

GAUTENG DEPARTMENT OF HOUSING

HOUSING DEMAND DATABASE AND ALLOCATION POLICY

APRIL 2009

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Executive summary

In 1996 the Gauteng Department of Housing undertook to implement the waiting list database system. However the waiting list has not been a very effective tool to address housing challenges in the province. The limitation of state fiscus necessitates a progressive approach towards the realization of the Constitution to access to housing opportunities and to target the poorest and most vulnerable households.

The investigations conducted by the Gauteng Department of Housing revealed that various irregularities have taken place during the allocation process and the occupation of RDP houses. This was precipitated by maladministration, fraud, and corruption that contributed to the displacement of innocent beneficiaries.

A decision was then taken that the Housing Waiting List was to be re-engineered into the Housing Demand Database for Gauteng province. Housing Demand Database is a new system of managing and planning for the demand of housing in Gauteng province.

The Housing Demand Database refers to all housing needs in the province, whether area based, or project based or tenure options. Beneficiaries who have benefited from a housing subsidy will be flagged on the Demand Database as INACTIVE. This policy will be the only housing official database from which prospective beneficiaries will be selected for subsidy approval by the MEC. It will be used as information, planning and a research tool, whereby it will be able to provide information on the needs for housing by different groups within the communities.

The allocation model will be guided by the implementation of the new program called Integrated Residential Development Program (IRDP). According to this program, housing development is going to take a phased approach which will ensure proper project management cycle. This is also going to ensure that the process of allocation takes place after the properties are developed and then transferred to the appropriate beneficiaries. In that way, the subsidy is de-linked from the project.

This policy shifts away from a supply driven framework towards a demand driven process so as to build sustainable communities, meaning it will respond to community needs not individual needs.

Definition of concepts and Acronyms

The terms indicated below have, for purposes of this policy the following meaning:

Aged:	A South African citizen who has attained the minimum age set to qualify for Government's old age social grant.
Beneficiary /Applicant:	A person who has applied and will be benefiting from the housing subsidy.
Child headed households:	Households where children take over as the head of their households and fend for themselves without any adults to look after them.
Block by block approach	A process whereby housing allocation to beneficiaries is done considering the dynamics and needs of a particular block in a project.
Housing Demand database:	A computerized system used by the Gauteng Provincial Housing Department to record particulars of households in need of housing assistance. It is also a planning tool to determine housing needs in specific areas.
Gross monthly income:	The total monthly income before tax.
Military veteran:	A South African citizen who served under any previous military dispensation including those persons involved in military operations during the liberation movement.
Successor:	A dependant of a subsidy applicant who is 18 years or older and nominated by the applicant in the prescribed forms to replace the applicant on the Housing Demand Database in the event where the applicant predecease the housing subsidy approval.

Security of tenure: The security or legal rights of occupation, that people have whilst occupying their accommodation.

Special Needs: categories of persons such as people living with disabilities, the aged, child headed households, military veterans and beneficiary recommended by the Department to the MEC for Housing.

Sustainable communities: Places where people want to live and work, now and in the future. They are safe and inclusive, well planned, well run and offer equality of opportunity to all citizens.

Vulnerable groups: Orphans and vulnerable children, the disabled and the elderly.

Vulnerable children: Children who are most at risk of facing increased negative outcomes compared to the "average" child in their society.

Waiting list: The Waiting List is a computerized database system previously used by the Department and individual municipalities to record particulars of households in need of housing assistance.

Acronyms

ARA: Affordable Rental Accommodation
FLISP: Finance Linked Individual Subsidy Programme
HAC: Housing Advisory Committee
IRDP: Intergrated Residential development Programme
MEC: Member of Executive Council
MIDP: Municipal Integrated Development Plan
RDP: Reconstruction and Development Programme

1. Background

The Constitution of the Republic of South Africa, Act 108 of 1996 section 26(1) states that “everyone has the right to have access to adequate housing”, and section 26(2) further states that “the state must take reasonable legislative and other measures, within its available resources, to achieve the progressive realization of this right”. It is therefore the responsibility of the Gauteng Department of Housing to ensure that houses that are allocated in the province are allocated in a fair, transparent and equitable manner. In order to facilitate access to housing and the process of housing allocation, the Gauteng Department of Housing has developed a system of managing and planning for the demand of housing in Gauteng, by way of a Housing Demand Database.

Gauteng province is experiencing the highest rate of population growth in the country. The province has experienced an increase in the number of migrants over the past five years. Housing and service provision has failed to keep pace with the housing demand expressed by both the natural population growth and the high rate of migration into the province. The housing needs of people migrating into Gauteng outweigh housing delivery. This scenario infers that the housing needs within the province are high whereas the resources to accommodate these needs are insufficient. This policy is an intervention of the department to deal with this challenge that could not be dealt with adequately in the application of the Housing Waiting List.

2. Problem statement

There has been no effective housing allocation mechanism in Gauteng province. The allocation function has been fragmentally performed by the Province, Municipalities, Private developers and community based organizations. There is no uniform allocations standards and procedure in the province.

The Waiting List was implemented by the Department as an allocation tool to assist people to apply for subsidized houses from the government. However, it did not accommodate all the programmes and individuals’ respective needs. The new Demand Database Policy is centered on how best to address the respective needs of beneficiaries and housing challenges in Gauteng.

The absence of a well regulated process and standards has created an environment that could be challenged as corruptive and not transparent in accordance with the generally accepted governance standards in government service delivery. Other challenges related to misallocations of beneficiaries and allocations of houses to unintended or non-qualifying beneficiaries. It is also anticipated that the new Housing Demand Database will improve the understanding and management of the housing backlog in the Province.

3. Objectives and Policy Performance

The objectives of this policy are:

- (i) To obtain relevant and accurate data for housing planning purposes through verification and updating of applicants information;
- (ii) To formulate a comprehensive housing allocation framework that accommodates previously disadvantaged groups and special needs categories;
- (iii) To help prioritize beneficiaries with special needs;
- (iv) To ensure that the Housing Allocation process is implemented across all the programs of the Department, in a fair, standardized, equitable and transparent manner.

The policy shall provide a regulatory framework that will ensure that the established Housing Demand Database is used as information, planning and a research tool, whereby it will be able to provide information on the housing needs for communities. Further, the Housing Demand Database will ensure that housing allocation process promotes sustainability, good governance within various communities in the province, and regularize the allocation process in a fair and equitable manner.

It is the vision of the policy that the Housing Demand Database is regularly updated as and when we are dealing with beneficiaries.

4. Scope of Application

This policy shall be applicable to all housing programmes of the department; and shall be implemented by the Gauteng Housing Department, in co-operation with municipalities and other stakeholders in housing delivery.

5. Purpose

- (i) To determine the housing demand for various tenure options in the Province;
- (ii) To ensure that a uniform and consistent approach is adhered to when allocating houses to intended beneficiaries; and
- (iii) To ensure that housing allocation process promotes sustainability and good governance.

The policy framework is guided by the following principles:

- *Equity and Fairness:* all applicants must have an equal opportunity for housing assistance, and never be of the opinion that special deals have been struck or that undue influence was exercised;
- *Transparency:* any person/applicants must be able to scrutinize the procedures utilized to allocate housing assistance, for evidence of irregular, unfair or corrupt practices. This has already in part been achieved by the introduction of the Anti-corruption unit within the Gauteng Department of Housing;
- *Access:* the allocation process should not be allowed to delay housing projects. It must be applied to enhance easier access to housing opportunities. Disadvantaged groups such as the aged, the physically and mentally disabled, HIV positive persons, and child and female-headed households should be assured of some degree of priority consideration in housing because of their status.
- *Functionality:* housing allocation process must be practical and not unduly costly. Practical judgment should be employed in implementing the Housing Demand Database in a way that preserves its intent, but may enhance cost saving exercises or achieve greater progress.
- *Affordability:* housing should be affordable. The amount a person or family pays for housing associated costs and services should not be so high that it compromises the attainment of other basic needs. The Gauteng Department of Housing is required to ensure that housing associated costs and services are commensurate with income levels.

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- *Location:* for housing to be adequate, it must be situated so as to facilitate access to employment opportunities, health care services, schools, and other social facilities. It must not be located in polluted areas which violate the health and safety of inhabitants.
 - *Integration:* housing allocation policy is to be employed in a way that promotes integration of communities in the province of Gauteng as a whole.

These principles should be implemented in line with the Eight Batho Pele principles to ensure proper and responsive housing service delivery.

6. Regulatory Framework

- Constitution of the Republic of South Africa, 1996.
- Housing Act, 1997 (Act No. 107 of 1997) as Amended
- Gauteng Housing Act, 1998
- Rental Housing Act, 1999
- Breaking New Ground
- South African Law of Succession Legislation
- Gauteng Department of Housing Policy Directive No 3. of 2003
- National Allocation Guidelines
- Batho Pele Principles

7. Housing Demand Database

The National Housing Demand Database is the primary source for selections of names of persons to apply for housing subsidies.

The provincial housing Demand Database shall be integrated in the National Housing Demand Database. The Demand Database shall have an overall list of all housing applicants in every area. Applicants shall be verified against the criteria and classified according to relevant housing subsidies. The Demand Database shall indicate the total number of beneficiaries per targeted area Demand for every area will then be determined and categorised with different demographic profiles.

7.1 Statistical information

- (a) The statistical information obtained from the Database shall assist with:
 - (i) Planning for housing development;
 - (ii) Interrogating the extent of the housing need linked to geographic location;
 - (iii) Allow the Department to accurately gauge the extent of the housing backlog in the province;
 - (iv) Obtain data around the special needs group within the communities; and
 - (vi) Obtaining information around the demographic composition of households in terms of age, gender, and race.

- (b) For the purposes of the establishment of the Housing Demand Database, the following data shall be included
 - (i) The name of an area having informal settlement and families registered therein.
 - (ii) A number of stands having backyard shacks, the owner of the stand and families occupying those shacks; and
 - (iii) Geographical area, number of serviced sites without top structure and families occupying such sites.

- (c) Information derived from the database must be used to:
 - (i) Identify housing needs both within the areas of jurisdiction of each municipality and the province as a whole;
 - (ii) Identify potential areas for housing projects and serve as a basis for development of housing projects;
 - (iii) Provision of housing information to communities and other institutions within the province; and
 - (iv) Assist as a tool to provide accountability and transparency in housing allocation.
 - (v) Allocations of different tenure options according to the needs of beneficiaries.

8. Research tool

The Housing Demand Database shall be the source from which selection of beneficiaries is to be made and allocation in the initiated housing project and shall include the following information:

- Profile of the applicant in need of housing assistance;
- The housing model for which the beneficiary qualifies; and
- A geographic area where the beneficiary shall be allocated.

9. Eligibility criteria

The following criteria shall apply

- (i) *Married or with financial dependents*: he or she must be married (in terms of civil law or customary union) or habitually cohabits with another person, or he or she has proven dependents;
- (ii) *A Resident* : He or she is a lawful resident of South Africa (citizens in the Republic of South Africa) or in possession of a resident permit(Certified copies of such documents must be submitted with the application.
- (iii) *Competent to contract*: he or she is legally competent to a contract(i.e. over 18 years of age alternatively married or divorced) and of sound mind;
- (iv) *Monthly household income*: gross monthly income does not exceed R3 500 per month in the case of an RDP house and R7000 per month in the case of FLISP;
- (v) *Not yet benefited from Government Housing funding*;
- (vi) *First time property owner*: he or she is acquiring property for the first time, except in the case of a consolidation subsidy, and relocation assistance.
- (vii) *Special needs categories such as disabled, the aged, child headed households and military veterans*.

The programmes and categories are attached as Annexures "A" and "B"

10. Housing Allocation

The allocation model shall be guided by the Integrated Residential Development Program (IRDP). This will also ensure that the process of allocation takes place after the properties are developed and thereafter transferred to appropriate beneficiaries as guided by proper project management principles.

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- (i) All Housing Waiting Lists shall be discontinued and be captured on the provincial Housing Demand Database system;
 - (ii) A Block by Block approach shall be applicable in all urban renewal projects ;
 - (iii) Applicants shall be categorized according to their geographic location where a housing project is identified for development; and
 - (iv) Department shall during the process of allocation prioritise the 1996/97 applicants who are still in need of housing.

10.1 Special Needs

The identified special needs categories are the disabled, child headed households, the aged and military veterans. For the purposes of ensuring that special needs' housing demands are taken care of, 5% of the identified special needs categories shall be prioritized in each housing project. The framework of dealing with special needs cases will further be determined and regulated by a special needs policy of the Department.

10.2 Deceased and missing beneficiaries

12.2.1 Deceased Beneficiaries

(a) In instances where a qualifying beneficiary dies prior to being allocated a house the following shall be implemented.

(b) The National guidelines on Protection of the rights to subsidised property of descendants of beneficiaries shall be applied for succession purposes;

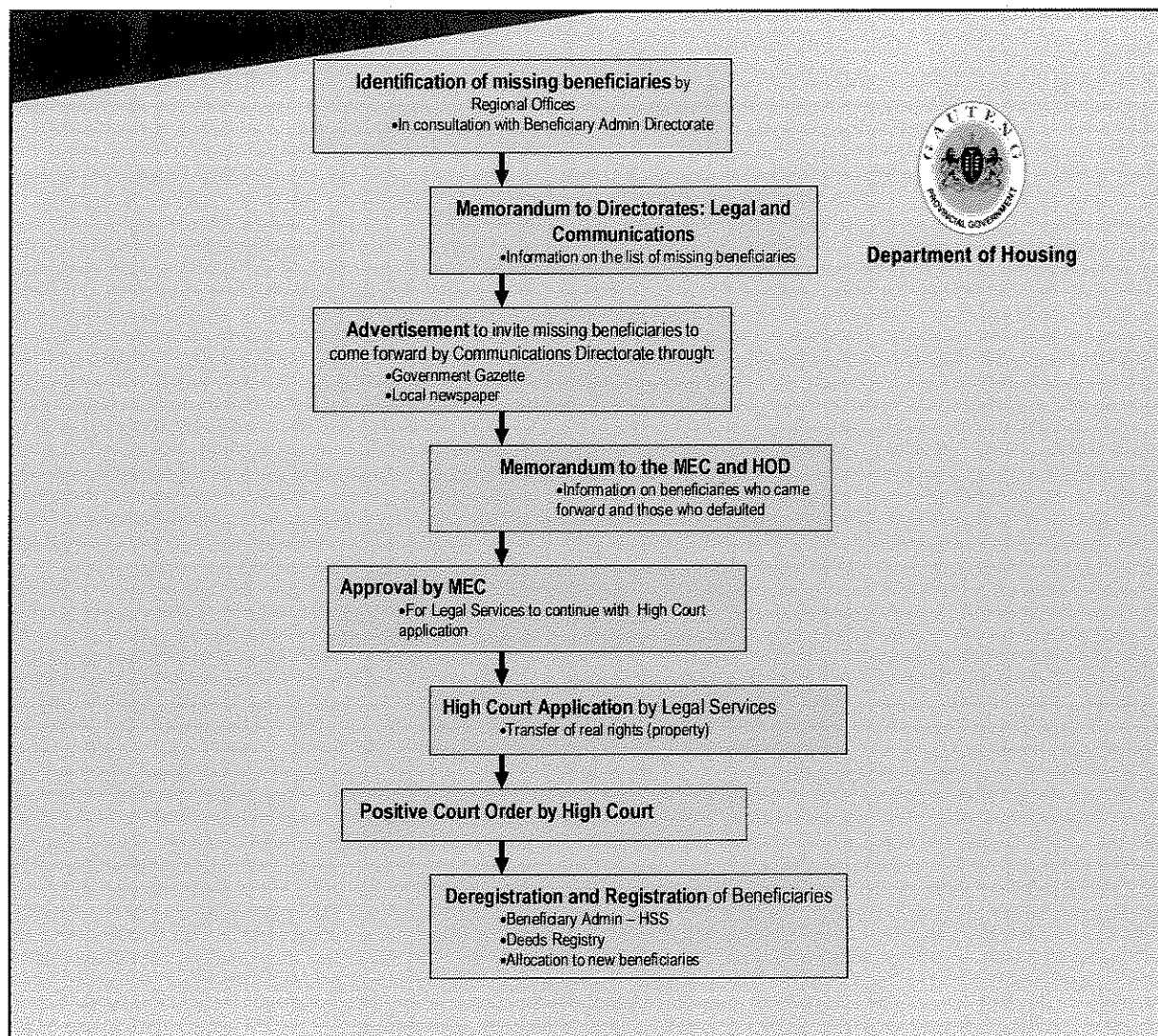
(i) In instances where the dependent is over 18 years of age, he/she shall be eligible for a subsidy and shall be allocated the house

(ii) In instances where the children are orphaned and under the age of 18 years, a legal guardian must be appointed. The house shall later be transferred to the dependants once they are of the contractual age;

12.2.2 Missing Beneficiaries

(a) In instances where the housing subsidy beneficiary/applicant cannot be traced the Department will follow the necessary steps according to the diagram below:

Diagram A



(b) In instances where there are no family members or if family members are traced but do not respond to notices as stated on the diagram A within the agreed timeframe, the house shall be allocated to other qualifying beneficiary as registered on the Housing Demand Database

10.3 Development and allocation in Informal Settlements

(a) Housing development initiatives through the programme for the Upgrading of Informal Settlements shall entail the development of existing informal settlement areas and/or the relocation of a section or the whole community where required. Only serviced stands shall be provided to the inhabitants of such informal settlements during phase one of the Phased Development Approach according to IRDP. All the housing needs shall be recorded at project initiation stage and the project shall be designed according to individual beneficiary's needs.

(b) During phase two of the Phased Development Approach, the MEC may be required to consult the Provincial Housing Demand Data Base to allocate housing opportunities or call for applications through an open invitation process where the applicants' register does not exist in that area.

10.3.1 Verification and regularization

The Department will upload the application on the Housing subsidy Scheme for verification against the various databases to ensure that the applicants satisfy the qualification criteria. This function will be performed and monitored by the internal Beneficiary Administration Unit in alignment with other concomitant functions.

10.3.2 Persons who do not qualify for housing subsidies

(a) The IRDP projects will deliver a range of housing opportunities and will provide access to such opportunities to persons who do not comply with the Housing Subsidy Scheme qualification criteria.

(b) Households whose incomes exceed R3 500, 00 per month but less than R7 000, 00 per month: are eligible to purchase a vacant serviced stand at input cost through the Financed Linked Individual Housing Subsidy

programme (FLISP). These persons may also apply for rental accommodation;

(c) Households whose incomes exceed R7 000, 00 per month: should be awarded an opportunity to buy a vacant serviced stand at the current market value. The Provincial Housing Department will determine the market value of serviced stands. These persons may also apply for rental accommodation managed by Social Housing Institutions

(d) Persons who have benefited from State financed housing schemes in the past but who are not currently the owners of residential properties, shall be awarded the opportunity to buy vacant serviced stands at input cost.

(e) Single persons with no financial dependants: should also be awarded an opportunity to apply to purchase a vacant serviced stand. Where such an applicant satisfies the income criterion, the site may be allocated free of charge pending the applicant's compliance with the qualification criteria. Such a person may also apply for rental accommodation.

The above cases must be on the database and be administered on the "first come-first serve" principle.

11. Institutional Arrangements

The institutional architecture for the administration of the selection and allocation process will comprise of the following role players:

- Joint Allocation Committee
- National Department of Housing
- Gauteng Department of Housing
- Municipalities
- Social Housing Institutions

11.1 Joint Allocation Committee (JAC)

The Joint Allocation Committee must as a minimum comprise the following public sector officials:

- Two members from the Office of the City Manager of a Municipality;
- Two members representing the Provincial Department of Housing;
- The Parties to the Allocation Committee are required to officially nominate two officials to serve as permanent Members of the Committee.

It is required that the Parties to the Committee also nominate an additional member to serve as an alternate in cases where a permanent member is not able to attend a specific meeting of the Committee.

11.1.1 Chairperson

- The Allocation Committee must be chaired by one of the members elected from the provincial office
- The position of a deputy chairperson must be filled by one of the elected members from municipalities

11.1.2 Quorum arrangements

The Allocation Committee's quorum will comprise all members of the Committee.

11.1.3 Meeting arrangements

The Allocation Committee meetings will be directed and influenced by the project process and progress and the frequency of the meetings of the Committee will be managed by the Chairperson.

11.1.4 Secretariat

The secretarial function will be fulfilled by the provincial office. All proceedings and decisions of the Committee will be recorded and preserved for auditing purposes.

11.1.5 Functions of the Committee

- To co-ordinate and execute the allocations process in the province; and
- To administer all selection, verification and allocation processes within the framework of applicable legislation and policy prescripts.

11.2. Gauteng Department of Housing

The Department shall:

- Maintain and manage the provincial Housing Allocation and Demand Database Policy and processes;
- Undertake necessary administrative and capacity measures to support municipalities effectively in order to fastrack the implementation process;
- Provide information to all municipalities regarding Housing Allocation and Demand Database policy issues;
- Manage and control the Housing Demand Database system in order to have an effective Housing Allocation process; and
- Coordinate housing developments in the province.

In order to effectively manage, implement and monitor housing allocations as well as the Housing Demand Database, a task team consisting of the department and municipal officials shall be established. The task team shall co-ordinate the coherent operations of the following functionaries of the Department:

11.2.1 Beneficiary Administration Unit

- Receive the completed application forms of the selected beneficiaries from the Project Manager and record the applications received;
- Verify the applications against the selection made;

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- Evaluate the applications for compliance with the qualification criteria;
 - Submit the applications found to be in order to the Provincial Housing Department for verification, consideration and subsidy approval;
 - Inform the Project Manager of the approval of the subsidy applications;
 - Compile regional beneficiary lists for the municipalities involved, specifying the area where the housing project shall take place and the number of beneficiaries to benefit from the initiated project;
 - As part of the allocation process, inform the beneficiaries to attend a mandatory beneficiary education session; and
 - Compile quarterly reports on the status of the Housing Demand in the province to best inform the planning of housing projects and programmes.

11.2.2 Beneficiary Education Unit

The Unit shall provide detailed information to stakeholders on any relevant issue that relates to provincial housing development and allocation processes.

11.2.3 Project managers

- Alerting the Joint Allocations Committee Secretariat of the need for the allocation and approval of subsidy beneficiaries prior to the implementation of the project;
- Receive a list of selected prospective beneficiaries from the allocation Committee;
- Ensure that all application forms are correctly completed and supported by required documentation in terms of the qualification criteria;
- Conclude conditional agreements of sales with the prospective beneficiaries subject to a suspensive clause in relation to the approval of subsidy application;
- Receive requests for additional information or proof required and deal with those requests;

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- Publish the list of selected prospective beneficiaries and invite them to complete subsidy application forms;
 - Submit completed application forms with all the required documentation to the Secretariat of the Joint Allocations Committee;
 - Receive confirmation of the subsidy approval from the Department; and
 - Proceed with the confirmation of the subsidy approval and transfer the properties to the approved beneficiaries.

11.2.4 Chief Operations Officer

The Operations Office shall be responsible for:

- Participation in the Joint Allocations Committee; and
- Ensuring that the departmental priorities are followed on project planning and housing allocations

11.2.5 Information System Management Unit

The Unit shall be responsible to manage the Housing Demand Database System and shall involve the following:

- Provide all requested information on beneficiaries that need to be sourced from the demand database;
- Provide breakdown of beneficiary profile in any particular area targeted for allocations;
- Provide overall statistics on housing demand in any particular area, community, region or provincially;
- Drawing targeted selection of prospective beneficiaries of housing opportunities in a project for consideration by the Joint Allocations Committee;
- Provide housing demand figures in any area in the province as and when required;
- Implement allocations criteria as set out by the Joint Allocations Committee on selection of names from the Housing Demand Database; and

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- Provide the Joint Allocations Committee with the names of beneficiaries selected from the Housing Demand Database as per agreed allocations criteria.

11.2.6 Internal Auditing

The Audit Unit of the Department shall audit the performance around the management of the database and compliance issues pertaining to qualification criteria and allocations process.

11.4. Municipalities

Municipalities shall:

- Co-operate with the Gauteng Department of Housing in order to effectively implement the Housing Allocation and Demand Database Policy;
- Integrate Housing Demand and community needs in their locality into the IDPs; and
- Be responsible for providing detailed policy information to beneficiaries within their jurisdictions.

11.5 Social Housing Institutions

Social Housing institutions shall:

- In instances where it manages the stock and projects on behalf of the Department, the procedures for the projects shall be agreed upon as part of the service level agreement; and
- Where Housing projects require subsidy funding, comply with the criteria for National Housing subsidy programme as applicable to Social Institutions.

11.6. Project Steering Committee

Project Steering Committees shall:

- Receive information regarding the housing allocation processes and procedures taking place in Gauteng Department of Housing;
- Monitor and report non adherence to building norms and standards by contractors and project managers;

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- Attend to all the training provided by the Department on housing development and allocation; and
 - Attend to community liaison activities to determine the community needs in each project.

11.7 The External Auditors

The Department of Housing may decide to appoint external auditors whose role will be to verify the housing subsidy applications received from the Project Manager before submission thereof to the decision-making authority.

12. Policy Implementation

- (i) The implementation of this policy shall be the sole responsibility of the Gauteng Department of Housing and its regions; and
- (ii) The Gauteng Department of Housing shall not assign housing allocation powers to municipalities.

13. Monitoring and Evaluation

The Customer Relations Management Chief Directorate in consultation with the internal Monitoring and Evaluation Unit shall develop guidelines to:

- (i) Monitor compliance of this policy;
- (ii) Measure the success and impact of this policy;
- (iii) Measure the success of programmes and projects that are implemented as a result of this policy against the stated objectives of the policy; and
- (iv) Ensure that the policy meets its stated objectives.

14. Policy Review

Policy Research and Legislation Directorate shall be responsible to review and amend the policy as per recommendations arising out of implementation.

References

City of Johannesburg; Revised Housing Policy for the City of Johannesburg.

Comprehensive Plan for the development of Sustainable Human Settlements (BNG)

Constitution of the Republic of South Africa, 1996 (Act No 108 of 1996)

Draft Guidelines for the Allocation of Housing opportunities created through the Residential Intergrated Residential Development programme: Gauteng Department of Housing 2008

Government gazette No 19967 Vol 406, 23 April 1999

Gauteng Department of Housing Policy Directive No3 of 2003

Gauteng Housing Act, 1997

Housing Assistance to Orphans and Vulnerable Children: National Housing Programme

Minnie. 2008, Draft Guidelines for the Allocation of Housing opportunities created through the Residential Intergrated Residential Development programme

National Housing Code 2007

National guidelines for the deregistration of missing beneficiaries of government subsidized houses

Rental Housing Act, 1999

ANEXURE A

PROGRAMMES

Individual Subsidy

This subsidy shall be available to individual beneficiaries who want to buy an existing house or a stand linked to a house building contract in the market. This subsidy is available on first come first served basis and can be credit or non-credit linked.

Institutional Subsidy

This subsidy is given to an approved housing institution that could comprise of a group of individuals who have formed a legal entity that will acquire residential property and manage it. The institution receives R25 800.00 per housing unit for each family earning below R3 500.00 per month. This is the only subsidy that allows you to re-apply for another subsidy, purely because it is attached to the property and not an individual and is mainly used for rental purposes.

Consolidation Subsidy

If you are living in an area or a serviced stand that the government sold to you, you then qualify for a consolidation subsidy and you will receive, R14 102.00 for building the top structure on the enhancement of your existing house on the property. If you opt for a contractor to build your house, you will be required to pay the R2 479.00 as your contribution.

Rural Subsidy

This subsidy is available to beneficiaries who only enjoy functional tenure rights to the land they occupy. This land is normally in rural areas and belongs to the state therefore it is governed by traditional authorities.

Finance Linked Subsidy

Application for this type of subsidy is made by the bank, on behalf of the applicant. The subsidy is used for bonded properties financed by a financial institution and the applicant's income must not exceed R7000.00.

Project Linked Subsidy

These properties are built by contractors, employed by the province or municipality for groups of people that qualify for subsidies. The subsidy amount is linked to your income and the beneficiary must finance any shortfall.

ARA - Affordable Rental Accommodation

This subsidy is for people who are living in Hostels, which are being converted to Family units and Individual (Single) units. Beneficiaries have a choice of choosing either a single unit or a family sized unit, according to their specific housing requirement.

Annexure B

Rental

Option/Programme	Purpose of programme	Beneficiary income	Features of the subsidy	Owner/manager of the stock	Specific features	Subsidy applica
<i>Community Residential Units (CRU)</i>	Accommodate low-income people. Can be a stepping stone to other kinds of accommodation	R800 – R3500	Pays for the (re)development and is calculated per m ² . There is a once-off long term maintenance subsidy after 5 years.	Public stock (municipality or province). Management can be outsourced.	Follow-up of hostel redevelopment programme	Provinc Governu through Provinc Steering Commit (PSCs)
<i>Social Housing</i>	Besides providing houses, this should also increase the social and economic integration of the area by ensuring economic and social amenities/activities	R1500 – R7500	A fixed amount per unit. At least 30% of the units have to be available for the R1500 – R3500 income group.	Public and/or private stock. Management by private company or Social Housing Institution (SHI).	Only applicable in Restructuring Zones in 13 selected urban municipalities. Focus is on urban areas.	Provinc and Nat Governu through PSCs)
<i>Institutional Subsidy</i>	To provide short/long term rental stock for the lower income group.	Up to R3500	Rental/Rent-to-buy, etc. Subsidy is a fixed amount per household.	Public and/or private stock. Management by private company or SHI.		Provinc Governu
<ul style="list-style-type: none"> ▪ <i>Transitional Housing</i> ▪ <i>Communal Housing</i> 	<ul style="list-style-type: none"> ▪ Provide temporary rental housing and assist tenants to find a long term housing solution. ▪ Provide long term rental stock 				<ul style="list-style-type: none"> ▪ Includes empowerment training for tenants. Short term housing solution. ▪ Sharing of facilities to 	

	that is affordable for the lower income category.				reduce the costs of units	
<i>Private Rental</i>	Provide rental housing and make a profit out of it (for the owner).	No Income Bracket	No subsidy/government programme	Private ownership, either company or individual.	Can be any kind of rental housing, from very cheap to very expensive	N/A



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