



WINDS OF CHANGE



THE FREE STATE DEPARTMENT
OF LOCAL GOVERNMENT AND HOUSING





The rising dark clouds of rain should give rise to hope and joy at the anticipation of good rain, crops and plenty of food. For many shack dwellers however, this sight breeds anxiety, fear and hopelessness. The forewarning thunderstorm, the constant lightening indicative of the imminent rain raises levels of apprehension at the expected loss of homes, stability and comfort.

The process is always the same. First the winds would unsettle the roofs and a tug of war would ensue as the inhabitants attempt to save their shelter. The fierce winds would finally win, displacing the roof as the rain smothers any attempts of holding this together. The shacks, reluctantly giving in to the storming rain, would leave the inhabitants soaking wet, cold, distressed, anxious and homeless.



*W*ith the advent of democracy in 1994, expectations of a better life that a democratic state would bring, could be seen in many hopeful South Africans as they flocked to cities and city outskirts. This great exodus saw tin, plastic and wooden shacks of all makes and sizes, mushroom throughout the country as renewed hope for a better life, as well as optimism for jobs and wealth, intensified.

This changing landscape proved to be a substantial challenge to government. To the optimistic South African this revolution was indicative of growth and freedom as people emerged from oppression to claim their rightful place in the economy, and hopefully, create a better life for themselves.

*T*he Free State was not immune to urbanization. The province saw an unprecedented influx in its cities and townships. Declining mining and especially farming activities contributed immensely to urbanization as people sought alternative employment. “The province is one of the poorest in the country with unemployment of about 31, 2% and an estimated 27, 9%_HIV/AIDS prevalence. We also have one of the highest number and fastest growing informal settlements. As a result of this mobility, we face an enormous challenge in the provision of housing and infrastructure,” says MEC for Local Government and Housing Mr Lechesa Tsenoli.

A backlog of over 250 000 housing units was identified in the Free State in 1994. In order to address this, the Department of Local Government and Housing adopted an approach that sought to improve service delivery and accountability. The Free State surpassed the national norms and standards of a minimum 30m² house. “We have, since the inception of housing provision, built no less than 40m² houses. This explains the relatively larger houses in relation to the rest of the country,” says Tsenoli.





*T*he department undertook critical interventions such as supporting municipalities to develop Integrated Development Plans, which included detailed housing sector plans through which housing delivery would be fast tracked. Making housing delivery part of Integrated Development Planning marked a significant approach to housing where provision of housing is used to address other social needs such as stimulating the economy, creating an environment for local economic development and provide much needed skills for further employment. The plans also set out to address the needs of the aged, the disabled and HIV/AIDS affected individuals.



Theunissen Energy efficient Housing

Spatial integration, infrastructure development and coordination of services between housing and other service providers such as health, education, social welfare etc are taken into account when planning. This approach ensures integrated service delivery. Spatial integration places emphasis on the elimination of buffer strips and integrating areas that were previously segregated by apartheid regulations thus contributing towards creating harmonious communities.

An added initiative towards housing delivery by the department is the annual Housing Lekgotla, an event peculiar to the Free State established in 2000. This is where the housing stakeholders meet to assess housing delivery and its impact, share information, ideas and concerns; find problem solving methods and chart a way forward for successful housing delivery. The success of the Housing Lekgotla is evident in the Free State housing strategy that was initiated at the 2001 Housing Lekgotla and launched at the 2003 Lekgotla. The strategy is the result of the responsiveness to issues raised by stakeholders in the housing sector.





The department, in conjunction with municipalities, is working on methods of managing the plight of HIV/AIDS affected individuals especially the orphans. Currently the department provides support to children whose parents have died after occupation of the house. In addition, first preference is given to child-headed households to access subsidies without being required to contribute the required R2 479.

The department also contributes to skills development and redressing the imbalances of the past through focusing on emerging developers with particular attention to women. Speaking of this, Mr Tsenoli says, “About 90% of subsidies are allocated to up-and-coming developers. We are aware though, of the massive challenges of capacity in this sector. Access to finance, and financial management, quality workmanship and project management are some of the areas that require much attention. Capacity building, through excellent partnerships with the private sector, is provided in all of these areas.”



*T*he department has not completed the targeted number of homes over ten years, nor achieved homes with the desired comfort levels. However, for a good number of the Free State poor, no longer do the thunderous lightening and the storms that follow, mean a homeless night. With time, these will become homes from which well-settled and content children will be raised. From these will emerge a society with a memory of a nation that stood together with a government that sought to ensure a people with compassion and care; a nation with roots, stability and determination.

Through housing, we have also provided a substantial number of jobs; employed locals for economic development, empowered women and other previously disadvantaged South Africans by developing their skills. We have created opportunities for growth and encouraged our people to take the initiative to better their lives.



Approximately 115 871 housing units have been built since 1994. Although this number is far from addressing the much needed housing, our success lies in the notion that we have made a contribution towards creating vital employment, developed skills that would ensure job retention and creation and improved livelihoods of the Free State and subsequently South African citizens.



A MEASURE OF SUCCESS

- A total of 115 871 units of accommodation since 1994
- Of these approximately 100 000 are houses
- More than 21 women led construction companies have been allocated construction tenders by the department
- A significant contribution to Black Empowerment has been achieved with 90% of the subsidies allocated to the previously disadvantaged groups.
- A housing strategy to fast track housing delivery has been developed through collaborative effort with the department's major stakeholders and has been implemented at various levels with varying degrees of challenges and success.

MAKING A DIFFERENCE

*T*he Energy Efficiency Housing project in Theunissen has brought smiles to some homeowners, most of whom had never had houses of their own before.





MALERATO NKWE

Ke qadile ho dula mona ka Hlakubele lemong sa 2003. Ke fumane e le ntlo e ntle, e fapaaneng le tse ding hoba e na le siling le sinki ka khitsheneng mme hape le dikamore tsa yona di bulehile ho feta tsa matlo ana a pele. Matlo ana a na le ditoilet ka hare. Hang feela ha metsi a se a sebetsa, tjhe, re tla ba batho.

Pele ho mona ke ne ke dula lekeisheneng moo ke neng ke hirile. Ke ne ke sa dule ha monate ho ba mong wa ntlo o ne a dula a nkomela mehla ena. Jwale mona ke phuthuluhile. E hlile ho monate ho ba le ha hao. Ho fetotse bophelo ba ka ho bo entse bonolo, hape bo monate. Ke ha ka, ke a iketsetsa, ha ke kgathatswe ke mang.

Ho ja e ne e se ka mmuso ona o motjha, ke ne nka se be le ha ka. Ho hang ke ne ke sa tlo kgona ho ikahela.

AGOOS LINKS NAMIBIA, BLOEMFONTEIN

Re na le selemo se le seng re dula ntlong ena. Re ne re thabile haholo ha re e fumana hoba e kgolwanyana mme re dula re phuthulohile ka hara yona. Ha re ne re le mokhukung ho ne ho se na sebaka moo bana ba neng ba dula kappa ho robala teng. Re ne redula jwaloka disardines.

Jwale mona re na le sebaka mmoho le sa ho jala meroho. Re hlolwa fela ke nama, empa papa ya feta!



SOPHIE MANTWA NTLATSENG

Pele ho mona ke ne ke se na ha ka, empa jwale ke kgotsofetse. Ke tla tsofalla mona ke be ke shwele teng, ho ba ke ha ka, ke ntlo e ke e fuweng ke mmuso ona. Ho ba le ha ka ho bolela hore ke Mme, ke motho.

Bophelo ba ka pele ho mona bo ne bo le thata. Ke ne ke dula ke lwanela bodulo hae, moo ke neng ke dula le batswadi le bana beso teng. Ha ke sebetse mme ke mme ya se nang ntate ya bileng a hodisa bana ba babedi. Hoo ho bolela hore ke ne nkeke ka kgona ho ikahela ntlo hoja e ne e se ka mmuso. Ke thabile ha e le mona le nna ke na le moo ke patang hloho ya ka teng. Ka grant ya bana eo ke e fumanang mmusong, le tjehele eo ke iketsetsang yona ka thoko, ke kgona ho sheba ntho tse ding e seng rente eo ke neng ke e patala ha ke sa dula hae.

Bana ba ka le bona ba phuthuluhile, ba hola hantle ho ba re na le bodulo boo e leng ba rona.





THANDI MOHLALA CHRIS HANI PHASE 3

O a itse fa maru a biloga jaana motho o nna o tshogile gore phefo e ka phepheula disenke tse mme wa iphitlhela o se na manno. Fa disenke di sa tsamaya, metsi ona a tlile go tsena. Ha e sa le ke nna fa go tloga ka 1997. Baagisani ba me botlhe ba agetswe mme nna ga twe ke tla agelwa morago ga ditlhopho. Bophelo ga bo bonolo mo mokhukung gonne pula e a tsena, mme ke senyegelewa ke dilo. Ga go bonolo go godisetsa ngwana mo gonne ga go a bolokega. Dinoga di aga di tsena mme le gona go nna go le mongola wa metsi a a tswang fa fatshe gonne re nna gaufi le letamo. Ke ne ke bone fa rre wa fa ga me a ne a lwala a tshwerwe ke bolwetse jwa TB gore ga go mowa o o phepha o o lekaneng mo tlong ka marulelo a le kwa tlase e bile le difensetere di sa lekana. Ke ne ke thatafalelwake go mo okela mo ntlonyaneng ya kamore e le nngwe. Kwa bofelong o ne a tlhokafala, mme e setse e le dingwaga di le tharo a re tlogetse.

Batho ba ba agetsweng matlo ga ba na mathata a a tshwanang le a rona ba mekhukhu, ba phuthulogile e bile ga ba nelwe.

Nka itumela fa nka bona ntlo gonne bophela ba me bo ka tokafala thata.

MME JANE LEKGARE KGATELOPELE INFORMAL SETTLEMENT

Mme Jane o ntse mo mogwaafatsheng o dingwaga di le 12 mme a re, “Re nelwa ke pula, re phela botlhoko mme re tla dirang? Ga go sepe se se ka re thusang. L e fa go ntse jalo, re ntse re ya re tsoga le bana ba a gola. Re ikwadiseditse ntlo mme re solofela gore re tla agelwa mo nakong e e sa fediseng pelo le rona jaaka baagisani.”



NOSEMANGA MORAOLE

Le nna ke qadile ho dula mona ka March ha matlo ana a ne a bulwa. Pele ho mona ke ne ke hirile lekeisheneng moo ke neng ke patala rente ya R120 ka kgwedi, mokhukung. Ho monate ho ba le ha ka ho ba ke phuthuluhile. Bophelo ba ka bo bonolo jwale mme ke kgona le ho nahana. Mmuso o nkimolotse morwalo o mong mahetleng. Jwale re se re tla patalla ditshebeletso fela le ho iphedisa.

Matlo a na re a rata ho ba a mofuthu hape a hahehile ho feta ana a pele. Moetso ona o fapaane le wa a mang, o motle. Matlo a na ha a manyane hakaalo, a lekanetse fela mme a na le dikamore tse pedi, lounge, kitchen le toilet. Ho ba a mofuthu, a re bolokela tjehelete ya motlakase. Mmuso mona teng o sebeditse, ho se ho mpa ho hlokeha mesebetsi feela. Ke a leboha ruri, ke kgotsofetse haholo.

Ha ke a sokola ho fumana ntlo. Ke a kgolwa ke e emetse sebaka se ka bang dilemo tse pedi feela.





BOITUMELO MONGALO, SUBCONTRACTOR

I started working as a subcontractor in 2002 having been a cashier at one of the franchise stores. My father, an experienced builder himself, encouraged me to get into building construction.

I started off at Toka College in Welkom, studying towards becoming a bricklayer. Soon after my qualification I became a subcontractor, managing building sites thus gaining valuable experience. Before 1994, I never thought that I could join the building industry. This move has benefited me tremendously as I no have skills that I could sell in the said industry. Through this process I also realised that a house is an investment.

I like the manner in which government creates these opportunities. They do not require lots of qualifications and experience but the determination to learn and work, and the responsibility to match it.

Tiro e e fa moth seriti, mme motho o fa batho tshepo ya gore le bona ba tla agelwa le go tthatlhoga mo bopelong jaaka wena tsatsi lengwe. Ka mabaka a, ke bona ke tla tswelela ka tiro ya boagi mme e tla nna yona botshelo jwa me. Mo nakong e, ke rata go dira ka that gore ke nne developer.

SHWESHWE LE MOLEBOHENG NDODA IPOPENG PHASE 3

We moved into this Masakhane house in 2000. Prior to this we lived in this one (pointing to the mud house.) The new house is much more comfortable and spacious with 4 rooms i.e. 2 bedrooms, a lounge and a kitchen. We now have our own bedroom and can giggle as girls do... you know!

Although we managed to study and live well in the old house, we were very happy to move into the new one as it is beautiful, and affords us the opportunity to have visitors without worrying about space. We couldn't wait to move in as it did not take that long to build.





HOUSING, SAFETY AND SECURITY

Statistics indicate that housing provision has a positive impact on crime reduction. Bloemspruit, a growing informal settlement in Bloemfontein, has had an average of 14.23% escalation in crime over the past five years, from 1999- 2003. This is attributed to the unpleasant living conditions, which give rise to personal frustrations that lead to women and child abuse and other related crimes. These areas also lack infrastructure like roads, proper addresses etc. which make it difficult for police officers to find suspects.

Kagisanong, a former informal settlement, had similar problems, which were greatly reduced once formal housing was provided. In 1999, there was 16.98% increase in crime. From 2000 – 2002 the percentage was reduced to 11.52% with a further reduction to 6.46% in 2003. Although Kagisanong is still characterized by informal settlements, the provision of formal housing has greatly contributed to the reduction and management of crime.

The role of housing could be summed up in the statement by MEC for Health in the province, Mme Ouma Tsopo at the Housing Lekgotla this year: “The home is an important institution where many of us have been socialised [and nurtured] and the house serves as the foundation of human existence.”

Our overall success is a total of approximately units of accommodation, including approximately 99 000 homes. The numbers are surpassed by the notion that we have provided homes, skills, jobs, contributed to the economy, improved the well being of housing beneficiaries and communities, and provided opportunities initially regarded as impossible.



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