

***SUPPLEMENTARY NORMS & STANDARDS IN  
RESPECT OF DOUBLE RESIDENTIAL STRUCTURES  
DEVELOPED ON ONE SITE***

In KwaZulu-Natal, the Department of Housing, in some cases have allowed for two top structures of 30m<sup>2</sup>, joined by a common wall to be constructed on one site. The idea is that two related beneficiaries can be accommodated on one site. The arrangement allows maximum utilisation of land, reduces land and services costs, and fosters community building.

While this arrangement has worked so far, problems could arise in times of conflict and in particular where common services are provided to two beneficiaries living on one site. In times of conflict, the issue of payment of electricity and water utilisation could become a major problem. To avert this situation, it is proposed that in projects where two residential structures are developed on one site, each of the structures must have its own:-

1. Standing pipe;
2. Wet core, comprising of VIP toilet and shower;
3. Water meter; and
4. Prepayment electricity meter and ready-board.

On 3 October 2000, the MEC of Housing approved the above supplementary requirements to the national norms and standards in respect of housing projects where two top structures joined by a wall, are developed on one site.