

**MINISTRY**

**HUMAN SETTLEMENTS**

**REPUBLIC OF SOUTH AFRICA**

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**NATIONAL ASSEMBLY**

**QUESTION FOR WRITTEN REPLY**

**QUESTION NO.: 821.**

**DATE OF PUBLICATION: 10 MARCH 2023**

**821. Ms S A Buthelezi (IFP) to ask the Minister of Human Settlements:**

Whether her department has facilitated any partnerships between stakeholders in the private sector, with particular focus on including innovative, low-cost housing solutions such as prefabricated modular housing in the upgrading of human settlements; if not why not, if so, what are the relevant details? NW921E

**REPLY:**

Yes, the Department has together with the National Home Builders Registration Council (NHBRC) facilitated partnerships with stakeholders in the private sector. This was not only with regards to prefabricated modular housing in the programme upgrading informal settlements but with regards to different types of innovative technology housing solutions such as light steel, heavy steel, hybrid material and water-wise devices in all types of settlements. This was done to fulfill the research and policy agenda with the ultimate objective of ensuring the inclusion of sustainable innovative technologies in housing and human settlements policies and programmes.

The partnership has been done in many ways including amongst others; allowing the private sector to showcase their technologies at Eric Molobi Innovation Hub in Soshanguve and creating an enabling environment for the NHBRC to undertake the testing of innovative building technologies. The Department has through these partnerships hosted several stakeholder engagements with the private sector role players, and institutions of higher learning such as the University of Free State and the University of Johannesburg who have shown keen interest in sustainable innovative building technology to develop accredited training programmes. The Department working with these role-players agreed to establish an Innovation Building Technology Task Team comprised of both private and public sector players and even advised the private sector players to form an Innovative Building Technologies (IBT) Association.

These partnership engagements focused on creating an information-sharing platform to improve knowledge and understanding regarding the advantages, disadvantages, cost implications; demand, and supply elements of various technologies that are available.

The engagements yielded inputs into the policy guidelines on IBTs, revision of norms and standards, and the development of a Dynamic IBT Database which currently has more than 40 approved IBT Systems Developers. These partnerships also contributed to streamlined processes between the NHBRC and Agrément South Africa where roles and responsibilities are solidified in a form of a memorandum of Understanding (MoU) to be signed between the NHBRC and Agrément South Africa.

More partnership engagements are still required with the private sector and the National Treasury. The Department plans to continuously engage stakeholders regarding supply chain processes and competitive bidding processes so there could be a clear understanding of business processes, policies, institutional arrangements, and interventions for the ease of doing business and there would be seamless processes of registering innovative technologies that could be used by Provinces and municipalities in the housing subsidy programme.

**Additional Information**

* The partnerships are not in written form
* IBT System Developers who are Agrément South Africa South Africa certified would be registered with the NHBRC.
* Provinces and Municipalities must follow supply chain processes in procuring suitable private sector companies that would construct subsidy houses.
* The process of procurement becomes difficult because the technologies are nit the same which makes the competitive bidding process flawed .
* The NHBRC has assisted various Municipalities and Provinces to build affordable housing and by advising on the technical standards, guidelines as well as training. This is also reflected on NHBRC’s previous Annual Reports.
* The following service providers were part of IBT discussions at different periods. The list is not exhaustive.
  + Moladi Construction
  + 3d Build Tech Building System ;
  + Ilima Digital Foundary;
  + Lokissa Lighting Solutions;
  + Bubbles Precast Construction System (BPCS),
  + PTW Connect;
  + David Lieberman Architects;
  + XY Innovative Housing & Communities
  + Solutionist Multiserve (Pty) Ltd;
  + Habitat Modular;
  + Agri-Village Housing Projects,
  + Isedeleke Company;
  + AV Light Steel
  + Block Solutions OY in Finland.
* Over and above these engagements the Department in collaboration with the Department of Science and Innovation developed an innovative strategy road map and launched in the past.
* This strategy entailed proposals for partnership with the Private Sector on capacity development initiatives among others prefabricated modular housing in IBT.
* The stakeholders engagements amongst other include the Black Business Council ( BBC) which made proposals on training and development and setting up knowledge hubs for Built Environment professionals.
* BBC also proposed the establishment of 34 assembly and distribution centers as part of youth entrepreneurship development.
* BBC also made a proposals for Manufacturing development Plan and Construction Development Plan which covers training and licensing of contractors
* The Department has tasked the NHBRC to play a more prominent role in piloting IBTs in the subsidized housing sector for low-income persons in terms of the Housing Consumers Protection Measures Act, as amended (No. 95 of 1998) and contribute towards finding solutions for performance issues.
* The role of NHBRC in IBT is to quality assure enforce compliance with National Building Regulation requirements by the home builders in the home building industry.
* NHBRC has established a database of companies that are manufacturing housing products that satisfy the National Building Regulations excluding those covered in the SANS Codes of Practice.
* The process is that the NHBRC assesses whether the companies product meets necessary technical requirements in four stages namely: Submission, Technical Evaluation, Practical Evaluation, Agrément Certificate and NHBRC company Registration.