The New Urban Geography: The Changing Face of Suburbia

Lauren Shapiro, FutureFact
South Africans on the move....
South Africans are consistently on the move in search of employment and a better life.

We are led to believe that the ideal progression is as follows:

Regardless of where we start our journey, our final destination may not be what is expected.

A person will end their journey where:
- their financial situation allows them to be, and/or
- they feel most comfortable
Rural area dwellers who migrate:

- While many will move to urban areas, they may, due to financial restraints only be able to find or afford accommodation in an informal settlement.

- However, is this always negative?

- Many informal settlement residents make a better life for themselves than they had before, but many would prefer to return to the rural areas if they could not find a job.
“If you can’t find a job it is better to live in the rural areas than in a squatter camp in a city.”

Base: Black adults*

- Total: 38%
- Suburbanites: 40%
- Township residents: 34%
- Informal settlement residents: 37%

*Excluding deep rural areas

Source: FutureFact 2007
South Africans on the move

Rural area dwellers who do not migrate:

❖ There is a misconception that life in the rural areas is difficult and uncomfortable.

❖ For many this is true, but for some peace and prosperity is enjoyed.

❖ And they have the added advantage of being in touch with and part of their traditions, culture and extended family support.
## Migration streams: 2001-2006

<table>
<thead>
<tr>
<th>Province</th>
<th>Figures in 000’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gauteng</td>
<td>511</td>
</tr>
<tr>
<td>Western Cape</td>
<td>244</td>
</tr>
<tr>
<td>KwaZulu Natal</td>
<td>-9</td>
</tr>
<tr>
<td>Northern Cape</td>
<td>-28</td>
</tr>
<tr>
<td>North West</td>
<td>-42</td>
</tr>
<tr>
<td>Mpumalanga</td>
<td>-61</td>
</tr>
<tr>
<td>Free State</td>
<td>-61</td>
</tr>
<tr>
<td>Limpopo</td>
<td>-234</td>
</tr>
<tr>
<td>Eastern Cape</td>
<td>-321</td>
</tr>
</tbody>
</table>

*Source: Stats SA*
### Migration streams: 2006 - 2011

#### Figures in 000’s

<table>
<thead>
<tr>
<th>Province</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gauteng</td>
<td>473</td>
</tr>
<tr>
<td>Western Cape</td>
<td>194</td>
</tr>
<tr>
<td>KwaZulu Natal</td>
<td>4</td>
</tr>
<tr>
<td>Northern Cape</td>
<td>-27</td>
</tr>
<tr>
<td>North West</td>
<td>-46</td>
</tr>
<tr>
<td>Free State</td>
<td>-60</td>
</tr>
<tr>
<td>Mpumalanga</td>
<td>-62</td>
</tr>
<tr>
<td>Limpopo</td>
<td>-180</td>
</tr>
<tr>
<td>Eastern Cape</td>
<td>-295</td>
</tr>
</tbody>
</table>

Source: Stats SA
The new urban geography
We believe that in South Africa today the urban geography is changing.

Previously, South Africans were segregated and the vast majority of the urban population lived in townships.

These areas were largely neglected by the authorities and were by and large dust bowls and dormitory towns where the idea of greenery and amenities were simply dreams.

Residents used to imagine that the ideal situation would be to move into the traditionally ‘white’ suburbs where houses are nice and people have lawns and facilities.
The new urban geography

Many have now moved to a ‘better’ suburb, but many find that the idyllic image is not all that wonderful in reality.

People miss the community spirit and warmth that thrives in the townships but is sorely lacking in the suburbs.

With all the developments taking place in many of the townships, we will see how what were once called townships are now becoming suburbs in their own right with all the same amenities, facilities and comforts.

As in all areas, there are more affluent and less affluent suburbs.
Where do we live?
Type of area
Base: All adults* (18.7m)

36% Black
18% Coloured
8% Indian
38% White

*Excluding deep rural areas

Source: FutureFact 2007
Type of area: Population size
Base: All adults* (18.7m)

- Black: 3,296,000
- Coloured: 1,673,000
- Indian: 718,000
- White: 3,424,000

*Excluding deep rural areas

Source: FutureFact 2007
Type of area
Base: Black adults* (11.6m)

- Suburbs: 29%
- Townships: 55%
- CBD: 4%
- Informal settlement: 10%
- Hostel: 3%

*Excluding deep rural areas

Source: FutureFact 2007
Area type by social class

Base: Black adults* (11.6m)

- Informal Settlement
- Hostel
- CBD
- Township
- Suburb

Total:
- 10% Informal Settlement
- 4% Hostel
- 4% CBD
- 57% Township
- 20% Suburb

Lower/Working Class:
- 14% Informal Settlement
- 5% Hostel
- 5% CBD
- 52% Township
- 28% Suburb

Middle Class:
- 9% Informal Settlement
- 5% Hostel
- 3% CBD
- 32% Township
- 28% Suburb

Upper/Upper Middle Class:
- 9% Informal Settlement
- 5% Hostel
- 3% CBD
- 52% Township
- 32% Suburb

*Excluding deep rural areas

Source: FutureFact 2007
Area type by LSM group

Base: Black adults* (11.6m)

- **Total**
  - Informal Settlement: 55%
  - Hostel: 10%
  - CBD: 28%
  - Township: 3%
  - Suburb: 3%

- **LSM 2-4**
  - Informal Settlement: 43%
  - Hostel: 43%
  - CBD: 15%
  - Township: 4%
  - Suburb: 4%

- **LSM 5-7**
  - Informal Settlement: 67%
  - Hostel: 4%
  - CBD: 20%
  - Township: 3%
  - Suburb: 3%

- **LSM 8-10**
  - Informal Settlement: 27%
  - Hostel: 7%
  - CBD: 66%
  - Township: 67%
  - Suburb: 20%

*Excluding deep rural areas

**Source:** FutureFact 2007
Area type by education levels
Base: Black adults* (11.6m)

- Total: 55%
  - Informal Settlement: 19%
  - Hostel: 3%
  - CBD: 23%
  - Township: 28%
  - Suburb: 10%

- Up to primary complete: 57%
  - Informal Settlement: 11%
  - Hostel: 5%
  - CBD: 23%
  - Township: 26%
  - Suburb: 9%

- Some high school: 58%
  - Informal Settlement: 16%
  - Hostel: 5%
  - CBD: 26%
  - Township: 28%
  - Suburb: 11%

- Matric: 58%
  - Informal Settlement: 9%
  - Hostel: 5%
  - CBD: 26%
  - Township: 57%
  - Suburb: 10%

- Post matric: 38%
  - Informal Settlement: 8%
  - Hostel: 3%
  - CBD: 55%
  - Township: 57%
  - Suburb: 54%

*Excluding deep rural areas

Source: FutureFact 2007
Area type by age group

Base: Black adults* (11.6m)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Informal Settlement</th>
<th>Hostel</th>
<th>CBD</th>
<th>Township</th>
<th>Suburb</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>55%</td>
<td></td>
<td>28%</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>16-24</td>
<td>54%</td>
<td>4%</td>
<td>29%</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>25-34</td>
<td>57%</td>
<td>4%</td>
<td>24%</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>35-49</td>
<td>50%</td>
<td>4%</td>
<td>33%</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>50+</td>
<td>61%</td>
<td>4%</td>
<td>26%</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

*Excluding deep rural areas

Source: FutureFact 2007
A variety of factors will determine where people choose to live.

Some people have more options and choices than others.

The tipping points that will allow these choices are based primarily on age, income and education.

Many people can now make a conscious decision of where they want to live.
What type of person lives where?
Area profile by social class

Base: Black adults* (11.6m)

<table>
<thead>
<tr>
<th>Social Class</th>
<th>Total</th>
<th>Informal Settlement</th>
<th>Township</th>
<th>Suburb</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper/Upper Middle Class</td>
<td>12%</td>
<td>33%</td>
<td>8%</td>
<td>26%</td>
</tr>
<tr>
<td>Middle Class</td>
<td>40%</td>
<td>55%</td>
<td>38%</td>
<td>44%</td>
</tr>
<tr>
<td>Lower/Working Class</td>
<td>40%</td>
<td>33%</td>
<td>42%</td>
<td>27%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1.454,000</td>
<td>847,000</td>
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<tr>
<td></td>
<td>2,409,000</td>
<td></td>
<td>514,000</td>
<td></td>
</tr>
</tbody>
</table>

*Excluding deep rural areas

Source: FutureFact 2007
Area profile by LSM group

Base: Black adults* (11.6m)

- Total: 19%
- Informal Settlement: 36%
- Township: 596,000
  - LSM 8-10: 9%
  - LSM 5-7: 63%
  - LSM 2-4: 15%
- Suburb: 1,489,000
  - LSM 8-10: 45%
  - LSM 5-7: 47%
  - LSM 2-4: 8%

*Excluding deep rural areas

Source: FutureFact 2007
Area profile by education levels

Base: Black adults* (11.6m)

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Informal Settlement</th>
<th>Township</th>
<th>Suburb</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post matric</td>
<td>16%</td>
<td>26%</td>
<td>11%</td>
<td>31%</td>
</tr>
<tr>
<td>Matric</td>
<td>31%</td>
<td>64%</td>
<td>32%</td>
<td>28%</td>
</tr>
<tr>
<td>Some high school</td>
<td>41%</td>
<td>10%</td>
<td>44%</td>
<td>34%</td>
</tr>
<tr>
<td>Up to primary complete</td>
<td>12%</td>
<td>13%</td>
<td>8%</td>
<td></td>
</tr>
</tbody>
</table>

*Excluding deep rural areas

Source: FutureFact 2007
**What type of person lives where?**

<table>
<thead>
<tr>
<th>Township residents’ profile:</th>
<th>Suburb residents’ profile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• By and large closely matches that of the population with a bias towards LSM 5-7.</td>
<td>• Compared to the black population, black suburbanites are more inclined to be:</td>
</tr>
<tr>
<td></td>
<td>– middle and upper/upper middle classes,</td>
</tr>
<tr>
<td></td>
<td>– LSM 8-10</td>
</tr>
<tr>
<td></td>
<td>– with a post matric education.</td>
</tr>
</tbody>
</table>
Township amenities
Township Amenities (1)

- Primary school: 84%
- Street Lights: 80%
- Clean water: 80%
- Secondary school: 80%
- Rubbish removal: 74%
- Police station: 74%
- A spaza shop: 73%
- A hospital or clinic nearby: 66%
- A shebeen/Pub/Tavern: 65%
- A nursery school / crèche: 64%

Source: FutureFact 2007
Township Amenities (2)

- Tarred roads: 63%
- Taxi rank / taxis: 59%
- Clean streets: 54%
- A liquor store/a bottle store: 52%
- Storm water drainage: 48%
- A supermarket: 47%
- A garage/service station: 46%
- Bank / ATM: 46%
- A trading store / general dealer: 45%
- Good housing: 44%

Source: FutureFact 2007
Premier Mbhazima Shilowa has announced that the Gauteng provincial government will spend R3bn over the next three years on upgrading infrastructure in 20 townships. "We need to provide decent schools, clinics, and sports and recreational facilities - in particular we need to ensure that by 2009 all roads in the townships are tarred", he said.

Currently 66% of those in Gauteng say that they have tarred roads in their township (FutureFact 2007).
The 2010 Greening of Soweto Legacy which plans to plant 20,000 trees

...transforming it from a dusty strip into a green oasis

Healthy boost for Greening of Soweto campaign

The 2010 Greening of Soweto Legacy Campaign, which plans to plant 200,000 trees in the southern parts of Joburg, has been given R150,000 by the Rand Water Foundation.

It is not the first time the foundation has donated money for trees, having previously contributed R300,000 towards the purchase of trees which were planted along Old Potchefstroom Road in Soweto, transforming it from a dusty strip into a green oasis.

The project is being championed by Joburg mayor Amos Maseko, and is being implemented by Joburg City Parks in partnership with business and community structures.

To date, more than 78,400 trees have been planted in Soweto and adjacent suburbs.

City Parks has put in place a plan to regularly water, stake and maintain the street trees.

"There is no doubt in my mind that the beautification of the suburb, including the development of new, high-quality multipurpose parks, complemented by the planting of established street trees, is directly contributing to the socio-economic upliftment of the southern suburbs," said Luther Williamson, managing director of City Parks.

Leading funders such as the World Conservation Union, the Rand Water Foundation, Nedbank, Pernod Ricard, Toyota, Total, FleetAfrica, Cell C, Gini二者, PricewaterhouseCoopers and Standard Bank are helping to contribute to the greening of the city.

City Parks needs to plant an additional 125,000 trees to achieve its 2010 goals.

Williamson said City Parks is urging potential partners to call 011-712-6000 or e-mail trees@jobcityparks.com for information on how they can partner with the city in planting street trees.

This will help to offset carbon emissions to develop a healthy and more vibrant city in preparation for the 2010 World Cup, he said.
Have on property in township

- Grass/lawn: 55%
- Any trees: 43%
- Flowers: 32%

Source: FutureFact 2007
Township amenities

As townships become better upgraded and enjoy the same facilities and amenities that the suburbs do, there will be even less reason for residents to move out of the township.

This tipping point will decide the face and nature of townships, or even the existence of townships as we know them.
Township attitudes
“These days are you generally using township facilities more (shops etc.) rather than going to town or the suburbs?”
Base: People currently living in townships

- **60%**: Yes, using facilities more
- **31%**: No, not using facilities more
- **9%**: Don't Know

Source: FutureFact 2007
“These days are you generally using township facilities more (shops etc.) rather than going to town or the suburbs?”
Base: People currently living in townships

Source: FutureFact 2007
“These days are you generally using township facilities more (shops etc.) rather than going to town or the suburbs?”

Base: People currently living in townships

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Don't Know</th>
<th>No, not using facilities more</th>
<th>Yes, using facilities more</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-24</td>
<td>10%</td>
<td>36%</td>
<td>55%</td>
</tr>
<tr>
<td>25-34</td>
<td>7%</td>
<td>38%</td>
<td>55%</td>
</tr>
<tr>
<td>35-49</td>
<td>12%</td>
<td>23%</td>
<td>66%</td>
</tr>
<tr>
<td>50+</td>
<td>7%</td>
<td>28%</td>
<td>66%</td>
</tr>
</tbody>
</table>

Source: FutureFact 2007
Maponya Mall is the heartbeat of Soweto. It is the hub where fashion and style meets choice and function. Where South Africa's vibrant and trendy Sowetan community gather to shop, socialise, eat, and to see and be seen.

Source: Maponya Mall’s Website
There are many restaurants & nightclubs in Soweto.
“Are you more likely to continue living in the township than you were a year ago?”
Base: People currently living in townships

- Yes, likely to continue living the township: 81%
- No, not likely to continue living in the township: 9%
- Don't Know: 10%

Source: FutureFact 2007
“Are you more likely to continue living in the township than you were a year ago?”
Base: People currently living in townships

- Lower/Working Class:
  - Don't Know: 87%
  - No, not likely to continue living in the township: 14%
  - Yes, likely to continue living in the township: 6%

- Middle Class:
  - Don't Know: 83%
  - No, not likely to continue living in the township: 14%
  - Yes, likely to continue living in the township: 20%

- Upper/Upper Middle Class:
  - Don't Know: 80%
  - No, not likely to continue living in the township: 1%
  - Yes, likely to continue living in the township: 3%

Source: FutureFact 2007
“Are you more likely to continue living in the township than you were a year ago?”
Base: People currently living in townships

- **16-24**: 81% Don't Know, 13% No, not likely to continue living in the township, 7% Yes, likely to continue living in the township
- **25-34**: 10% Don't Know, 10% No, not likely to continue living in the township, 88% Yes, likely to continue living in the township
- **35-49**: 10% Don't Know, 11% No, not likely to continue living in the township, 79% Yes, likely to continue living in the township
- **50+**: 6% Don't Know, 7% No, not likely to continue living in the township, 88% Yes, likely to continue living in the township

Source: FutureFact 2007
“Thinking of life in this township do you live here by choice?”
Base: People currently living in townships

- 31% Yes, live in township by choice
- 69% No, don't live in township by choice

Source: FutureFact 2007
“Thinking of life in this township do you live here by choice?”
Base: People currently living in townships

Source: FutureFact 2007
“Thinking of life in this township do you live here by choice?”
Base: People currently living in townships

<table>
<thead>
<tr>
<th>Age Group</th>
<th>No, don't live in township by choice</th>
<th>Yes, live in township by choice</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-24</td>
<td>58%</td>
<td>42%</td>
</tr>
<tr>
<td>25-34</td>
<td>71%</td>
<td>29%</td>
</tr>
<tr>
<td>35-49</td>
<td>69%</td>
<td>31%</td>
</tr>
<tr>
<td>50+</td>
<td>81%</td>
<td>19%</td>
</tr>
</tbody>
</table>

Source: FutureFact 2007
Black township residents who are more likely to continue living in a township than they were a year ago and who live there by choice – by LSM

- Total: Likely to continue 81%, By choice 69%
- LSM 5-7: Likely to continue 80%, By choice 70%
- LSM 8-10: Likely to continue 76%, By choice 74%

Source: FutureFact 2007
Black township residents who are more likely to continue living in a township than they were a year ago and who live there by choice – by Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Likely to continue</th>
<th>By choice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>81%</td>
<td>69%</td>
</tr>
<tr>
<td>16-24</td>
<td>78%</td>
<td>58%</td>
</tr>
<tr>
<td>25-34</td>
<td>81%</td>
<td>71%</td>
</tr>
<tr>
<td>35-49</td>
<td>79%</td>
<td>69%</td>
</tr>
<tr>
<td>50+</td>
<td>88%</td>
<td>81%</td>
</tr>
</tbody>
</table>

Source: FutureFact 2007
“Soweto is more than a dormitory area but rather a developing suburb buzzing with opportunities.”
“Do you find that you are happier living in a township than you were a year ago?”
Base: People currently living in townships

- Yes, happier living in the township: 77%
- No, not happier living in the township: 9%
- Don't Know: 14%

Source: FutureFact 2007
“Do you find that you are happier living in a township than you were a year ago?”
Base: People currently living in townships

<table>
<thead>
<tr>
<th>Class</th>
<th>Don’t Know</th>
<th>No, not happier living in the township</th>
<th>Yes, happier living in the township</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower/Working Class</td>
<td>79%</td>
<td>12%</td>
<td>9%</td>
</tr>
<tr>
<td>Middle Class</td>
<td>85%</td>
<td>3%</td>
<td>12%</td>
</tr>
<tr>
<td>Upper/Upper Middle Class</td>
<td>75%</td>
<td>23%</td>
<td>2%</td>
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</tbody>
</table>

Source: FutureFact 2007
“Do you find that you are happier living in a township than you were a year ago?”
Base: People currently living in townships

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Don't Know</th>
<th>No, not happier living in the township</th>
<th>Yes, happier living in the township</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-24</td>
<td>18%</td>
<td>73%</td>
<td>9%</td>
</tr>
<tr>
<td>25-34</td>
<td>12%</td>
<td>79%</td>
<td>9%</td>
</tr>
<tr>
<td>35-49</td>
<td>14%</td>
<td>74%</td>
<td>11%</td>
</tr>
<tr>
<td>50+</td>
<td>10%</td>
<td>85%</td>
<td>5%</td>
</tr>
</tbody>
</table>

Source: FutureFact 2007
In the past young people living in a township aspired to moving to the suburbs.

But now that the townships are no longer arid dusty areas – this sentiment is changing with all the facilities now available.

The attachment to townships is very strong for people who live there and those who have moved away.

While the suburbs may have some advantages and may be more convenient, they lack the emotional connection.
Suburbanites relationship with townships (Black suburban residents)

Ever socialise in / visit townships: 91%

Source: FutureFact 2007
I confess I am trapped like an antelope in the glare of the headlights of an oncoming car because, while there is merit in suburban life, I feel that the positives of the suburbia where I live could do with some of the best township life can give — conviviality and vibrancy that I continue to find lacking.
Grew up in Soweto

Name: Kefiloe
Age: 26
Childhood: Soweto
Schooling: Jhb suburbs
Residence: Currently lives in the northern suburbs of Jhb but goes home to Soweto on the weekends
Work: Client service executive in northern suburbs JHB

If she could buy her own home?:
“My first choice would be Soweto, but for convenience I would probably buy in the suburbs because it is closer to work”
Grew up in Umtata

Name: Nozipho
Age: 32
Childhood: Umtata
Schooling: Umtata
Residence: Currently lives in the northern suburbs of Jhb but goes home to Ulundi during holidays
Work: Account executive in northern suburbs Jhb
If she could buy her own home?: She currently is a home owner in the northern suburbs of JHB. She has no intimate relationship with a township as they were not a part of her childhood or history.
Nozipho’s home in rural Ulundi KZN
“Do you miss living in the township?”
Base: Black adults living in suburbs

- Yes = 46%
- No = 54%

Would you consider moving back to a township?

Source: FutureFact 2006
Know thy neighbour?

43% Not know them/wouldn’t even recognise them
36% See them socially/visit each other’s homes
50% Know them enough to greet them
45% Know them by sight
12% Total Suburbanites
12% Township Residents
12% Know them by sight

Source: FutureFact 2007
Tips on how to dodge Metro Police in Soweto....

Being neighbourly

There are certain areas in Soweto where ama roadblocks are galore, for example when entering the N1 from DK extension, Lens and Orlando Highway. The guys in Orange are always waiting.

So it is in your best interest that this piece neva gets to Metro or else that is the end of Gena-Phuma (meaning In Out) ko Soweto.
Township attitudes

- With this upsurge of facilities and amenities people are happier living in the townships and are using the facilities more and more.

- While the youth may still have a perception that the suburbs could be better, the townships are becoming more geared towards the youth and ‘cool’.

- When people choose to stay in the townships, regardless of income or status, this would imply that the townships are tipping into becoming suburbs with all the same conveniences.

- There is also an increase in pride of ekasi among the youth and we should never underestimate the cool factor or the feeling that home is home.
Township attitudes

- A mass return to the townships from the suburbs is not evident ... yet.

- However, the tide of ‘emigration’ out of the townships may be turned in the future, as townships become even more like formerly ‘white’ suburbs.

- The conviviality and vibe of the townships cannot ever be replaced.
“Are houses in this township selling at a substantially higher price than they were a year ago? “
Base: People currently living in townships

- 62% Yes, houses in this township are selling at higher prices
- 26% No, houses in this township are not selling at higher prices
- 12% Don't Know

Source: FutureFact 2007
“Are houses in this township selling at a substantially higher price than they were a year ago? “
Base: People currently living in townships

<table>
<thead>
<tr>
<th>Class</th>
<th>Don't Know</th>
<th>No, houses in this township are not selling at higher prices</th>
<th>Yes, houses in this township are selling at higher prices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower/Working Class</td>
<td>10%</td>
<td>57%</td>
<td>32%</td>
</tr>
<tr>
<td>Middle Class</td>
<td>11%</td>
<td>72%</td>
<td>17%</td>
</tr>
<tr>
<td>Upper/Upper Middle Class</td>
<td>22%</td>
<td>64%</td>
<td>14%</td>
</tr>
</tbody>
</table>

Source: FutureFact 2007
Property Price/Value: Township home owners

- Average price paid: R 278,000
- Average value currently: R 476,000

Source: FutureFact 2007
The township property market is booming with house prices increasing by between 30 percent and 40 percent in contrast to several years ago when it was almost non-existent with only a few properties changing hands.

House price inflation in the township market is now well in excess of the more traditional formerly whites-only suburbs.
Property in townships is becoming valuable and viable.

People are able to live the dream of being property owners and benefiting from their investment.

There is much development in property and people now have a sense of ownership and stability.

The fact that people can put down roots that have value is another tipping point towards townships becoming like any other suburb with more upmarket and downmarket areas.
Attitudes
Townships vs Suburbs
Attitudes of township & suburban residents Agree strongly

- People in SA reflect a sense of Ubuntu/community caring: 54% (Black suburbanites), 62% (LSM 7-10 township residents)
- S.Africans are generally warm & approachable people: 57% (Black suburbanites), 67% (LSM 7-10 township residents)
- SA is a colourful vibrant & creative country: 67% (Black suburbanites), 70% (LSM 7-10 township residents)

Source: FutureFact 2007
Attitudes of township & suburban residents

Strongly applies to me...

- I have personally made some effort to alleviate poverty/help those less fortunate than me
  - Black suburbanites: 51%
  - LSM 7-10 township residents: 54%

- I make an effort to help better my own or other communities
  - Black suburbanites: 58%
  - LSM 7-10 township residents: 54%

- I feel more confident now about future prospects for SA than I did a year ago
  - Black suburbanites: 58%
  - LSM 7-10 township residents: 62%

- I feel more confident now about future prospects for SA than I did before the first democratic elections in 1994
  - Black suburbanites: 59%
  - LSM 7-10 township residents: 61%

Source: FutureFact 2007
Township property & development
Thirteen years ago, Evodia Mabaxa bought a house for the equivalent of about $10,000 (around R70,000).

Today she is smiling all the way to the bank - she has sold her starter home in Soweto's Protea Glen neighbourhood for almost four and a half times that amount.

"I never thought I'd have a house of my own," she says. "We used to move around in Soweto, hiring rooms - actually we used to live in a garage."

**Makeover**

In the past few years, Soweto has received a major makeover.

Almost all the streets have been tarred and shopping malls are springing up. It will soon have its first four star hotel and upmarket shopping mall.

This has seen some houses in the upmarket sections of the suburbs selling at over a million rand ($140,000).

On the streets of Soweto, children still happily play in the streets and everyone knows their neighbours.
Boom Time for S.African Townships


Estate agent Mayibongwe Ntsele says these are pull factors, as people want to leave the quiet lifestyle of the historically white suburbs with their high fences.

The arrival of democracy in South Africa saw township dwellers flocking to the suburbs where black people had previously been barred by segregation laws.

But today things are changing. Black people are moving back, and even some white people are taking an interest, according to Mr Ntsele.

"I usually get calls from white people who want to have a home in Soweto to stay, because they experience the lifestyle of the black people not just that cold life style. Soweto will be a suburb on its own," he says.

Estate agents expect the property boom to continue for a long while, as Soweto transforms itself from just a large dormitory providing labour for Johannesburg to a potentially affluent city in its own right.
Soweto’s First Four-star Hotel

In 2007 the R23 million Holiday Inn opened in Soweto
Luxury houses have hit a record breaking R1million.

Upcoming projects aimed to transform the face of Soweto include a R400-million waterfront, a hero’s bridge......
“There’s a lot happening in the suburb, as such Soweto has more to offer, like the already existing malls, businesses, clubs, restaurant, pubs, ...... We even have a huge Golf Country Club too!”
“... Yesterday Soweto was a township, and tomorrow it should rock as a city buzzing with opportunities for everyone...”
This is not just happening in Soweto, for example...

Developments in Tembisa

Private developer Belinda Moleka, developer of the first cluster-home development The Willows, a security estate of 25 free-standing homes, priced from R225 000 for 61 square metres, sold out within three weeks of its launch.

Now she’s planning Xanadu, a 68-unit development, in Mabopane, also already sold out.

“We will change the face of townships. We will. We are more at home with our own.”

Developments in Khayelitsha

The Khayelitsha Business District is being developed.

It will incorporate a cricket oval, Olympic-size swimming pool, a shopping centre and up to 1,200 middle-income homes.

It will also entail building a new transport interchange.
The New Urban Geography
The new urban geography

The ‘Old’ Tripartite Geography
- Informal Settlements
  - Suburbs
  - Townships

The ‘New’ Bipartite Geography
- Informal Settlements
  - “Old” Suburbs
  - “Township” Suburbs
We believe in the next decade there will no longer be the clear distinction between suburbs and townships.

The current tripartite distinction of informal settlements, townships and suburbs will reach a tipping point to comprise informal settlements on the one hand and a blend of townships and suburbia on the other.

With the enormous shopping centres etc. being erected and work opportunities increasing in the townships, people are happier to reside where they are, as life is as convenient and more convivial in a township compared to suburbia. The big national and international brands are there too.

And, importantly, the neighbourly ethos persists...
Where are these houses?

A
Tembisa

B
Tshwane

C
Sandton

D
Soweto
Where are these houses?

- Soweto
- Sandton
- Tshwane
- Tembisa

futurefact
In conclusion: the main tipping points

- Better education and income – the choice to stay or move
- More amenities and facilities in townships
- The value of property ownership in townships
- The sense of neighbourliness
- The trade-off between commuting convenience for work and the conviviality of ekasi
- As is the nature of things, some townships will benefit more than others – not all townships will enjoy the fruits of development
South Africa is becoming a patchwork quilt of different suburbs, each with its own personality and character.
Thank You