

Izindlu Zemiphakathi	Uhlelo Lwezindlu Zomphakathi luhlinzeka ngezinhlelo zezindlu zokuqashisa noma zemifelandawonye kubantu abahola kancane ezidinga ukulawulwa yisikhungo okumele zihlinzekwe yizikhungo zezezindlu zomphakathi ezisemthethweni futhi ezindaweni ezikhethiwe zokuhlala.
Izindlu Ezakhiwa Ezindaweni Zokuhlala Emiphakathini	Lolu hlelo luhlinzeka ngezindlu eziphephile, eziqinile zokuqashisa kubantu abahola kancane abangakwazi ukusizakala emabhange nasezimakethe zemiphakathi. Iphinda inikeze uhla klobhekana nezinhlobonhlobo zezindawo zokuhlala abantu ezikhungweni zemiphakathi eziyizindawo zokuhlalisa abantu, okubalwa kuzo nemiklamo yokuthuthukiswa kwamahostela
4.Isigaba Sokungenelela: Uhlelo Lwezindlu Lwezindawo Zasemakhaya Incazelo: Izinhlelo zokwakhiwa kwezindlu ezindaweni Zasemakhaya	
Uxhaso Lwasezindaweni Zasemakhaya: Amalungelo Omhlaba Wasemakhaya	Uhlelo Loxhaso Lwasezindaweni lwedlulisela imihlomulo Yohlelo Loxhaso Lwezindlu kubantu abahlali nabahlali ezibizwa ngokuthi "ezasemakhaya" lapho benelungelo lokusebenzisa umhlaba uma kuqhathaniswa nobunikazi bomhlaba obusemthethweni. Loluhlelo uxhaso Lwasezindaweni Zasemakhaya luyonikezwa labo bantu abamalungelo abo angabuzwa futhi abahambisana nemigomo yokutholokala kwalolu xhaso.
Uhlelo Lokusiza Abahlali Basemapulazini Ngezindlu	Lolu hlelo luhlinzeka ngoxhaso lwezimali ukuze kuthuthukiswe ezobunjiniyela, uma lungatholakali olunye usizo, kanye nezindlu ezanele zabasebenzi nabahlali basemapulazini. Umnikazi wepulazi ubamba iqhaza elibalulekile kulolu hlelo.

Isigaba 1: Umhlaba, Imisebenzi kanye Nokumenyenzelwa kwamalokishi
Isigaba sokuqala esokuhlela, ukuthengwa komhlaba, ukusungulwa kwamalokishi kanye nokuhlinzekwa kwezindawo zokuhlala esezilungisiwe kanye nezinye izitende zomhlaba ukuqinisekisa imiphakathi edidiyele esimeme.

Isigaba 2: Ukwakhiwa Kwezindlu: Izinhlelo zobunikazi bomuntu ngayedwana
Isigaba sesibili ngesokwakhiwa kwezindlu zalabo abafanelekile ukhulomula ngoxhaso lwendlu kanye nokudayiselwa izitende kulabo bahlomuli abangavumelekile ukuthola uxhaso lwezindlu lokwakhelwa izindlu kanye nabamabhizinisi njalo njalo.

Uhlelo Loxhaso Lomuntu Ngayedwana
Lolu hlelo lunikezela ngosizo lukahulumeni uma imizi evumelekile ukuthola uxhaso ifisa ukuthenga umuzi ovele ukhona noma isitende esilungisiwe, esihambisana nenkontileka yokwakha ngamalungelo yomuzi egunyaziwe. Le mhlaba nemizi iyatholakala ezimakethe ezijwayelekile noma seyithuthukisiwe, njengengxenyi yemiklamo engaxhasiwe ngezimali Ngokwezinhlelo ZikaZwelonkeZokunikezwa Kwezindlu.

Uhlelo Lwezindlu Zabantu Olukhulisive
Uhlelo Lwezindlu Zabantu Olukhulisive luhlose ukuxhasa abantu abafisa ukwengeza uxhaso lwabo lwezindlu zabo ngokuzakhelela izindlu zabo. Uhlelo Lwezindlu Zabantu Olwengezelele lungatholakala Ngoxhaso Lohlelo Lokuthuthukiswa Kwezindawo Zokuhlala Oludidiyele, Uxhaso Oluhlanganisile Oluncike Emiklamweni, Olwezinhlangano, noma Lwasezindawo ngokunjalo nangosizo lobuchwepheshe kanye nezinye izinhlobo zosizo ekwakhiweni kwezindlu.

Uhlelo Lokwenziwa ngcono Izindawo Zasemijondolo
Lolu hlelo lusheshisa ukwenziwa ngcono kwezindawo zasemijondolo. Lumphathelene nezimo zokwenziwa ngcono kwendawo yasemijondolo kanye nezindawo lapho imiphakathi iyothuthelwa khona ngezizathu ezahlukeneyo. Loluhlelo luhambisana nokubonisana kanye nokubamba iqhaza komphakathi okunzulu, ukunikezelwa kwezinsiza zosizo oluphuthumayo, ukunikezelwa kosizo okungapheli kanye nezokuphepha.

Uhlelo Loxhaso Oluhlanganisile
Uxhaso Oluhlanganisile lutholwa ngumuntu osevele elutholile usizo lukahulumeni lokuthola isiza sokwakha esezilungisiwe ngaphansi kohlelo lwezindlu lwangaphambi kowe-1994. Loluhlelo luhambisana neziza esezilungisiwe ezatholakala ngohlelo lobunikazi, lokuqashisa noma ngencwadi yesabelo esemthethweni kanti kumele isetshenziselwe ukwakha noma ukwenza ngcono isakhiwo esiphezu kwaleyo ndawo.

Uhlelo Loxhaso Lwezikhungo
Uxhaso Lwezikhungo lutholwa izikhungo Zezendlu eziphathelene nezinhlelo zezomhlaba ezisebenza esikhundleni sobunikazi (njengokuqasha, ukukhokha kancane kancane njalo ngenyanga, ukuhlanganyela ubunikazi noma umhlaba womfelandawonye) kulabo abathole uxhaso. Loluhlelo luyokwenza ukuba izikhungo Zezezindlu zikwazi ukwenza imiklamo egunyaziwe kanye nokuthi zikwazi ukwakhela abahlomuli izindlu ukuze bahlele ezindlini zemixhaso. Indlu eqashisayo akumele idluliselwe kumhlomuli esikhathini esingaphansi kweminyaka emine kuqalile ukuhlala kuyo. Omunye umbandela ukuthi uhla olusemthethweni, ngale kwendlu yoxhaso, kumele lukwazi ukuzenzela inzuzo esakhaweni.

Uxhaso Lwasezindaweni: Uhlelo Lwamalungelo Ezindawo Zasemakhaya
Uhlelo Loxhaso Lwasezindaweni lwedlulisela imihlomulo Yohlelo Loxhaso Lwezindlu kubantu abahlali ezindaweni ezibizwa ngokuthi "ezasemakhaya" lapho benelungelo lokusebenzisa umhlaba uma kuqhathaniswa nobunikazi bomhlaba obusemthethweni. Kuyosizwa labo bantu abayingxenyi yomphakathi abamalungelo abo angabuzwa ngaleyo ndlela okungelula ukuba balahlekelwe yilawo malungelo ngesikhathi sohlelo lokuhlanganiswa komhlaba. Uxhaso lutholakala ngokwemiklamo bese kuthi labo abahlomulayo balekelele ngabalekeleli bokuqalisa izinhlelo. Abahlomulayo banelungelo lokukhetha ukuthi uxhaso lwabo bafuna ukulusebenzisa kanjani, kungaba ngokuhlinzeka ngemisebenzi, ukwakhiwa kwezindlu noma kokubili.

Uhlelo Lokusiza Abahlali Basemapulazini Ngezindlu
Lolu hlelo luhlinzeka ngoxhaso lwezimali ukuze kuthuthukiswe ezobunjiniyela uma lungatholakali olunye usizo kanye nezindlu ezanele zabasebenzi nabahlali basemapulazini. Umnikazi wepulazi ubamba iqhaza elibalulekile kulolu hlelo.

Uhlelo Lwezindlu Zomphakathi
Uhlelo Lwezindlu Zomphakathi luhlinzeka ngezinhlelo zezindlu zokuqashisa noma zemifelandawonye kubantu abahola kancane ezidinga ukulawulwa yisikhungo okumele zihlinzekwe yizikhungo zezezindlu zomphakathi ezisemthethweni futhi ezindaweni ezikhethiwe zokuhlala.

Uhlelo Lomhlomulo Wesaphulelo Olukhulisive
Uhlelo Lomhlomulo Wesaphulelo Olukhulisive lwasungulelwa ukusiza abantu ukuba bathole izindlu zokuqasha ezixhaswe uhulumeni, kuthi labo abasakwelela baqedele izikweletu zezindlu abazithenge kuhulumeni noma baqedele izikweletu ezixhaswe ngezimali nguhulumeni ezasetshenziselwa ukuthenga izindlu. Loluhlelo luqondene nezindlu ezaxhaswa uhulumeni ngezimali okwangeba kuzo ngaphambi komhla lu-1 kuNtulikazi we-1993 kwathi izitende noma izindlu zabhaliswa ngaphambi komhla zingama-30 kuNhlanguzana we-1993 zase zinikezwa abantu ngaphambi komhla ziyi-15 kuNdasawo we-1994. Loluhlelo lunikeza isaphulelo sentengo edayisa ngayo indlu /imalimboleko esasele. Uma isaphulelo silingana noma singaphezulu kwentengo yendlu noma imalimboleko esasele, umuzi udluliselwa mahhala, azikho ezinye izimali ezikhokhwayo.

Imisebenzi yangaphakathi kamasipala yezobunjiniyela kanye nomhlaba ongakasetshenzwa ingaxhaswa nguHulumeni Wesifundazwe ngokwezimali, ngokukuncike kule mithetho engezansi



human settlements

Department:
Human Settlements
PROVINCE OF KWAZULU-NATAL

UXHASO LWEZINDLU

Ingqikithi Yoxhaso

Luyini Uxhaso Lwezindlu?

Uxhaso Lukahulumeni Lwezindlu yisibonelelo sikaHulumeni esikhokhwa kanye kulabo abanelungelo lokusithola ukuze bathole izindlu. Lesi sibonelelo asikhokhwa siyimali kulabo abanikezwa sona. Sikhokhelwa umdayisi wendlu, noma uma kungumuzi owakhiwa uqalwa phansi, sikhokhela ukwakhiwa kwendlu eyakhiwe ngokwemigomo namazinga afanele bese irejistwa egameni lomnikazi Ehhovisi Lokubhaliswa Kwezindlu.

Izibonelelo zezindlu ziphinde zisetshenziselwe ukuxhasa ukuhlinzekwa kwezindawo zokuhlala eziqashisayo. Izindlu eziqashisayo zakhiwa yizikhungo zezezindlu ezigunyaziwe nokuyizona ezilawula ziphinde zizigcine zisemweni esikahle.

Ngingaluthola Uxhaso Lwezindlu?

Abafaka izicelo Zoxhaso Lwezindlu kumele bahambisane nale migomo:

- Ubuzwe:** Umfakisicelo kumele abe yisakhamuzi saseNingizimu Afrika, noma abe Nemvume Yokuba Ngumhlali Ngokugcwele
- Amandla Okusayina Inkontileka:** Umfakisicelo kumele abe ngovumelekile ukusayina izinkontileka ezisemthethweni (okusho ukuthi makabe neminyaka engaphezulu kweyi-18 yobudala, noma abe ngoshadile noma owehlukanisile emshadweni futhi abe ngophiliile engqondweni)
- Makangabi ngosewake wahlomula Oxhasweni lukaHulumeni.** Umfakisicelo noma lowo ashade naye akumele kube ngabantu asebakhe bahlomula oxhasweni lwezindlu lukaHulumeni phambili. Esimweni sesahlukaniso somshado somuntu owahlomula, imibandela yesahlukaniso yiyona eyolawula ngamalungelo akhe maqondana nemihlomulo yakhe yangomso.
- Umuntu ongumnikazo wendlu okokuqala:** Umfakisicelo noma lowo ashade naye akumele kube ngabantu asebakhe babanendlu /abanendlu njengamanje. Ngaphandle uma kunalezi zizimo ezilandelayo:
 - Abantu abaphila nokukhubazeka**
 - Abantu :**
- abangabanikazi besitende esingenalutho esatholakala ngoHlelo Lokubuyiselwa Komhlaba;
- abathole umhlaba wokuhlala okokuqala ngaphandle kosizo lukaHulumeni kanti indlu/ indawo ekuwo, uma kukhona, akungahambisani Nenkambiso Namazinga amaqondana Nezakhiwo Zokuhlala Ngokuphelele.

Amanani Oxhaso Lwezindlu Amanani Oxhaso Lwezindlu: 11 kuNdasawo wezi- 2010 kuya ku-31 kuNdasawo wezi- 2011	
Uhlelo Loxhaso	Isamba Soxhaso
Uhlelo Loxhaso Lokuthuthukiswa Kwezindawo Zokuhlala Oludidiyele:#	
R0 kuya ku R3 500	R55, 706.00
Uhlelo Lwezindlu Zabantu Olwengezelele: #	
R0 kuya ku R3 500	R55, 706.00
Uxhaso Lwasezindaweni: #	
R0 kuya ku R3 500	R 54, 906.00
Uxhaso Lwezindawo Zasemapulazini: #	
R0 kuya ku R3 500	R54, 650.00
Uxhaso Oluhlanganisile:	
R 0 kuya ku R3 500	R54, 906.00
Uxhaso Lwezinhlangano:	
R0 kuya ku R3 500	R52, 427.00
Uxhaso Lomuntu Ngayedwana:	
R0 kuya ku R3 500	R84,000.00

Uma kungekho okunye okungenziwa, imisebenzi yangaphakathi kamasipala yezobunjiniyela ingaxhaswa ngokwezimali ngesikhawama soxhaso lwezindlu. Isitende ngasinye sinikezwa lesi Samba:	R22 162, 00
Izindleko zomhlaba ongakasetshenzwa zingaxhaswa ngokwezimali ngesikhawama sezindlu sonyaka sikaHulumeni Wesifundazwe	Inani lasezimakethe (Okwamanje lilinganiselwa ku R6 000.00 isitende ngasinye)

IZINHLELO ZOZHASO

Uhlelo Oludidiyele Lokuthuthukiswa Kwezindawo Zokuhlala

Uhlelo loxhaso okuthuthukiswa kwezindawo zokuhlala oludidiyele lwangena esikhundleni soHlelo Loxhaso Oluncike Emiklamweni. Loluhlelo luhlinzeka ngokuhlala kanye nokuthuthukiswa kwemiklamo yezindlu edidiyele.Imiklamo ingahlelwa iphinde ithuthukiswe ngezigaba ukuze inikezele ngentuthuko ephelele.

