

Upcoming Events

18 SEPTEMBER 2024

WPN WITH WEWORK | CAPE TOWN | DETAILS TO FOLLOW



TALKING GENDER TRANSFORMATION IN THE PROPERTY SECTOR WITH

Thuli Mpuntshe

WPN National Chair

An interview with Suren Naidoo, Moneyweb

CELEBRATING Women's Day 2024

Thank you to Leanne Cox, Joanne Solomon, Vanessa Murray, Amelia Bettie, Ipeleng Mkhari, Lynette Finlay and Natalie Stewart for sharing your insights with us.



WPN in Action

What does mentorship look like?

An inspiring evening of collaboration between SAIBPP Women's Forum and WPN, where members united to learn, share ideas, and gain mentorship from top industry professionals.

A heartfelt thank you to Ben Kodisang (Founder & CEO, ALT Capital Partners), Itumeleng Mothibeli (MD: Southern Africa, Vukile Property Fund), and Moira Tlhagale (Managing Director, TMTJ Consulting) for generously sharing your time, experience, and insights. Special thanks to Allan Gray for hosting this impactful event on Wednesday, 14 August 2024.

#mentorship #womeninproperty #collaboration #leadership #networking
#propertyindustry #professionaldevelopment #saibpp #wpn #womenempowerment



SAPOA & WPN HIGH TEA CELEBRATIONS

A Purpose Driven Life: Uniting women in demonstrating their worth, their potential and how they take their seats in a challenging world.



22 AUGUST 2024 WITH SPONSOR, VUKILE PROPERTY FUND AT THE OYSTER BOX.

Guest speaker: Zanele Njapha, CEO, The Unlearners



27 AUGUST 2024 WITH OLD MUTUAL PROPERTY AT THE PRESIDENT HOTEL.

Guest speaker: Deshun Deysel, Founder, GoPeak International

21 AUGUST 2024 WITH SPONSOR, LIBERTY TWO DEGREES AT THE SANDTON SUN.

Guest speaker: Zanele Njapha, CEO, The Unlearners





Thought Leadership

GENDER-RESPONSIVE APPROACHES FOR THE BUILT-ENVIRONMENT

Jackline Okeyo

FOUNDER & CEO, MZANSI CLEAN ENERGY CAPITAL

Structuring gender-responsive projects within the built-environment

Gender main-streaming efforts in the South African built environment sector have focused mainly on increasing project procurement to women-owned entities, allocating capital to woman-controlled entities and increasing women representation at C-suite level.

While meaningful for the built environment sector these approaches have not delivered the scale required to address the country's widening socio-economic inequality where women in the low-to-moderate income segment and below are struggling to build the household income capacity required to bolster their climate resilience.

This is a missed opportunity for the sector to deliver more inclusive and transformational growth. In South Africa, women form 47.6% of the informal sector with 55.8% of women involved in the non-market sector, indicating the increased likelihood of women to get more involved in unpaid work (Stats SA, 2018).

Built environment stakeholders, including financial institutions, will need to explore more innovative ways to direct investment and execute projects that; increase formality of employment opportunities for vulnerable women, improve affordability of services for low to moderate income households, promote monitoring and reporting of gender-sensitive data, and explore how real estate value chains can contribute to creating a pipeline of local green jobs for vulnerable households.

Similarly, government policies need to increase clean energy incentives for low-to-moderate income and poor households. Making these incentives easily accessible for female-headed vulnerable households will help build the local demand for low carbon technologies and increase climate resilience for households with weak incomes.

Why is gender important in climate change?

Climate change is hindering Africa's long-term sustainable development and poses a danger to the lives of Africans. The region is likely to be the most affected by the effects of climate change despite contributing a mere 4% to global greenhouse gas emissions. The continent is particularly vulnerable to the impact of climate change because agriculture underpins the livelihoods of 7 out of 10 Africans. The agricultural sector accounts for around a quarter of the GDP of African economies (Africa Transformation Report, 2021). Moreover, 76% of Africa's labour market is informal, half of whom are women, this is significantly high compared to the global average informal labour rate of 46% (Worldbank, 2024).

Adaptive capacity, one factor influencing vulnerability to climate change, considers a system's ability to adapt, these systems are human systems which include individuals, households, and communities. The ability to adapt these systems is based on access to and control over resources such as reliable income, financial resources, infrastructure, knowledge, basic services, etc.

Therefore, climate related disasters mean more women are likely to lose their sources of income, assets and are increasingly predisposed to unsafe housing. Furthermore, traditional gender roles, gender-based discrimination, and unequal power relations between men and women indicate that special provisions and or arrangements made for women to access to access basic services, resources, grants or subsidies needs to be prioritized (Guidebook Gender and Urban Climate Policy, 2016).

With the impact of climate related shocks fueling rural to urban migration, cities need to upgrade infrastructure, social protections, and create more opportunities to absorb the informal labour market and improve economic resilience for their vulnerable populations. Cities illuminate inequalities such as access to basic services, labour representation, and income which disproportionately affects the poor, majority of whom are women.

In South Africa, 63% of the country's population lives in urban areas, this number is predicted to increase to 71% by 2030. The rapid increase in rural urban migration places significant pressure on city management to provide basic infrastructure and services, further intensifying the urban sprawl. Like the rest of the continent, urbanization in South Africa has been characterized by poverty, and widening levels of inequality.

Lack of affordable accommodation has contributed to the proliferation of informal settlements, with 1.2 million households residing in informal housing thus exposing vulnerable groups to climate change.

Gender-responsive projects will attract climate finance into the built-environment

To address the disproportionate impacts of climate change on women, global institutions providing climate finance now require that projects seeking this type of funding, advance gender-equitable climate action. In the built environment, this requirement will place renewed pressure on project developers, banks, REITs and institutional investors to design and integrate gender responsive strategies into their operations, if they are to attract climate funding. Climate finance is defined by the United Nations Framework Convention on Climate Change (UNFCCC) as, "...local, national or transnational financing—drawn from public, private and alternative sources of financing—that seeks to support mitigation and adaptation actions that will address climate change".

Africa can leapfrog by addressing climate sensitive areas such as agriculture, ecosystems and energy in technologically innovative ways that can accelerate economic transformation and drive the realization of the UN Sustainable Development Goals (SDGs), such as SDG 5 - gender equality, (African Transformation Report, 2014).

The building sector can achieve this [economic transformation and drive realization of SDGs] through adopting innovative built environment resource management strategies that build resilience while advancing inclusive growth. For example, harnessing affordable renewable energy or integrating climate smart technologies that target vulnerable households are ways to mitigate carbon emissions and speed up economic transformation.

Moreover, gender impact measurement tools have become widely available and can assist REITs, developers, investors, and financial intermediaries in the sector to assess and monitor gender lens investments. For example, the 2X criteria, is a global industry standard for assessing and structuring investments that provide women with leadership opportunities, quality employment, finance, enterprise support, and products and services that enhance economic participation and access.

We need to consider innovative and gender-responsive investment strategies that can measure up against global benchmarks if we are to attract the much needed concessionary domestic and foreign climate finance to decarbonize the built environment.