



MARKET DEMAND STUDY FOR AFFORDABLE RENTAL HOUSING IN KZN

PSC Progress Meeting

25 November 2020

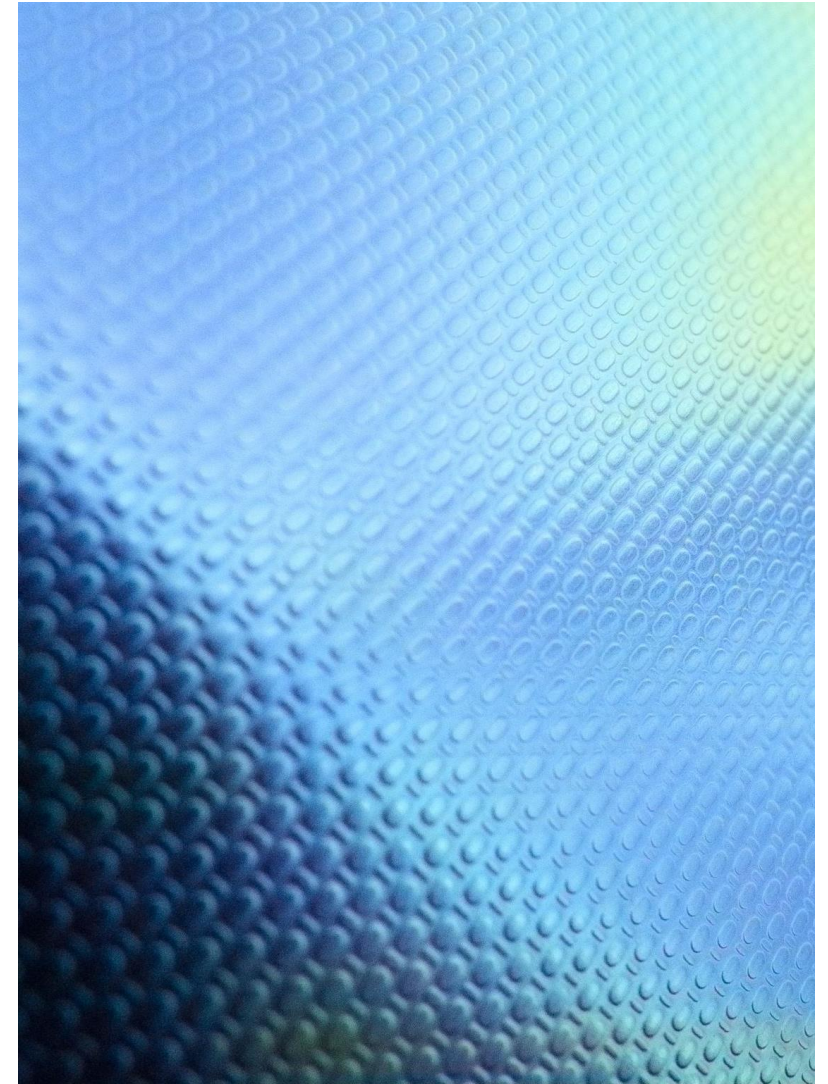
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Project Objectives

- The overall purpose of the study is to conduct a market study to determine the **demand for affordable rental housing** in the identified **Restructuring Zones**.
- The ultimate outcome is to inform key decisions that relate to the current and future direction of the Social Housing Programme in the KZN Province in these six (6) identified regions namely:

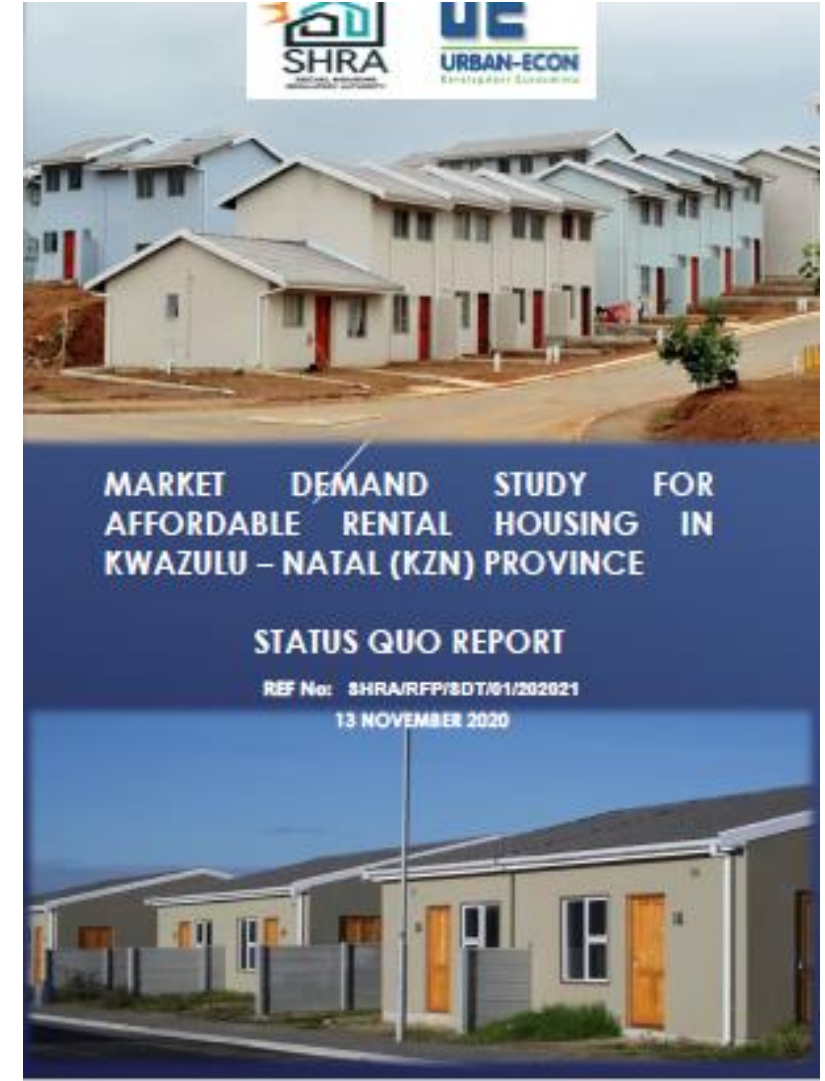
Alfred Duma	Newcastle	KwaDukuza	Umhlathuze	Ray Nkonyeni	Msunduzi
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- The study will also highlight the **affordability issues** facing households within the different income ranges and the **risks** these households face in maintaining the rental/ownership housing

Report Structure

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- Section 1: Introduction
- Section 2: Housing Policies and Programmes
- Section 3: Demographic and Development Indicators
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Main Findings

Location analysis

6 regions



Economic Profiling

6 regions



Demographic Overview

6 regions



Residential Market Analysis

6 regions



Social Housing Sector Analysis

6 regions



Political Influence Risk

6 regions



Current Housing Challenges

A number of challenges hindering the housing provision in the six regions include the following:

- **Housing Backlog:** faced by all municipalities
- **Difficult Land Release** for Housing Development
- **Lack or limited Basic Infrastructure** supporting the housing delivery
- **Land Invasion:** land Illegal occupation of land already identified for housing projects.
- **Influx of people** coming from neighbouring municipalities
- **Financial constraint** or limited budget for housing projects
- **Illegal occupation** of completed housing structure

[illegible]

PROJECT PHASE	DUE DATE
PHASE 1: PREPARATION	11th Sep 2020
PHASE 2: STATUS QUO	07th Nov 2020
PHASE 3: MARKET DEMAND AND SUPPLY ANALYSIS	08th Jan 2021
PHASE 4: REPORT AND RECOMMENDATIONS	05th Feb 2021