



GOVAN MBEKI AWARDS 2013



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



BUILDING THE FUTURE TODAY, TOGETHER

We have come a long way - Celebrating 20 Years of Freedom!



Govan Mbeki Awards Book: 2013

Editor-in-Chief: Xolani Xundu

Managing Editor: Gwen Shole-Menyatso

Copy Editor & Distribution: Mandla Gumede

Writers: Busisiwe Khumalo; Lebohang Nakana
Lebogang Mohlahlo; Boitumelo Nthabo
Botshelo Selogilwe; Pompi Thobakgale
Ishmael Selemale; Thokozani Mtshali
Mandla Gumede

Photographers: Thulani Hlophe; Pompi Thobakgale

Design & Layout: Elements Egoli

Govan Mbeki Awards

Technical Team: William Jiyana – Chief Director
Stakeholder Engagement & Inter-Governmental Relations: Ngube Thokwana – Acting Director
Johanna Maswanganyi – Deputy Director
Itumeleng Segone – Chief Planner

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Publisher: Department of Human Settlements
Private Bag X644, Pretoria, 0001
240 Justice Mahomed Street
Govan Mbeki House, Sunnyside 0002
(012) 421-1311 / 421-1556
421-1505
info@dhs.gov.za
www.dhs.gov.za

Call Centre: 0800 146 873
Fraud Hotline: 0800 701 701

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Address by the Minister



Tokyo Sexwale, Minister of Human Settlements

I am happy to be here on this night to celebrate the achievements of people we have entrusted with huge responsibility of housing the nation. Its is indeed a night of celebration, to celebrate achievements of excellence. These are the people who produce houses of superior quality.

We are gathered here to honour individuals and entities that are involved in building of houses, people who do their work with passion. These are the individuals or entities that uphold the best standards while promoting excellence in their work. They do their best to assist the government in building quality houses that would enhance people's lives than to chase numbers by building scores of houses that were of poor standards.

In all our endeavours, let us ensure that quality is not compromised. That is better than chasing numbers and erecting poor houses all across the country. The government had, over the years, invested heavily in the provision of houses as part of its aim to build sustainable and integrated human settlements.

I live in Sandhurst, my house there is bigger, but the houses we build for our people must be of the same quality. The government now pays at least R89 000 to build a house – a huge increase from the R12 000 it used to cost in 1994.

I am pleading with all role players to be meticulous and respect the name of Govan Mbeki, with whom these awards were named after. Oom Gov was a "stickler for detail", he did all things to perfection.

Govan Mbeki was known as someone who pursued excellence. I had a chance to spend 13 years with him at Robben Island. I want to remind you that the majority of South Africans voted for the ruling ANC because of its policies which, among other things, committed the party to building decent houses for those in need. I was given a role to take care of the people of this country wherever they live. We do not build informal settlements or shacks. Our job is to rescue people from those places.

Most people opt to move to urban centres hoping to escape rampant poverty in the country's hinterlands. Nobody wants to stay in a squatter camp. The government's intention is

to build houses that have access to proper sanitation, health and education facilities as well as roads and transport.

The focus of the government's housing policy is on the poorest people but plans are also in place to cater for low and middle income people. We are working hard to increase the number of people who will benefit from the Finance Linked Individual Subsidy Programme which is aimed at assisting people who earn low to medium salaries to acquire finance to build or buy homes.

These include blue collar workers as well as civil servants such as teachers, nurses, firemen, soldiers and policemen. They do not qualify for a low-cost government house, but at the same time, their income is too low to get them bank loans or mortgages to build or buy homes.

In this country we have a unique challenge. We can go to the same sporting events but we live in segregated areas. That is South Africa, there is not a single town that escaped apartheid's segregation policies. Deracialising South Africa's society is one of the most important objectives of the government.



The Department as part of its quest to build sustainable and integrated townships, decided to launch a new course for universities that will teach all the essentials of human settlements. The degree will first be offered at the Nelson Mandela Metropolitan University from January next year. However, other institutions such as the universities of South Africa and Fort Hare are set to offer similar courses soon.

Corrupt contractors compromise the quality of buildings as a result of corruption, the department's focus on building houses was diverted as it had to act like a police department at times, gunning for the corrupt contractors and officials. In some cases, you will find that an old lady, would be number 87 on the waiting list in her area and all of a sudden she is number 8 000. There are people who know how to do favouritism, nepotism and all sorts of other evils.

It is a worrying factor that corruption is becoming endemic in our society. We should not compromise on quality. We will embarrass all those contractors stealing taxpayer's money. We should strive to deliver good quality human settlements.

As a Minister, I see it all the time. It makes the job that I am doing a difficult one. It's raining heavily and it's bad rain. Corruption disturbs and affects everything we do. It affects the stakeholders. It affects the people who should be receiving quality housing.

Unscrupulous contractors abused taxpayer's money and this affected would-be beneficiaries, including the elderly. We have construction companies taking chances and cutting corners. I spend billions and billions of

the budget allocating monies funded by taxpayers to give contractors jobs and in return, corruption is what we get. Corruption has many faces, including theft of building materials, overpricing and beneficiaries claiming more than one RDP house per person.

Government cares about its people and wants to see them come out of poverty. We have introduced interventions between government and the private sector where we work together for development and the delivery of houses. The government relies heavily on private entities, but at times I think maybe we should start a government construction company to save money.

Do you know why houses collapse? Cement is like glue for a house and once a construction company steals it, a house will collapse. Twenty bags of cement are supposed to be mixed with sand and water and when somebody uses 15 and the other five go elsewhere, that house is going to collapse because there is a ratio that is required to make it stand.

The Department of Human Settlements strive for quality housing designs because all people have a taste for good quality, regardless of their financial bracket. Nothing is more dangerous in the country than the corruption of pricing. You find that materials are worth R10m and they are priced at R50m. How can you pocket R40m? It happens all the time.

I have a message for those people. We will arrest you and disqualify you and even if you have lawyers, we will get them disbarred for endorsing corruption.

“We have construction companies taking chances and cutting corners. I spend billions and billions of the budget allocating monies funded by taxpayers to give contractors jobs and in return, corruption is what we get.”



Message by the Deputy Minister



Zoliswa Kota-Fredericks, Deputy Minister of Human Settlements

The Department and Ministry of Human Settlements is proud to have successfully hosted this year's Govan Mbeki Awards. What is even more gratifying is to witness the growth of youth and women contractors who are beginning to take the human settlements sector by storm.

As a Department, we have as one of our interventions the Youth and Women in Human Settlements Programmes that seek to address the skills gap in the construction industry. The programmes adopt the principles of community service, technical skills training and provide exit opportunities for participants.

MINMEC approved a framework for the empowerment and participation of youth and women in human settlements. The framework makes provision for 20 percent of housing projects to be allocated to youth owned business while 30 percent goes to women owned businesses.

There are a number of youth and women contractors who have come through the ranks who now own established construction firms. These established youth and women

construction companies are heavily involved in impacting skills and giving back to the sector through skills development and mentoring of new and smaller emerging companies.

Through the Youth and Women's Build, young people and women in rural and urban areas are trained in basic construction skills such as bricklaying and plastering.

On completion of these Builds, the National Home Builders Regulatory Council (NHBRC) and National Youth Development Agency (NYDA) train the volunteers on formal technical skills and life skills to enhance the basic skills acquired.

After undergoing the formal skills training, through the National Youth Service Programme, the volunteers are afforded exit opportunities. These include being absorbed into bigger projects, attending Further Education and Training programmes and being encouraged to form co-operatives.

The programmes are implemented in collaboration with Provinces, Municipalities, National Home Builders Registration Council (NHBRC) and the National Youth Development Agency

(NYDA). Each of these partners has a specific role during the programme implementation stages. The Department of Human Settlements is responsible for budgeting and paying learner allowances during the classroom phase.

These are the Department's flagship youth and women programmes and it is with pride that we note the recognition being afforded to Lebo Aaron for scooping the Best Woman Contractor of the Year and the Retlaphela Construction Primary Co-operative for coming first in the Youth Category.

A special word goes out to all our bursary recipients who continue to show that our decision to award scholarships was not a misplaced one.

Theirs' is an example to be emulated by all youth and women constructors in the sector. Next year's Govan Mbeki Awards provide a platform for other players to lay claim to these coveted trophies within the human settlements sector.



Introduction by the Director-General



Thabane Zulu, Director-General of the
Department of Human Settlements

Background

The Govan Mbeki Awards are presented annually at prestigious ceremonies hosted in all provinces and nationally by the Department of Human Settlements. Their aim is to promote best practices and a healthy competition among all the stakeholders in the human settlements sector.

The Awards present an opportunity to recognise our sector efforts by showcasing excellent accomplishments and milestones within the programmes that are outlined in the Outcome 8 resolution of the 2010 Cabinet Lekgotla.

They motivate all stakeholders in the Human Settlements space to harness human and other resources in accelerating delivery. The Awards bring out these achievements in a holistic manner that highlights the manner in which millions of South Africans have been provided with sustainable housing for better livelihoods, community development and job opportunities. This provision includes choice quality housing

opportunities with secure tenure and access to water and sanitation. The Awards are also meant to recognise and honour role-players in the housing value chain, such as developers, building contractors, the banking sector, community-based organisations, the mining sector, building materials suppliers, and professional associations that have committed to partner with Government to build sustainable human settlements and making the millennium development goals achievable by 2014.

The Legacy

These Awards first emerged as 'Housing Awards' and were last held in 1998. In 2006, the awards were named after the late stalwart of the African National Congress, Govan Mbeki, and are now held under the auspices of an extended mandate of the Department of Human Settlements.

It is fitting to name the awards after a man of his calibre whose main interest at heart was for the improvement and development of the lives of other people. Govan Mbeki, fondly known as "Oom Gov" was a warrior and revolutionary, an educator, a publicist, an organiser

and leader of our people over many decades, and has throughout his life fought tenaciously for this good cause. He had unique qualities of selflessness and abhorred the oppression and exploitation that pervaded the lives of millions in this country.

Govan Mbeki was popularly known as 'a man of the people' because of his practical revolutionary approach which permeated the small peasant communities. He encouraged communities to form simple cooperatives, to accumulate and optimise their resources and labour, so as to improve productivity. Hence, he ultimately published an easily understood pamphlet on cooperative farming.

This positive energy and inspiration that Govan Mbeki invested in the people of South Africa during the struggle was of an immortal nature; these awards are aimed at portraying this immortality, because the efforts of Human Settlements leave an indelible mark in the lives of the poor and marginalised people of South Africa.



Govan Mbeki Awards

1. CATEGORIES

1.1 BEST PROVINCIAL HUMAN SETTLEMENTS DEPARTMENT IN PERFORMANCE DELIVERY

The best performing Provincial Human Settlements Department is the one that has fulfilled its plans of ensuring needy households have access to quality accommodation, basic services and enjoys the security of tenure.

Judges in this category also look at how a programme has improved access to social services and economic opportunities and that qualifying beneficiaries received available financial help.

1.2 BEST METROPOLITAN MUNICIPALITY

The best Metropolitan Municipality comes from the eight metropolitan municipalities in South Africa that are eligible for the Urban Settlements Development Grant (USDG).

These are municipalities that have exclusive executive and legislative authority and are described in section 155 of the Constitution as a Category A municipalities.

The human outputs to be assessed include the provision of basic services, land, social amenities, transport facilities, job creation and compliance issues.

1.3 BEST INFORMAL SETTLEMENT UPGRADED PROJECT OF THE YEAR

Informal Settlements are an international occurrence identified easily because they are either illegal, inappropriately located and residents live in poverty.

South Africa is party to the UN-Millennium Development Goals which commits member countries to eliminate slums and informal settlements which are home to more than 100-million people worldwide.

1.4 BEST PEOPLE'S HOUSING PROCESS PROJECT OF THE YEAR

The People's Housing Process is people-driven and beneficiaries have a say in the process and can decide what type of housing should be built.

It aims to deliver better human settlement outcomes based on community contribution and partnerships.

1.5 BEST PRIORITY PROJECT OF THE YEAR

This category recognizes both Provincial Departments and Municipalities for their excellent implementation of the identified Priority Projects of national significance.

Priority Projects can be decided by the President, Cabinet or MinMec, Minister of Human Settlements, or the Director-General of the Department of Human Settlements with a view to speed up developments in selected areas.

1.6 BEST SOCIAL HOUSING PROJECT OF THE YEAR

The government's rental housing intervention currently provides for three main housing options, that is, the Social Housing Programme, Institutional Housing Programme and the Community Residential Units Programme

The social housing programme rentals cater for people earning between R1 500 –R 7 500 while the Institutional Housing Programme targets people earning below R3, 500 per month.

This category also include the Community Residential Units Programme which entails rental housing units such as public hostels and buildings owned by the state.

1.7 BEST FINANCE LINKED INDIVIDUAL SUBSIDY PROJECT

FLISP is one of the elements of Government's broader strategy to improve the property markets by facilitating the increased supply of affordable housing finance. FLISP is therefore expected to unlock increased access to mortgage finance as well as stimulate the supply of housing stock in the target market.

FLISP specifically addresses the housing needs of the affordable market, also known as the GAP market. These are households whose income is not enough to qualify for a home loan, but it exceeds the maximum limit set for the 'free basic house' subsidy scheme intended for the 'poor'.

The GAP market income is between R3 501 and R15 000 per month. Practically, FLISP allows qualifying beneficiaries to reduce the initial mortgage loan amount or augment the shortfall between the qualifying loan and the total house price, bringing the eventual home loan installments to an affordable amount, over the loan repayment period. Through the FLISP subsidy, first time home-ownership opportunities are enhanced.

2. MERIT AWARDS

2.1 ACCREDITED MUNICIPALITIES

These are municipalities authorised to exercise functions relating to the administration of human settlements and housing programmes.

There are various levels considered in this such as budget planning, sound management and financial administration.

2.2 STUDENT WHO WERE AWARDED BURSARIES AND HAVE COMPLETED STUDIES AND DUE FOR PLACEMENT IN THE DEPARTMENT

The Department of Human Settlements awards scholarships to top performing matriculants to study courses in the built and construction fields.

Students who demonstrate exceptional performance are recognised and awarded for their hard work.

2.3 BEST WOMAN CONTRACTOR OF THE YEAR

The Woman Contractor of the Year should have played a significant role in the residential market.

She should have also made an impact to the communities concerned in pursuance to building sustainable human settlements.

2.4 BEST YOUTH CONTRACTOR OF THE YEAR

The Youth Contractor of the Year should have played a significant role in the residential market and made an impact to the communities concerned in pursuance to building sustainable human settlements.

This contractor should be registered with NHBRC. The best Youth Contractor of the year would have met the criteria set by NHBRC.

2.5 BEST CONTRACTOR IN THE NON-SUBSIDY MARKET

This will be the builder who is registered with NHBRC. The NHBRC awards criteria have partially been derived from the grading system – a system that will differentiate the good builders from the bad builders. The criteria have been derived in such a manner that the process for adjudication will be transparent and objective. The criterion to select the best contractor in non subsidy market is also developed by NHBRC.

Best Informal Settlement Upgrading Project



Informal Settlements are an international occurrence identified easily because they are either illegal or inappropriately located and residents live in poverty.

South Africa is party to the UN-Millennium Development Goals which commits member countries to eliminate slums and informal settlements which are home to more than 100-million people worldwide.

Eastern Cape leads in informal settlements upgrading

Pompi Thobakgale

The twenty-first century has brought unprecedented growth in informal settlements in South Africa. From 300 in 1994, there are now approximately 2700 informal settlements in the country, home to around 1.3 million families. This is caused by the influx of people from rural areas to towns and cities in search of a better life. Feeling marginalised and insecure, people in these settlements often resort to civil protests against the slow pace of housing and service delivery.

“The number of informal settlements is growing uncontrollably. Likewise, the populations inside these ghettos is increasing rapidly, this imposes increased service delivery pressure upon resources like electricity, water, sanitation, health services and housing, all of which were never budgeted for by the perceived affluent municipalities,” said Minister Tokyo Sexwale.

South Africa, as a member of the UN Millennium Development Goals has committed to eliminate slums and informal settlements, this is done through upgrading and providing sustainable Human Settlement to people living in these areas.

The Best Informal Settlement award which seeks to recognised excellence and those who made a difference in the lives of people living in informal settlement by producing the best quality work in housing delivery was won by Addo Nomathamsanqa 300 project in the Eastern Cape. The project beneficiaries were mostly elderly citizens, people with disabilities and child headed households. A beautiful 45 square metre house, electrified with two bedrooms, a bathroom and an open plan dining room and kitchen and a vegetable garden are the results of hard work executed by Addo Nomathamsanqa and her team.

Sexwale hailed the company for doing above what was listed on the contract by including greening on the houses, he further advised other companies to take a lesson from Addo Nomathamsanqa.



Best Social Housing Project



The government's rental housing intervention currently provides for three main housing options, that is, the Social Housing Programme, Institutional Housing Programme and the Community Residential Units Programme.

The social housing programme rentals cater for people earning between R1 500 – R 7 500 while the Institutional Housing Programme targets people earning below R3 500 per month. This category also include the Community Residential Units Programme which entails rental housing units such as public hostels and buildings owned by the state.

Fleurhof offers better settlements for families

Ishmael Selemale

Fleurhof Social housing project is an affordable place for low income earners who cannot afford to build their own houses. The project is situated between Soweto and Florida.

It is generally regarded as ideal for those who are seeking better job opportunities.

The project which is home to more than 800 people was announced the best social housing project at the Govan Mbeki Awards. It is a mixture of one and two bedroom units. The award was topped up with a R100 000 prize.

Fleurhof is one of Gauteng's largest integrated housing projects that will bridge the gap between the rich and the poor. On completion it will have 9 600 housing opportunities with various types of residential units and forms of tenure that have specific economic target markets including fully subsidised housing, Finance Linked

Individual Subsidy Programme (FLISP) for the GAP market and social housing (rental opportunities on the open or private market) and affordable bonded housing.

The Fleurhof Views is a home to those earning between R3 500 to R7 500 monthly. During construction the project created about 89 jobs. Women sub contractors were used. The tenants moved to the residential units in April last year.

The project was driven by the National Department of Human Settlements, the Gauteng Government and the City of Johannesburg. Other partners included the Social Housing Regulatory Authority and Madulammoho Housing Association.

The project is one of government's interventions to rental housing which seeks to provide for the GAP market.

The project makes use of state of the art technology with biometrics fingerprints access control, wireless remote water meters and energy saving heat pump systems.

The development provide amenities like business centres, seven crèches, five religious sites, one community centre, three school sites and parks.



Best Finance Linked Individual Subsidy Programme (FLISP)



Walmer Link Scoops Best Finance Linked Individual Subsidy Award

Pompi Thobakgale

In 2011, the Minister of Human Settlements, Tokyo Sexwale and MEC's responsible for Human Settlements approved substantial increases to the Finance Linked Individual Subsidy Programme (FLISP). The subsidy aims to improve household's ability to access mortgage finance by providing a deposit to minimize the risk of default. The initiative improved the access of low and middle income working families to participate in the housing programmes and kept the subsidy level aligned with the general price trends in the residential property market. This resulted in, amongst others a successful project named "Walmer Link Project" in Port Elizabeth.

Walmer Link Project then became a saviour to households who are unable to independently access mortgage finance to acquire a residential property because they earn too little to qualify for mortgage finance or their monthly income exceeds the maximum income

limit applicable to Government's "free basic house" (RDP) Housing Subsidy Scheme.

The Walmer Link Project, situated on the corner of Victoria Drive and Buffelsfontein Road consists of 430 units, two and three bedrooms, single and double storey semi-detached homes ranging in price from approximately R190 000 – R300 000 depending on plot size, house size and finishes within the house.

This project is situated 3km from Walmer Park and closer to other major centres including the Airport and a number of established schools in the area. Recreational facilities such as sports field are just a walking distance away from the residents.

Lawrence Mthembu, a Walmer Link Project beneficiary employed by SAPS as a Police Officer said "this project responded to my affordability

FLISP is one of the elements of Government's broader strategy to improve the property markets by facilitating the increased supply of affordable housing finance. FLISP is therefore expected to unlock increased access to mortgage finance as well as stimulate the supply of housing stock in the target market.

FLISP specifically addresses the housing needs of the affordable market, also known as the GAP market. These are households whose income is not enough to qualify for a home loan, but it exceeds the maximum limit set for the 'free basic house' subsidy scheme intended for the 'poor'.

The GAP market income is between R3 501 and R15 000 per month. Practically, FLISP allows qualifying beneficiaries to reduce the initial mortgage loan amount or augment the shortfall between the qualifying loan and the total house price, bringing the eventual home loan installments to an affordable amount, over the loan repayment period. Through the FLISP subsidy, first time home-ownership opportunities are enhanced.

challenges, I could not get an RDP house because they said I earn more and yet the banks rejected my home application for they said I earn little, I had to rent a one bedroom flat with my wife and two daughters, my installment is less and I pray that government could built more of this projects in other provinces."



Best Provincial Department in Performance Delivery



The best performing Provincial Human Settlements Department is the one that has fulfilled its plans of ensuring needy households have access to quality accommodation, basic services and enjoys the security of tenure.

Judges in this category also look how a programme has improved access to social services and economic opportunities and that qualifying beneficiaries received available financial help.

North West leads in service delivery

Boitumelo Nthabo

North West province snatched three awards during the Annual Govan Mbeki Human Settlements Awards. This gave them the bragging rights until the next awards. Winning this Award means the province fulfilled its plans of ensuring that needy households have access to quality homes.

Winners from the province included the categories of best women contractor, Enhanced People's Housing Process (EPHP) whilst the provincial Department of Human Settlements was voted the best provincial Human Settlements Department in Performance Delivery.

Provincial MEC for Human Settlements Nono Maloyi said this indicated the province was among the leaders in terms of delivering essential services to people. "We have seen a very encouraging improvement in the provision of houses in the province because of the great team work we have, and we will maintain that momentum," said Maloyi.

According to Maloyi, the province has exceeded the target of 11 000 housing units and the current tally of houses built is at 14 000. These were mixed programmes and were able to spend 100% of conditional grant given to the department on building quality houses and spending the government's money wisely.

Maloyi added that South Africa's turbulent political past left the country with a shortage of good housing and the Department of Human Settlements had been relentlessly striving to provide houses to every citizen.

The provincial Head of Department for Human Settlements, Obakeng Mongale said despite the achievements, there were challenges experienced by the department especially in dolomitic areas where it is not advisable to build houses yet there were people already living there.

Mongale said the department would focus on improving communications around the Finance Linked Individual Subsidy Programme to popularise the program and strengthen the People's Housing Process program.

Speaking at the event where a R2-million cheque was also handed to North West officials, Minister Sexwale, said the department would continue to celebrate and reward quality. "Our people deserve better and as ours is the first and only department named after human beings, we need to ensure excellence in what we do."



The Department of Human Settlements hosted the Govan Mbeki Awards 2013 Gala Dinner in Midrand, Johannesburg. Minister Tokyo Sexwale (1) delivered a keynote address. Prominent people included Deputy Minister Zoliswa Kota-Fredericks (2), Director-General Thabane Zulu seen with businessman Moss Mashishi (3), also there was MEC for Human Settlements in Gauteng Ntombi Mkgwe (4). The event was facilitated by renowned TV and radio personalities Jeannie D (5) and Putco Mafani (6), while the popular music group Mafikizolo (7) made sure the crowd danced the night away!



Best Woman Contractor



The Woman contractor of the year should have played a significant role in the residential market. She should have also made an impact to the communities concerned in pursuance to building sustainable human settlements.

Hard work pays for the woman contractors

Boitumelo Nthabo

Having completed several housing projects for the Department of Human Settlements, Lebo Aaron of L & R Welding & Tools Suppliers took the crown for being the best woman contractor during the annual Govan Mbeki Awards held at Gallagher Esates.

She founded L & R Welding and Tools Suppliers in 2003. She lists innovation, quality and attention to detail as some of the elements that have propelled her company to success.

Aaron and her team were overwhelmed with joy as she was called to the stage to collect three trophies, certificates and a R100 000 cheque.

“Being a woman in a male dominated sector is a challenge to most women as most male counterparts still think they are better. My company’s achievement will change the mindset of many seeing that women can also deliver the best quality houses in the country,” said Lebo Aaron.

L & R Welding and Tools Suppliers also provides building, construction and tool supplies services for the open market including for industrial and corporate clients, parastatals and government departments. It has earned itself a track record for its capacity to deliver on project it manages on time.

“Being a woman in a male dominated sector is a challenge to most women as most male counterparts still think they are better. My company’s achievement will change the mindset of many seeing that women can also deliver the best quality houses in the country,” said Lebo Aaron.





Best Metropolitan Municipality



The best Metropolitan Municipality comes from the eight metropolitan municipalities in South Africa that are eligible for the Urban Settlements Development Grant (USDG).

These are municipalities that have exclusive executive and legislative authority and are described in section 155 of the Constitution as Category A municipalities.

The human outputs to be assessed include the provision of basic services, land, social amenities, transport facilities, job creation and compliance issues.

eThekweni Metropolitan Municipality leads metros

Boitumelo Nthabo

The eThekweni Metropolitan Municipality is leading the way in terms of service delivery among the country's eight metros.

The eThekweni Metro includes the cities of Durban, Pinetown and areas like Amanzimtoti and Umhlanga as well as townships like Umlazi, Clermont, Chatsworth and Verulam.

It scooped the best metropolitan municipality award which came as a boost for the metro which has set itself a target to improve living conditions for all its residents at least by 2030.

The municipality spans an area of approximately 2 297 Square Kilometres (km²) and is home to some 3.5 million people. It consists of diverse society which faces various social, economic and environmental challenges.

As a result it strives to address the needs of an ever increasing population, a problem that is faced by all of South Africa's major cities.

Currently, a new settlement, Cornubia is being built in the eThekweni area and this would provide at least 50 000 units as part of efforts to reduce the country's housing backlog and ensuring that all citizens have access to adequate housing opportunities.

Despite the challenges faced by the municipality in terms of service delivery, the eThekweni Municipality's 2030 Vision seeks to provide the harmonious living environment and high quality of life with equal opportunities for all citizens.

The other areas of focus the municipality wants prioritised are informal settlements and involving communities in planning processes. The plan also includes the upgrades of local single sex hostels into family units.



Best National Priority Project



This category recognizes both Provincial Departments and Municipalities for their excellent implementation of the identified Priority Projects of national significance.

Priority Projects can be decided by the President, Cabinet or MinMec, Minister of Human Settlements, or the Director-General of the Department of Human Settlements with a view to speed up developments in selected areas.

Mpumalanga leads the way

Lebogang Mohlahlo

Klarinet Integrated Human Settlements in Mpumalanga province received an award for the Best Priority Project during the Govan Mbeki awards held at the Gallagher estate in Midrand. The Klarinet project is an integrated human settlements, in line with government's Breaking New Ground initiative, which includes providing many choices of housing typologies and tenure options.

Klarinet is a joint development between Emalahleni Local Municipality, Absa Property Development, Mpumalanga Department of Human Settlements and the National Department of Human Settlements. Bigen Africa assisted Absa Property Development (Absa DevCo) in implementing the Klarinet Integrated Housing Project through providing a one stop project structuring and management service, as well as engineering services to the development arm of the bank.

The Klarinet Integrated Housing project situated in Emalahleni aims to follow up on Olievenhoutbosch (another Absa DevCo project) in a continuous

drive to refine the joint development approach with the Human Settlements Department.

The crux of the development approach is as follows: accelerating the delivery of housing as a key strategy for poverty alleviation, utilising the provision of housing as a major job creation strategy, ensuring that property can be accessed by all as an asset for wealth creation and empowerment, leveraging growth in the economy, combating crime, promoting social cohesion and improving the quality of life, supporting the functioning of the entire single residential property market to reduce the duality within the sector by breaking down the barriers between the first economy, the residential property boom and the second economy slump and utilising housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring is required.

The project is located in the north-western part of Emalahleni with an overall area of approximately 618 hectares. The project will deliver a

mix of 11 969 housing products in a single, integrated development over two phases equal in size and nature, as follows:

- Subsidised housing – 5 699 units
- Institutional Housing (Apartments)–2 322 units
- Bonded housing –3 948 units
- Social Facilities and Amenities (Schools, Clinics, Community Centres, Cemetery, etc).
- Business (including convenience shopping mall site) and various industrial and services sector sites.

To this end, Absa DevCo has led the development into a unique and market leading mix of integrated and sustainable housing products which also addresses a significant portion of the housing backlog in the surrounding areas.



Best Accredited Municipality of the Year



Middelburg and Hendrina raise their hands

Thokozani Mtshali

Hardly six months since the Steve Tshwete Local Municipality was accredited to run its own housing projects, the council has now been named the best in providing rural housing projects.

The municipality which was competing with others such as the Polokwane Local Municipality managed its successes by putting in place sound financial and administration processes, said Municipal Manager Willie Fouche.

Flanked by officials from his council, his municipality enjoyed a 100% collection of revenue and it was able to service stands earmarked for housing in advance.

“Our biggest advantage is that the administration of projects is good. We also render good quality services because we are able to collect all the rates. Our accounts are fully credible which means the rate payers never question our accounts,” Fouche said.

Fouche added that municipality which includes the rural towns of Middelburg and Hendrina, adhered to strict credit control measures.

These and other requirements such as having sound Information Technology Systems are some of the criteria that are used before a municipality can be accredited.

According to Fouche, the Steve Tshwete Municipality, named after late ANC leader Steve Tshwete, who was also South Africa’s second Minister of Police in a democracy, also has a housing waiting list that is prone to manipulation. “Our lists are computerised and allocations for housing are strictly according to the lists,” he said.

The municipality has a total population of 230 000 residents while only about 20 000 of them are without decent or proper houses.

Refers to municipalities who have the delegated authority to exercise functions relating to the administration of human settlements and housing programmes at the municipal sphere.

The three levels are:

- *Level One: Beneficiary management, subsidy budget planning and allocation, and priority programme management and administration (Delegated functions)*
- *Level Two: Full programme management and administration of all housing in-instruments/ programmes [in addition to Level One] (Delegated functions)*
- *Level Three: Financial administration [in addition to Level Two] (All functions – Levels one, two and three – are assigned)*



Best Contractor's Project in the Non-Subsidy Market



These will be the builder who is registered with NHBRC. The NHBRC awards criteria have partially been derived from the grading system – a system that will differentiate the good builders from the bad builders. The criteria has been derived in such a manner that the process for adjudication will be transparent and objective. The criterion to select the best contractor in non subsidy market is also developed by NHBRC.

Against all odds postdene & 20cc produces quality

Botshelo Selogilwe

The challenge of building on the dolomite ground in a mining area did not deter, Postdene 720 Construction Company to build quality houses in Postmasburg in the Northern Cape.

The company's determination to improve lives for the people of Postmasburg was also rewarded with a R100 000 prize for being the *best contractor in the non-subsidy market category*.

Despite the cost of building materials, the mining company has built about 720 units, while 300 are still under construction.

"We must build houses that people are proud to call their homes. Winning the Govan Mbeki Awards is a motivation and an honour for us," said Manager of Human Settlements, Renita Soodeyal.

The project consists of bachelor, two and three bedroom units. Tenants also have the option to purchase.

The development targets working class, mostly people employed in the mines who can afford to rent or buy the units.

The Minister of Human Settlements, Tokyo Sexwale highlighted that the department is now focusing on people who earn R3 500 to R15 000 to get affordable homes.

"For the people who are in standard and high incomer market, the developers must make sure the legal channels are followed when they carry out projects," said Minister Sexwale.

"We must build houses that people are proud to call their homes. Winning the Govan Mbeki Awards is a motivation and an honour for us," said Manager for Human Settlements, Renita Soodeyal.

As part of the requirements the criterion to select *the best contractor in non-subsidy market* is developed by National Home Builders Registration Council (NHBRC). The council's regulation becomes a decisive factor on the quality of builders.



Best Community Residential Units



Community residential units are rental housing units that conform to the following:

- Public hostels (local and PDHS)
- Grey hostels

Masimong, a home away from home in a decent and dignified environment

Lebohang Nakana

Praises, renditions and ululations echoed at the Gallagher Estate by the jubilant Free State Human Settlements staff members and officials from the Harmony Gold Mines when the Masimong project was voted the best Community Residential Unit across the country.

This emerged during the Govan Mbeki Awards that was held recently in Gauteng, whose purpose is to promote and inculcates a culture of excellence within the Human Settlements Sector in the delivery of quality human settlements and dignity for South Africans.

"The award winning Masimong Community Residential Unit (CRU) project in Matjhabeng is just meters away from the Harmony Gold Mine. It is a grant based integrated development project. It is an example of government's concerted effort to move away from the previous hostel practices that provided "single sex occupant" accommodation on a "per-bed" approach that was always not favourable. This was the

crux of the apartheid system that sort to discriminate Africans and breakdown family structures and entrench ethnicity amongst different tribes living in the hostels in South Africa at the time. It must be noted that through projects like this, we are integrating and encouraging South Africans to live together. We are forging a common nationhood. We are providing decent, affordable housing that dignifies our people," said the Minister Tokyo Sexwale.

The Department of Human Settlements is providing financing as well as a regulatory and management framework while Harmony Gold Mines has donated land and buildings, and also provided bridging finance to the project. Matjhabeng Local Municipality is the custodian of the project and will ensure efficient and economical management of the rental units.

The project is seen as a means for providing homes to informally and inadequately housed individuals through providing formal rental housing market, thus ensuring the enhancement

of the livelihood of all qualifying beneficiaries.

This project not only benefited beneficiaries, partners as well feel that this is money well spent and the project adds value to the lives of the people in the area. "These accolades are the rewards of the commitment and dedication we have invested in this project," said Ferdi Jordaan, the Local Economic Development Manager for Harmony Gold Mine during the awards ceremony.

The project boasts a commercial centre, a crèche, medical centre, church, workshops and taxi stops for taxis to ferry residents between the CBD and the units as well as transport school children on a daily basis.



Best Enhanced People's Housing Process Project



The People's Housing Process is a people-driven and beneficiaries have a say in the process and can decide what type of housing should be built.

It aims to deliver better human settlement outcomes based on community contribution and partnerships.

Community participation helped North West to top other Provinces

Lebogang Mohlahlo

This year, three trophies, three certificates and a cheque of R200 000 was awarded to the North West province. The Tlhabangani Trade Enterprise from Ditsobotla won the Best People's Housing Process (PHP) during the annual Govan Mbeki Human Settlements awards at Gallagher Estate in Midrand. The North West province was also honoured the best woman contractor and best performing province.

The Tlhabangani Trade Enterprise specialises in PHP's and has been doing so for the past 15 years. The project started as a pilot project since November 2011 and the company has built 710 housing units in Ditsobotla local municipality.

According to the MEC of Human Settlements Nono Maloyi, the awards received by the province are a true reflection of the hard and team work by officials and compliance to regulations. He said that the province made sure that

it spends the entire conditional grant as allocated by the National Department of Human Settlements and further ensures that quality on houses built in the province are not compromised.

"These are the rewards of the commitment and the dedication we have put in our work as a department. The systems and the monitoring tools and channels we have created clearly came to fruition. Our close contact with contractors and municipalities also played a significant role that led to us winning these awards," said Maloyi.

PHP is aimed at assisting government to deliver better human settlements outcomes based on community contribution, partnerships and leveraging of additional resources through partnerships. This will be achieved by developing a culture of savings, skills transfer, and community empowerment, building of community assets and social security and cohesion.

The PHP programme is based on the principles of community decision making or choice, community contribution, and partnerships and leveraging additional resources.

The Programme provides for a process in which beneficiaries actively participate in decision making over housing processes and products. It also makes a contribution in a way that empowers beneficiaries, creates partnerships and build quality houses.



Best Rural Project



Limpopo Province Receives Best Rural Project Award

Busisiwe Khumalo

At a glittering Govan Mbeki Awards ceremony hosted by the Department of Human Settlements, Limpopo Province scooped the Best Rural Project Award for its Aganang Local Municipality under the Capricorn District Municipality.

Among the areas that were assisted with homes were Coopers Park and Mohlatjeng villages as well as Eldorado and Montz Villages in Blouberg Municipality to name but a few.

The project which involved 500 homes at a cost of R28 990 000 was under the auspices of Rirothe Construction based in Limpopo Province. Single parents, senior citizens and disabled persons were the main targets of the project according to the Director for the Capricorn District Municipality Mr Malahlela. Other projects completed are in Polokwane at Legothwane and Matobole villages.

The Head of Cooperative Governance, Human Settlements & Traditional Affairs (CoGHSTA) in the province, Nnana Manamela could not contain her excitement for the Award saying, though she did not expect it, she is nevertheless over the moon since “Limpopo province is presently not in a good position” Her sentiments were echoed by Mr Mahlalela, the Project Manager for the Capricorn District Municipality who said that “though we also have challenges of water and distance due to the scattered villages, we managed to come out with quality housing units.”

The 2013 Awards come at a time when there is more than 2 700 informal settlements country-wide, albeit against 3.3 million homes built, a backlog of more that 2.1 million homes at an estimated cost of R187 billion. The Human Settlements Department is currently building 200 000 homes per year to try to overcome the housing backlog by 2030.

Rural housing projects have been designed to complement the realisation of the objectives of Integrated and Sustainable Rural Development Strategy (ISRDS) from a residential development perspective. The rural housing assistance programme is demand based and designed to provide housing and infrastructure assistance within the specific circumstances that prevail in these areas. In addition, a best rural housing project has to consider critical elements such nature of an area; location and circumstances- ranging from commercial farming areas to subsistence farming areas.

“Although we are celebrating achievements and excellence, it pains me that basic needs such as water and electricity in informal settlements, are not budgeted for.”
said Minister Tokyo Sexwale.



Best Youth Contractor



The Youth Contractor of the year should have played a significant role in the residential market and made an impact to the communities concerned in pursuance to building sustainable human settlements.

This contractor should be registered with NHBRC. The best Youth Contractor of the year would have met the criteria set by NHBRC.

Free State leads in youth in construction

Mandla Gumede

In his speech during the 2013 Govan Mbeki Human Settlements Awards, the Minister of Human Settlements Tokyo Sexwale stated that unemployment in South Africa has reached a high point and something needs to be done as government can not do it alone.

Doing something is what young people of Rietz in the Free State Province did in 2008 when they came together and registered a Cooperative that will keep them busy in the community and help to keep them away from crime. Six young people teamed up with three adults to form Retlaphela Construction Primary Cooperation. They first registered their cooperative in 2008 and worked in the community.

In 2010 they registered with the Provincial Department of Human Settlements as they had an interest in building quality houses for the people. "We developed this interest of building houses after seeing poorly built houses being constructed for the people," said Ntaoleng Mofokeng who is the Managing Director.

She further stated that it was not an easy ride after they registered as they had to wait for a long time. "Fortunately we were aware that it was not going to be easy to get tenders. We had this hope in our minds that our chance will come and when it comes we will do our best to leave an indelible mark on the minds of the department. In 2011 we were awarded a tender to build 50 houses in Petsana township, Rietz in the Free State," said Ms Mofokeng.

Their perseverance and hard work has paid off as they were awarded with the Best Youth Contractor in the 2013 Govan Mbeki Awards at Gallagher Estate.

Ms Mofokeng said that they will cherish this award for the rest of their lives as it will always remind them of all the tough hurdles they had to come across on their way to the top. She further warned the youth who wanted to make it in the construction of houses.

"Young people need to understand that it is not easy to make it in life. They need to persevere to reach their goals and optimise on the opportunities they get. They also need to understand that in business it's not about using connections to get tenders. The youth must work hard to produce quality houses that people will forever cherish," concluded Ms Mofokeng.



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Showcasing excellence, best practice and healthy competition amongst provinces



In the category Best Finance-Linked Individual Subsidy Programme, Walmer Link - The Home Market (Eastern Cape), took top honours.

- Best Accredited Municipality - Level 1
Steve Tshwete Local Municipality, Mpumalanga
- Best Accredited Municipality - Level 2
Newcastle Local Municipality, Kwazulu-Natal
- Best Community Residential Units
Masimong 4 Community Residential Units, Free State
- Best Enhanced Peoples' Housing Process
Ditsobotla Development Facilitated PHP, North West
- Best Finance-Linked Individual Subsidy Programme
Walmer Link - The Home Market, Eastern Cape
- Best Informal Settlement Project
Addo Nomathamsanga 300, Eastern Cape
- Best Metropolitan Municipality
Ethekwini Metropolitan Municipality, Kwazulu-Natal
- Best Non-Subsidy Project
Postdene 720, Northern Cape
- Best Priority Project National
Klarinet Integrated Human Settlements, Mpumalanga
- Best Province of the Year
North West Province
- Best Rural Project
Rirothe Construction, Limpopo
- Best Social Housing Project
Fleurhof Views, Gauteng
- Best Woman Contractor
L & R Welding and Tools Suppliers, North West
- Best Youth Contractor
Retlaphela Construction Primary Cooperation, Free State
- Minister's Merit Awards
Best Student of the Year - University
Whelan Kriben Naidoo (University of Pretoria)
Best Student of the Year - University of Technology
Abongile Mbube (Cape Peninsula University)



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