



**KWAZULU-NATAL PROVINCE**

**HUMAN SETTLEMENTS**  
**REPUBLIC OF SOUTH AFRICA**



# TRU

**TEMPORARY RESIDENTIAL  
UNITS**



# WHAT ARE TRU'S?

Temporary Residential Units (TRU's) are temporary housing solutions constructed to provide relief to people in urban and rural areas who find themselves in emergencies as result of fire and natural disasters.

**The April 2022 floods is an example of such a disaster that required immediate relief.**

## A TRU MUST (TECHNICAL SPECIFICATIONS)

- Have a minimum lifespan of 5 years.
- Be possible to dismantle for re-use at least 3 times.
- Dismountable, easy to transport, store and construct.
- Meet SABS 0160 (loading) and SABS 0162 (for steel work) if applicable.
- Adaptable to local conditions.
- Be 24m<sup>2</sup> floor area in size  
(may vary up to 30m<sup>2</sup> depending on the circumstances & funding limits).

## HAS GOVERNMENT DONE TRU's BEFORE?

Yes, during the 2021-22 financial year, the KwaZulu-Natal Government built 1527 TRU's for the victims of Cyclone Eloise.

In the case of the April 2022 floods, 64 mass care centres in and around eThekweni, the epicentre of the floods, were used to house 3 467 displaced families. Most of these mass care centres are public amenities, such as community halls.



The Department had to move with pace to ensure that these families were provided with decent and safe accommodation.

## DO TRU's MEET THE MINIMUM

All TRU's are checked by inspectors before beneficiaries take occupation.

Inspections include the following specifications:

- Flooring: Level, solid on compacted fill, 150 mm above the ground.
- Columns and anchor bolts: Framed structure. Strength for stable, durable structure.
- Column footings: Concrete
- Rafters: Stren structure.
- Purlins: Stren structure.
- Door and win Strength for sta
- Side rails to Strength for sta

## WHY TEMPORARY UNITS?

Disasters necessitate the provision of urgent and immediate relief for affected families.

The turn-around time for a permanent housing development is longer than 5 years in average. TRU's offer immediate relief so that dignity and comfort can be quickly restored to victims of disasters who, in most cases have lost all their belongings.

## WHERE ARE TRU's LOCATED?

TRU's are erected within existing homesteads in rural areas.

Other factors considered in locating urban TRU's are:

- Availability of water and other services
- Access to amenities
- Absence of geophysical constraints such, such as flood plains.

## STANDARDS OF HABITABILITY?

- |                              |   |  |
|------------------------------|---|--|
| Strength for stable, durable | • | Flashings: Meet OHS Act. Safe, sustaining of normal weather conditions, adequate resistance to water penetration. Door: Framed, lockable and hinged. |
| Strength for stable durable  |   |  |
| Window posts and frames:     | • | Windows: Minimum 5% of floor area framed and glazed.   |
| Stable, durable structure.   |   |  |
| Support side cladding:       | • | Thermal Efficiency: To suit roofing material and local conditions.   |
| Stable, durable structure.   |   |  |

## **WHAT IS A TRU's ENVISAGED TIME-PERIOD OF STAY?**

A minimum life span of a TRU is 5 years.

They are constructed to last between 8 and 12 years.

Beneficiaries of TRU's get upgraded to permanent units in line with the Human Settlements Development Programme and funding availability.

Therefore, there is no uniform period of stay.



## **ARE THE NORMS AND STANDARDS FOR TRU's THE SAME AS FOR PERMANENT HOUSING?**

TRU's have their own norms and standards as per the Housing Code.

Those standards are different from the ones for permanent houses.

## **HOW DOES THE DEPARTMENT ENSURE THAT TRU's DO NOT BECOME PERMANENT HOUSING?**

On an annual basis the Department allocates funding for the replacement of TRU's with permanent houses.



In 2022/23, there is an allocation of R397 Million to replace TRU's constructed as a result of the 2019 floods.

However, the recurrence of disasters does not match the available financial resources.

## **WHAT MEASURES ARE IN PLACE TO TACKLE NON-DELIVERY AND TO GUARANTEE THE QUALITY OF TRU's?**

The Department always emphasizes speed and efficiency without compromising quality.

Contractors are outsourced and they sign building contracts. There are general contractual provisions that assist with necessary contract management to ensure quality and timeous delivery.

## WHAT ARE THE CHALLENGES THAT IMPEDE THE CONSTRUCTION OF TRU's?

There are not many challenges in rural areas where TRUs are built within an existing homestead.

- In urban areas, challenges exist in respect of:
- Land availability;
- The NIMBY factor: “Not in My Backyard”;
- The LULU factor: “Locally Unacceptable Land Use”; and
- General resistance to Spatial Justice and Social Integration

MEC for Human Settlements & Public Works, Mr Jomo Sibiya stressed on the need for love and human kindness to be sustained in order to end the suffering of the majority of the people of this province. “We appreciate the co-operation of residents and ratepayer associations in different parts of the province. They have allowed us to build temporary residential units in vacant land to accommodate displaced communities”, he said.

He added that the Department is in negotiations with individuals and ratepayer associations, who have flatly refused to allow for the building of TRUs by “declaring their backyard a no go zone despite the availability of government and municipal land”.

MEC Sibiya expressed concern about this resistance which has resulted in some delays in moving displaced communities. He appealed for understanding and for the spirit of Ubuntu to prevail.



## More images of the construction of TRU's







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