

HOUSING PROGRAMMES

World Habitat Day

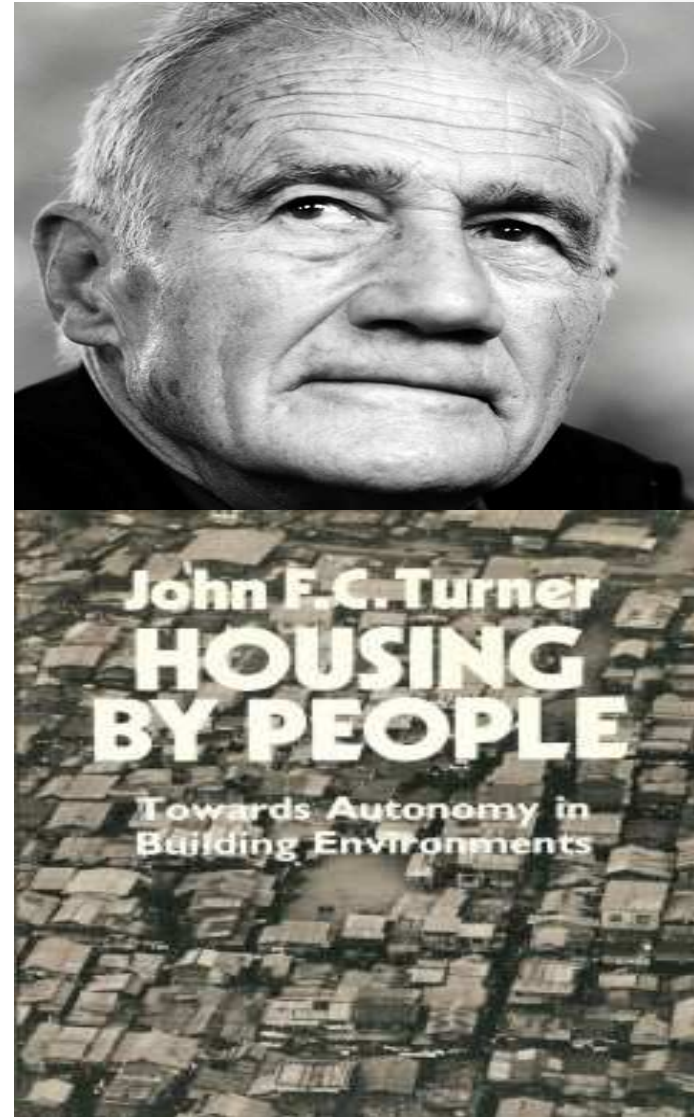
01 October 2012

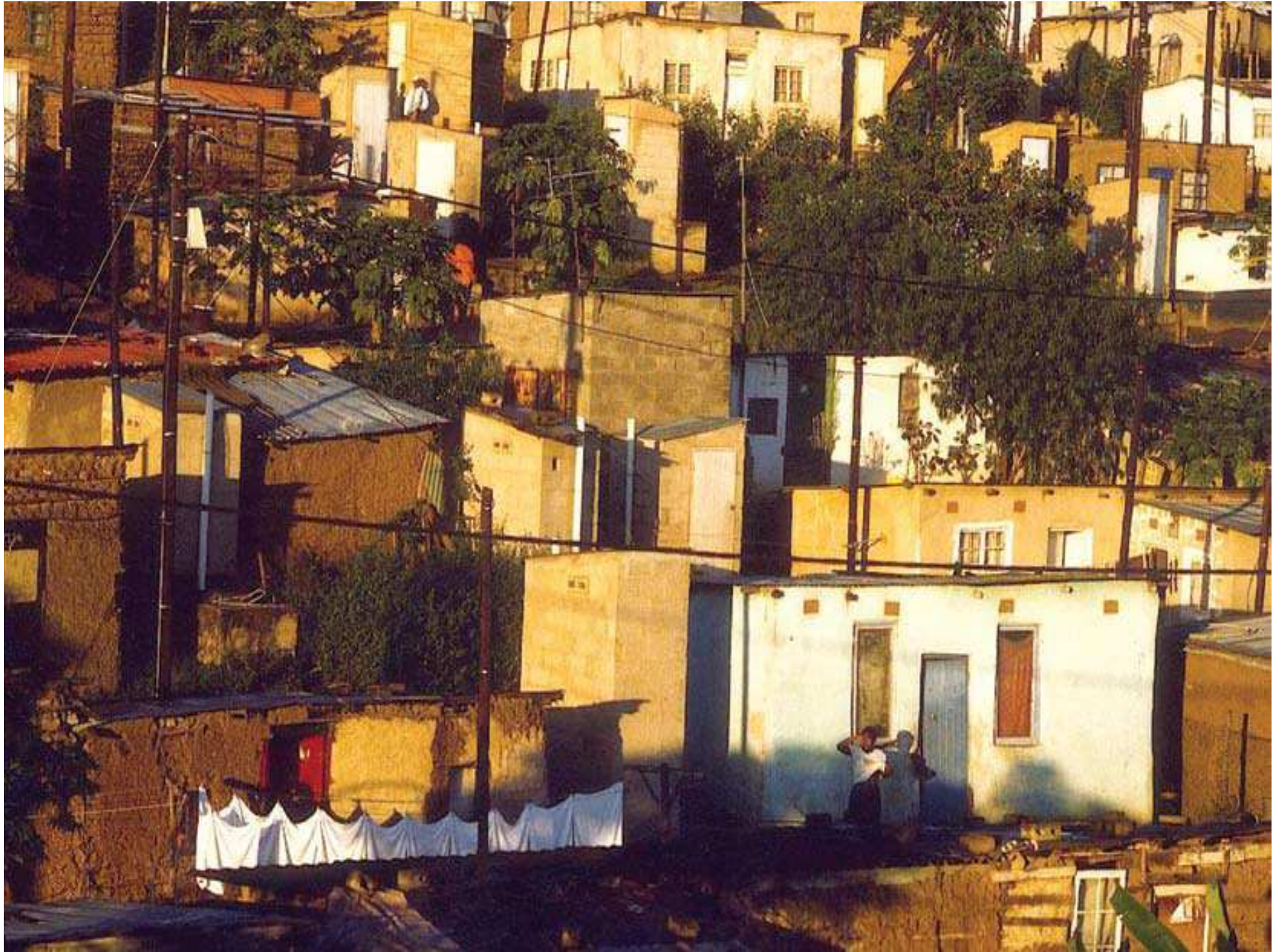
Annex 2

Turner's 'Three Laws of Housing': ... a little bit of housing theory

- When people have no control over, or responsibility for, key decisions in the housing process, dwelling environments may become a barrier to personal fulfilment and a burden on the economy.
- The important thing about housing is not what it is, but what it does in people's lives – *use-value* versus *market-value*.
- Deficiencies and imperfections in your housing are infinitely more tolerable if they are your responsibility than if they are somebody else's.

*John Turner, Housing By People – Towards
Autonomy in Building Environments, 1976*





The Housing Code

- The National Housing Code 2009 sets the underlying policy principles, guidelines and norms and standards which apply to Government's various housing assistance programmes.
- It includes a Simplified Guide to provide an easy-to-understand overview of the various housing subsidy instruments available to assist low income households to access services (water, sanitation, and roads) and housing.

Integrated Residential Development Programme (IRDP)

- The Integrated Residential Development Programme (IRDP) provides for the acquisition of :
 - Land, and servicing of stands for a variety of land uses including:
 - Recreational
 - Schools
 - Clinics
 - Housing.



Upgrading of Informal Settlements Programme (UISP)

The programme facilitates the structured upgrading of informal settlements.

- It applies to *in-situ* upgrading of informal settlements as well as where communities have to be relocated, for example, they are on a floodplain or the ground is unsuitable.
- The programme entails extensive community consultation and participation, emergency basic services provision, permanent services provision and security of tenure.



Rural Housing Subsidy:

- The Rural Subsidy Programme is used to extend the benefits of the Housing Subsidy Scheme to households living in areas referred to as “**RURAL.**” In KZN, it refers to Ingonyama Trust land.
- Only individuals forming part of a community, whose informal rights are uncontested and are therefore unlikely to lose those rights during a land reform process, will be assisted.
- The subsidies are only available on a project basis and beneficiaries are supported by implementing agents.
- Beneficiaries also have the right to decide on how to use their subsidies either for service provision, or building of houses or a combination thereof.

The 2010/2011 subsidy amounts with effect from 3 November 2011			
Subsidy Programme	Internal municipal engineering services: B Grade	Top Structure Funding: 40 sqm	Total product price excluding raw land cost
Project Linked (IRDP) Subsidies			
R0 – R3 500	R23 403.00	R58 825.00	R82,228.00
Consolidation Subsidies			
R0 – R3 500	None	R57 980.00	R57,980.00
Institutional Subsidies: Raw land cost and additional capital contribution by housing institution			
R0 – R3 500	R23 403.00	R57 980.00	R81,383.00
Individual Subsidies: Raw land cost, services and top structure			
R0 – R3 500		R88 228	R88,228.00
Rural Subsidies			
R0 – R3 500	R23 403.00	R57 980.00	R81,383.00
People's Housing Process			
R0 – R3 500	R23 403.00	R58 825.00	R82,228.00
Farm Resident Subsidies			
R0 – R3 500	*R23 403.00	R57 710.00	R81 113.00

*Indicative amount please refer to note at the bottom of the Services sheet

How Do I Qualify for a Housing Subsidy?

- Applicants for the Housing Subsidy must satisfy the following qualifying criteria:
 - The monthly income of the household head, and spouse where applicable, is not more R3,500. 00
 - You are married (civil or customary) or, you live with a long term partner, or you are single with financial dependents
 - You have not received a state subsidy or owned a house before
 - You are a S.A Citizen, or you have a permanent residence permit
 - You are able to contract legally (i.e., 18 years and older)

How do I access basic services if my area is not due housing?

- If you are living in an informal settlement, the Informal Settlement Upgrading Programme can provide you with basic security of tenure and services. At minimum:
- Secure tenure means “administrative recognition” and protection from arbitrary eviction – regardless of who owns the land on which you are living.
- Access to water (standpipe) within 200 metres of your dwelling.
- Access to on-site sanitation (VIP, chemical toilet) with no more than 20 families sharing one toilet.
- You can even have electricity (pre-aid meter) provided there is an approved plan for the settlement.

HOUSING PROCESS

ID	Task Name	Duration	Year 1				Year 2				Year 3				Year 4				Year		
			Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	
1	HOUSING PROCESS GUIDE	1037 days	[Task bar spanning from start of Year 1 to end of Year 4]																		
2																					
3	TOWNSHIP ESTABLISHMENT: PRE APPLICATION	31 days	[Task bar in Q1 Year 1]																		
15																					
16	SUBSIDY APPLICATION	30 days	[Task bar in Q1 Year 1]																		
27																					
28	ENVIRONMENTAL IMPACT STUDIES	234 days	[Task bar in Q1 Year 1]																		
66																					
67	COMPILATION & SUBMISSION OF APPLICATION	424 days	[Task bar in Q1 Year 1]																		
87																					
88	LAND SURVEYING & CONVEYANCING	155 days	[Task bar in Q3 Year 2]																		
107																					
108	SALES ADMINISTRATION	368 days	[Task bar in Q3 Year 2]																		
121																					
122	LAND SERVICING	945 days	[Task bar in Q3 Year 2]																		
170																					
171	HOUSE CONSTRUCTION	539 days	[Task bar in Q3 Year 2]																		
205																					
206	PROJECT HANDOVER	103 days	[Task bar in Q4 Year 4]																		

THANK YOU

