



18 October 2023

INTERNAL AND EXTERNAL ADVERTISEMENT

The Johannesburg Social Housing Company SOC Limited (JOSHCO) mandate is to develop and manage affordable rental housing for the lower market as an integral part of efforts to eradicate the housing backlog of the City of Johannesburg. JOSHCO is a registered Social Housing Institution and is accredited by the Social Housing Regulatory Authority (SHRA).

JOSHCO invites suitably qualified and experienced persons to apply for the following vacant position.

Position : **Town Planner**
Employment Status : **Permanent**
Department : **Office of the Chief Operations Officer**

Purpose of the Job: The position is responsible to plan and manage land and services for all infrastructure projects, interact with relevant role-players in terms of land and services issues, Prepare business cases and strategic briefs. Manage alignment between JOSHCO's planning framework and the Gauteng Provincial Spatial framework and that of CoJ. Manage town planning as part of infrastructure Planning. Direct town planning analyses to develop and maintain a physical resource planning framework. Direct spatial modelling to post project evaluations.

Responsibilities (but not limited to the following):

- Developing appropriate terms of reference for the appointment of professional consultants for land and property identification purposes.
- Implementing appropriate procurement practices to ensure appointment of required project resources in line with project timeframes.
- Gathering critical data to inform the planning process.
- Coordinating the development of the Company's Land Acquisition Plan.
- Identifying suitable land for project development.
- Identifying buildings for purchase for social housing purposes.
- Participating in the planning and design of housing development projects from conceptualization to implementation.
- Defining project feasibility factors, resourcing requirements and project deliverables and time frames.
- Managing town planning applications and submissions and ensuring that effective town planning processes are adhered to.
- Obtaining requisite approvals for various aspects of the planned projects from relevant competent authorities.

- Developing full scale project plans and associated communication documentation.
- Managing the professional consultants involved in the assessment of identified land to ensure suitability.
- Ensuring town planning processes are implemented within the set timelines.
- Using all communication media to effectively detail town planning processes and progress to consultants, contractors, and stakeholders.
- Preparing and implementing project communication plans in liaison with other project members.
- Preparing for and attending monthly planning meetings with professional consultants.
- Attending meetings with strategic partners to facilitate town planning approvals for projects in the pipeline.

Minimum job Requirements, interested applicants must be in possession of:

- Bachelor’s Degree in Urban/Town and Regional Planning or relevant qualification.
- Project Management qualification will be an added advantage.
- A minimum of Five (5) years’ relevant experience in Town Planning or related area after registration with the South African Council for Town and Regional Planners (SACPLAN) as a professional planner.
- Experience in project management of town planning processes
- Thorough knowledge of the principles and practices of Municipal Land Use Planning.
- Knowledge of the subdivision and shore land and Municipal Zoning Statutes.
- Experience in the Municipal or Social Housing sectors and managing multiple-large estate projects will be advantageous.
- **General Management Skills:** Communication –(Complex), Conflict Management – (Complex), Relationship Management – (Complex), Teamwork – (Complex), Project Management (Complex), Planning and Organising (Complex), Problem Solving (Complex)
- **Technical Knowledge and Skills:** Housing Sector Legislation, Housing Design and Construction Techniques, Construction Management and Monitoring, Knowledge of policy and procedure development and implementation.
- **Attributes:** Emotional Intelligence, Persuasion, Assertiveness, Interpersonal Skills, Attention to detail, Adaptability and flexibility, and Situational sensitivity.

Application Procedure:

Please take note that only online applications will be considered. Please apply by using the following link below, by either copying the link onto browser or click on the link:



<https://share-eu1.hsforms.com/161gw3jiPTQaRDhWOauBknAew554>

JOSHCO is an equal opportunity and affirmative action employer, and all appointments will be made in accordance with the Company’s Employment Equity Plan to promote its representivity (race, gender, and disability). Correspondence will only be limited to shortlisted candidates and applicants who have not been contacted within 6 weeks should consider their applications unsuccessful. JOSHCO reserves the right not to make an appointment.

The Closing Date for Applications is 26 October 2023.

Executive Directors: Mr. Bongani Radebe (Acting CEO & ED), Ms. Nontobeko Ndimande (CFO & ED), Mr. Themba Mathibe (COO), Ms. Sesupo Bridgette Mbonambi (Chairperson & NED), Ms. Madonna Rangaka (Acting Company Secretary), Mr. Ingle Jnr Singh (NED), Mr. Henry Jerry Markus (NED), Mr. Tabane Manene (NED), Mr. Andre Smith (NED), Mr. Simon Clarke (NED), Ms. Jacelyn Scott (NED), Ms. Yolandi Erasmus (NED), Mr. Jacques Watson (NED), Mr. Simon Masemola (NED), Mr. Terry Tselane (NED), Ms. Simphiwe Mnisi (NED) Mr. Shane Makhate Nqakalatsane
Registration Number: 2003/008063/30