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CITY OF JOHANNESBURG
DEPARTMENT OF HUMAN SETTLEMENTS
External Newsletter



TABLE OF CONTENTS

- MMC FOREWORD ..... Page 3
- AS SEEN IN THE STREETS, COMMUNITIES AND MEDIA ..... Page 4
- CITY TAKES HOUSING ANTI-SCAM DRIVE TO COMMUNITIES ..... Page 5
- CITY CLAMPS DOWN ON NON-COMPLIANCE IN INNER CITY-BUILDINGS ..... Page 6
- THOUSANDS OF FAMILIES LIVES POSITIVELY CHANGED AS THEY RECEIVE TITLE DEEDS ..... Page 7
- FIVE YEAR STALEMATE ENDS AS THE OBSTRUCTING STRUCTURE IN TLADI CAMP IS DEMOLISHED ..... Page 9
- SLOVO PARK SWITCHES ON SMART POLES FOR SAFER, CONNECTED COMMUNITIES ..... Page 10
- BEKEZELA INFORMAL SETTLEMENTS ..... Page 11
- COMMUNITY OUTREACH ..... Page 12
- MAYORAL COMMITTEE APPROVES CITY OF JOHANNESBURG LAND ASSEMBLY STRATEGY ..... Page 13
- THE DEPARTMENT TO HOST SYMPOSIUM ON INNOVATIVE AND WATER-EFFICIENT SANITATION SOLUTIONS ..... Page 14
- UNDERSTANDING THE HOUSING ALLOCATION PROCESS: ENSURING FAIRNESS, ACCOUNTABILITY AND DIGNITY ..... Page 16
- SOCA AND BUDGET SPEECH: WHAT IT MEANS FOR THE DEPARTMENT ..... Page 17
- COMMUNITY ENGAGEMENTS ..... Page 18
- ADVERTISEMENT ..... Page 19

MMC FOREWORD

Access to safe, dignified housing remains one of the most important building blocks of a thriving community. Over the past few months, the City of Johannesburg's Department of Human Settlements has continued working to improve living conditions, expand access to housing opportunities, and create safer, more connected neighbourhoods across the city.

One of the highlights of the year was the launch of the Smart Pole Project in Slovo Informal Settlement. Through improved lighting, CCTV surveillance and free Wi-Fi connectivity, this initiative is helping to make communities safer while also creating opportunities for learning, communication and economic participation.

We also celebrated the allocation of housing units at Riverside View and the handover of title deeds to families in Lawley. For many residents, these milestones represent more than a house or a document—they provide security, dignity and a sense of belonging.
Progress has also been made in advancing informal settlement upgrading and supporting the formalisation of communities such as Naren's Informal Settlement. These efforts are aimed at ensuring that more residents can access essential services and infrastructure that improve everyday quality of life.

In Fleurhof, residents were successfully relocated from outdated hostel accommodation into improved residential units, paving the way for future development and safer living environments. At the same time, plans to redevelop hostels across Johannesburg are gaining momentum, marking an important step towards creating modern, sustainable communities that better serve residents and future generations.

While challenges remain, including financial and operational pressures that affect service delivery, our focus is firmly on finding solutions and maintaining progress. We remain committed to accelerating housing delivery, upgrading informal settlements and strengthening tenure security for residents across Johannesburg.
Our vision is clear: to build communities where people can live with dignity, feel safe, and have access to opportunities that improve their lives. This can only be achieved through partnership, collaboration and a shared commitment to creating a city that works for everyone.

Together, we will continue building sustainable human settlements that offer hope, opportunity and a better future for the people of Johannesburg.



AS SEEN IN THE STREETS, COMMUNITIES AND MEDIA



City fast-tracks integrated housing push, tackles Goudrand delays.

The Department of Human Settlements has reaffirmed its commitment to delivering dignified, integrated human settlements during a recent community engagement in Region C. Officials outlined a shift from basic housing delivery to well-located communities linked to schools, clinics and transport, while working with partners such as JOSHCO to advance Breaking New Ground developments. Progress and delays at the Goudrand Mega Development were discussed, with allocations pending final electrification by City Power to ensure safety. Residents were cautioned against housing-related fraud, with MMC Cllr Mlungisi Mabaso reiterating that government does not sell RDP houses or beneficiary positions, and that C-Forms only confirm registration on the housing demand database.





CITY TAKES HOUSING ANTI-SCAM DRIVE TO COMMUNITIES

The Department of Human Settlements delivered housing services directly to communities in Doornkop through targeted outreach to educate residents and protect them from exploitation. This community engagement, led by the Member of the Mayoral Committee for Human Settlements, Cllr Mlungisi Mabaso, focused on raising awareness about housing scams and helping residents understand official processes.





CITY CLAMPS DOWN ON NON-COMPLIANCE IN INNER CITY-BUILDINGS

The Department of Human Settlements launched a decisive campaign to stamp out non-compliance in the inner-city Region F, targeting illegal occupants and defaulting tenants in City-owned buildings. The operation, led by the Member of the Mayoral Committee for Human Settlements, Cllr Mlungisi Mabaso, in partnership with the Johannesburg Social Housing Company (JOSHCO) and the Johannesburg Metro Police Department, was part of a broader strategy to reclaim municipal assets and restore lawful, revenue-generating use.







THOUSANDS OF FAMILIES LIVES POSITIVELY CHANGED AS THEY RECEIVE TITLE DEEDS



The Department of Human Settlements in the City of Johannesburg handed over 1,083 title deeds to qualifying families, granting legal ownership to beneficiaries who have long called these houses home, but never truly owned them.

The ceremony was a celebration of security and dignity, and it was attended by the Executive Mayor, Cllr Dada Morero, and the Member of the Mayoral Committee for Human Settlements, Cllr Mlungisi Mabaso.







THOUSANDS OF FAMILIES LIVES POSITIVELY CHANGED AS THEY RECEIVE TITLE DEEDS CONT.









FIVE YEAR STALEMATE ENDS AS THE OBSTRUCTING STRUCTURE IN TLADI CAMP IS DEMOLISHED

After five years of delays, a house that stood in the way of development in the Tladi Camp informal settlement in Soweto has finally been demolished.

The structure, built within the settlement, was brought down on Tuesday morning in the presence of residents, City of Johannesburg officials, and members of the media. The demolition followed legal confirmation that the Department of Human Settlements had secured an eviction and demolition order from the Johannesburg High Court.



SLOVO PARK SWITCHES ON SMART POLES FOR SAFER, CONNECTED COMMUNITIES



A new era of connectivity, safety, and digital opportunity is unfolding in Slovo Park with the launch of the Smart Pole Project on Mpumelelo Street — a transformative initiative designed to improve community safety, expand access to digital services, and strengthen urban infrastructure.

The Smart Pole is far more than a streetlight. It is a multi-functional technology hub designed to support residents through a range of innovative features, including high-speed 4G and 5G connectivity with free public Wi-Fi access, energy-efficient LED smart lighting, integrated CCTV surveillance to enhance public safety, and an emergency panic-button system linked to response units. The infrastructure is also future-ready, allowing for the integration of Internet of Things (IoT) technologies and environmental monitoring systems.

This initiative forms part of the City's broader commitment to digital inclusion, improved service delivery, and the development of safer, smarter communities.

BEKEZELA INFORMAL SETTLEMENTS

As part of the oversight and monitoring of informal settlements, the department conducted an audit at the Bekezela Informal Settlement in Region F, where community members were engaged on their challenges and needs.







COMMUNITY OUTREACH



Region A held an awareness campaign in Diepsloot at the OR Tambo Clinic.







MAYORAL COMMITTEE APPROVES CITY OF JOHANNESBURG LAND ASSEMBLY STRATEGY

The Department of Human Settlements is pleased to announce that the City of Johannesburg Land Assembly Strategy (COJ LAS) has been approved by the Mayoral Committee, marking a significant milestone in strengthening the City's approach to land identification and housing delivery. The strategy represents the City's institutional response to national policy and supports broader human settlements reform objectives, including spatial integration and densification.

As a key planning instrument, the COJ LAS enhances the City's ability to proactively plan for future housing needs by improving integration between land assembly, spatial planning, infrastructure investment and human settlements programming. The strategy shifts the City away from reactive, project-based land identification towards an evidence-based and strategic approach to land planning.

A central component of the strategy is the development of a GIS-based Spatial Transformation Model which assesses and identifies land suitable for human settlements development using the City's existing strategic frameworks as overlays. The strategy is further strengthened by demand and yield modelling tools that project future housing needs across different housing typologies and estimate the number of housing units that planned projects can deliver.

The development of the strategy has been guided by ongoing collaboration with key stakeholders, including the University of the Witwatersrand (Wits), the Department's Policy, Planning and Research (PPR) Directorate, the Public Housing Programme Support (PHPS) Directorate and the Johannesburg Property Company (JPC). Together, these stakeholders will oversee the implementation of this groundbreaking strategy through the department's projects.

Colleagues are encouraged to familiarise themselves with this important planning instrument. The full Land Assembly Strategy and Status Quo Report are available on the Knowledge Management (KM) Portal. For a simplified overview, staff can access the Land Assembly Strategy booklet on the KM Portal or by scanning the QR code below.

THE DEPARTMENT TO HOST SYMPOSIUM ON INNOVATIVE AND WATER-EFFICIENT SANITATION SOLUTIONS

The City of Johannesburg's Department of Human Settlements, in partnership with the Department of Water and Sanitation (DWS), the Water Research Commission (WRC), the Water Partnership Office (WPO), the Development Bank of Southern Africa (DBSA), the South African Local Government Association (SALGA) and Planact, will host a two-day Sanitation Symposium focused on advancing water-efficient sanitation solutions. Scheduled for the 30-31 July 2026 in Midrand, the symposium will bring together key stakeholders from national, provincial and local government, academia, civil society, development agencies and the private sector to engage in innovative approaches to addressing sanitation challenges.

This initiative responds to growing pressures on sanitation service delivery, infrastructure constraints and the increasing need for sustainable, inclusive and dignified sanitation solutions. The DWS has confirmed its participation, including support from the Deputy Minister while the MEC for Human Settlements, the City's Executive Mayor and MMC for Human Settlements have also committed their support and attendance. This high-level involvement reflects the strategic importance of sanitation transformation and underscores the shared commitment across all spheres of government to advancing sustainable and innovative sanitation solutions.

Over the two days, delegates will explore a range of themes, including alternative sanitation systems currently implemented in South Africa, community-led initiatives, technological innovations, policy and regulatory frameworks, funding mechanisms, environmental and health impacts and strategies for scaling sustainable sanitation solutions.

The symposium aims to:

- Showcase existing alternative sanitation systems implemented in South Africa
- Evaluate their effectiveness, challenges and lessons learned
- Facilitate dialogue on best practices, innovation and policy frameworks
- Identify opportunities to scale up sustainable and dignified sanitation solutions within Johannesburg
- Promote participatory and community-centred approaches to sanitation planning
- Explore funding opportunities and financing mechanisms to support implementation and scale-up

Due to venue capacity and stakeholder representation requirements, participation is limited to invited delegates and strategic partners. Officials who receive invitations are encouraged to attend and actively contribute to discussions that will help shape the future of sustainable sanitation in the City of Johannesburg.

FLEURHOF REDEVELOPMENT ADVANCES DIGNITY, SERVICE DELIVERY AND GOOD GOVERNANCE



The Department of Human Settlements continues to demonstrate its commitment to creating sustainable human settlements through interventions that place the dignity, safety and well-being of residents at the centre of development.

A significant milestone was recently achieved in Fleurhof, where the City of Johannesburg implemented a multi-departmental operation to demolish illegal structures and relocate affected families from the dilapidated Fleurhof Hostel precinct. The intervention forms part of the broader Hostel Revitalisation Unitary Plan and the City's Bad Buildings Strategy, aimed at transforming unsafe and unsuitable living environments into opportunities for integrated human settlements.

“For many years, the Fleurhof Hostel and the surrounding informal structures were characterised by severe overcrowding, poor sanitation, deteriorating infrastructure and high levels of criminal activity. Residents reported living under difficult conditions, with concerns about crime, drug-related activities and the presence of illegal miners operating within the facility. These conditions posed serious risks to the health, safety and quality of life of the community,” expressed MMC for Human Settlements, Cllr Mlungisi Mabaso.

As part of the intervention, more than 180 South African families and over 135 households have been safely relocated to formal emergency housing flats, providing residents with improved living conditions and access to essential services. This relocation process reflects the principles of people-centred development, ensuring that vulnerable residents are not left behind as transformation takes place.

The operation highlighted the importance of cooperative governance in addressing complex urban housing challenges. By bringing together multiple government departments and agencies, the project demonstrated how integrated planning and coordinated action can accelerate service delivery while ensuring compliance with legislative and regulatory requirements. The involvement of relevant authorities in processing undocumented foreign nationals further underscores the government's responsibility to uphold the rule of law while managing human settlements in an orderly and accountable manner.

Beyond the immediate relocation efforts, the Fleurhof intervention represents a long-term investment in sustainable development. Once the illegal and unsafe structures have been demolished, the land will be redeveloped as part of the Fleurhof Mega Housing Project. This redevelopment will contribute towards addressing the significant housing backlog in the metropolitan area and create opportunities for more families to access secure, formal housing.

The project serves as a practical example of how human settlements programmes can restore dignity while strengthening service delivery outcomes. Access to safe accommodation, improved sanitation and a secure living environment are fundamental to building healthy and resilient communities. Through initiatives such as Fleurhof, government is not only providing housing opportunities but also creating environments where residents can live with dignity, security and hope for a better future.

“As the redevelopment gains momentum, the Fleurhof project stands as a reminder that effective governance, strategic partnerships and community-focused service delivery remain essential pillars in the pursuit of sustainable human settlements. By transforming neglected spaces into thriving residential developments, government continues to advance its vision of inclusive communities and a better quality of life for all,” concluded Mabaso.

UNDERSTANDING THE HOUSING ALLOCATION PROCESS: ENSURING FAIRNESS, ACCOUNTABILITY AND DIGNITY



Access to adequate housing is a fundamental pillar of human dignity and social development. As government continues to address housing demand and build sustainable human settlements, residents need to understand how housing opportunities are allocated and the measures in place to ensure that the process remains fair, transparent and accountable.

The City of Johannesburg's housing allocation process is a structured and policy-driven system designed to manage housing demand while ensuring that qualifying residents receive access to housing opportunities in accordance with approved criteria. Guided by the Housing Allocation Policy, the process moves applicants through several stages, from registration to the final allocation of a housing unit.

At the heart of the system is a commitment to good governance. Housing allocations are not made arbitrarily or on a first-come, first-served basis alone. Instead, applications are managed through the National Housing Needs Register (NHNR), a centralised database that allows government to track housing demand and identify eligible beneficiaries in a transparent manner. Residents who wish to apply must register at the City of Johannesburg Customer Service Centre and provide the necessary supporting documentation, ensuring that information captured on the system is accurate and verifiable.

The Department of Human Settlements works closely with stakeholders across all spheres of government to deliver housing opportunities. While the national government provides funding for services and bulk infrastructure such as roads, water and electricity, the provincial government is responsible for constructing housing structures. This collaborative approach reflects the principles of cooperative governance and demonstrates how different spheres of government work together to deliver integrated human settlements.

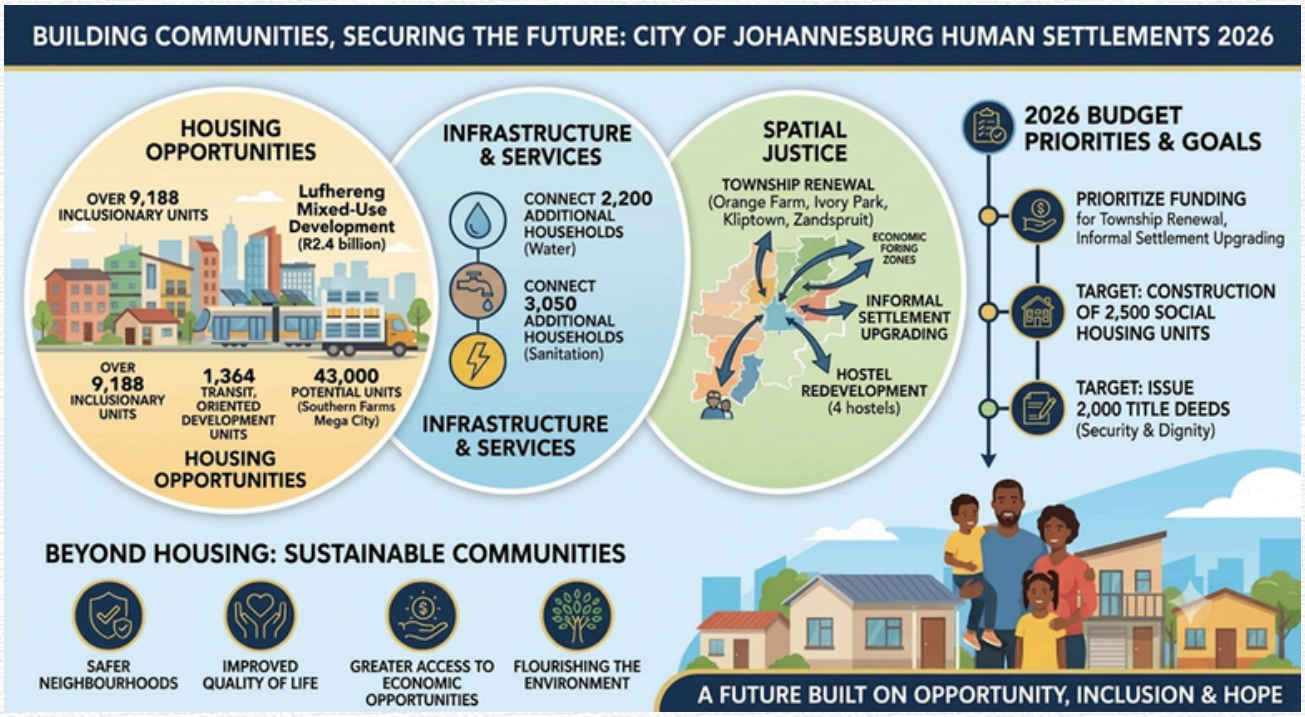
Qualification Criteria

- Must be a South African citizen or permanent resident.
- Must be 18 years or older and mentally competent to sign a contract.
- Must have a combined household income of R3,500 or less per month.
- Must be a first-time homeowner.
- Must never have received a government housing subsidy previously.

An important feature of the allocation process is the rigorous verification and auditing stage. Applicant information is assessed through the Housing Subsidy System (HSS), which verifies property ownership records and previous housing benefits. This process helps prevent fraud, duplication and irregular allocations, strengthening public confidence in government programmes. Priority consideration is also given to vulnerable groups such as senior citizens, people with disabilities, military veterans and long-standing applicants who have been waiting for housing opportunities for many years.

When housing projects are completed, beneficiaries are selected through a joint allocation process involving both the City of Johannesburg and the Gauteng Department of Human Settlements. Allocation committees review and verify beneficiary lists against approved policy criteria before final decisions are made. This layer of oversight promotes transparency, accountability and ethical decision-making in the distribution of housing opportunities.

SOCA AND BUDGET SPEECH: WHAT IT MEANS FOR THE DEPARTMENT



Building Communities, Securing the Future

The City of Johannesburg's 2026 State of the City Address (SOCA) and Budget Speech send a clear message: investing in housing, infrastructure and spatial transformation remains central to building a more inclusive and liveable city for all residents. For the Department of Human Settlements, this commitment is reflected in several major housing and development projects that aim to improve living conditions, expand access to housing opportunities and create more integrated communities. The City reported that more than 9 188 inclusionary housing units have been processed, alongside 1 364 transit-oriented development units, supporting the vision of bringing people closer to places of work, education and services.

A highlight of the SOCA was progress on catalytic developments such as the Lufhereng Mixed-Use Housing Development, which has received a multi-year budget allocation of R2.4 billion and is already delivering top structures. The Southern Farms Mega City Project has also moved from planning to implementation, with the potential to deliver 43 000 subsidised housing opportunities for Johannesburg residents.

The City further reaffirmed its commitment to township renewal and spatial justice through projects in Orange Farm, Ivory Park, Kliptown, Zandspruit and other historically underserved communities. These developments are designed to ensure that economic opportunities, services and housing are not concentrated in only a few areas, but are accessible to all residents across Johannesburg.

The 2026 Budget strengthens this commitment. Funding has been prioritised for township renewal, informal settlement upgrading, hostel redevelopment and social housing. During the new financial year, the City plans to connect an additional 2 200 households to water services and 3 050 households to sanitation infrastructure. The budget also targets the construction of 2 500 social housing units, the upgrading of four hostels and the issuing of 2 000 title deeds, bringing greater security and dignity to residents.

For Human Settlements, these investments represent more than housing delivery. They support safer neighbourhoods, improved quality of life and greater access to economic opportunities. Upgraded infrastructure, reliable services and well-planned communities form the foundation of sustainable human settlements that can thrive for generations.

For residents, the message is encouraging: Johannesburg is continuing to invest in creating communities where people can live, work and play with dignity. As housing developments, informal settlement upgrades and township renewal projects gather momentum, more families can look forward to a future built on opportunity, inclusion and hope.

COMMUNITY ENGAGEMENTS

Region D's Citizen Engagement Education Campaign taking place at Noordgesig.











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DEPARTMENT OF HUMAN SETTLEMENTS

DO YOU KNOW WHAT HOUSING APPLICATION STATUS "ALLOCATION" AND "APPROVED" MEANS?

- **"Approved"** means that an **applicant has been granted a housing subsidy linked to a specific stand number and project**. However, this does not necessarily mean that a house has already been allocated. The applicant may or may not have been allocated a unit. For clarity on allocation status, the applicant should enquire at their local Municipal Human Settlements office or the relevant Provincial Human Settlements Department.

- **"Allocation"** means that an **applicant is on the waiting list for a housing opportunity.** If there are any changes to contact details, the applicant should visit the nearest Human Settlements office to update their information and remain available to be contacted when a housing opportunity becomes available.

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