUP), who is also on the Management Committee of Shack/Slum Dwellers International (SDI) Rose Molokoane.
8. Human Settlements Director-General Mbulelo Tshangana with SALGA delegates.

7







Rolling out of serviced stands to discourage land invasion in Gauteng

Luzuko Pongoma

The roll out of serviced stands by the Gauteng Department of Human Settlements will promote orderly development and reduce the backlog on houses in the province.

A number of communities used the Izimbizo and Ntirhisano meetings to request the government to allocate them land so that they are able to build for themselves.

This led to the Gauteng Department of Human Settlements working closely with municipalities and communities in the province to ensure the programme of rolling out serviced stands is realised.

Former Cooperative Governance and Traditional Affairs and Human Settlements MEC, Paul Mashatile

said that the Gauteng government, working with municipalities has a clear vision of how to build the province going forward and wants communities to work with them.

“We must discourage land invasion so that we have orderly development; we must build our cities properly,” said Mashatile .

“ We must discourage land invasion so that we have orderly development, we must build our cities properly... ”

The Summit was attended by community leaders from across the province, traditional leaders, land owners, developers and business people.

Mashatile said that government was going to fight for orderly development and will not allow land invasion and sporadic building of houses and informal settlements. The summit also discussed other ways of mitigating land grabs.

“These serviced stands are not for everyone, they are for the people who qualify because sometimes people invade land because they do not qualify. Serviced stands are for Gauteng residents who are South Africans who qualify in terms of the criteria and I would like to warn people not to call their relatives in other provinces, to come occupy land or take over their shacks when they are allocated stands,” said the MEC.

Mashatile called on the community to work with government in a coordinated manner for land identification, provision and allocation so as to avoid land invasion.

“We should be able to provide people with sites in an orderly way so that we do not have sporadic development because we are building a globally competitive city region. We are building post-apartheid cities and even the land that we want to provide, it must be on suitable land, close to economic opportunities and other amenities and not on the peripheries,” he said.

Former MEC said that the province did not have enough land and had started densification through building walk-up flats in mega cities.

“We will provide serviced stands

but it will not be our biggest programme as it takes up a lot of land so there will be a balancing act of mixing walk-ups and stand-alone houses because Gauteng is growing fast. So much so that we have to use land in a very smart way, we cannot afford for everybody to get their own site, we have to build flats,” he said.

Bongani Baloyi, Mayor of Midvaal Municipality said that the municipality was working on a parallel process as it was in negotiations with land owners and was also busy with layout designs. It is also working on the selection of beneficiaries, which is based on the waiting list and also with re-registering those who qualify, but are not in the system.

Baloyi said that this will ensure that when the land has been bought, other processes will already be at advanced stages.



Impact of the Native Land Act of 1913 on human settlements

BNG Editorial Team

The Native Question

The history of white colonial land dispossession did not begin with the passing of the Native Land Act in 1913, it spans back to the expansion of Dutch colonial settlements in the Cape. Land and livestock dispossession resulted in wars between the Khoikhoi, San, and a number of other ethnic groups against the colonial settlers. With increasing conquest of Africans came the issue of how to deal with African people, which the government of the day termed the 'Native Question.'

While the initial part of land dispossession began with annexation and division of territory, over time proclamations were made and laws were enacted by both the Afrikaners and the British to dislodge African people from their land while consolidating areas of white settlement. Thus, by the time the Land Act of 1913 was enacted, South Africa was already moving in the direction of spatial segregation through land dispossession. One of the key legislations that laid down the foundation for a spatially divided South Africa was the Glen Grey Act passed in 1894.

The Natives Land Act (No: 27 of 1913)

One major step taken by the white minority government in addressing the issue of the 'Native question,' was passing of the Natives Land Act (No: 27) on 19 June 1913. This act had a profound effect on the African population across the country. It also laid down the foundation for other legislation which further entrenched dispossession of African people and segregation later of Coloured and Indian people.



The Act defined a native as: “any person, male or female, who is a member of an aboriginal race or tribe of Africa; and shall further include any company or other body of persons, corporate or unincorporated, if the persons who have a controlling interest therein are natives.” (Natives Land Act No: 27 of 1913).

Clearly, this affected millions of Africans. The Act’s most catastrophic provision for Africans was the prohibition from buying or hiring land in 93% of South Africa. In essence, Africans despite being more in number were confined to ownership of 7% South

Africa’s land. This was increased to 13.5% by the Native and Land Trust Act which was passed in 1936.

Impact of the 1913 Land Act on ownership

Perhaps the most visible impact of the Act was that it denied Africans access to land which they owned or had been leasing from White farmers. Sol Plaatje wrote, “As a result of the passing of the Natives Land Act groups of natives are to be seen in the different Provinces seeking for new land. They have crossed over from the Free State into Natal, from Natal into the Transvaal, and from the Transvaal into British Bechuanaland (now called Botswana)” (Native Life in South Africa, p.99). Evidently, the Act seized the very asset which was central to lives of African people and rendered them destitute.

The Act also “minimised competition by denying blacks the right to purchase land and the opportunity to become shareholders on white owned land.” In essence, the Land Act marked the end of the limited independence which African farmers had on white-owned land.

Meanwhile African farm workers struggled to hold on to a land of their own, no matter how small the piece. Thus, the impact of the Land Act to black people was profound. It dispossessed and locked black people in servitude. As Solomon Plaatje wrote, ““The section of the law debarring Natives from hiring land is particu-

larly harsh. It has been explained that its major portion is intended to reduce Natives to serfs” (Native Life in South Africa, p.100). African people forced to move to the reserves, also later known as homelands, often could not find enough land for human habitat.

In essence, the Land Act became a critical edifice in the construction of a racially divided and spatially segregated South Africa. Subsequent Acts such as the Urban Areas Act (1923), Natives and Land Trust Act (1936) and the Group Areas Act (1950) (commonly known as influx control) reinforced the land dispossession and segregation in South Africa.

National Development Plan (NDP)

Since 1913, a great deal of progress has been made especially after the first democratic elections in 1994, but South Africa is still far from achieving the Reconstruction and Development Programme (RDP) goals of “breaking down apartheid geography through land reform, more compact cities, decent public transport and the development of industries and services that use local resources and/or meet local needs.” (National Development Plan, 2012)

The National Development Commission has proposed a strategy to address the apartheid geography and create the conditions for more humane – and environmentally sustainable – living and working environments.

It is a strategy that responds directly to the South African Constitution, and especially to the provisions in the Bill of Rights that affirm the right of all to a healthy environment; access to adequate housing; and access to basic services.

Through the National Development Plan, the state will review its human settlements policies to better realise constitutional housing rights, ensure that the delivery of sustainable human settlements is to be used to restructure towns and cities and strengthen the livelihood prospects of households.

In order to embrace the aspirations stipulated in the Constitution and the strategic thrust of the National Development Plan on the transformation of human settlements, the Department of Human Settlements' policy direction is outlined in Outcome 8.

Housing for the Poor

The main focus of the housing delivery strategy remains the poorest of the poor, many of whom are in and around informal settlements. These squalid areas have their history deeply rooted in the 1913 Natives Land Act.

De-racialisation of residential areas

Top of the list of all budgetary



challenges that confront the entire country is that of having to tackle the unique question of de-racialising residential space. This, more than anything else, reflects the real evil of apartheid social engineering which motivated the United Nations in 1973 to pass a unanimous resolution declaring apartheid a crime against humanity. To undo this, it will take gigantic efforts over a long period, requiring major resources.

Roadmap to 2030

The shadow of the Natives Land Act of 1913 and other legislations that followed are still evident in the post-apartheid South Africa. There are no quick fixes for transforming the functioning of hu-

man settlements. However, bold measures taken over a sustained period could change the trajectories of spatial development and could mean considerable gains for ordinary citizens and for the national economy. This process must be speeded-up now to stop and reverse the dysfunctional patterns that have continued since 1994.

A fundamental reshaping of the colonial and apartheid geography may take decades, but by the next two decades (Vision 2030) South Africa should observe a meaningful and measurable progress in reviving rural areas and in creating more functionally integrated, balanced and vibrant urban settlements.

Public participation in the integrated human settlements planning

Dr Jennifer Mirembe

On 20 October 2017 I participated in the Urban Thinkers Campus Pretoria convened by the South African Institute of Architects through the leadership of the African Union of Architects, UN HABITAT and the World Urban Campaign. The Slum Dwellers International non-governmental organisation criticized the state for not prioritising the participation of local communities in the Upgrading of Informal Settlements. As a Senior Manager in the Human Settlements Planning unit, I was intrigued to share insight on the participatory nature of the planning process of the Human Settlements Development Grant Business Plan.

The anchors of the participatory process of the Human Settlements Development Grant Business Plan which directs the use of the Human Settlements Development Grant are policy and legislation. For instance, the Division of Revenue Bill legislation presents the Departments participatory process as a link between Provinces, Municipalities, and the National Government. Moreover, the Division of Revenue Bill 2017 directs alignment between all projects in the approved business plan, the Integrated Development Plan (IDP) and the Spa-

tial Development Framework of municipalities, as well as the Built Environment Performance Plan (BEPP) for metropolitan municipalities. Participation between the province and the municipality is inevitable. In addition, provinces must indicate the prerequisite budget allocations consistent with the provincial and related municipal backlogs for adequate housing. Provinces must agree with municipalities a plan for the provision of basic services to all households served in new housing developments. Said differently, there should be a participatory process between the prov-

ince and the municipality.

Furthermore, the Bill 2017 challenges the National Department of Human Settlements to provide support to provinces and accredited municipalities concerning human settlements delivery. Also the National Department should undertake structured and other visits to provinces and metropolitan municipalities. A good example is the support and participation between the national department and provinces undertaken during the compilation of the plan for the 2018/19 financial year.



Commencing 11 May 2017 several working sessions took place. For instance, on 4 July, all stakeholders were invited to a workshop on the technology of the HSDG business-planning tool. In addition to the 4 July session, the frequency of the support sessions to provinces varied as follows. Two Northern Cape, Kwa Zulu Natal, Free State and the North West participation sessions were held. However, for the North West Province notwithstanding the initial resistance not to be migrated to the new business planning tool citing none-functional formulas in the business planning tool, North West embraced the corrected business planning tool as issued in July 2017. While the KwaZulu Natal Province had received the planning tool instrument in early July 2017, within two weeks the province had identified a new set of projects for implementation. The Eastern Cape Province and Mpumalanga Province had

three consultative sessions between July and August 2017. In the Western Cape Province, and the Gauteng Province two consultations were held. In Limpopo province, five consultation sessions were held between July and August 2017.

Consequently, the product of the participatory process between the national, provincial and municipal spheres resulting in the draft provincial business plans for the 2018/19 financial year and project readiness matrix were successfully submitted to the National Department by 31 August 2017. The second draft business plans were submitted by 13 October 2017. The final provincial business plans, project readiness matrix, including cash flow projections and compliance certificates for the 2018/19 financial year were submitted to the National Department by 09 February 2018. Moreover, the monitoring of

this plan happens through a human settlements and built environment inter-governmental and multi-sector planning and budgeting, that meets every quarter.

According to the Housing Act (2) (a) any municipality may participate in a national housing programme in accordance with the rules applicable to such programme. In addition section 1 (d) Housing Act states that (under section 1) National, provincial and local spheres of government must-encourage and support individuals and communities, (under section d) including, but not limited to, co-operatives, associations and other bodies which are community based, in their efforts to fulfil their own housing needs by assisting them in accessing land, services and technical assistance in a way that leads to the transfer of skills to, and empowerment of, the community.

The question therefore is at what



“ The IDP is the link between the national government planning, provincial government planning, municipal planning and the community. ”

point the community participation in the planning process between the National Department of Human Settlements, the Provincial Department of Human Settlements, and the Municipality happen. Consequently, the aim of the Bill 2017 is to ensure a participatory process between provinces and municipalities guiding all implementable projects to be included in the municipal Integrated Development Plan (IDP) and Spatial Development Frameworks of municipalities. The IDP is the link between the national government planning, provincial government planning, municipal planning and the community.

For instance, it is clear in the Constitution Chapter 7, Section 152 that the objects of local government are (subsection 1 e) to encourage the involvement of communities and community organisations in the matters of local government. Similar arguments are articulated in the Municipal Systems Act 16 (1).

Section 72 (3) of the Municipal Structures Act 117 of 1998 as amended states that: The object of a ward committee is to enhance participatory democracy in local government. In addition according to public participation policies in municipalities such as Cederberg Municipality

(2015), Section 5 states that it is core to the functions of the Municipal Manager (continued in 5.1) to ensure the development of a culture of public participation. In synchrony with, the Municipal Systems Act sections 16 and 17, the Municipal Manager (sub section a) must encourage and create conditions for the local community to participate in the affairs of the municipality, including in - (sub section i) in the preparation, implementation and review of the municipality's Integrated Development Plan (IDP). Moreover, the process must be open to the public as per section 20(1) of the Municipal Systems Act.



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Rural Vulindlela partners with government to upgrade and achieve their housing dreams

Tuso Zibula



Vulindlela rural project, Pietermaritzburg, KwaZulu-Natal

The slogan ‘working together we can do more’ attracted some criticism from some pessimists, but the people of Vulindlela outside Pietermaritzburg in KwaZulu-Natal took it in and acted upon it.

Through the Vulindlela rural-enhanced People’s Housing Process (PHP), these communities formed a partnership with government and produced one of the biggest housing schemes in the country.

The implementation of PHP is in line with Government’s broad vision of enhancing participatory democracy as well as the National Development Plan (NDP), which emphasises the need for “a people-centered” service delivery approach.

It is against this background that the Department of Human Settlements chose to celebrate the delivery of 4.3 million houses and housing opportunities since 1994 in Vulindlela. KwaZulu-Natal contributed about 725 078 to the 4.3 million houses, while Vulindlela alone now stands at 12 300 and will grow to 25 000 by the end of the implementation process in 2018.

Vulindlela proved that working together with our people, we can do more to house our communities better. The project gave the five benefiting communities a say in the designs of houses they wanted, the size and how they want to benefit economically from the entire process. To achieve these benefits, they stood up and made a contribution.

This is also an important project because while the current government has delivered beyond expectations on housing, there are sometimes unhappy questions about the product. People do not complain that they don't have houses, they however ask questions about either the size or the design of the houses. It became clear that the 'one-size-fits all' type of houses can no longer work for our people.

With Vulindlela communities are involved in decision-making processes from the start to the end. Beneficiaries in this project have got an option of a 49m² house built on a heavily re-enforced raft foundation to accommodate local conditions as well as rainwa-

ter gutters and a 2 500 litre water storage tank (jojo) or a 40m² with tiled roof and a jojo tank.

The communities' active involvement means that they have taken charge of their own development and it's guaranteed that they would love and value these houses. And they do.

Take the case of a 12-year-old boy from Taylors Halt whose wheelchair-bound grandfather benefited from the Vulindlela project. From a one-roomed mud house, this family now lives in a brick house consisting of two bedrooms, a sitting room, a kitchen and an inside bathroom. Instead of making fire inside the house to keep warm like they did before, they now have an electrified home.

"Never in a million years did I think I would have a house like this. Now when they talk about government, I will assert that there is a government in South Africa... a government that takes care of its poor people. I am proof of that. My life has changed forever," said the grandfather after the house was officially handed to him.

The Vulindlela housing project is situated on the rural land owned by the Ingonyama Trust, within the uMgungundlovu District Municipality. The vast majority of residents of this area live in dwellings ranging from wattle and daub, tin shacks and formal block homes. Vulindlela's face has started to change though.

Beneficiaries here organised themselves into the Vulindlela Development Association (VDA), a non-profit Section 21 company and they are represented on the organisation by amakhosi (chiefs). That communities under the leadership of not one, but five chiefs, could work together



Construction site at Vulindlela rural project

er in harmony and achieve such a milestone, is a demonstration that South African citizens are willing to lend a hand where they can to help government deliver adequately.

The ultimate outcome is sustainable human settlements that every party, most importantly the beneficiaries, is proud of. To ensure that quality standards are

adhered to, the National Home Builders Registration Council (NHBRC) monitors and approves every step of the entire project.

In addition to this though, the Vulindlela housing project boosted local economic development, created a platform for skills train-



ing and transfer, created jobs, helped empower communities with leadership and entrepreneurial skills and helped strengthen accountability because the eyes and ears of the community are firmly on every step of the project.

Funded mainly by housing subsidies, the Vulindlela housing project is exceptional in that even

after completion in 2018, the skills and profits will remain in the community. The experience gained and lessons learnt can then be used to render services to and empower other communities. This is different from other housing projects, which are built by contracted companies that move in to do the job and leave with all the profits, often without sharing skills with the locals.

Approximately R6-million currently goes directly to Vulindlela communities every month in a form of wages and salaries as well as an income to cooperatives. At least 10 local Small, Medium and Micro Enterprises (SMMEs) benefit from the project, as well as 13 community based co-operatives and the local building sector which has been rejuvenated through the purchasing of raw material.

Nothing is sourced from outside communities, except for the expertise that is necessary for ensuring that quality is not compromised and that there is adequate capacity building and management. The VDA, through community owned co-operatives, manufactures concrete blocks, ready-mix concrete, ready-mix mortar as well as steel window and door frames. This is made possible by the Establishment and Facilitation Grant. Community owned cooperatives also provide supporting services such as delivering ready-mix concrete and mortar and delivering building materials as well as carrying

aggregate materials for the production.

Today about 2 000 full time employment opportunities have been created for previously unemployed community members. Poverty eradication is a reality, thanks to income from employment opportunities created by this housing development.

While the monetary benefits are always a welcome result, it is the long-term benefits such as those that go to civil engineering students from Durban University of Technology and the local Further Education and Training (FET) colleges, who receive on-site training by professional engineers. For the mostly young beneficiaries, these are the skills that no one can take away from them and these are permanent contributions to their career growth.

Vulindlela is also contributing to the national cohesion that we always preach as a country. This project has seen people who used to oppose each other politically, working together and residents displaced by political violence of the past, are now benefiting like any South African living in this democratic country. Vulindlela therefore continues to contribute to reconciliation.

It might be happening brilliantly in KwaZulu-Natal today, but Vulindlela can materialise anywhere in South Africa. Proving that working together we can indeed do more and the future of this country is in our hands.

From Grootboom to Melani: championing the upgrading of informal settlements in South Africa

Prof Marie Huchzermeyer



Student from University of Pretoria participated in building with the community of Slovo Park informal settlement

The upgrading of informal settlements is a well-recognised policy agenda in South Africa. Aligning with national priorities of poverty eradication, creation of active citizenry and the reduction of inequality, the urgency of informal settlement upgrading is highlighted in major

national strategic statements as well as legislation – the National Development Plan, the Integrated Urban Development Framework and the Spatial Planning and Land Use Management Act. Informal settlement upgrading was entrenched into the South African subsidy system in 2004

through Breaking New Ground, the Upgrading of Informal Settlements Programme (UISP). A dedicated National Upgrading Support Programme alongside the Housing Development Agency promote and assist with the implementation of this approach.

However, to date municipalities and provinces, and the consultants they draw on, understand the UISP as an optional programme. Provincial departments of housing or human settlements seldom receive applications under the UISP. Thirteen years since the adoption of this programme into the Housing Code, it is still considered acceptable to deny informal settlements the implementation of the UISP because council decisions or plans already exist for housing projects or relocations, or because conditions exist that make conventional subsidised housing development on this land unfeasible.

The fundamental difference between the UISP and a housing project is seldom understood. Housing is delivered only for qualifying households, it can never serve the needs of an entire informal settlement. Where housing projects are planned for the land occupied by an informal settlement, it is assumed that temporary relocation of existing occupiers and subsequent allocation of newly delivered units is easily carried out. In reality, these are deeply contested processes because they are so rarely car-

ried out in fairness and consideration of the vulnerable circumstances of informal settlement residents. A further assumption is that informal settlement dwellers can wait indefinitely until the promised housing project is actually implemented. This prolongs adverse living conditions that include the risk of households losing all belongings, if not lives, in shack fires.

In the drafting of the UISP, this problem was debated and addressed. The UISP is an incremental programme. It begins with the immediate improvement of living conditions through basic services. The UISP states very clearly that it is inclusive of all residents of an informal settlement. It is to empower communities. Its fundamental principle, relevant to all informal settlement dwellers, is that relocation must be treated as a last resort, after all possibilities for an in situ solution have been exhausted. Under the UISP, the removal of households into temporary relocation areas (TRAs) is a form of relocation that must be minimised. Where relocation is considered necessary, the reasons have to be sound. Existing Council decisions or plans for a housing project or existing

plans for relocation to a TRA, if not underpinned by studies that have proven that in situ upgrading is technically impossible, are not valid reasons in this case.

This principle was underlined in April 2016 by the Melani judgement in the Gauteng High Court. What Grootboom did for the review of national housing policy, Melani achieved for the implementation of informal settlement upgrading. Irene Grootboom found herself and over 500 others in desperate need of immediate relief from unbearable living conditions. They took it upon themselves to occupy unused land, but were evicted immediately. With nowhere to go, they camped on a sports field and from there approached the court for temporary relief. A legal process that resulted in a Constitutional Court judgement in 2000 required the national Housing Department to return to the drawing board. Four years later, programmes for emergency housing and upgrading of informal settlements were incorporated into the national Housing Code.

Mohau Melani, as Chairperson of the Slovo Park Community De-

“A dedicated National Upgrading Support Programme alongside the Housing Development Agency promote and assist with the implementation of this approach.”

velopment Forum (SPCDF) engaged the City of Johannesburg over many years for the upgrading of the Slovo Park informal settlement. While SPCDF brokered the delivery of VIP toilets on each informally demarcated stand in Slovo Park, and the occasional grading of roads, living conditions remained strained under the absence of adequate water supply and formal electricity connections (and resultant shack fires). In a complex chain, conditions such as poor storm water drainage prevent the adequate provision of temporary basic services. After many promises, delays and disappointments, SPCDF took the decision to approach the court for the implementation of the UISP in Slovo Park. Unlike in the Grootboom case which travelled all the way to the Constitutional Court, the High Court ruling in favour of the Mohau Melani and others was not appealed. The High Court judgement stands as such. It is binding to all municipalities in Gauteng, and is persuasive precedent in all other provinces.

It is commonly known that Irene Grootboom did not live to experience the fruits of the South African housing policy. She died in 2008 still living in a shack in poverty. Sadly Mohau Melani also did not live to see the core principles of the UISP implemented in Slovo Park and all other informal settlements to which the judgement applies. Under his leadership, the SPCDF represented the Slovo Park community on a Task Team with its legal representa-



tives SERI, and with the City of Johannesburg housing officials and the City's legal department, to oversee the City's application to Gauteng Province under the UISP. On 31 October 2017, shortly after City of Johannesburg agreed to a workshop that would pilot participatory in situ layout planning in a small portion of Slovo Park, Mohau Melani passed away. This news shocked the SPCDF, the Slovo Park community, those involved in the task team, and beyond this a network of informal settlements, and of NGO

officials, lawyers, researchers, lecturers and students.

Whereas the Grootboom case made its way through the courts in 2000 in relative isolation and Irene Grootboom and her community remained in this state, Slovo Park is well known in the informal settlement sector in Gauteng Province. Slovo Park has been host to many exchanges and learning experiences. Pretoria University's architecture students have had life-changing immersions, living in Slovo Park

for several weeks in a row. Mohau Melani and the SPCDF leadership have spoken several times to MBE (Housing) students and stakeholders at Wits University. Research students have been welcomed, embraced and guided in Slovo Park. Whether in the classroom, in meetings, or in the dusty roads of Slovo Park, those exposed to the insights and explanations of Mohau Melani and his team had their perceptions changed. As Dr Carin Combrinck of Pretoria University's Architecture department states, Mohau Melani was able to transition between worlds, bridging 'chasms of stereotypes and impossibilities'.

These are qualities that any champion of the UISP requires. Too often, informal settlements are boxed as undesirable, best to be destroyed and replaced with neat layouts. Assumptions are that planners and architects can create more suitable environments and communities, and that these can be implemented in undistruptive ways. Slovo Park's openness to the outside world has allowed many to learn that complex communities exist in informal settlements. These are by no means always harmonious, nor is leadership unquestioned. The existing leadership in the case of the SPCDF understands these challenges, and refines its approach, structures and reach on an ongoing basis. This requires an immense sacrifice in time and resources, a constant availability in which livelihood activities and even health considerations are often put on hold.

Most informal settlements, Slovo Park included, are not particularly suitable for permanent development. Applicability of the UISP is easily doubted by officials and their planning consultants. In the case of Slovo Park, dolomitic ground has long been held up as the reason for relocation. Mohau Melani had helped steer the task team back to the spirit of the Melani judgement: to minimise relocation and the disruption to lives. In Slovo Park, as is increasingly the case in informal settlements across Gauteng, dwellings are no longer built only of zinc. Brick or cement stones are an effective investment against shack fires and the excesses of climate, even where long-term tenure has not been secured.

In Slovo Park, the NHBRC will insist on slab foundations before township establishment can go ahead. But unless incremental routes to compliance are sought, in which the immediate risk of subsidence is reduced through storm and grey water management and other mitigating strategies, we risk prolonging danger while budgets are awaited for the complete destruction of homes and delivery of housing on compliant slab foundations. The inevitable displacement of non-qualifying households into other informal settlements, and the challenge of the subsequent incremental formation of back yard rental structures, will frustrate any acquired status of compliance and defeats the point.

The Slovo Park case is demonstrating that minimal disruption

through the UISP will be the only viable route to ensuring inclusion and beginning a process of permanently improving living conditions in an incremental process. Maintaining the structure of the SPCDF is critical in this process, particularly as it contemplates how to prevent back yard densification in future. In Slovo Park, the conditions are such that no UISP can be implemented without any relocation. SPCDF has worked hard to ensure adjacent land is earmarked for the relocations that cannot be avoided. Here it is important to highlight that the applicable programme for relocations from informal settlements is also the UISP, with its core principles of reducing poverty, minimising disruption of lives and empowering communities.

As we mourn the passing of Mohau Melani, the South African human settlement sector will no doubt build on his legacy as a champion of the UISP.

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BUDGET VOTE

Date: 10 May 2018
Venue: Old Assembly , Parliament

MINMEC PRIORITIES

- National Development Plan
- Delivery of housing needs for 5 854 military veterans
- Fast tracked delivery of houses in line with the governing party's election manifesto – 1,4 million in five years
- Revitalisation of mining towns through housing
- Eradicate the title deeds backlog – 900 000
- Ensuring all new homeowners (563 000) have title deeds
- Massive consumer education campaign
- Visiting all National Priority Projects – check on progress and challenges



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

POST-BUDGET VOTE STAKEHOLDER BREAKFAST

Date: 11 May 2018

Venue: CTICC, Cape Town

OBJECTIVES

Highlight progress on the implementation of MINMEC priorities and an update on current issues affecting provinces.

Provide a platform for stakeholders to engage with MinMEC on human settlements policies and programmes

Celebrate the achievements of over 4.6 million houses and subsidies provided since 1994.

Strengthen partnerships towards the 6 million houses and subsidies by 2019.



Bank financing requirements for innovative building technology housing

Banks in South Africa can play a crucial role in the process of technology innovation diffusion by providing financing for prospective homeowners when purchasing an existing property or constructing a new home using innovative building technology (IBT). Commercial bank mortgages have product specifications/standards in place, which guide applicants who wish to acquire or construct a home.

Each bank has its own internal product, risk and sales processes and they all aim to ensure that their requirements for obtaining a home or construction loan are in compliance with relevant national building legislation e.g. Housing Consumer Protection Measures Act (Act 95 of 1998), as amended, and the National Building Regulation and Standards Act, 1977 (Act No. 103 of 1977). Clarifying these bank requirements provides useful information for prospective homeowners, espe-

cially those who intend owning an IBT home.

Although many IBT products have been available to consumers for years they have become more prominent as a result of a heightened interest in sustainability and green building techniques. It is also inevitable that through technology innovation mankind progresses and improves on traditional construction materials and methodologies. Further, the Minister of Human Settlements has emphasised the need for increased housing delivery and that this needs to be achieved in a more cost effective and efficient way without compromising quality.

This calls for innovation in methods of construction and materials in all market segments, including subsidised housing. Due to the consumer affordability constraints, a major barrier to increased levels of delivery has

been the cost of a home. Given the rapidity of construction of IBT homes, such construction methodologies provides labour savings and hence an opportunity to reduce the cost of top structures. Further, tests conducted both internationally and locally have demonstrated that the materials used in many IBT systems are superior to that of 'brick and mortar from a fit-for-purpose, energy efficiency, thermal efficiency and water penetration perspective.

Internationally IBT is used extensively while home builders in South Africa pre-dominantly seek conventional brick and mortar homes as they have not been exposed to IBT in any way. For IBT to gain the necessary opportunity to change public perception and preferences, a concerted effort or intervention will be required from product providers, Department of Human Settlements and builders or developers.

The banks qualifying criteria for obtaining a construction loan is provided as follows:

- A home loan training programme will be provided before the finance can be registered.
- Each mortgagee has home loan qualifying criteria e.g. eligibility, affordability, credit and employment track record criteria. Should an applicant meet these criteria, a mortgage loan is 'approved in principle' subject to the applicant providing all the relevant information.
- A reputable building contractor is required who is registered with the National Home Builders Registration Council (NHBC) will need to be appointed. Generally, up to three quotations from contractors could also be required as well as a building contract. The property is also required to be enrolled with the NHBC.
- A copy of provisional or approved municipal building plans completed by registered professionals.
- A copy of the detailed tender and quotations.
- Minimum specifications and a schedule of finishes.
- Prior to registration of the bond, a waiver of the builder's lien and proof of Contractor's All Risk Insurance Cover is required.
- Prior to any progress payments from the loan the Bill of Quantities schedule of work completed must be completed.



Requirements for obtaining bank financing for affordable IBT housing

Financing for IBT (also known as alternative building technology) is subject to the normal bank lending criteria for mortgage finance. In addition to this, IBT must also meet criteria and policies on rational designs. A bank's rational design policy would require compliance with all structural engineering and architectural design considerations. Key approvals are in accordance with the Housing Consumer Protection Measures Act (Act 95 of 1998), as amended, the National Building Regulation and Standards Act, 1977 (Act No. 103 of 1977), and meet the requisite social or target market acceptance levels, amongst key considerations.

Mortgagees generally seek that an IBT system has demonstrated its viability and sustainability through an established track record. Moreover, it is critical that prospective IBT home owners understand the attributes of the construction materials used e.g. load bearing, maintenance, alteration/extension ability etc. They therefore require an IBT certificate holder to provide educational training to potential beneficiaries. Where possible, lenders also require a developer to provide consumers with a show house so that they can physically view the product that they intend buying.



Criteria for obtaining a bank loan for which relevant documents need to be provided

- The applicant will have to meet the standard home loan qualifying criteria as provided above.
- A copy of the Agrément Certificate or NHBRC rational design approval.
- A copy of building plans and schedule of finishes completed by registered professionals signed by the owner.
- Proof that the prospective user has undergone comprehensive product and finishes educational training (includes social acceptance letter from the consumer).
- Municipal approved plans and an occupancy certificate (once house is constructed).
- A copy of the NHBRC enrolment certificate and proof of the NHBRC registered contractor and engineer.
- A cost breakdown of the IBT system that in principle does not exceed the cost of conventional building material. If the IBT system surpasses this cost the likelihood is that a lender will require the prospective home owner to inject additional equity into the home (this is however dependent on the profile of the consumer and individual bank risk policy).
- Proof that a registered engineer will be appointed to verify the IBT construction.
- One IBT house of a specific system should have been built that can be used as a basis to complete the cost feasibility and technical assessment. This will be relevant for developments.
- For mortgaged units, a developer is required to provide a

lender with proof of pre-sales (normally between 60% and 80%) in order for a lender to provide development finance.

- For subsidy housing projects, a show home would add the benefit of obtaining community buy-in.
- Prior to registration of the bond a waiver of the builder's lien and proof of Contractor's All Risk Insurance Cover is required.
- Prior to any progress payments from the loan the Bill of Quantities schedule of work completed must be completed.
- Normally, there is a retention fee of approximately 5% of the construction costs by a bank. Before the final payment is made to a contractor/developer, the home owner is required to sign a "happy" letter, which aim is to ensure that all work has been completed to the satisfaction of the home owner, including defects.

Comparison between conventional and IBT bank financing requirements

To reduce possible risks to banks, more conservative lending policies apply to financing houses built with IBT. When comparing the lending criteria for IBT homes with conventional homes it is clear that the general requirements for income, age and citizenship are similar, but these differ in the stringency of the technology and social requirements. The additional requirements for obtaining IBT finance therefore include the Agrément Certificate, social acceptance letter by the home owner/community leader (for subsidy units), acceptance letter from the applicant confirm-

ing that they have a good understanding of the construction material/methodology as well as required maintenance levels, proof of the cost feasibility of the IBT, proof that an engineer was appointed to verify the IBT construction, the IBT track record and that at least one IBT house was constructed in South Africa.

It is evident from the above that bank requirements for IBT construction loans are more stringent than for conventional home-and construction loans. Instances where less conservative lending criteria might apply for IBT could be where performance of technologies are better known and have proved to perform well over time.

What is required is for the Department of Human Settlements or a municipality to act as "market maker" in order for developers to be prepared to incur the risk of introducing IBT at scale within a development. Banks should in addition to the IBT lending policies also consider incentive packages for homeowners intending to add energy efficiency interventions to their existing home or when building a green home, given the cost savings which such homeowners will enjoy. This initiative could be achieved through relevant local or international partnerships. This will entice homeowners to building better quality homes, which are more sustainable.

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Through Community Residential Units programme government aims to improved the lives of people in hostels

Overcrowding, an element of inadequate housing at Mogale City hostels

Dr Salphinah Vuloyimuni Ubisi

Overcrowding is one of the characteristics of inadequate housing (United Nations 2012:70) and it is essential for the democratic governments to provide adequate housing to the poor citizens more specifically the urban poor (Strauss 2017:246). The hostel problems currently experienced by public hostel dwellers need to be addressed urgently in order to provide adequate housing. These hostel problems include: (a) overcrowding (b) poor water and sanitation (c) filthiness (d) dilapidated walls in most rooms (e) leaking pipes and toilets

(Sowetan Live 2017:1). Hostels are infrastructures which were built with the intention of accommodating migrant labour workers in cities and mines (Cloete & Pienaar 2005:44). The migrant labour system laid a foundation of racial discrimination which resulted in migrant labour workers being denied urban resources such as permanent residential space or accommodation (Ramphela 1993:15). Hostels were designed to minimise: (a) capital's labour costs (b) control and surveillance over black workers (Nieftago-

den in Deliurs, Phillips & Rankin-Smith 2014:225). The migrant labour system is hundred and fifty years (150) old (Wilson 2017:7; Posel 2017:6). The hostel system was a cornerstone of the apartheid economy but continues to function in an altered form (Josephy 2014:444). Many scholars, including (Humby 2016:657-658) believe that the legacy of the migrant labour system is one of the key causes of the Marikana massacre in 2012. This paper is based on a study conducted by the author in 2013.

The Abolition of the Influx Control Act 68 of 1986 as the catalyst of overcrowding at the Kagiso hostel

In terms of section 1 of the Bantu Areas Act (25 of 1945), a hostel is proclaimed as a Bantu area which is used for the housing of single men and women (Wilson 1972:31). Hostels were declared Bantu areas for housing single men and women who worked for more than one employer in urban areas and they (hostels) were originally built as single sex institutions. Bantu/black people were living in townships and hostels which had high densities (overcrowded) and inadequate services. The apartheid government repealed the segregative laws (influx control laws or regulations) in 1986 by promulgating the Abolition of Influx Control Act (68 of 1986). This Act removed all restrictions on movement of black people in urban areas. The Influx control regulations prevented black people from migrating with their families or settling permanently at their employment's places. Black people migrated from homelands and rural regions to white urban areas to find employment (Marx & Posel 2013:820). One of the consequences of the abolition of the influx control regulations in 1986 was the total disregard of public hostels which resulted in overcrowding and lack of municipal basic services (Xulu 2014:142). The promulgation of the Abolition of Influx Control Act (68 of 1986) also provided public hostel dwellers with a golden oppor-

tunity of illegally bringing their wives and children into the hostels which resulted in non-registration of new hostel dwellers, poor management of the hostel blocks and overcrowding (Jooma 1991:105). The announcement of unbanning of all political parties and liberation movements by the former president Mr FW de Klerk in 1990 escalated the hostel problems. This is because political violence broke out and left many public hostels vandalised which further escalated the overcrowding problems. The Kagiso hostel was no exception.

Overcrowding as an element of inadequate housing

Overcrowding is a serious problem in many public hostels although it (overcrowding) varies from hostel to hostel (Vedlankar 1993:132). Overcrowding does not affect the Kagiso hostel dwellers only because other studies conducted at other hostels revealed that hostel rooms are overcrowded. A study conducted by Behit-Gbaffou & Mathoho (2010:25) at the City Deep hostel revealed that overcrowding of the City Deep hostel rooms resulted in establishment of informal dwellings around the hostel. Soul City informal settlement near the Kagiso hostel was also established by some Kagiso hostel dwellers according to one informant, due to overcrowding of the hostel rooms. Mothotoana (2011:68) conducted a study at Nobuhle and City Deep hostels. The results revealed that one of the biggest challenges faced by Nobuhle and City Deep hostel

dwellers is overcrowding. Mpehle (2012:220) conducted a study at the Mamelodi hostel and the results revealed that the hostel conditions are not conducive for human habitation.

Some of these unconducive conditions include overcrowding, rubble of dirt, blocked toilets, filthy kitchens, long uncut grass that breeds rats and which is often used as toilets by other hostel dwellers and sewage waste caused by leaking pipes. These unconducive conditions were also observed at the Kagiso hostel and a further study is recommended on the living conditions of public hostel dwellers in Gauteng province, specifically in Johannesburg. Magome (2013:1) reported that the Saulsville hostel dwellers used curtains to demarcate living spaces due to overcrowding. This was also observed at the Kagiso hostel and in some instances, the curtain demarcation separated different households in one room. Taking into consideration that the Social Housing programme which was introduced in 2008 is also aimed at addressing public hostel problems, these problems should have been mitigated through this programme. In addition, the 1994 manifesto of the African National Congress (ANC) as the ruling party for 'better life for all' was founded on the idea that serviced houses built of mortar and bricks, having adequate space and privacy, electricity, running clean water, proper sanitation and paved streets among other things will be provided to all (Blank 2015:1068).

Overcrowding implies unpleasant conditions caused by too many people or things being in the same place and it (overcrowding) occurs when the number of people exceeds the number of beds and space in a household or room which results in household crowding (Stohr & Walsh 2012:75). Household crowding means that a particular room or household has fewer bedrooms or less space than the number of household residents. Crowding is used to measure either people per room or bedroom or people per square metre (Office of the Deputy Prime Minister 2004:6; Baker, Barnard, Goodyear & Howden-Chapman 2012:5). Household crowding has a major risk factor on transmission of most close-contact infectious diseases (Baker, Howden-Chapman, McDonald & Zhang 2013:71). The Australian Bureau of Statistics (2011:1) regards overcrowding as the component of marginal

housing that does not meet minimum expectations of housing. Marginal housing or settlement are housing units which lack basic housing amenities and are not fit for human habitation (Organisation for Economic Cooperation and Development 2007:467). According to Blake, Kellerson, & Simic (2007:2), the most common measure of overcrowding is persons-per-room in a dwelling unit. According to United Nations (2012:70), overcrowded housing conditions in urban areas are caused by poverty and low incomes. Vakil & Whittles (2017:1) attest to this by reporting that a drunk man stabbed his father in Eldorado Park due to lack of space in their room. This pair was forced to sleep next to one another in the same room instead of being in separate rooms due to overcrowding of the flat they are living in which was built by the apartheid government. Some of the consequences of overcrowd-

ing are discussed below.

One of the objectives of the ANC in 1994 was to improve housing development (Setswe 2010:10). Furthermore, section 26 (1) of the Constitution of the Republic of South Africa states that everyone has a right to have access to adequate housing. For the fact that 100% of the Kagiso hostel dwellers are bona-fide South Africans as revealed by the results, they deserve adequate housing as constitutionally provided. It should be noted that the hostel redevelopment programme was replaced by the Community Residential Units (CRU) Programme in 2004 with the aim of introducing family life to public hostel dwellers. The results also revealed that 88.9% of the hostel dwellers were not living with their dependants due to inadequate spaces in their rooms which should had been addressed by the implemented hostel redevelopment programme.



Consequences of overcrowded hostel rooms or households

Overcrowding increases incidence of communicable diseases, social problems and lack of basic necessities (De Haan 1996:261). Some of the most common infectious diseases which are caused by overcrowding are rheumatic fever, childhood pneumonia, skin infections, influenza, tuberculosis and diarrhoea (Baker, Barnard, Goodyear & Howden-Chapman 2012:4). The most reported airborne infectious diseases caused by overcrowding include malaria, skin rashes, colds, flu, respiratory and urinary tract infections (Adegoke 2014:7). Overcrowding has direct and indirect effects on children. Direct effect of overcrowding implies that children's education is affected due to lack of space for homework and indirect effect due to school absences caused by illnesses (Office of the Deputy Prime Minister (2004:6). Overcrowding also has a social negative impact because there is a correlation between housing conditions during childhood and probability of dropping out of school before earning a diploma. This is because if each child has his or her own space in the house, performance at school will be excellent and yields good schooling career (Goux & Maurin (2005:815). It was further observed that the majority of the single women were living with their children at the Kagiso hostel. Overcrowding affects all age categories because crowded peo-

ple compete for limited resources and suffer from contagious and infectious diseases (Adegoke 2014:7).

In addition, adequate housing is a component of the right to an adequate living standard (United Nations 2012:6). Strauss (2017:250) supports this statement by stating that adequate housing is one of the elements of adequate standards of living. Some possible impacts of overcrowding include: (a) difficulty in securing or holding down of employment which hampers affordability of adequate housing (b) sick people can be forced to live in overcrowded conditions so that relatives can support and take care of them (sick people) (Office of the Deputy Prime Minister 2004:6). The author observed sick people at the Kagiso hostel whose relatives stated that they brought them to the hostel so that they can get better medication at the local clinics and hospitals compared to their village clinics. But the author is of the view that their (sick people) health conditions can deteriorate due to high possibilities of being infected by other infectious diseases caused by overcrowding as mentioned above. Some of the common problems that are caused by overcrowding are: (a) poor sleep (b) loss of weight (c) lethargy (d) lack of privacy (e) restlessness (f) worries (g) physical withdrawals.

These common problems are caused by the fact that over-

crowding has significant physical and psychological health on hostel dwellers or overcrowded households (Adegoke 2014:7-8).

Lack of space due to overcrowding causes: (a) lack of intimacy (b) possibility of being alone (c) lack of access to interactions and stimulations (c) lack of minimum amount of quiet time needed for personal development (Office of the Deputy Prime Minister 2004:801). Family members in overcrowded environments suffer from stress and anxiety and also transmit their infections to other members easily. Overcrowded households have more intimacy and marital problems which create other social problems which can be prevented if citizens are not accommodated in overcrowded households or homes (Baldassare in Blau, La Gory & Pipkin 1983:155). The Department of Human Settlements (2014:17) defines a home as an asset that offers entry point to social, commercial and work opportunities so that people can regard themselves as full citizens. A house is more than a home because it has an address which indicates one's social position (Malpass & Murie 1999:1). This is not the case for the Kagiso hostel dwellers because majority of them are still living in the old hostel blocks built by the apartheid regime. Hostel blocks as famously known are hostel structures (Xulu 2014:145)

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A meta-perspective on the dialogues on emerging Information and Communication Technology (ICT) and the impact thereof on people, space and planning

Dr Jennifer Mirembe

During the past few years, through the transformation of South Africa (from 1994 onwards), and with the recent developments and expansion of ICT and related e-technologies, South African urban regions have increasingly become the first choice destination for many people in this country.

The new types of communication and information, and emerging e-cultures, which developed through ICT during the past few years, were very fast and powerful. On the one hand, this had a major positive impact on human conduct and emotions, as it created so many experiences and fresh emotions as well as new opportunities to connect and communicate. However, these new e-technologies and e-cultures also had other severe impacts on human conduct and emotions, as these were increasingly being characterised by some assertiveness, violence and aggression.

For instance, news and information emanating from social media shows increasing complexities of living in South Africa. The uncertainty of the economic climate, the threats to the livelihoods of the poor such as the recent social grants 'crisis', unemployment, poverty, and racial strife have marred the life climate of South Africa (or the lifeworld as referred to by Habermas). Many people, especially the poor, now look to the state and the justice system (courts) for assistance.

Amidst these complexities, we find that people have been enormously (em)powered through the growth of technology and ICT. In South Africa, the power of technology, also referred to as e-power, has also (em)powered people in many ways. Through the internet, politicians can communicate with and monitor large masses of people, crime is more easily recorded on mobile phones and reported, security is

increasingly organised around internet-based software and people are better placed to hold the government accountable.

The impact of ICT on people, space and planning in South African cities is phenomenal. ICT has penetrated the DNA of every cell of South African cities, with specific reference to communication, human conduct, emotions, networks, urban space economy, urban planning and planners. Communication and information technologies have increasingly captured the fancy and imagination of South Africans, through the way in which ICT and e-technologies produce information that increasingly demonstrates the possibilities of a better quality of life, job opportunities, entertainment and e-services. Therefore, many people living in South African cities are constantly in search for new opportunities through information that is available through the internet.

“ The new types of communication, information and emerging e-cultures, which developed through ICT during the past few years, were very fast and powerful. ”

The irony for me, in South Africa with its fragmented landscape (and many fault lines), is that a large proportion of poor, jobless and uneducated South Africans live in remote rural areas. Many of these people do not even know of ICT, internet or the possibilities that this new technology presents, while others who do know, can either not afford to connect, or they fall outside of the reach of the connections (or the networks). Then there is also a group of people who, in view of their background or particular circumstances, do not have the knowledge and capability to actually operate and use the technology. This is commonly referred to as the digital divide.

It was somewhat scary for me to observe, through the readings and experiences presented by scholars, how ICT and the powers thereof have penetrated people, people's places, urban spaces and the field of urban planning. However, I also found that while

there was progress, the inequality in South African cities has in a sense reached its peak as a result of ICT. For example, while Government is making large investments in ICT infrastructure, there is a need for resources for basic infrastructure to meet the demands of high numbers of people migrating to South African cities because of urbanisation. Therefore, the future has become uncertain, not only for people living in South African cities, but also for urban planners and planning. I cannot refrain from making the point that urban planning and urban planners in South Africa are not doing enough to exploit and study the challenges, changes and opportunities resulting from ICT.

In conclusion, for me, there has to be doubt that this journey has covered the most important landscapes (bearing in mind the demarcation of the territory and the focus of the study). The

study, in my humble opinion succeeded in presenting:

- The most recent discourses on topics related to ICT (within the context of the subject matter);
- Various discussions and interpretations of the discourses;
- An “initial” overview of the current and potential impacts of ICT and the emerging new technologies on people, space and urban planning;
- An overview of power, how power relates to the new technologies and the powers associated with, or created by ICT; and
- Lastly, an overview of the realities and future possibilities for South Africa, and a metro region such as the City of Tshwane.

For me, the study presented the reasons why it is important to understand ICT as a construct, its properties, opportunities and threats, its powers, as well as the possible and potential impacts of ICT on people, space and planning.

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