



NATIONAL PUBLIC HEARINGS ON THE HOUSING CONSUMER PROTECTION BILL [B10 – 2021]

PORTFOLIO COMMITTEE ON HUMAN SETTLEMENTS

9 November 2022

Presented by Chuma Giyose

chuma@dag.org.za

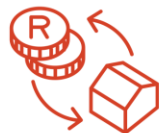


DAG WORKS WITH DISPOSSESSED COMMUNITIES TOWARDS EMPOWERING ACTIVE CITIZENRY TO REALISE INCLUSIVE AND EQUITABLE CITIES

Development professionals unite against apartheid.

In reaction to the forced removal in Crossroads, a number of built environment practitioners incubated DAG. It formed part of an advice office to resist undemocratic planning by the state to achieve its political objectives.

FIRST DEMOCRATIC ELECTIONS IN SOUTH AFRICA 1994



DAG incubated the formulation of Kuyasa Fund, a microfinance institution provide affordable lending.



DAG's PHP programme was selected as best practice case study in the prestigious UN-Habitat and the Dubai Municipality Best practise Awards.



DAG selected by the Department of Trade and Industry as one of the top 300 South African companies in its sector.



Created the strategy for a pioneering unblocking of 2,173 PHP projects in Cape Town with emerging contractors.

1986

1990

1999

2004

2010

2012 - 2015

2017

Started supporting communities in their struggle for land.

To improve the coordination between built environment Non Profit organisations, DAG became a founding member of the Urban Sector Network, with Planact and Built Environment Support Group.



plan act



1993 - 1996

DAG played a strong role in policy formation and advisor to civics ultimately gearing up for implementation of the housing programmes during the new dispensation



Housing construction for projects such as Marconi Beam etc. was started.

2002 - 2007

DAG realises land and housing rights in over twenty communities across the Western Cape, in particular, Freedom Park in the Western Cape.



2008 - 2012

DAG develops and launches 'Reimagine the City' as a core strategy with community based partners to present a much more city wide focus.

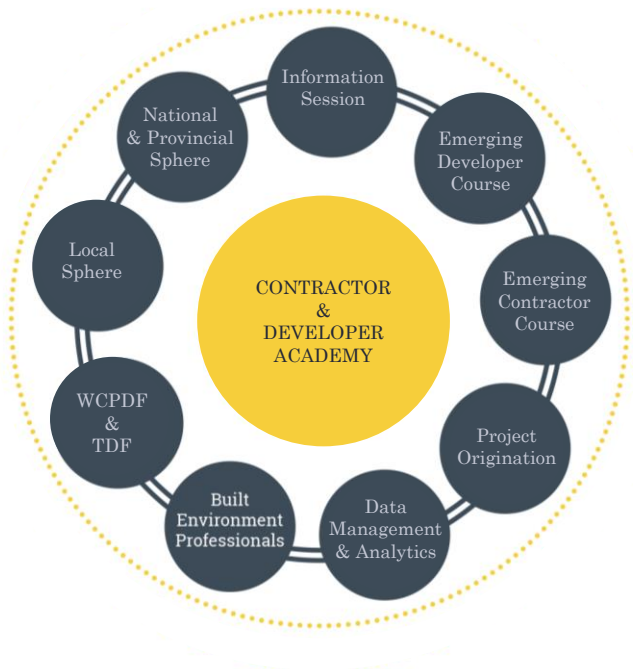


DAG continues to strengthen its focus on affordable rental housing, both within the inner city and historically disadvantaged areas, building the capacity of emerging contractors and developers and advocating for measures to regulate land through land value sharing.

A NEW FORM OF AFFORDABLE RENTAL MARKET



RESPONSE THROUGH THE CDA SINCE 2017



INFORMATION SESSIONS: Compliance | Property development process | Tenant & Landlord education | Identify Capacity building gaps

DEVELOPER & CONTRACTOR TRAINING COURSES: Business Administration | Project & Property management, Laws, Regulations & Policies | Financing | Mentorship

DATABASE OF PROFESSIONAL SERVICE PROVIDERS: Database of vetted/trusted CDA contractors & Built Environment Professionals

PROJECT ORIENTATION & MANAGEMENT: Technical support | linkage to finance institution, BEP & CDA contractors | Council submission

SECTOR COORDINATION: Fostering establishment of TDF | Facilitating stakeholder engagements & partnerships i.e CoCT, WCRHT, BEPs, Private Sector etc

DOCUMENTATION - Case studies | Conducting research publications | Developing popular material

SPECTRUM OF DEVELOPERS



FACTORS	Personal factors	Social and/or economic objectives Necessity driven Primary Property	Social and/or economic objectives Primary Property	Economic objectives, Primary or additional property	Economic objectives, Additional property
	Financial considerations	Incremental, intuitive 	Incremental, intuitive 	Calculative Project-based 	Calculative Strategic, (portfolio)
	Economic ecosystem	Personal networks 	Personal networks 	Professional networks 	Professional networks
TYPOLOGY	Type of development	Makeshift structures (shacks, wendy houses) 	Flats (single or double storey) 	Flats (single or double storey) 	Apartment blocks



COMPOSITION AND PURPOSE OF THE NHBRC

In terms of the Functions of Council

14 (1) Subject to section 5, the Council must—

(g) provide training to homebuilders to achieve and maintain satisfactory technical standards in the home building industry;

- Boardroom trainings alone are not sufficient and should take more practical approach
- The technical trainings for “homebuilders” to be linked to live projects driven by both public sector or public–private partnership
- “Developers” should also be included in the trainings especially if, section 30 (1) requires homebuilder or “developer” to enrol the home.
- The council to provide homeowner educations drives to disseminate relevant information about achieving and maintaining satisfactory technical standards in the home building industry.

In terms of the Funds of Council:

HCP Act, Section 15 (5)(d) of the stipulated for any other purpose, including the training of historically disadvantaged home builders: to enhance housing consumer protection measures covered within the scope of this Act.

- The bill has excluded the establishment of a fund or funds targeted towards training of historically disadvantaged homebuilders and developers

ENROLMENT OF HOME BUILDERS

In terms of the Enrolment of home

30. (1) A homebuilder or developer, as the case may be; may not commence with the construction of a home unless that home is enrolled with the Council in the manner and on the conditions prescribed by the Council in consultation with the Minister.

- Not all emerging developers are familiar with the Council requirements and homebuilders will not take responsibility of enrolment due to the fees.
 - It is recommended that the Act is clear on who is responsible for the enrolment of the home

Enkosi /Baie dankie/Thank you

