MADULAMMOHO HOUSING ASSOCIATION

“the heartbeat of affordable housing”
COMPANY PROFILE

• Section 21 Not for Profit Company

• Was set up in 2005 to provide transitional and communal housing in Hillbrow

• Madulammoho Housing Association has developed a ladder of housing opportunities for different income levels

• Target market: People earning less than R3 500.00 p/m as primary target market and R3 500.00 – R7 500.00 p/m as the secondary target market

• Currently managing – 1252 units

• Units under construction – 500 units
Madulammoho Housing Association was established in 2005 to provide affordable housing solutions for Johannesburg’s inner city community. It is a Section 21 (Not for Profit) company. Using an economic cost recovery model with affordability as the starting point, Madulammoho pioneered a model that meets the housing needs of the very poor. Our housing model allows for people to access different types of affordable rental units according to the tenants income level.
MADULAMMOHO HOUSING ASSOCIATION ‘S MODEL

Market Rentals (income above R7500)

Social housing (income R2500 – R7500) – Self contained units

Communal housing (income R1200 – R2500) – Shared communal facilities

Transitional housing (income R500 – R1200) – Shared rooms

Shelter (daily income)
MADULAMMOHO HOUSING
ACHIEVEMENTS 2012-2013

• In 2012, MHA was granted unconditional accreditation by the SHRA and the CEO received the CEO’s special award in recognition of its achievements in social development and housing

• In 2013, MHA won The Govan Mbeki Provincial award for the Best Social Housing Company in Gauteng

• On the 18th April 2013, MHA once again received full accreditation from the SHRA. MHA has also received an award for the Best Rental Collections in Social Housing as well as the Best Performing Social Housing Institute in South Africa
FLEURHOF VIEWS PROJECT

- Fleurhof Views Social Housing was built through a partnership between the City of Joburg, Calgro M3, Gauteng Department of Human Settlements, the SHRA (Social Housing Regulatory Authority), the Gauteng Partnership Fund and Madulammo Housing Association.

- The cost of the Fleurhof Views Social housing project is as follows:

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>SHRA</td>
<td>R36 140 104.00</td>
</tr>
<tr>
<td>1.</td>
<td>Gauteng Department of Human Settlements</td>
<td>R15 730 000.00</td>
</tr>
<tr>
<td>1.</td>
<td>Gauteng Partnership Fund</td>
<td>R24 047 822.00</td>
</tr>
<tr>
<td>1.</td>
<td>Madulammo Housing Association</td>
<td>R2 000 000.00</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td>R77 917 926.00</td>
</tr>
</tbody>
</table>
FLEURHOFF VIEWS PROJECT

• The project offers safe, affordable and well located housing to employed people earning between R2 000 and R7 500 per month. It provides 286 social housing rental units that have been fully occupied since the project’s completion in April 2012.

• Fleurhof Views was designed to be environmentally, socially, and economically viable. For safety, the project uses biometrics fingerprint access control and has 24 hour security.
FLEURHOF VIEWS PROJECT

• To reduce our carbon footprint, we use wireless remote hot water meters and energy saving heat pump systems instead of conventional geysers for hot water.

• This technology reduces the energy to heat water by over 50%, providing savings to make rentals even more affordable.
FLEURHOF VIEWS PROJECT

- Fleurhof Views Social Housing project not only enhances the social cohesion of the area, but is a prime example of how social housing restructures our cities and changes the way people live.
THANK YOU!