



**GAUTENG PROVINCE**  
HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA



**Speech by Human Settlements MEC Jacob Mamabolo at the Annual Housing Indaba of the Gauteng Partnership Fund, 25 March 2015 at Indaba Conference Centre in Fourways**

Programme Director

Executive Mayors present

Members of the Portfolio Committee on Human Settlements

MMCs from various municipalities

Chairperson and CEO of the Gauteng Partnership Fund

HOD of Human Settlements in Gauteng

Officials from both the GPF and Department of Human Settlements

All our esteemed stakeholders including Financiers, Bankers and Developers

Members of the media

Ladies and Gentlemen

The last 20 years have witnessed the most unprecedented growth of Gauteng in the recent history. As we evolve into a city region, we have discovered that Gauteng is now home to more 12 million South Africans, thereby becoming the province with the largest concentration of South Africans. This in-migration to the 'Place of Gold', which is the smallest province on land mass, brings with it challenges of human settlements where accommodation must be provided to keep up with this ever-increasing demand.

While we look back with pride, the road ahead of us, which leads us to the future, is barricaded with challenges. The challenges that our future present to us, call upon us all to join our hands and work together to find lasting solutions to these challenges. The

demand for affordable housing will continue to rise, meaning we will need more access to funding so that we can satisfy this need, and our people will expect no less from government.

Procurement of prime land is also a challenge that will live with us for some time to come. However, our collective work as government has shown that despite obstacles, working together we can overcome hurdles that lie ahead of us.

Whilst in the last 20 years the Gauteng Provincial Government (GPG) has provided more than 1 million human settlements opportunities through eradication and formalisation of informal settlements, BNG/RDP homes, serviced stands, social and rental housing, hostels units and so on, the challenge still remains amid increasing demand of accommodation in Gauteng. As we meet here today under the theme **“Planning the Future of Integrated Human Settlements”** we need to look into ways of ensuring that we increase our reach and make a formidable dent in opening up human settlements opportunities in the affordable and rental space. The recommendations here must resonate with our new approach of Mega Projects which must yield huge gains for multitudes of residents who look up to us to provide shelter.

As part of GPG, everything we do must be done in line with the TMR (Transformation, Modernisation and Reindustrialisation) Strategy and its 10 pillars. The most applicable pillars here are *decisive spatial transformation* and *modernisation of human settlements and urban development*. Deliberations here must also respond to what our contribution will be towards the five corridors of development as elaborated by Honourable Premier David Makhura in his State of the Province Address.

The GPF has made visible strides and we are seeing recognizable progress, but more is still to be done. This is due to factors inherited from the previous dispensation of unequal development and spatial policies, and has made it incumbent upon us as government to intervene aggressively by way of prescriptive legislation and other stringent revolutionary measures to address the inequalities in the provision of affordable housing in South Africa.

A lot will still be expected from GPF, and we are still confident that GPF will tirelessly carry out its mandate to the maximum benefit of Gauteng citizens. GPF is forging partnership agreements with local authorities and broader provincial government in order to operationalise the government's "Breaking New Ground" in line with the National Development Plan. Also importantly the strategic plan of GPF is aligned to Gauteng 2055, GDHS strategy, Metros IDP's and initiatives – Johannesburg Corridors of Freedom, Transport and Infrastructure plans, among others.

As you continue to implement your mandate, it must be commended that GPF has exceeded the three-year target for facilitation of 6000 social rental units by 2014. However more needs to be done to increase the reach of GPF. We have noted in the 2013/14 financial year that GPF attracted a total of R414 million of non-GPF funding, in comparison to R422 million in the previous reporting period. This leveraged amount was reduced due to the decision made during the year to fund 100 percent bridge financed Emerging Entrepreneur Property Fund (EETF) projects worth R72 million. This programme is key for GPF, because GPF is taking the lead in developing and supporting entrepreneurs that will become future developers and investors in housing. These developers will assist GPF in meeting their housing service delivery mandate. This is a flagship programme and its success is critical to transforming the South African property sector and black property entrepreneur development

Clearly major strides have been made and it is the challenge of this Indaba to make sure that we keep the moment going and that we keep responding aggressively to the accommodation needs of the ever-growing population of Gauteng.

For our part as the provincial government we are ready to proactively promote the "doing it together" principle with our private sector partners. This will take the form of early land release processes, fiscal concessions related to social housing, speedy processing of institutional subsidies and additional risk funding for the GPF to enable optimal structuring of the funding streams to the sector.

These interventions will enable the creation of a more vibrant property market in Gauteng, and would be a model of cooperation between the public and the private sector that could be replicated nation-wide.

I thank you all