

## **Housing Transformation in Port St Johns, South Africa Since 1994**

**Pakama Q. Siyongwana and Vusumzi Sihele**

*Department of Geosciences, Nelson Mandela Metropolitan University,  
Port Elizabeth, 6031, South Africa*

**KEYWORDS** Bantustan. Housing Delivery. Desegregation. Urban Development. Challenges

**ABSTRACT** This study reports on the results of an investigation on housing transformation in Port St Johns, South Africa between 1994 and 2010. The objectives for this study are to: review relevant information on housing policy framework in South Africa; examine housing delivery and the desegregation of the different population groups; and identify constraints towards housing delivery and desegregation in the town. The empirical data for the study was obtained from Port St Johns' property registers, through individual interviews with key role players of Port St Johns' urban spatial planning, people involved in the property industry, and long-term residents of the town. The findings indicate that in 1994 housing delivery was stagnant and segregation high. Although marginal, by 2010 housing delivery for low-income groups, and desegregating of property ownership have also made some step. Encouraging Black property ownership through housing delivery was constrained by the underperformance of local municipal leadership and urban variations of government funding for development projects. Obstacles to desegregation were overpriced houses, low housing market, poor infrastructure and housing properties without title deeds.