

FMHC Rental SA SOCIAL HOUSING PROJECTS

**Presentation to KZN PSC
19 August 2020**

FMHC SOCIAL HOUSING PROJECTS

✘ Projects Presented to the PSC:

- + Lakehaven Phase 3 – 216 units
- + Duffs Road – 900 units (2650 units option)
- + Inner City – 290 units

✘ Existing projects

✘ Covid 19

LAKEHAVEN PHASE 3

- ✖ 216, 2 bedroom units
- ✖ Land owned by FMHC
- ✖ Submitted application to SHRA however costs are coming out higher than expected. Requested professional team to look at cost saving options.
- ✖ Awaiting further advice from eThekweni Municipality on additional higher density grants.

DUFFS ROAD

- ✗ 900 units, various sizes
- ✗ This land is private owned but FMHC has in principle agreement with seller.
- ✗ The seller is attending to the queries from the Traffic Impact Assessment for the rezoning for 2650 units maximum.
- ✗ This process is estimated to be finalized by End September
- ✗ May consider mixed use, if 2650 units zoning approved

INNER CITY BUILDINGS

- ✘ 290 units were approved by the PSC
- ✘ Submitted to SHRA
- ✘ However as part of the turnaround, FMHC is considering the option of disposal of some of the buildings in the short term.

CURRENT PROJECTS

- ✘ Most projects are managed as normal with minimal challenges.
- ✘ Challenges at Avoca Hills with Amadoda committee. FMHC is pursuing a legal process against them
- ✘ Avoca tenants not happy with rental increases

COVID - 19

- ✘ Policies have been formulated and have been put into place.
- ✘ Some tenants have tested positive and were advised to isolate.
- ✘ A Rent Relief programme was offered but the take up was minimal