



KWAZULU-NATAL PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

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POLICY, RESEARCH & PRODUCT DEVELOPMENT

IMPLEMENTATION GUIDELINES FOR AFFORDABLE HOUSING

NOVEMBER 2023

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ACRONYMS/ABBREVIATIONS

AG	Auditor General
CBO	Community Based Organisations
CRO	Community Resource Organisation
EPWP	Expanded Public Works Programme
FBO	Faith Based Organisations
FLISP	Finance Linked Individual Subsidy Programme
IRDP	Integrated Residential Development Programme
NDHS	National Department of Human Settlements
NGO	Non-Governmental Organisation
NHBRC	National Home Builders Registration Council
NHFC	National Housing Finance Corporation
NIA	National Implementing Agent
PFMA	Public Finance Management Act
PPP	Public-Private Partnership
RSA	Republic of South Africa
SABS	South African Bureau of Standards
SHI	Social Housing Institutions
SHRA	Social Housing Regulatory Authority
TA	Treasury Approval

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DEFINITIONS

Affordability	The amount an individual or a couple can afford to spend on a new home, based on their income and any deposit that they have available for the new home.
Financial Institutions	Mainly refers to the four main banks of South Africa (First National Bank, Standard Bank, Nedbank and ABSA) that provide home loans to individuals as well as Banking Association of South Africa.
Gap market	Individuals earning between R 3 501 to R 22 000 generally find it hard to qualify for housing finance; their income is regarded as low for mortgage finance, but too high to qualify for the subsidy.
Housing Subsidy	The financial assistance that is provided through the FLISP to reduce the initial mortgage loan amount or augment the shortfall between the qualifying loan and the total house price.
Land Availability Agreement	A comprehensive agreement or contract entered into between the original landowner and a developer or group of beneficiaries in terms of which a specific land parcel is secured for the benefit of the beneficiaries or developer, while the ownership remains with the original landowner.
Public-Private Partnerships	Long-term contracts between the public and the private sector. The primary objective of PPPs is to ensure the delivery of well-maintained, cost-effective public infrastructure or services, by leveraging private sector expertise and transferring risk to the private sector
Social Housing	A rental or co-operative housing option for low to middle-income persons at a level of scale and built form which requires institutionalised management, and which is provided by accredited social housing institutions or in accredited social housing projects in designated restructuring zones.
Community Resource Organisation	A CRO is a legally constituted entity that plays a vital role in the capacitation of Beneficiary Committees to implement ePHP projects. The entity acts as a developer that ensures that the project becomes a success.

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1. INTRODUCTION

The diversity of the housing market requires a differentiated market approach, and such an approach demands a solution that maximises efficiency in the allocation of resources and the utilisation of technical capacity. Beyond the obligation to provide low-income houses, government has a responsibility to put together resources for the provision of other markets that fall outside the funding solution of the commercial property funders. Progress has been made in forging relationships with the private sector and other funding institutions for the satisfaction of the demand in this market. This can be achieved by ensuring that investments in the housing sector dispersed in different institutions in the public and in the private sector are brought together in a collaborative framework that will ensure increased impact.

There are a number of challenges facing affordable housing, such as the high costs of land, which is one of the principal challenges. Financing the land is another major challenge that developers or builders face in delivering affordable housing. Any government strategy that is geared at enhancing the provision of affordable housing, has to navigate availability of suitable land, financial and non-financial support as well as policy reforms in order for it to work. Financial subsidies, subsidies in kind (e.g., in the form of government land) as well as cross-subsidies will have to play a central role in addressing affordable housing. In view of the above the Department drafted an Affordable Housing Policy Framework for partnerships with the private sector in the provision of affordable housing, bringing land to the table to form a basis for discussions. The idea is to combine the strengths of the private sector with those of the Department in order to overcome challenges faced by beneficiaries and to achieve superior outcomes. The policy was approved in 2022 and there was a need for implementation guidelines to map out the entire process and clarify roles and responsibilities of the parties involved.

2. OBJECTIVES OF THE IMPLEMENTATION GUIDELINES

The implementation guidelines are intended to provide direction and details for the implementation of the affordable housing options, as outlined in the policy. This is done in order to facilitate assistance of individuals and families living in dire housing need who may have barriers to accessing adequate, safe, and suitable housing accommodations on their own. These guidelines will, therefore, attempt to:

- 2.1 Clarify roles and responsibilities of stakeholders involved
- 2.2 Map out the implementation process of the affordable housing options
- 2.3 Facilitate the delivery of integrated social infrastructure development for meaningful socio-economic impact.
- 2.4 Enable access to adequate affordable housing opportunities and quality living environments and ensure compliance to all related legislative prescripts
- 2.5 Facilitate the increased and sustained private sector investments and participation in the under-served segment of the housing market in the following:
 - a) Private Rental Units
 - b) Finance Linked Individual Subsidy (FLISP) Help me Buy a Home Scheme/First Home Finance Units

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- c) Bridging Affordable Units
- d) Bridging Affordable Serviced Sites

3. APPLICATION OF THE GUIDELINES

The guideline is applicable to the Integrated Residential Development Programme (IRDP), Finance Linked Individual Subsidy Programme (FLISP) and the Serviced Sites Programme. The KZN Department of Human Settlements (The Department) will identify parcels of vacant or underutilized strategically located state land inside the urban edge to be released for affordable housing projects in partnership with private sector. The Department will provide land for affordable housing developments through donations, land leases or deferred land payments. The IRDP provides for the acquisition of land, servicing of stands for a variety of land uses. It also provides for residential stands for lower, middle, and high-income groups. If the qualifying beneficiary can purchase a serviced stand via the private sector, they can apply for the FLISP subsidy to the value of the development cost of a state financed serviced stand. The beneficiary does not qualify for any further housing subsidy and is responsible for financing the top structure on the site.

N.B. The guidelines will initially be applicable in urban and peri-urban areas in order to test its implementation where secure tenure options are possible. The intention is to extend its roll-out incrementally to other areas, in accordance with the FLISP Help me Buy a Home Scheme/First Home Finance and the Departmental plans.

4. IMPLEMENTATION OF AFFORDABLE HOUSING OPTIONS

4.1 Self-Build Affordable Housing Concept

Self-build is used in this document to define any form of housing production whereby the homeowner/s to some degree will be directly or indirectly involved in the development or construction process of the physical structure of their new home. It has been presented as another mechanism to cater for the gap market to property ownership as well as to help address the ever-increasing housing backlog in the province. There are a number of similar self-build options that the Department once embarked on, and this is an attempt to re-introduce the concept as an affordable option to those who prefer to self-build with minimal assistance from the Department.

The self-build programme will be implemented through the Integrated Residential Development Programme (IRDP), Finance linked Individual Subsidy Programme (FLISP) and the Serviced Sites policy instruments. The Department will make plots of land available to the qualifying beneficiaries through the IRDP. This programme provides for the acquisition of land and servicing of stands for a variety of land uses.

The self-build programme will require an appointment of a Community Resource Organisation (CRO) to act as an intermediary between the department and the self-builders. The CRO will also capacitate beneficiaries with technical, financial and/or necessary administration expertise to get all the components of the construction in order.

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CRO's can be legal entities which may include Non-Governmental Organisations (NGO), Faith Based Organisations (FBO), housing cooperatives and/or a consortium of different stakeholders to make up the skills required and must be selected from the Department's database of accredited CRO's.. The CRO will provide ongoing support to the technical service providers and ensure technical compliance as well as NHBRC compliance at all stages of the project. Self-builders should work with an existing implementing agent and existing Community Resource Organisation (CRO) within a project area or may choose to work with financial institutions such as Ithala Bank that will administer the subsidy and payments as per agreed milestones. Qualifying self-builder beneficiaries may choose any of the following methods:

- a) **Individual Self-build:** Self-build usually encompasses a process where the would-be homeowner has control over the build and management of the construction of their home from beginning to end. The household builds the house themselves, often with the help of family members in a process called sweat equity (which refers to the householders making their own contributions).
- b) **A group self-build:** This refers to individual self-builders coming together as a group and engaging with the existing contractor on site or any other NHBRC registered contractor to build for them. This will be an arrangement between self-builders and that particular contractor they have chosen with assistance from a Community Resource Organisation (CRO) or a registered financial institution. The Department will pay the grant to the CRO/financial institution (Ithala Bank) should beneficiaries select this option. The management process and other arrangements are detailed below.

4.1.1 Implementation process for self-build housing option

a) Identification of sites

The developer through the municipality will service plots of land and make them available to qualifying beneficiaries through the IRDP, FLISP and serviced sites programme. All IRDP projects are required to set aside a percentage of their yield for the affordable housing market, which can be used for self-build. The municipality will undertake the needs assessment during the project or utilise the National Housing Needs Register (NHNR), if established, to determine potential beneficiaries for this option. The outcome of the needs assessment will inform the percentage that will be set aside.

b) Sale agreement

In terms of Section 10 of The National Housing Act 107 of 1997, any state subsidised property is subject to the Restriction of Sale clause which is commonly referred to as the pre-emptive right clause. Section 10A and 10B of Act 107 of 1997, contains a restriction on the voluntary and involuntary sale of state subsidized housing within a period of eight years from the date on which the property was acquired. The Department will enter into a sale agreement with the self-builder with the following conditions of sale. The sale agreement must include the breakdown of costs and the value of the land.

Self-builders who receive serviced plots of land for self-build housing from the Department will be required to start development of the site as follows:

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- i. Development of the sites must be initiated within 18 months of allocation thereof and have a completed habitable structure within five years of being allocated the site.
- ii. The Department will send project inspectors to conduct the first phase of inspection of progress on self-builders at intervals of the 18, 36 and 60 months. If there is no progress on site, the Department must issue a letter to the beneficiaries asking for reasons and requesting when development will commence.
- iii. If a beneficiary fails to construct a house within the stipulated period as indicated in (i) above, the beneficiary can write to the Department and provide valid reasons as to why construction has not commenced. The Department will assess the request and determine an extension period required.
- iv. If a beneficiary fails to construct a house within the stipulated period and has not informed the Department, the property should be considered for re-allocation to the next qualifying beneficiary.

c) Support for Beneficiaries

i. Technical Support

The Department may provide, where necessary, building plans for beneficiaries who wish to select from the standard Departmental housing plans (40m², 45m² and 50m²). The involvement of the National Home Builders Registration Council (NHBRC) will ensure that the houses are built according to the required standards and qualify for the NHBRC warranty.

ii. Training/Capacity Building

As part of capacitation and skills development, the Department of Human Settlements and NHBRC will conduct consumer education sessions when the self-build projects are being launched. Beneficiaries will be informed about their responsibilities as self-builders, which includes among others, the following:

- Registration of building contractors with the NHBRC
- NHBRC home enrolment requirements
- Use of construction material that is SABS approved and compliant with other building regulations
- House plan approvals in terms of municipal bylaws
- Compliance with the industry's terms and conditions of subsidies
- Advice on buying of construction material including bulk buying

In an effort to empower local builders, the Department will also engage the NHBRC and EPWP to offer other technical training to local builders and emerging contractors should it be necessary.

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iii. Management process for group self-builders

➤ Appointment of a Community Resource Organisation (CRO)

A CRO will have to be appointed to serve as a developer for the group self-build and offer technical support and financial management expertise to the self-builders. The KZN Department of Human Settlements has taken up the responsibility to set-up and manage a CRO's database, and accordingly develop the criteria to screen and approve CRO's. A successful CRO will be appointed from the existing data base. The role of the CRO will be as specified in 4.1.5.

➤ Qualities required in a CRO

A competent CRO should possess the following capacities:

- Be a legal entity i.e., they must have legal rights and duties related to contracts, agreements, payments, transactions, obligations, and penalties
- Comply with the relevant municipal and provincial governments requirement for registration of CROs
- Have knowledge and understanding of the National Housing Code and relevant regulations in the construction industry
- Have a minimum of 5 years' experience in participatory community development
- Have sound Financial Management systems
- A financial CRO is required to have a strong accounting background and be registered as an accountant
- Have technical skills related to the built environment
- Have strong administration expertise
- Have conflict resolution skills
- A technical CRO must be registered with the National Home Builders Registration Council (NHBRC) and the South African Council for the Project and Construction Management Professions (SACPCMP)
- CRO's need to be registered on the Department's database of CROs
- All professionals appointed by CRO's must be sourced from the departmental database of professionals.

iv. Data base of local building material suppliers

The CRO may choose to develop a database of locally based material suppliers which will include hardware shops available in the project area or use an existing database that they may prefer. The CRO must ensure that material supplied by their preferred supplier is South African Bureau of Standards (SABS) approved material. An agreement must be entered into with the preferred supplier after consultation with the identified self-builders. The data-base and the selection process will take cognisance of designated groups in all stages of the processes.

Self-builders will be encouraged to come together and buy material in bulk from the selected registered local suppliers to benefit from economies of scale.

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4.1.3 Funding arrangements

- a) The Government housing subsidy can be used to acquire land, for the servicing of sites and to build homes. Serviced sites will be sold at the stand input cost which comprises of the following:
- i. Land acquisition cost;
 - ii. The cost of providing the basic municipal engineering services where such were funded from the housing allocation;
 - iii. The cost related to the township establishment process; and
 - iv. Any applicable transfer costs.
- b) Different income bands and applicable funding benefits are illustrated in the table below:

BENEFICIARY INCOME CATEGORY	PRODUCT QUALIFICATION
R0 – R3 500	A serviced site and a 40m ² house
R0 – R3 500: Beneficiaries living with disability i.e., wheelchair bound	A serviced site and a 45m ² house
R0 – R3 500: Beneficiaries living with disabilities other than wheelchair bound	A serviced site and a 40m ²
R 3 501 – R22000	A FLISP subsidy ranging from R 38 878.35 to R 169 264.60* on a sliding scale
Beneficiaries to note that professional fees such as those for architecture, NHBRC home enrolment, etc. must be catered for in their budgets.	

** To be aligned to the adjusted subsidy quantum as approved by MINMEC from time to time*

- c) The subsidy will cover the cost of the serviced stand and any residual of the subsidy amount will be paid to a financial institution/ CRO for self-build material supply based on agreed milestones.
- d) Should a beneficiary qualify for an amount that is less than the stand input cost, s/he must make his/her own arrangements to pay the residual amount to the financial institution/ CRO.
- e) The subsidy will be paid to the appointed CRO/ financial institution to undertake the following:
- i. Disburse subsidy payments to the material suppliers based on agreed payment milestones
 - ii. Enter into an agreement with their own preferred material suppliers that comply with the industry's regulations. A CRO may, in consultation with self-builders determine the appropriate supplier to source material from and negotiate the terms of business with them.
 - iii. Must ensure that the beneficiary complies with the 5 years building condition by the department.

4.1.4 Monitoring of Progress

The Department's inspectors must conduct progress inspections at 18 months (1½ year), 36 months (3 years) and at 60 months (5 years) intervals from the date of transfer of the serviced site. A report on progress at each interval must be compiled and submitted to the Director of the District/Regional Project Management unit. Should the beneficiaries not comply with the stipulated timeframes, the Department must write to the beneficiary requesting reasons and the time when development will commence.

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4.1.5 Roles and responsibilities

DEPARTMENT	MUNICIPALITY	BENEFICIARIES	CRO	NHBRC
Ensure provincial planning frameworks proactively support Self-build housing.	Facilitate land availability to support self-build projects.	Indicate the need and willingness to take up the self-build housing option.	Negotiate and enter into agreement with their preferred material suppliers to supply the self-builders with construction material.	Offer training to local builders and emerging contractors should it be necessary.
Advocate, promote and support self-build housing through information dissemination.	Provide services and infrastructure for self-build projects.	Comply with subsidy application and administration requirements. Selection of sites.	CRO to enter into partnership with the preferred local material suppliers that comply with building norms and standards and disburse payments.	Workshop self-builders and local builders about the accreditation process and consumer protection.
Identification of sites.	Approve house plans.	Indicate their access to additional funding/top-up where required to build the top structure.	Receive subsidy payments & disburse to the contractor/self-builders upon completion of agreed milestones	Encourage and support registration of local builders and emerging contractors on their own database.
Invitation for applications from interested self-build applicants.	Provide information and advice on housing matters.	Approach the Department for issues of clarity before embarking on the self-build project.	Capacitate self-builders with skills needed for daily management of the construction. This includes inter alia training on basic financial management, project management, general management, and payment processes	
Process and screen self-build applications and project documents in order to select qualifying beneficiaries.	Provide support of the monitoring of the progress as per the inspection intervals decided upon.	Agree to the conditions of sale and sign sale agreement.	Prepare and submit a monthly account's reconciliation report and ensure that supporting documents are in place	
Enter into sale agreements with successful beneficiaries		Comply with the required minimum building standards.	Ensure compliance with the 5-year building condition	
Conduct workshops with beneficiaries on expectations and conditions.		Construct a house within the stipulated 5-year period and comply with the inspection intervals as proposed.	Monitor and manage construction progress	
In an effort to empower local builders, the Department will also engage the NHBRC and EPWP to offer other technical training to local builders and emerging contractors should it be necessary.		Undertake home enrolment.		
Undertake progress inspections at 18, 36 and 60 months. Follow up & determine remedy for non-compliance.				

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4.2 Collaboration with Private Developers on State Land

In terms of this approach, the land is owned by the Department and the objective is to develop the land for use beyond the scope of what the Department can afford within existing programmes. This would be achieved through collaborations with the private sector. The Department will provide the land in order to initiate affordable housing partnership discussions with the private sector developers to provide affordable housing options for beneficiaries. This includes development on Departmental land for an affordable mix of uses and housing markets. The plan is to take stock of publicly owned properties, assess them for housing viability, create a development vision, and solicit proposals from private developers. The property will be leased or donated below market value to make new housing development accessible and affordable especially to the needs of middle-to-lower-income households. The critical aspect in this case, is the cross subsidisation that needs to take place to make the finance linked housing work. The developer should reflect this in their proposal to ensure that this aspect is catered for.

4.2.1 Qualification criteria

Prospective beneficiaries must comply with the general qualification criteria and other project specific criteria, which includes the following. The applicant:

- a) Must be a South African citizen or must hold a permanent residence permit.
- b) Must be 18 years or older or legally married or legally divorced and of sound mind.
- c) Must have a household income between R3 501 and R22 000 per month.
- d) Must not have previously benefited from government housing subsidy programmes.
- e) Must not be owning any other residential property nor previously owned fixed residential property.
- f) Where the application is made for a subsidy on the basis of a legal marriage or cohabitation arrangement, it is required that the property must be registered in the name of both spouses.
- g) The applicant may be single but with proven financial dependents. Single aged persons, disabled persons and military veterans without financial dependants may be assisted.

4.2.2 Funding arrangements

a) FLISP

The Department will approve and pay subsidies as the properties are sold. The subsidy will be paid to the developer via the conveyancer. Input costs will be deducted against the subsidy, where the subsidy has been approved and granted. Where there is an outstanding amount between the purchase price and the subsidy, the developer will enter into an agreement with the beneficiary for the payment of the residual amount. The funding arrangement will be in terms of a tripartite agreement among the Department, Municipality, and the developer.

b) NHFC

The developer may access bridging finance from the NHFC to enable them to provide for the affordable housing market.

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c) Beneficiary Savings

Beneficiaries with sufficient savings to cover the residual of their purchase price after the subsidy is granted may be considered for affordable housing. The beneficiary will be required to approach their bank to issue a bank guarantee and pledge the money to the bank for it to be held against the value of the outstanding balance. These savings will be released by the bank to the conveyancer upon registration of transfer.

d) Mortgage loans

The settlement of the outstanding balance of the purchase price after the payment of the subsidy will be an agreement between the developer and the applicable beneficiaries who have qualified for mortgage loans through financial institutions.

4.2.3 Implementation process for collaboration with private developers on state land

a) Identification of sites

The Department will work with municipalities to proactively identify, zone, and service land parcels prior to releasing them to support affordable mixed-use developments. This may include both ownership and rent-to-buy tenure options catering for the affordable housing market.

b) Selection of the Relevant Private Sector Partner

The Department will extend a call for partnerships through the supply chain management processes which may be as follows:

- i. **Expression of Interest:** The Department may extend a call for expressions of interest from private developers who are interested in the delivery of affordable housing. This will be a call to acquire and develop state land with special conditions. The advert must clearly spell out the required role for private sector players and that of the Department. Thereafter, the Department will assess the private developer based on the proposals presented and the requirements of the Department.
- ii. **Competitive Bidding:** The Department may extend a call for bids from private developers who are interested in the delivery of affordable housing. An open tender process through bidding will be followed. The scope of work will clearly state the approximate or anticipated density and unit count, affordability expectations, including the income level(s) to be served and any other terms under which the property, or development rights, are offered. The successful private developer will be selected through the approved supply chain management processes.

c) Agreement and Conditions

The Department will facilitate the development of affordable housing through the release of land to developers by way of Land Availability Agreements as opposed to the sale of the land to developers. A Land Availability Agreement will be entered into with the private developer to enable development of the affordable housing project to be undertaken.

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Any state subsidised property is subject to the Restriction of Sale clause in terms Section 10 of The National Housing Act 107 of 1997, which is commonly referred to as the pre-emptive right clause. Section 10A and 10B of Act 107 of 1997, contains a restriction on the voluntary and involuntary sale of state subsidized housing within a period of eight years from the date on which the property was acquired.

d) Project Implementation

The required social facilitation, which is applicable to the project process for a conventional project will take place. The private developer will provide house plans and designs to the local authority for approval as part of a standard residential development process. The developer will have a responsibility to ensure that the plan caters for cross subsidisation in order to make the low to middle income housing more feasible. The norms and standards as prescribed by the National Department of Human Settlements in the General and Technical Guidelines of the National Housing Code, 2009 and subsequent enhancements may be used to guide development.

e) Application Process

The developer may advertise the project inviting applications from potential beneficiaries, or those municipalities with an established needs register may select potential beneficiaries for the project from the database. Thereafter, affordability pre-screening of the applications received will be conducted by the developer whereby the non-qualifying beneficiaries will be addressed by the developer and the potential beneficiaries will be submitted to the Department for qualification screening in terms of the applicable qualifying criteria of the FLISP Help me buy a Home Scheme/First Home Finance.

f) Beneficiaries Exceeding the R22 000 Income Limit

Beneficiaries earning above the R22 000 income limit will be incorporated in the development in order to facilitate cross subsidization between the high end and low-to-middle end market. The private developer will develop on the departmental land and further receive subsidies from the department for each qualifying beneficiary. The resultant reduction in land costs will create an opportunity to assemble a more attractive investment incorporating an affordable mix of uses and housing typologies, which will facilitate cross subsidization between the range of housing units delivered.

Beneficiaries exceeding the R22 000 income limit will fund the entire purchase price of the unit by their own means or home loan finance and the developer will reimburse the department for all land input costs for units sold to non-qualifying beneficiaries. The developer will be required to undertake the required assessment on potential beneficiary's ability to purchase the unit.

The affordable partnership project may not have more than 30% of the housing units catering for the income group that exceeds the income limit of R22 000.

g) Handover of units

The handover of the units will be undertaken by the developer once the registration of transfer takes place.

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4.2.4 Roles and responsibilities

DEPARTMENT	DEVELOPER	MUNICIPALITY	APPLICANTS/BENEFICIARIES	NHBRC
Identify suitable land for affordable housing together with municipality.	Express interest and submit project proposals to the Department.	Identify suitable land for affordable housing together with Department.	Comply with subsidy application and administration requirements.	Ensure quality assurance and consumer protection.
Create an enabling environment for partnerships with the private sector.	Prove their competency to develop affordable housing .	Prepare land for the project implementation.	Secure additional residual funding where required.	Ensure compliance with the required minimum building standards.
Invite proposals and or expression of interests from private developers via SCM processes. Conduct briefing as required.	Agree on the terms and conditions and sign the land availability agreement with the Department.	Support partnerships with private developers for affordable housing.	Mortgage loan and housing loan application.	Provide training and advice when necessary.
Conduct assessment and select the suitable private developer as per SCM processes.	Advertise the project and conduct affordability pre-screening. Refer FLISP applications to the Department.	Provide information and advice on housing matters.	Attend meetings and receive feedback.	Assess & approve home enrolment.
Agree on the terms and conditions and sign the land availability agreement with the private developer.	Comply with the set guidelines and the Departmental norms and standards where applicable.	Approve house plans and house designs and ensure compliance with bylaws.	Sign happy letters.	
Receive, assess and approve beneficiary applications for FLISP.	Submit house plans and designs to the local authority for approval.	Agree on the terms and conditions and sign land availability agreement with the private developer where applicable.		
Timeously pay subsidies for the approved beneficiaries as per the agreement with the developer.	Attend stakeholder meetings and provide progress reports.	Assist the Department in the monitoring of the project progress.		
Monitor delivery of the development to ensure compliance.	Handover affordable housing to the beneficiary.			
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4.3 Affordable Housing Delivery through Social Housing

This option will be managed and implemented through the regulated and applicable Social Housing Programme of the Department with the support of the Social Housing Regulatory Authority (SHRA).

5. MONITORING AND EVALUATION

The Sustainable Human Settlement's (SHS) district offices shall monitor and manage the performance of the partnership projects and advise accordingly if reviews are necessary. Bi-annual review reports shall be compiled by the district's SHS Directorates to ensure that the terms and conditions as well as services agreed to in the concession agreement is implemented in good faith.

The Policy, Research and Product Development Directorate will conduct a review of the policy after three years of implementation or as required.

6. EFFECTIVE DATE

The Implementation Guidelines for Affordable Housing will be effective from the date of approval by the honourable MEC.

APPROVED BY:

HON. S. C. NKOSI, MPL
MEC FOR HUMAN SETTLEMENTS AND PUBLIC WORKS

DATE