



**KWAZULU-NATAL PROVINCE**

**HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA**

# **SOCIAL HOUSING POLICY WORKSHOP**

**The rental Housing for Low and  
Medium-income families**



**S**ocial Housing means a rental housing option for low to medium income households and which is provided by Social Housing Institutions (SHI's) or other delivery agents. SHI's are institutions which are accredited under the Social Housing Act, 2008 (No. 16 of 2008) and provide rental or co-operative housing options for low to middle income households. Social Housing opportunities are shared between the income levels (30% for low-income families and 70% for middle income families), thus allowing improved access to rental options for the different income levels.

The social housing programme seeks to contribute to the governments agenda of re-dressing the imbalances of the past by ensuring :

- Spatial transformation - (by bringing lower income and often disadvantaged people into areas where there are major economic opportunities, both with respect to jobs and consumption).
- Social transformation - (by promoting a mix of race and classes).
- Economic transformation - (by promoting spatial access to economic opportunity and promoting job creation via the multiplier effect associated with building medium density housing stock).

Social Housing is delivered in Restructuring Zones. A Restructuring Zone is a geographic area that has been identified for the purposes of Social Housing. Social Housing can also be implemented in Priority Human Settlement and Housing development areas (PHSHDAs).

### **WHAT ARE THE ADVANTAGES OF SOCIAL HOUSING?**

Rental arrangements are known and discussed upfront. You can leave at any time, with no struggles of having to first sell. You can give notice whenever you want to move out, and do not have to first find someone to take over your rental payment. You can be as mobile as you want, and your monthly rent is cheaper than the bond repayment

## LakeHaven II Social Housing Project



This Project, located in Newlands, 16km from Durban. It offers 272 living units, each with 2 bedrooms. The Project is built on a large piece of land and besides its excellent finishes, the great space it offers sets it apart from most other projects

# Roles and responsibilities of the various of various stakeholders involved in social housing



Social Housing means a rental housing option for low to medium income households and which is provided by Social Housing Institutions (SHI's) or other delivery agents. SHI's are institutions which are accredited under the Social Housing Act, 2008 (No. 16 of 2008) and provide rental or co-operative housing options for low to middle income households. Social Housing opportunities are shared between the income levels (30% for low-income families and 70% for middle income families), thus allowing improved access to rental options for the different income levels.

The social housing programme seeks to contribute to the governments agenda of re-dressing the imbalances of the past by ensuring :

- Spatial transformation - (by bringing lower income and often disadvantaged people into areas where there are major economic opportunities, both with respect to jobs and consumption).
- Social transformation - (by promoting a mix of race and classes).
- Economic transformation - (by promoting spatial access to economic opportunity and promoting job creation via the multiplier effect associated with building medium density housing stock).

Social Housing is delivered in Restructuring Zones. A Restructuring Zone is a geographic area that has been identified for the purposes of Social Housing Social Housing Can also be implemented in Priority Human Settlement and Housing development areas (PHSHDAs).

### **WHAT ARE THE ADVANTAGES OF SOCIAL HOUSING?**

Rental arrangements are known and discussed upfront. You can leave at any time, with no struggles of having to first sell. You can give notice whenever you want to move out, and do not have to first find someone to take over your rental payment. You can be as mobile as you want, and your monthly rent is cheaper than the bond repayment on a house. You do not have to pay property taxes, only monthly services fees (water and electricity). You share the responsibility for maintenance with the SHI.

# Hampshire Social Housing



This Project, which is located in Pinetown, 16km from Durban. It offers 180 living units, each with 2 bedrooms. It is the first social housing development in the western area and has developed a great interest. Modern architecture and fine finishes makes it a very aesthetically appealing Project.

## **WHAT IS THE KWAZULU-NATAL DEPARTMENT OF HUMAN SETTLEMENT'S ROLE IN THE SOCIAL HOUSING PROGRAMME?**

The KwaZulu-Natal Department of Human Settlements:

- ensures fairness, equity and compliance with national and provincial social housing norms and standards;
- ensures the protection of consumers by creating awareness of consumers' rights and obligations;
- facilitates sustainability and growth in the social housing sector;
- mediates in cases of conflict between the SHI or other delivery agent and a municipality, if required; / submits proposed restructuring zones to the Minister;
- monitors Social Housing projects to ascertain that relevant prescripts, norms and standards are being complied with;
- ensures quality control on social housing projects that are undergoing construction; and
- develops the capacity of municipalities to fulfil their roles and responsibilities in supporting social housing developments in these municipalities.

The Department does not interfere with the governance or management by SHI's and the social housing developments.

## **HOW DOES ONE QUALIFY TO BE A SOCIAL HOUSING TENANT?**

The Social Housing Subsidies are not given to tenants, but to the SHI that constructs and manages social housing (hence the name Institutional Subsidy).

Tenants have to meet the following requirements, set by the National Department of Human Settlements to qualify for social housing opportunities:

- You must be a South African citizen;
- Gross household earning must be between R1850.00 and R22 000.00 per month.
- You must not own or have owned property before;



- You must not have received government subsidy before; and
- You must be 21 years of age or older, be married, cohabiting, or have dependents.

## **CAN A TENANT PURCHASE OR SUBLET A SOCIAL HOUSING UNIT?**

All Social Housing projects in South Africa are purely rental housing projects. In this country, Social Housing Units are not for sale or ownership.

The subsidy from the Department is paid out in the name of the SHI and not in the name of the tenant (no ownership). All tenants sign a lease agreement and this is the only way to access social housing. Subletting of units is also not allowed.

## **WHY IS IT IMPORTANT TO PAY RENT IN SOCIAL HOUSING PROJECTS?**

The Social Housing Programme involves 70% government funding. The balance is secured through a mortgage bond that is paid over of approximately 30 years.

The payment of rent is essential as the funds collected are utilized to service the mortgage bond with the National Housing Finance Corporation (NHFC).

The funds collected are also used to maintain the development to ensure its sustainability over a long period of time.

## **WHAT MUST A TENANT DO WHEN RENTAL PAYMENT CHALLENGES ARE EXPERIENCED?**

As soon as a tenant experiences a problem with making the regular rental payment, he/she must contact the SHI and inform them. The matter will be discussed with the tenant in confidence, and every effort will be made to come to a satisfactory agreement.

However, it is vitally important that a tenant does not allow the debt to escalate.

If the SHI is not informed about the tenant's inability to make payment, they will follow the default policy and legal route to ensure that rent is paid.

**WHICH ARE KWAZULU-NATAL DEPARTMENT OF HUMAN SETTLEMENTS SOCIAL HOUSING PROJECTS?**

Number	Institution	Project Name	Province	Main Place	Total No. Units Under Regulation
1	Capital City Housing	Acacia Park	KZN	Msunduzi	311
2	Capital City Housing	Signal Hill	KZN	Msunduzi	394
3	Capital City Housing	Aloe Ridge	KZN	Msunduzi	952
4	Capital City Housing	Municipal Units	KZN	Msunduzi	33
5	FMHC	Hawaii	KZN	Durban	128
6	FMHC	Carlean	KZN	Durban	32
7	FMHC	Esselen	KZN	Durban	18
8	FMHC	Tabora	KZN	Durban	43
9	FMHC	Welterede	KZN	Durban	31
10	FMHC	Howell Road	KZN	Durban	213
11	FMHC	Strathdon	KZN	Durban	66
12	FMHC	Russel Mansions	KZN	Durban	143
13	FMHC	Howell Heights	KZN	Durban	48
14	FMHC	Lakehaven 1	KZN	Durban	312
15	FMHC	Lakehaven 2	KZN	Newlands	280
16	FMHC	Avoca Hills	KZN	Corovoca	520
17	FMHC	Hampshire	KZN	Pinetown	180
18	FMHC	Hilltops	KZN	Bellair	240
19	FMHC	Hamptons	KZN	Bellair	430
20	KZN SHC	Tasneeva Gardens	KZN	Phoenix	114
21	KZN SHC	Tashmeera Gardens	KZN	Phoenix	420
22	KZN SHC	Tashmia Gardens	KZN	Phoenix	138
23	KZN SHC	Tasvir Mansions Ph 2	KZN	Phoenix	570
24	KZN SHC	Tasvir Mansions	KZN	Phoenix	32
25	SOHCO	Port View	KZN	Durban	146
26	SOHCO	Valley View	KZN	Durban	157
					<b>5951</b>

**THE LIST OF ACCREDITED SHI'S**

	<b>SOCIAL HOUSING INSTITUTIONS</b>	<b>CONTACT PERSON</b>	<b>TELEPHONE NUMBER</b>	<b>EMAIL ADDRESS</b>
1.	SOHCO	Ms Maxwell Heather	0837764526	heather@sohco.co.za
2.	First Metro	Mr Ismael Khatib	0833812103	ismailk@fmhc.co.za/ projects@mokaro.co.za
3.	Capital City	Mr Ivor Caldecott	0824994646	ceo@cchousing.co.za/ matthew@cchousing.co.za
4.	Kenako	Mr Comfort Zama/ Mr Greg Cryer	0731414444	comfort@ke-nako.co.za/ greg@kenako.co.za
5.	Ubuntu	Mr Yusuf Solwa	0837864433	yusuf@solwagroup.co.za
6.	Dangalaza	Mr Mxolisi Mthimkhulu	0832863606	mxolisi.mthimkhulu@gmail.com
7.	Dezzo Social Housing	Ms Thembi Khuzwayo	0730360877	thembi.khuzwayo@gmail.com
8.	Ethekwini Housing Agency	Ms Marriam Sheik	0718752025	mariamsheik@mweb.co.za
9.	Legacy Housing Projects	Mr Tegan Naidoo	0116861234	tegannaidoo@gmail.com
10.	KZN Social Housing	Mr Muhammad Faiyaz	0837862110	muhammad@mosam.co.za/ sanjay@pangaeahe.co.za
11.	Naldovision	Mr Sakie Mageie	0313452187	sakiem@gmail.com
12.	Royal Stock Housing	Mr Lew Steinbank	0735249654	lewsteinbank@rshousing.co.za/ lew@lionbee.co.za
13.	Vascowiz Investments	Mr Phakama Nhassego	0832755896	phakama@vascowiz.co.za
14.	Lusabo Holdings	Mr Malusi Zwane	0725694048	zwanem@fezeka.net
15.	Orion Capital Projects	Mr Charles Nasmith	0824478132	charles@orioncapitalprojects.co.za
16.	Nationwide Division	Ms Mirriam Ally	0313681361	miriama@gmail.com
17.	Motheo	Mr Trevor Griffiths	0317010128	trevor@motheogroup.co.za
18.	Buhlebezwe	Mr Madoda Blose	0715687635	madodab@buhlebezwe.co.za/ lebelov@buhlebezwe.co.za
19.	Vuttomi Group	Ms Noni Marshall Dam	0766308320	vuttomigroup@gmail.com/ tertiusdelport@gmail.com
20.	Milestone Social Housing	Mr Temba Xakaza	0793613814	txakaza@milestoneshi.co.za/ phakamisa@milestoneshi.co.za
21.	Noble Housing	Mr Hassan Docrat	0837861195	hassan@noblehousing.co.za
22.	Litadox:	Ms Nonkonzo Molai	0843333433	Nonkonzo.Molai@Litadox.co.za

23.	Khanyisampela	Ms Thobe Mtshali	0839950181	thobethulani@gmail.com
24.	Lakeshore	Ms Delisile Nyanda	0844251735	deli@lakeshore.co.za
25.	Zimisele Afrika Property	<b>Mr Nhlanhla Nsele</b>	0731653988	zimiseleafrikaproperty@gmail.com/malindi.xala@icloud.com  sicelo.msomi@ndayiconsulting.co.za
26.	Mabune Social Housing	Mr Philani Cele	0836791433	philani@mabune.net
27.	Umkhumbi Wesizwe	Dazel Sikhakhane/ CEO	083 289 3471	conditionally Accredited
28.	Wamkazi	Princess Vuyiwe Tsako	0672610736/ 0720654451	conditionally Accredited  ntozakhesimphiwe@gmail.com
29	Mazzaroth Project	Ms Deborah Monyeki	081 2198478/ 0720552548	conditionally Accredited  nkele@mazaroth.co.za samuel@mazoroth.co.za
30.	Emron Housing Company	Dr Govender		conditionally Accredited  intercon@iafrica.com / barlow@mweb.co.za
<b>OTHER DELIVERY AGENTS (ODA)</b>				
1.	INSTRATIN	Mr Muvhango Netshitangani	0827863042	muvhango@instratin.co.za/ tebogo@instratin.com
2.	MOPAMO HOUSING	Dr B. Govender	0313095561	intercon@iafrica.com/ barlow@mweb.co.za
3.	Crowies Projects	Mr G. Shastivarathan	0824448411	gopi@crowie.co.za



Avoca Social Housing Project



Hilltops Rental Social Housing Project



Signal Hill Social Housing Project



Hamptons Social Housing Project



## **KWAZULU-NATAL PROVINCE**

---

**HUMAN SETTLEMENTS**  
REPUBLIC OF SOUTH AFRICA





**[kzndhs.gov.za](http://kzndhs.gov.za)**



**(031) 336 5300 (DBN)  
(033) 392 6400 (PMB)**



**kwazulu-natal department  
of human settlements**



**@kzndohs**