



# Group 1

## The Nature and Extent of Demand for Land and Housing in SA

---

Housing Finance  
Public Hearings

14 October 2011

# Current Challenges/Drivers

---

- Growing deMAND- MIGRATION, POPULATION GROWTH, AVERAGE SIZE OF HH. WEAK KNOWLEDGE OF HOUSELD FORMATION
- HUGE GAP ON DATA AND INFORMATION ON NATURE AND EXTENT OF DEMAND
- NO CLEAR UNDERSTANDING OF WHY PEOPLE ARE DEMANDING-
- MIGRATION- NOT KNOWING WHY PEOPLE MIGRANT AND ROLE OF DIFFERENT SECTORS ON THIS.
- PLANNING WEAKNESSES- HOW DID WE KNOW THAT IN SOME ARES THERE IS DEMAND FOR HOUSES- DO WE ADDRESS THE REAL NEEDS OF THE PEOPLE? NEED ASSESSMENTS

- 
- NO CLEAR CUT HOUSING POLICY(URBANISATION)- NON PROACTIVE POLCIY. IS ANYBODY POOR SUPPOSED TO BENEFIT FOR SUBSIDIES.? CRITERIA OF SELECTING BENEFICIARIES
  - HH GROWTH- LES NOT TALKING TO THIS
  - HIV IMPACT ON HUMAN SETTLEMENT ESP CHILDREN
  - NEED TO UNDERSTAND MIGRATION PATTERNS (RURAL-URBAN IMBALANCES)
  - Double counting- people benefit in urban & rural areas. Ple in urban benefit from rural. No monitoring.

# Key Principles

- Concept of Backlog must be understood is driving driving decision- but we need to understand impact of inflows, eg. migration, household formation on this. Housing policy must be built on this knowledge.
- Backlog versus new demand. Is our monitoring mechanism adequate. Monitoring system is weak
- Long term planning is absent
- Lack of sound research and data on the nature of demand. Also streamlining of data collection is absent. Duplication of efforts. Need research to understand household mobility
- Research needs to be done on relationship between overcrowding and densification.
- Post delivery after care not understood, eg. Title deeds. Need research on this and extent of how houses exchange hands

# Challenges

- Problem of Sector departments working in silos. Dpt of Human Settlements must coordinate other departments and IGFR system to support to housing.
- in addition to crowding & gap market, need to understand demand from the perspective of different constituents- aged, child headed households, disabled etc. Research should make us understand these constituents' needs to properly intervene

# Challenges

---

- Land need to understand suitability, and location

# Key Principles

---

- Understanding problem? - principle is to provide infrastructure to improve livelihoods. And what instruments we can use to achieving this
- Do people need houses or affordable serviced sites?
- What ever deliver, in situ upgrade must be first best alternative. (However, principle needs to be tested)

# Principles Cont'

- Acceptance of the gradual improvement on the initial basic package and improve over time. One should not be overly concerned with a complete package but get the basic package first.
- Need to improve interactions between bureaucracies and households
- **Benefit Principle:** Shared responsibility in financing public infrastructure; that HHs should also contribute...principle of good citizenship...that citizens should contribute.



# Key Principles

- Principle of unfunded mandate or funding should follow function. Resources should be adequately allocated to the complex resource
- Slump upgrading should not be considered as providing a house
- Progressive realisation to an agreed solution among stakeholders
- Principle of Efficiency: Commitment to efficient delivery of houses.
- Principle of sound planning: Planning should be demand based. Demand side of market should be well understood.
- Implementation should be based on quality & less on quantity

# Knowledge Gap/Areas of Research

---