

Housing Development / Driving Inner-City Regeneration

Presented by Karabelo Pooe (JHC)



Johannesburg Property Owners & Managers Association

Architects of Growth



THE JOHANNESBURG

Inner City Partnership



WHO IS JPOMA?

- Today, the Johannesburg Property Owners and Managers Association (JPOMA) represents most of the credible Johannesburg Inner-City property owners and managing agents who are active in the rejuvenation of the inner city through building upgrades, conversions and effective urban and building management.
- R12bn of private capital invested
- Represents over 50,000 affordable housing units
- Accommodates in the region of 250,000 inner city residents



WHO DOES JPOMA ACCOMMODATE?

- AFFORDABLE HOUSING
 - RENTALS BETWEEN R1,750 – R5,500
 - FAMILY INCOMES OF R4,500 – R15,000,
 - FILLING THE GAP BETWEEN SOCIAL HOUSING AND GAP HOUSING
- JPOMA MEMBERS PAY THE COJ APPROX. R400m PER ANNUM FOR SERVICES AND TAXES



JPOMA AND THE CITY OF JOHANNESBURG

- The CoJ is our biggest trading partner, with 40% of Ops costs being paid to the CoJ
- Administer services to and collect from over 50,000 households, assuming all of the risk. We effectively operate as miniature municipalities
- After the creation of safe and functional accommodation, attention naturally turns to the built environment around the buildings
- Through CID's, we fund and supervise clean and safe services in the public areas around the buildings
- Significant community involvement; Schools, Creches, parks, security, cleaning, etc.



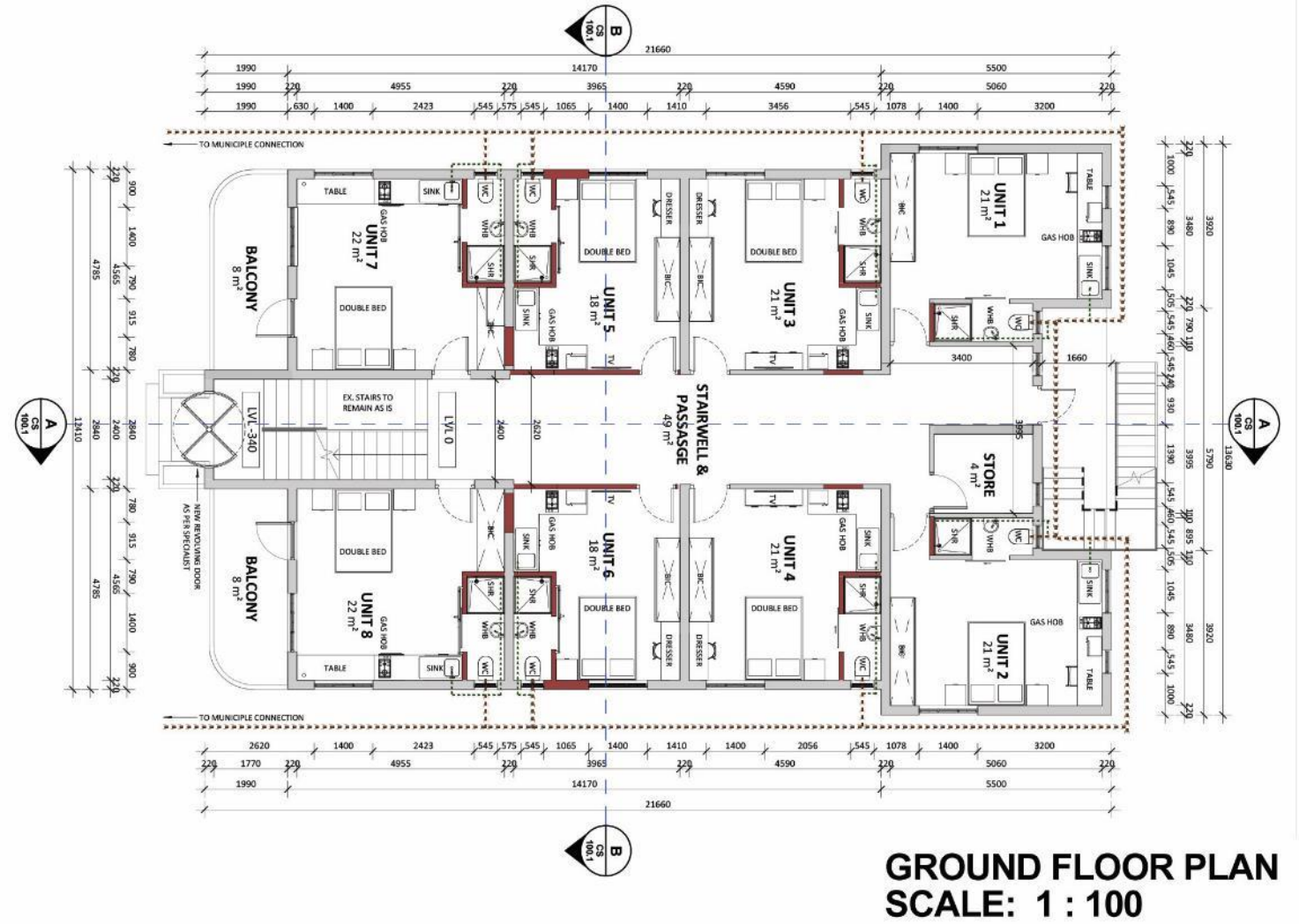
AFFORDABILITY

Afhco developed with financial assistance from the AFD (French Development Agency) stunning bachelor flats with communal facilities. These have been extremely popular in the inner city as not only are they affordable but well managed and maintained



AFFORDABILITY

Dilofo Kozani Property have plans to reconfigure 2 Bedroom Units into 4 Micro Bachelor Units



AMENITIES

Developers are adding various amenities to their upgrades to ensure that tenants get value for money. These include:

- Creche and Day Care Facilities
- Internet and WiFi Connectivity
- Braai and Communal Meeting Areas
- Laundry Facilities – clothes washing areas and washing lines
- Gym
- Ground level shops
- Children's play areas
- Safe and clean neighbourhood



AMENITIES

Johannesburg Housing Company – Playrooms and Outdoor Facilities



Tenant Playground Programme (Mon – Thurs):

Life Skills

- Gardening
- Anti-litter
- Leadership Skills
- Health

Educational

- Stories
- Board games
- Cards
- Puzzles

Sports and Games

- Big group games
- Traditional
- Game sets
- Circle board
- Rope games
- Newspaper games
- Balloon games

Art and Culture

- Arts and crafts
- Recipes for play
- Drama and role play
- Imaginations play



AMENITIES

Johannesburg Housing Company – Aftercare Centres

Through engagement with their tenants JHC found that most of the tenants indicated that they need professional educational support institutions to provide services to their children

JHC Engaged with:

Kumon

Sherpa Kids



AMENITIES

Stay City - An Oasis in the City

Wide array of conference spaces with seating up to 350 delegates. Budget Accommodation for up to 400 delegates. Signature Gala Events. Stunning gardens and delicious food!



COMMUNITIES

JPOMA members work very closely with their tenants and surrounding communities to create a connected, engaging, accessible neighbourhood. This includes upgrading local parks, inter-building sports events, outdoor gardens, various education programmes and school holiday programmes.



COMMUNITIES

Jozi Housing jumped on board when they were approached by Wonderbag to help and promote this amazing safe and energy saving product.

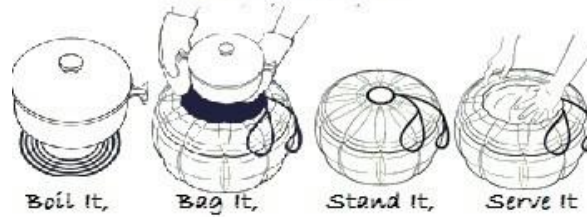
wonderbag.
eco-cooking that's changing lives

How does it work?

Wonderbag design allows food to slow cook or keep warm off of a heat source. It works in four easy steps:

1. Boil it (slow cook on stove to simmer)
2. Bag it (pot and lid into bag, tighten drawstring)
3. Stand it (Leave up to 12 hours to slow cook)
4. Share it.

It it is not on direct heat, it won't overcook or burn.



Jozi Housing tenants have benefited from the Wonderbag:-

- Reduces family's fuel usage by 30%, saving money and easing poverty.
- Reduces CO₂ emissions
- Reduces toxic fumes, which means less respiratory problems and other diseases, particularly in children
- Reduces accidents in the kitchen, because stoves are used less
- Reduces time spent cooking, giving more time for child-care and other activities
- Saves precious water
- Limit burnt food, Wonderbag doesn't burn food.

COMMUNITIES

Jozi Housing Inter Building Netball League



League Table

Jozi Housing Netball League

Building	MP	W	D	L	GF	GA	Pts
La Rosa	4	3	-	1	24	18	9
Braemar	4	2	-	1	20	15	6
Tudhope Gardens	4	1	-	3	19	16	3
Seven Oaks	4	1	-	2	8	23	3
Park Royal	4	1	-	-	5	-	3

*MP= Match Played; W=Wins; D=Draw; L=Lose; GF=Goal Forward; GA=Goal Against; Pts= Points

COMMUNITIES

Jozi Housing Inter Building Soccer League



League Table

Jozi Housing League

Building	MP	W	D	L	GF	GA	Pts
Park Royal	7	4	1	2	13	12	13
Seven Oaks	7	4	-	3	14	14	12
Tudhope Gardens	7	3	2	1	14	4	11
Witberg	7	3	1	2	9	5	10
Braemar	7	2	-	1	10	2	6
The Senator	7	2	-	1	6	7	6
La Rosa	7	1	2	3	12	14	5
Graceland	7	1	-	1	7	4	5
Carhill	7	1	-	3	4	6	3
Fontana	7	1	-	-	8	3	3
The Sands	7	-	-	4	2	11	0
Toward Close	7	-	-	2	3	6	0

*MP= Match Played; W=Wins; D= Draw; L=Lose; GF=Goal Forward; GA= Goal Against; Pts= Points

COMMUNITIES

Johannesburg Housing Company Neighbourhood Development

JHC make sure that their staff and tenants are trained in Health and Safety and Fire Fighting.
They also do collections for various charities in their neighbourhoods



COMMUNITIES

Johannesburg Housing Company MAM Junior Soccer Development Programme



The junior soccer development project forms part of the youth development programme and is aimed at re-focussing the energy of the youth positively and where possible identifying talent and channelling it in the right direction.

The pictures depict the soccer development programme which culminates in an annual tournament and competition between the different buildings.



COMMUNITIES

Johannesburg Housing Company Land Food Gardens

JHC has successfully turned messy, unused, unloved service lanes and alley into beautiful food gardens, managed and maintained by tenants and staff. There are three successful sites:

Sylvadale Lane, Bon Gaelic Lane and Lake Success Lane



COMMUNITIES

Johannesburg Housing Company Adult Vitality

JHC has is getting their staff and tenant moving by creating an Adult Vitality Programme



COMMUNITIES

Stay City - Green Awareness Day



Neighbourhood Community Sports and Clean Environment Awareness Day



CHALLENGES WITH AFFORDABILITY

- Access to cheaper funding e.g. Jozi Bond for Housing
- Lower administered costs
 - All council charges are passed onto tenants, except Property Rates.
 - Property rates increases – owner absorbs these costs and impact on the profitability of the businesses. Reduces the attractiveness for investors
 - Salaries and rent have gone up by 91% over the last 10 years while administered costs have gone up by 285% over the same period
 - CoJ plays a role in the affordability of the accommodation. The lower the rents the more this issue is highlighted.
 - Removal of the free water, implementation of R20 service charge, 12% - 16% increase in water, 45% increase in sewer, 7.10% increase in electricity all make the situation unmanageable for many tenants.
 - Vacancies are higher than they have ever been in the Inner City.



WHAT ARE THE CRITICAL SUCCESS FACTORS?

- Co-ordinated and consistent engagement between City Administration and private sector – its all about partnerships
- Create a safe and clean environment both within and surrounding buildings. Building communities.
- By Law enforcement: Bad and hijacked buildings, illegal usage, informal trading and general by law enforcement
- Affordability for tenants: This is not just about rental. The impact of administered charges from City are significant, especially at the low end of the market



Thank you

“Community Engagement requires a lot of passion, dedication, commitment, and working well beyond the call of the clock”
- Joseph Frances

