

## What's on the Acting CEO's Mind?

The Department of Human Settlement Minister Mmamoloko Kubayi appointed a new Board of NHFC on 29 March 2022. The new Board comprises five men and six women who bring a much needed skills set to the NHFC that will contribute significantly to the human settlement sector. Former NHFC executive, Mr Luthando Vutula, has been appointed as Chairperson of this Board.

As is tradition, the Board hit the ground running with an induction that took place on 13 April 2022, followed by a productive two-day strategy session in Centurion on 3<sup>rd</sup> and 4<sup>th</sup> June 2022. Minister Kubayi provided a keynote address with deep insights at the Board strategy session.

The Board's strategy sessions have been cascaded down to strategy sub-prioritise workshop sessions with the NHFC ExCom and management team. The first sessions took place on 21 and 24 June, and the remaining will take place in the first week of July. The rationale for holding these critical sessions is anchored around the common vision of gearing the organisation towards building the much anticipated Human Settlement Development Bank (HSDB). The Bank is poised to act as a catalyst towards a

thriving housing and built ecosystem with the capacity to fund and facilitate decent homes to meet the demand of the "gap market" in South Africa.

The NHFC's sole retail product, FLISP, has been renamed to HELP ME BUY A HOUSE by the honourable Minister Kubayi. She has also approved the revisions to the FLISP policy to give it a more inclusive approach. Initially FLISP was Financed Linked this meant clients could only be considered if they had a home loan in order to qualify for the subsidy. With the revisions to the policy, clients can now also use their provident or pension funds and unsecured loans from registered lenders to access the product.

The rental market has experienced unsatisfactory performance due to loss of income due to many tenants simply struggling to afford rent increases. On the hand, we have witnessed an increase in tenants graduating from renting to buying their first homes and developers converting commercial properties into affordable housing to meet the rising demand.

***Building Strong Foundations for Tomorrow's Success.***

# OUR VERY OWN

The South African Institute of Black Property Practitioners (SAIBPP) is a leading voluntary professional association comprised of about +2500 members within the property sector and built environment.

The goal of this established association is to address the under representation of black people in the commercial property industry. Since the year 2006, the SAIBPP has been instrumental in driving transformation within the property sector through enterprise support and development, advocacy, education, and skills development.

At the annual SAIBPP100, which included the SAIBPP magazine launch, the NHFC's very own Programme Manager in the Lending Division, Ms Boitumelo Selowa, walked away with the coveted RISING STAR award. The event took place on the 23<sup>rd</sup> of June 2022.

Congratulations Boitumelo. You did the NHFC proud. Keep shining.



## CSI: NHFC Hands Over Adult Nappies



The United Cerebral Palsy Association based in Johannesburg, is an organisation that provides its clients with quality nursing care and stimulation in the form of creative occupational therapy, aqua hydrotherapy, speech therapy, physiotherapy and stimulating visits and outings to events and places of interest.

The association has +/- 35 inhouse patients they care for, and exists to serve all persons with cerebral palsy, regardless of ability or race. The NHFC's CSI committee visited the home at Town View, Johannesburg, to assess the facility, people and to also hand over adult nappies donated by the organisation. The staff and patients were welcoming to us. It is heart-warming to learn how one act of kindness can change so many lives.

# PROJECT: ANCHORAGE - THE BLOCK, GLEN HAVEN, CITY OF CAPE TOWN

The development of 512 Social housing units in the suburban area in Belville comprising of five blocks of two, three and four storey walk ups have been completed.

The units range from bachelor, 1 bedroom and 2 bedrooms, this development forms part of the 944 mixed developments made up of FLISP and 216 affordable rental units.

This development project caters for people earning incomes of between R5 500 and R15 000 per month who will be renting the units.

The Block, as the development is known, is environmentally sustainable in that an alternative water source is used, as well as energy efficient lighting and the recycling services of waste management are key some of its winning characteristics. The Block was developed by Urban Status Rental NPC (USR) who created up to 450 jobs during the construction with a total number of 1 638 beneficiaries.



## NHFC Long Service Awards

The NHFC strives to recognise those who have provided the company with dedication, commitment and hard work. Certificates for long service were awarded to colleagues including one for our Acting CEO, the following groups. The other recipients were:

**5 Years Service** – Ms Ntombifuthi Mhlongo; Ms Mpotsang Khumalo; and Ms Khanyisa Soldati

**10 Years Service** – Mr Bruce Gordon; Ms Busisiwe Magagula; Ms Dipolelo Chuene; Mr Zola Lupondwana; Ms Fikelephi Mayisela; Mr Lindokuhle Ndlovu; and Mr Ramodikeng Motshabi

**15 Years Service** – Ms Delca Maluleke; Mr David Masimila; Ms Dale Johnstone; Ms Pumza Nsukwini; Ms Nokuthula Mguli; Ms Elsie Cain; Ms Johanna Mophuthing; Ms Portia Setshedi; and Mr Viwe Gqwetha

**20 Years Service** – Ms Hlengiwe Mokebe; Ms Zanele Sedibe; Mr Jabulani Fakazi; Ms Makgalaborwa Maila; and Ms Mandu Mamatela

**25 Years Service** – Ms Myriam Kheza and Ms Ellen Nkosi

*We look forward to more productive years and greater impact in the delivery of houses.*

# PROJECT: RENTAL STOCK MAINTENANCE & REPAIRS PROGRAMME

- The NHFC recently undertook a programme where it appointed Western Cape contractors and offered them an opportunity to improve their current CIDB grading and skills set as contractors and companies with a practical project.
- One of the companies that was awarded a contract was TTR08091 PTY LTD. The contractor joined the programme at CIDB GB1 grading and has now upgraded to currently GB3 after working on this project.
- The contractor was assigned blocks of flats in the Valhalla Park Central Region and Langa areas in the North Region.
- The blocks of flats were in a serious state of disrepair as a result of being vandalised. Only the minimum structure was still standing and some parts of the flats were damaged by fire in the region.
- To date, four of the block of flats have been completed by TTR08091 PTY LTD an impressive record of less than two months on each project.
- Providing much needed shelter in the area.

## BEFORE

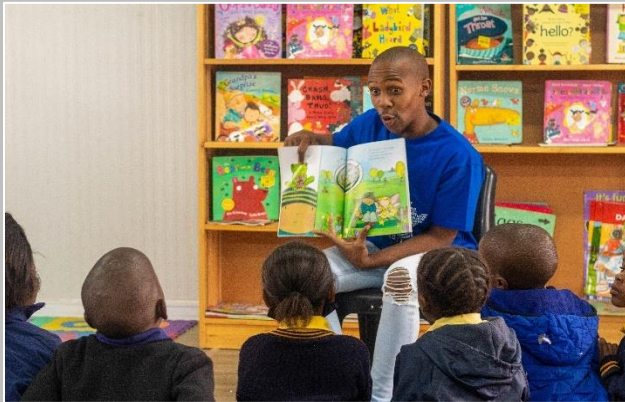


## AFTER



# 300 MORE BOOKS DISTRIBUTED ACROSS 15 SCHOOLS

Masinyusane Development Organisation is an NGO that creates opportunities for impoverished children and youth to get the best education possible. They invest in high impact education projects that empower the local community to uplift itself. This Gqeberha based organisation runs various programmes ranging from customised learning and coaching sessions on early childhood to creating jobs from scratch for the youth with no qualifications. These are much needed programmes within this community, and the NGO has 90% female empowerment. The NHFC's CSI committee sponsored 300 children's books to the organisation. This sponsorship programme is in line with the NHFC's socio-economic development goals. EDUCATION IS THE KEY TO SUCCESS.



## FINANCIAL PERFORMANCE as end March 2022

The NHFC posted a Group Surplus of R86,0 million against a budget of R61,7 million. Group loans and advances increased by around 2.7% from 31 March 2021 audited financial statements. Our Strategic outcome has contributed 8 101 housing units, 26 330 incremental housing opportunities and 431 serviced stands towards the Medium-Term Strategic Framework targets during this financial period. A total of 101% was reached in disbursements, the below table provides details:

Output Disbursements Year to date	TARGET	ACTUAL	PERCENTAGE
Social Housing Finance	94	71	75%
Private Rental Housing Finance	124	45	36%
Affordable Housing Bridging Finance	180	467	259%
Subsidy Housing Bridging Finance	228	136	59%
Incremental Housing Finance	183	224	123%
Affordable Housing Strategic Investments	143	14	10%