

Human Settlements



Government is committed to providing sustainable human settlements to improve the quality of household life for the poor. Such provisions entail access to quality accommodation, basic services, secure tenure and affordable mortgage finance.

Formal housing has grown by 50% since 1994, translating to an additional 5,6 million formal homes since the country's first democratic elections.

The Department of Human Settlements' (DHS) service-delivery priorities include upgrading well-located informal settlements, and providing proper services and land tenure to 500 000 households by 2014.

The department plans to increase the rate of affordable rental housing delivery to at least 20 000 units per year. It has set aside 6 250 ha of well-located public land for low-income and affordable housing, accommodating approximately 400 000 units by 2014.

The department has planned to accelerate the provision and upgrading of bulk infrastructure networks to prioritised settlements by 2014, and will accommodate people whose salaries are too high to get government subsidies, but too low for them to qualify for a normal bank mortgage.

By May 2013, government had, for the first time since 1994, passed the three million mark in providing houses and housing opportunities in South Africa.

Most beneficiaries were from the poorest groups in South Africa. The main focus of housing delivery efforts remains the provision of quality housing for the poorest of the poor, many of whom are in and around informal settlements.

The policy of providing grants to enable the poor to get free housing was unsustainable. It was driven by unemployment, poverty and inequity.

Legislation and policies

The following legislation, policies and strategies govern the DHS:

- The Sectional Titles Schemes Management Act, 2011 (Act 8 of 2011), which provides for the establishment of bodies corporate to manage and regulate common property in sectional title schemes and the establishment of an advisory council to advise the Minister.
- The Community Schemes Ombud Service Act, 2011 (Act 9 of 2011), which could fundamentally change the lives of people living in high-rise flats, inner-city buildings, townhouse complexes and other gated communities. The Act establishes an ombud service to resolve disputes emanating from within community schemes.

- An increasing number of community schemes are being developed, where there is governance by the community involved, shared financial responsibility, and common land and facilities. The Act is aimed at addressing any problems and disputes among participants involving the control and administration of finances, facilities and behaviour.
- The Estate Agency Affairs Act, 1976 (Act 112 of 1976), the Finance-Linked Individual Subsidy Programme (FLISP) and the Mortgage Default Insurance are expected to address challenges associated with the upgrading of slums, access to basic services, accreditation of key municipalities and land acquisition for human settlements. The programme of improving property markets remains a major challenge.
- The Housing Act, 1997 (Act 107 of 1997), provides for, among other things, facilitating a sustainable housing-development process. For this purpose, it lays down general principles applicable to housing development in all spheres of government; defines the functions of national, provincial and local government in respect of housing development; and provides for the financing of national housing programmes.
- The Rental Housing Act, 1999 (Act 50 of 1999), defines the responsibility of government in respect of the rental housing market. It creates mechanisms to advance the provision of rental housing property and promotes access to adequate housing by working to ensure the proper functioning of the rental housing market. It furthermore provides for the establishment of rental housing tribunals. The Act gives tribunals the power to make rulings, which are deemed to be rulings of a magistrates' court in terms of the Magistrates' Courts Act, 1993 (Act 120 of 1993), and which are enforced in terms of the Act. The Act provides for the facilitation of sound relations between tenants and landlords and for this purpose lays down general requirements relating to leases. Among other things, the Act prescribes that: leases may be oral or in writing; tenants can demand a written lease; the landlord must give the tenant a written receipt for all payments received by the landlord from the tenant; the landlord may require that the tenant pay a deposit before moving in; the balance of the deposit and interest must be refunded to the tenant by the landlord not later than 21 days after the expiry of the lease.
- The Rental Housing Amendment Act, 2007 (Act 43 of 2007), among other things, provides for rulings by rental housing tribunals, to expand the provisions pertaining to leases and to extend the period allowed for the filling of vacancies in rental housing tribunals.
- The Social Housing Act, 2008 (Act 16 of 2008), aims to establish and promote a sustainable social housing environment. It defines the functions of the national, provincial and local spheres of government in respect of social housing. It provides for the establishment of the Social Housing Regulatory Authority (SHRA) to regulate all social housing institutions obtaining or having obtained public funds, and it allows for the undertaking of approved projects by other delivery agents with the benefit of public money. The DHS has taken steps to assist governance and regulatory processes through the promulgation of the Social Housing Act of 2008 and the establishment of the SHRA. The Act provides for the recognition and accreditation of social housing institutions. Provincial governments are given responsibilities to approve, allocate and administer capital grants, as well as administer the Social Housing Programme. Local governments are required to ensure access to land, municipal infrastructure and services for approved projects in designated restructuring zones. Local governments are also responsible for initiating the identification of these restructuring zones. The Act's major purpose is the establishment of the SHRA.

Human Settlements Vision 2030

Human Settlements Vision 2030: On the Road to 2050 aims to provide houses and services in rural and urban areas. It focuses on the total eradication of backlogs of more than 2,1 million housing units, which translates to about 12,5 million people.

Under Vision 2030's framework, most South Africans will have affordable access to services and a quality environment; instead of living in isolation on the periphery of cities.

The DHS is a key player in the property market. A recent study found that of the six million registered residential properties in the Deeds Registry, 1,44 million were government-subsidised houses. This represents just less than a quarter of registered residential properties and

In September 2013, the intergovernmental, multibillion rand Cornubia Development, situated north of Durban, became a reality, as 482 housing units were handed over for occupation. The units consist of two bedrooms, a lounge, a kitchen and ablution facilities. Cornubia is a mixed-use and mixed-income development consisting of 1 200 ha of the land. Of these, 80 ha are earmarked for industrial development. The rest is for commercial, housing and other public amenities. The completed Cornubia Development is expected to yield 23 000 housing units within the next 10 years.

could increase to 35% if the backlog in issuing title deeds is overcome.

The value of a title deed provides the following:

- protection of rights to a property
- asset security
- facilitation of entry of ordinary South Africans as players in both the property as well as the financial markets.

What is least understood yet nevertheless a major contribution to asset formation by beneficiaries is that each time government facilitates the acquisition of a house, it comes with its own land.

Housing the poor was an ingredient of the department's three-part response to the State's Vision 2030 Strategy.

"Gap housing" is a term that describes the shortfall, or "gap" in the market between residential units supplied by the State and houses delivered by the private sector.

The gap housing market comprises people who typically earn between R3 500 and R15 000 per month, which is too little to enable them to participate in the private property market, yet too much to qualify for state assistance. Gap housing is another element of the State's Vision 2030 Strategy.

Gap housing is a policy that addresses the housing aspirations of people such as nurses, fire fighters, educators and members of the armed forces, who earned between R3 000 and R15 000 per month and, therefore, did not qualify for Reconstruction and Development Programme houses and did not earn enough to obtain home loans.

Nationally, the houses were financially assisted by the National Housing Finance Corporation (NHFC) through an intervention called FLISP, which gives all qualifying beneficiaries the certainty of being granted loans, bonds or mortgages by banks and other financial institutions.

Those in the middle- to high-income groups could apply for housing bonds.

The challenges ahead include removing racial connotations from living spaces, which more than anything else, reflects the real evil of apartheid social engineering. Undoing this policy will require time and major resources.

As part of its strategy in this regard, the department is obliging banks to give loans to black people who want to buy properties in previously exclusively white areas.

It has also been buying up high-rise buildings in inner cities, and refurbishing and transforming them from office space to rented family units. This form of social housing has become popular with young couples, students and single mothers.

Areas close to townships, known as "no-man's land" that were used as buffer zones to

separate black townships from white areas are being eradicated. The land is being used for housing with occupants being moved closer to cities.

New non-racial towns and cities are being developed to fulfil the principle of a united people in non-racial residential areas. Lephalale, which will be known as Joe Slovo City, in Limpopo, is an example of this policy.

Integrated Urban Development Framework

The Integrated Urban Development Framework is an ongoing consultative process aimed at encouraging members of the public and experts in the human settlements field to suggest how inclusive urban settlements should be designed, such as:

- inhabitants of sustainable human settlements, located both in urban and rural areas, must live in a safe and a secure environment
- sustainable human settlements are supportive of their communities, thus contributing towards greater social cohesion, social crime prevention, moral regeneration, support for national heritage, recognition and support of indigenous knowledge systems, and the ongoing extension of land rights.

The new framework was a policy process aimed at changing the apartheid legacy of urban division, which now sees many South Africans living in places that are far from their places of work, and having to bear the cost of spending most of their income on transport.

The new framework will also tackle the call by the National Development Plan for spatial planning of urban areas to address the main challenge of enabling job creation linked to sustainable livelihoods and to establish well-performing human settlements. This should be at the heart of what municipalities do and how they function.

Planning and project implementation takes place at municipal level. Grants, such as the Urban Settlements Development Grant, will be used to ensure that the approach to national socio-economic development is integrated.

Social Contract for Rapid Housing Delivery

The Social Contract for Rapid Housing Delivery is a structuring device for steering interdependent activities into a new bargaining context so that all of the activities in the wider sector co-produce desirable outcomes such as:

- more sustainable human settlements for social equality
- economically efficient and effective settlements
- environmentally sensitive built environments with reduced carbon footprints.

The areas of focus broadly take account of the department's mandate. These focus areas are:

- social cohesion
- planning and development
- financing human settlements
- neighbourhood design: building communities (through spatial and physical articulation).

Inclusionary Housing Policy

The New Economic Growth Path has identified energy, transport, roads, water, communication and housing as key areas in its strategy to fast-track sustainable growth, employment and equity creation.

This has been given a boost by the Presidential Infrastructure Coordinating Committee (PICC) and is a breakthrough in the effort to reverse the system of apartheid infrastructure and its spatial planning. The introduction of the PICC means the beginning of the end for government operating in silos.

Sanitation, which provides the most basic protection to the private dignity of citizens, is an internationalised programme through the United Nations (UN) millennium development goals (MDGs) as agreed to by all UN member states. In the PICC, this programme has been made a national priority. This is also one of the key recommendations of the Ministerial Sanitation Task Team's preliminary findings.

Private-sector developers, in collaboration with financial institutions, have undertaken several inclusionary housing initiatives.

These include housing projects in Bertrams and Cosmo City, Johannesburg; Olievenhoutbosch, Pretoria; Hlanganani, Springs; and Blythedale, outside Durban. Multiple housing projects that are designed as mixed-income housing developments ensure cross-subsidisation and achieve inclusionary housing objectives.

Budget

The department's 2013/14 budget was hiked by R2,9 billion to R28,1 billion. The allocation was expected to be increased to R32,7 billion in 2015/16. The conditional grant to provinces totalled R53,7 billion over the Medium Term Expenditure Framework (MTEF) period. The Urban Settlements Development Grants to municipalities received about R30 billion in the MTEF period.

Subsidies and funding Housing subsidies

A housing subsidy is a grant by government to qualifying beneficiaries to be used for housing purposes. The subsidy is either paid to a seller of a house or, in new developments, it is used to finance the construction of a house that

complies with the ministerial minimum norms and standards.

The house is then transferred to the qualifying beneficiary.

One of the DHS's areas of responsibility in the delivery of human settlements relates to the bottom-most end of the market, where it provides housing subsidies to the poor.

This is where the bulk of the housing backlog exists, affecting mainly those who earn below R3 500 a month.

Individual subsidies

An individual subsidy provides qualifying beneficiaries with access to housing subsidies to acquire ownership of improved residential properties (a stand or house) or to finance the acquisition of a serviced site linked to a house-building contract that is not part of an approved housing-subsidy project.

The latter option is only available to beneficiaries with access to housing credit. The new subsidy amount is R84 000. The amount comprises R6 000 for the raw land cost, R22 162 for internal municipal engineering services and R55 706 for the cost of constructing the top structure.

The revised subsidy amount is expected to improve beneficiary access to mortgage finance. It is available on a first-come first-served basis.

Consolidation subsidies

This subsidy mechanism gives former beneficiaries of serviced stands, financed by the previous housing dispensation (including the Independent Development Trust's site and service schemes), the opportunity to acquire houses.

Institutional subsidies

Institutional subsidies are available to qualifying housing institutions.

The subsidy is paid to approved institutions to provide subsidised housing on deed of sale, rental or rent-to-buy options.

This is done on condition that the beneficiaries may not be compelled to pay the full purchase price and take transfer within the first four years of receiving the subsidy. Institutions must also invest capital from their own resources in the project.

Subsidies for people with disabilities

People with disabilities who qualify for a housing subsidy receive additional amounts to improve their houses with special additions such as paving and ramps to their doors, grab-rails in bathrooms, and visible door bells for the deaf.

As part of the Government's Comprehensive Housing Plan, government provides a 40 m² house with two bedrooms; a separate bathroom, with a toilet, shower and hand basin, a combined living area and kitchen with wash basin, and a ready board electrical installation where electricity supply is available in the township, to qualifying households earning less than R3 500 a month.

Discount Benefit Scheme

The Discount Benefit Scheme promotes home ownership among tenants of state-financed rental stock, including formal housing and serviced sites.

The scheme is only available to beneficiaries who took occupation of such rented houses before 15 March 1991.

Rural subsidies

These housing subsidies are available to beneficiaries who enjoy only functional tenure rights to the land they occupy. This land belongs to the State and is governed by traditional authorities.

These subsidies are only available on a project basis and beneficiaries are supported by implementing agents. Beneficiaries also have the right to decide how to use their subsidies, either for service provision, for the building of houses, or for a combination of these.

Farm resident subsidies

The housing-subsidy programme for farm residents addresses the wide variety of housing needs of people working and residing on farms by providing a flexible package of housing models to suit the local context.

In most instances, the programme will be applied where farm residents are required to reside close to their employment obligations and where the farm land is distant from the nearest town, rendering the settlement of the farm residents in town impracticable.

Farm residents will play an important role in all aspects of their housing solutions with regard to the selection of options, the design and implementation phase, as well as the ongoing management of the housing stock.

Finance-Linked Individual Subsidy Programme

Following consultation with banks and other financial institutions, the FLISP was introduced in April 2012 to assist households earning up to R15 000. The subsidy attaches to the beneficiary and not to the property. This is used to decrease the mortgage bond and applies only to people who have never been assisted by the State. It is disbursed as a once-off subsidy.

National Housing Finance Corporation

The NHFC was established in 1996 as a development finance institution to search for new ways to mobilise finance for housing from sources outside the State.

The corporation provides wholesale finance and acts as a fund and risk manager. The organisation has been incorporated as a company with share capital in terms of the Companies Act, 1973 (Act 61 of 1973, as amended).

The NHFC supports the Breaking New Ground Strategy of the DHS by facilitating and funding the development of sustainable human settlements and the eradication of informal settlements.

The NHFC's function is to:

- provide wholesale funding to intermediaries for small home-improvement loans to households
- fund long-term project finance to social housing and private rental landlords
- provide bridging funding in partnership with others to the development of affordable homes, particularly integrated developments
- provide retail home loans to the lower end of the housing market through various channels.

The NHFC fulfils a facilitating role by:

- implementing risk-enhancement mechanisms to encourage active participation in the low- to middle-income housing market
- promoting an enabling environment in the low- to middle-income housing market through advocacy and involvement in development
- improving access to housing finance for people in the low- and middle-income housing market to improve their living standards.

The NHFC has interacted with all provinces to identify pilot projects regarding the FLISP, to reprioritise funding allocations and to conclude implementation protocols.

Development finance institutions

To ensure the alignment of appropriate financial instruments to achieve the human settlements mandate, the consolidation of the development finance institutions namely the RHLF, National Urban Reconstruction and Housing Agency (Nurcha) and the NHFC was in the process of being finalised in 2012.

Rural Housing Loan Fund (RHLF)

The RHLF was established in 1996 by the national Department of Housing, with initial grant funding from the German development bank, the Kreditanstalt "für Weiderrbaufbau (KfW).

The RHLF was set up as a wholesale development finance institution with the mandate of enabling low-income earners to access small loans that they could afford to repay. Borrowers use these loans to incrementally improve their housing conditions.

As a wholesale finance institution, RHLF facilitate housing microloans through intermediaries or retail housing finance lenders.

Role players

People's Housing Process (PHP)

The PHP is a government housing-delivery mechanism that supports households who wish to enhance their subsidies by building their own homes or organising between themselves the building of their homes. The process allows beneficiaries to establish a housing-support organisation that will provide them with organisational, technical and administrative assistance.

The assistance includes training and guiding the beneficiaries in building their own homes. The subsidy is available to beneficiaries enjoying functional tenure rights to the land they occupy.

The land is normally in rural areas and belongs to the State and is allocated by the State and the authorities. Unlike the project-linked subsidy, where a contractor builds houses for a number of people, the PHP allows people or beneficiaries to build or organise the building of their homes.

The PHP is a useful tool for community involvement.

Savings resulting from beneficiaries participating in the building of their own homes and the material used may result in homes that are bigger and of better quality than contractor-built houses.

Housing institutions

The department's support institutions play an important role in enhancing the norms and standards of housing, as well as making housing more accessible to all South Africans.

The institutions also facilitate the specific housing and housing-related needs of the market, in addition to the role provincial governments and municipalities play. These institutions are accountable to the Executive Authority of the DHS.

The institutions are the National Home-Builders Registration Council (NHBRC), NHFC, Nurcha, the Social Housing Foundation, RHLF, the Housing Development Agency (HDA), Servcon Housing Solutions, SHRA and Thubelisha Homes.

Stakeholder management

Increased operations through new partnerships would address the challenges of rapid urbanisation. The DHS has been at the forefront of addressing this challenge in South Africa.

The Chief Directorate: Stakeholder Management's primary objective is to mobilise sector stakeholders to partner with government to fast-track housing delivery.

The unit facilitates stakeholder engagement through various dialogue forums, which has led to collaboration in the implementation of the Social Contract for Rapid Housing Delivery and Rural Housing Contract, Stakeholder Engagement, Youth Build, Women's Build and the Govan Mbeki Housing Awards.

Women in housing

As a result of initiatives such as the Women's Build and the Women in Housing Indaba, women's participation in the construction industry is projected to increase significantly to reach the 50% target for female-owned projects in housing construction by 2014, including disabled women and youth.

National Women Build is a Letsema housing construction project, which was originally launched in 2005 in Gauteng. Since then, the project has been hosted by different provinces where houses have been built for vulnerable and marginalised women.

National Women Build promotes the spirit of volunteerism as well as public-private partnership.

Khuthaza has been operating as Women for Housing since 1995. Khuthaza, meaning "encourage" in isiZulu, is a non-profit organisation supporting the development of women in the housing and construction sectors.

Khuthaza encourages the entrance of women into the built-environment sectors and the development of thriving careers and businesses. It supports government initiatives relating to housing and infrastructure delivery, the maintenance and growth of the construction industry and Broad-Based Black Economic Empowerment (BBBEE).

The National Women Build is a partnership between government, the private sector and communities to raise consciousness about the construction sector and women's role in it.

The project also contributes to the creation of sustainable human settlements.

Youth Build

The Youth Build SA Programme integrates academic achievement, work experience, social action, leadership development and personal transformation in a single project. It was piloted in Ivory Park, Midrand, in Gauteng and is being introduced to other parts of the country such as Kirkwood in the Eastern Cape and Langa in the Western Cape. Its components include:

- education and skills development
- leadership and service
- counselling and support services
- exit opportunities.

The five-year planned project will see:

- 1 000 young people trained in various related skills
- 10 small businesses created
- 10 scholarships awarded.

The estimated cost of the project is R31 million.

National Home-Builders Registration Council

The NHBRC was established in terms of the Housing Consumers Protection Measures Act, 1998 (Act 95 of 1998, as amended), to represent the interests of housing consumers by providing warranty protection against defined defects in new homes and to regulate the home-building industry.

The council provides training and capacity-building to promote satisfactory levels of technical standards in the home-building environment.

National Urban Reconstruction and Housing Agency

Nurcha was established as a Presidential Lead Project in 1995, in partnership with the Open Society Institute.

The institution's strategic focus is on financing building contractors in the housing industry, specifically subsidised, affordable housing and related community infrastructures, differentiating between established and emerging contractors.

Finance is provided directly to established contractors while a separate, specialised intermediary channel is used for the provision of finance to emerging contractors, resulting in the normalisation of risks associated with this market segment by the traditional financial institutions.

In this regard, intermediaries assist the emerging contractors with a range of construction support services.

Housing Development Agency

The HDA was established in terms of the HDA Act, 2008 (Act 23 of 2008), in April 2009. Its purpose is to identify, acquire, hold, develop and release state- and privately-owned land for residential and community purposes and for the creation of sustainable human settlements.

The agency is required to facilitate the acquisition of land in a way that supplements the capacities of government across all spheres.

The HDA provides project-management expertise in human-settlement projects and facilitates the development of projects through accelerated and innovative project packaging.

The National Human Settlements Land Inventory (NaHSLI) and Land and Property Spatial Information System are fully developed and operational. NaHSLI is a comprehensive, multidimensional

catalogue of habitable land. NaHSLI presents a national tool based on the geospatial analysis of the natural, regulatory, structural and social environment context within which a habitable land profile for South Africa is being developed.

It facilitates the identification of suitable, available, accessible land that can be used to earn a livelihood, thereby demarcating non-habitable land and risk-prone areas and informing potential users where human settlements could be located best.

NaHSLI also provides insight into the development potential of habitable land and lends itself to the functions of choice, governance and sustainability.

In total, seven implementation protocols have been signed and further agreements are under negotiation with a number of municipalities and provinces.

The HDA's sole mandate is to acquire land on behalf of government for human settlement. The target is to acquire 6 025 ha by 2014. This is expected to provide for 500 000 housing units.

Resources

One of the major constraints in housing delivery is the lack of capacity in terms of an efficient workforce and the installation of appropriate technology, equipment and systems for monitoring, evaluation and reporting purposes.

The DHS continues to assist provinces in ensuring effective and efficient implementation of the National Housing Programme.

The strategy and guidelines for capacity building, as well as guidelines for provincial housing-capacity business plans, have been developed.

The DHS has undertaken several initiatives to support small enterprises within housing and to promote BEE and gender mainstreaming.

Based on extensive consultation with stakeholders in the construction and housing industry, the department has developed a framework for emerging contractor support that has resulted in a support programme that focuses initially on training emerging contractors.

The department identified the following interventions in 2012:

- accreditation of municipalities
- professionalising skills in human settlements
- establishing a Centre of Excellence for Human Settlements Research.

Programmes and projects **Sustainable human settlements**

Sustainable human settlements and improved quality of household life are defined by:

- access to adequate accommodation that

is suitable, relevant, appropriately located, affordable and fiscally sustainable

- access to basic services such as water, sanitation, refuse removal and electricity
- security of tenure irrespective of ownership or rental, formal or informal structures
- access to social services and economic opportunities within reasonable distance.

Strategic Integrated Project 7 (SIP7)

The SIP7 is part of the 17 SIPs contained in the Presidential Infrastructure Plan.

They incorporate a range of economic and social infrastructure projects and cover all nine provinces with the emphasis on poorer regions.

Investment in rail, water pipelines, energy generation and transmission infrastructure have been identified for Limpopo.

SIP7 focuses on 12 of the country's major cities in Gauteng, the Eastern Cape, KwaZulu-Natal, the Free State, North West and the Western Cape.

The cities include major metropolitan municipalities such as Johannesburg, Ekurhuleni and Tshwane in Gauteng, Buffalo City and Nelson Mandela Metro in the Eastern Cape, eThekweni in Durban, Cape Town in the Western Cape and Mangaung in the Free State.

The cities were chosen because of their demographic and economic significance. They are to be given implementation powers, with the PICC expected to exercise an oversight role.

In Gauteng, some of the projects that are up and running include the implementation of the Bus Rapid Transit (BRT) System in the province's three metropolitan cities. Tshwane is expected to spend more than R1,6 billion on its BRT System.

Johannesburg finalised plans for a major rehabilitation of Diepsloot and Ivory Park townships, including the construction of clinics, schools and community libraries.

About R45 million has been set aside to turn Ekurhuleni into an aerotropolis – a new urban form where cities grow around airports, connecting workers, suppliers, executives and goods to the global marketplace.

An amount of R2 billion has been earmarked for a new rail link connecting Cape Town International Airport and the city centre while in other provinces such as the Eastern Cape and KwaZulu-Natal the focus will be on expanding ports and rail services.

Comprehensive Housing Plan (CHP)

The CHP for the Development of Integrated Sustainable Human Settlements (Breaking

New Ground) is aimed at eradicating informal settlements in South Africa in the shortest possible time.

It incorporates principles such as:

- integrating subsidised, rental and bonded housing
- providing municipal engineering services at a higher level, applying them consistently throughout townships
- providing ancillary facilities such as schools, clinics and commercial opportunities
- combining different housing densities and types, ranging from single-stand to double-storey units and row houses.

The CHP is being implemented through informal settlement-upgrading pilot projects in each province.

These projects provide for phased, area-based development, and emphasise community participation and social and economic development as an integral part of housing projects. The goal of upgrading all informal settlements by 2014/15 is aligned to the UN MDGs to improve the lives of 100 million slum dwellers worldwide.

Houses built under the Informal Settlements Upgrading Programme in Mayfield, Grahams-town, in the Eastern Cape were handed over in September 2013.

The CHP focuses on:

- accelerating housing delivery as a key strategy for poverty alleviation
- using housing provision as a major job-creation strategy
- ensuring that property can be accessed by all as an asset for wealth creation and empowerment
- leveraging growth in the economy, combating crime and promoting social cohesion
- using housing development to break down barriers between the first-economy residential property boom and the second-economy slump
- using housing as an instrument for the development of sustainable human settlements in support of spatial restructuring
- diversifying housing products by emphasising rental stock.

The department developed and launched a number of instruments to guide the implementation of the comprehensive plan in all three spheres of government.

These include the monitoring, evaluation and impact-assessment policy and implementation guidelines, and the operating system for the policy and guidelines.

The department also initiated a project-monitoring process to measure the performance

of provincial housing departments against targets set in their business plans, to identify constraints and assist with addressing them swiftly.

Mpumalanga launched the Rapid Implementation Unit (RIU) in March 2013. The RIU, which is stationed in his office, was deployed to oversee the implementation of housing units across Mpumalanga.

By September 2013, about 7 000 houses had been handed over in various communities through the RIU.

Rental housing for the poor

The National Rental Housing Strategy, which was approved in 2008, provides for people in the low-income bracket and living under the following conditions:

- provisions made by previous departments
- public-sector hostels for housing migratory labour in the previous dispensation
- municipal rental stock that has not been transferred to the households who inhabit the units, and which will continue to be used as rental accommodation because of the low economic status of the households
- new high-rise housing stock to be built for the specific purpose of accommodating low-income households in rental accommodation.

Many job seekers in urban areas require rental accommodation. There has been an increased demand for affordable and well-located rental accommodation. The DHS has developed a project pipeline with a mix of public-private sector rental stock.

The KwaZulu-Natal Human Settlements and Public Works Department launched the province's five-year Rental Housing Strategic Plan in Durban in May 2013. The five-year rental housing plan is informed by the National Rental Housing Strategy of which Social Housing, Community Residential Units and Institutional Subsidy Programme are essential components.

Community Residential Unit (CRU) Programme

The CRU Programme replaces the National Hostel Redevelopment Programme and the proposed Affordable Rental Housing Programme.

There are approximately 2 000 public hostels that need to be addressed by government.

There are also 200 000 residential units owned by provinces and municipalities. The programme, therefore, provides a coherent framework for dealing with the many different forms of existing public-sector residential accommodation.

The CRU Programme aims to facilitate the provision of secure, stable rental tenure for

lower-income individuals. It targets low-income individuals and households earning between R800 and R3 500 a month, who are unable to enter the formal private rental and social housing market.

The CRU programme covers:

- public hostels owned by provincial housing departments and municipalities
- "grey" hostels that have both private and public ownership
- public housing stock that cannot be transferred and has to be managed as rental accommodation
- post-1994 newly developed public residential accommodation owned by provincial housing departments and municipalities
- dilapidated, derelict and dysfunctional buildings.

The Mahikeng CRU programme in Extension 39 was officially launched in October 2013, giving more people a decent place to call home. Units provide secure and stable rental tenure for lower income earners. Potential tenants are selected according to specific criteria such as, they must be a South African citizen, not an owner of any property in the municipality, earn between R1 600 and R3 500 per month (gross income), not owe the municipality any services money, pass an affordability check, and they must be a major to be able to sign the legal documents.

Emergency housing

The main objective of this programme is to provide temporary housing relief to people in urban and rural areas who find themselves in emergency situations, such as when:

- their existing shelters have been destroyed or damaged
- their prevailing situation poses an immediate threat to their lives, health and safety
- they have been evicted or face the threat of eviction.

Assistance involves prioritising funds from the provincial housing allocations to municipalities to accelerate land development, and the provision of basic municipal engineering services and temporary shelter.

Integrated Residential Development Programme (IRDP)

The IRDP provides for the acquisition of land, servicing of stands for a variety of land uses, including commercial and recreational purposes, schools and clinics, as well as residential stands for low-, middle- and high-income groups. The land-use and income-group mix is based on local planning and needs assessment.

In 2013, South Africa had almost 2 700

informal settlements compared to 300 in 1994.

Despite the steady increase in subsidies, factors such as escalating building costs, inflation and rising land prices have slowed down the delivery of houses.

The National Upgrading Summit in Khayelitsha took place during July 2013. Since then government has changed its approach to providing communities with housing to allow for more flexibility, more creativity and more humanity. Government became more creative in its response to upgrading informal settlements and more flexible regarding the efforts of the poor to plan, build and maintain the communities in which they live.

Social Housing Regulatory Authority

The Social Housing Act, 2008 (Act 16 of 2008), provides for the establishment of the SHRA and the disbursement of three types of institutional investment grant, namely:

- project acquisition and feasibility grants
- pre-accreditation grants
- general capacity-building grants.

The main objective of the SHRA is to regulate and support the social housing sector to accelerate the delivery of social housing stock through the investment programme.

Issuing certificates and updating the accreditation register is part of the SHRA's mandate to regulate social housing institutions and manage the investment programme for social housing.

International relations

The South African Government is party to the UN MDGs, which provide for the significant improvement in the lives of at least 100 million slum dwellers by 2020.

In addition to these conventions, South Africa adheres to the following declarations under the UN Habitat programme: the Vancouver Declaration on Human Settlements of 1976, the Istanbul Declaration on Cities and other Human Settlements of 1996 and the Habitat Agenda of 1996, the focus of which is to address the plight of persons without adequate housing.

