



SHRA

Social Housing
Regulatory Authority

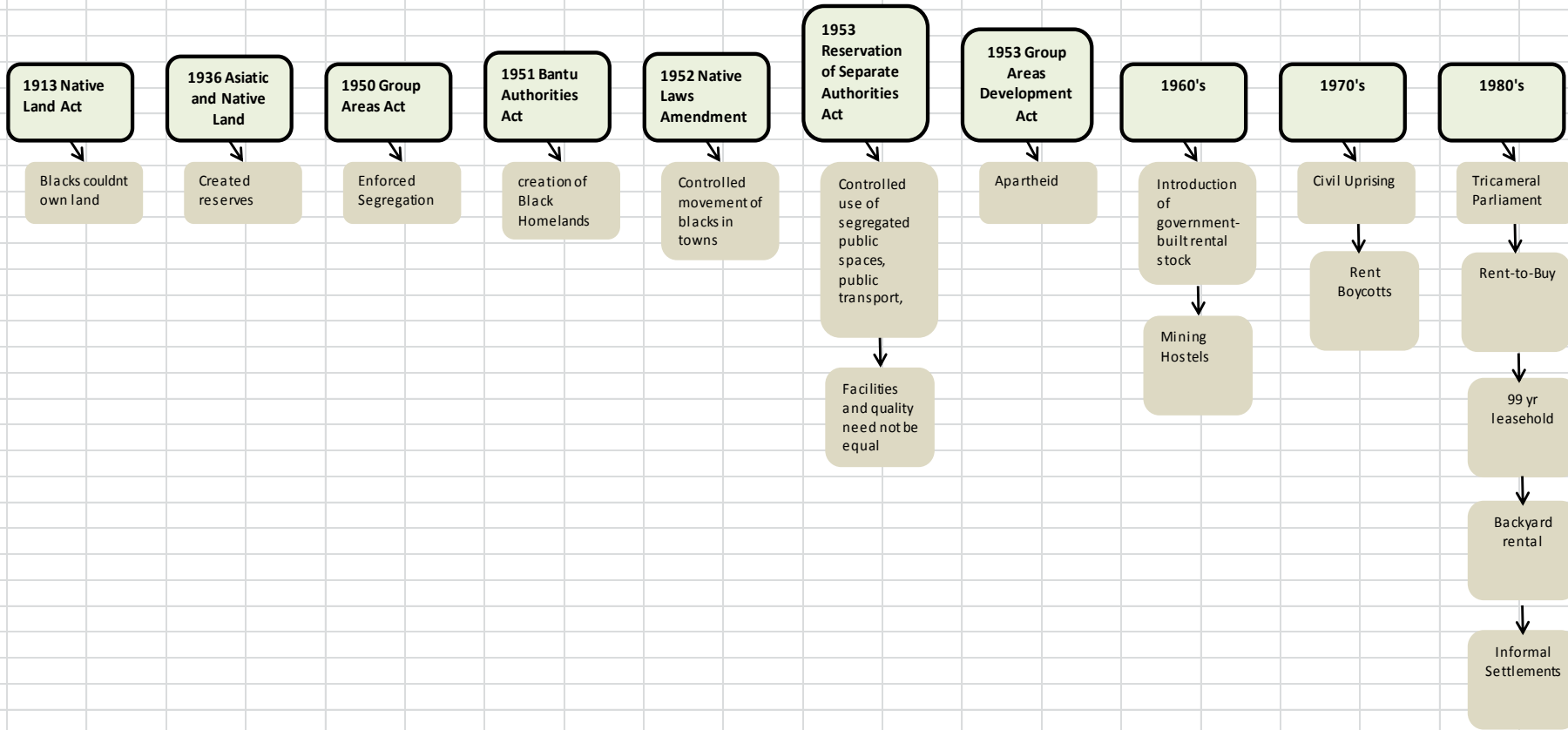


Social Housing Social & Political Case

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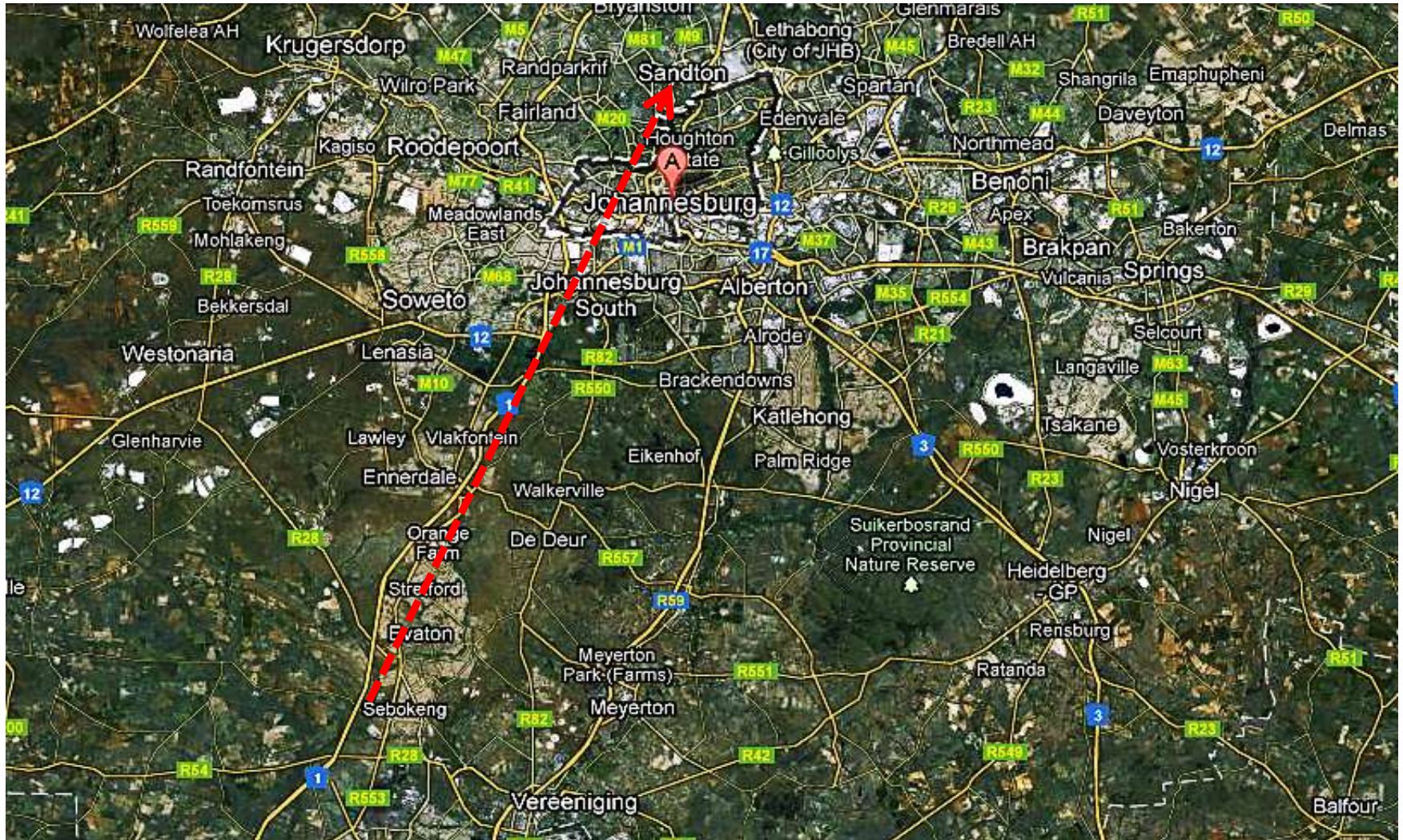
Legislative



Spatial



Spatial



Demand

Table 3.10: Distribution of households by province, Censuses, 2001, 2011 and Community Survey 2007

Provinces	Census 2001		CS 2007		Census 2011	
	Households	%	Households	%	Households	%
Western Cape	1 173 304	10,5	1 369 180	11,0	1 634 000	11,3
Eastern Cape	1 481 640	13,2	1 586 739	12,7	1 687 385	11,7
Northern Cape	245 086	2,2	264 653	2,1	301 405	2,1
Free State	733 302	6,5	802 872	6,4	823 316	5,7
KwaZulu-Natal	2 117 274	18,9	2 234 129	17,9	2 539 429	17,6
North West	760 588	6,8	822 964	6,6	1 062 015	7,3
Gauteng	2 791 270	24,9	3 263 712	26,1	3 909 022	27,1
Mpumalanga	785 424	7,0	940 425	7,5	1 075 488	7,4
Limpopo	1 117 818	10,0	1 215 935	9,7	1 418 102	9,8
South Africa	11 205 706	100,0	12 500 609	100,0	14 450 161	100,0

*Data for previous censuses and CS have been adjusted to Census 2011 municipal boundaries. † Households profiled exclude those in collective living quarters

Figure 2.1: Percentage distribution of land area by province, 2011

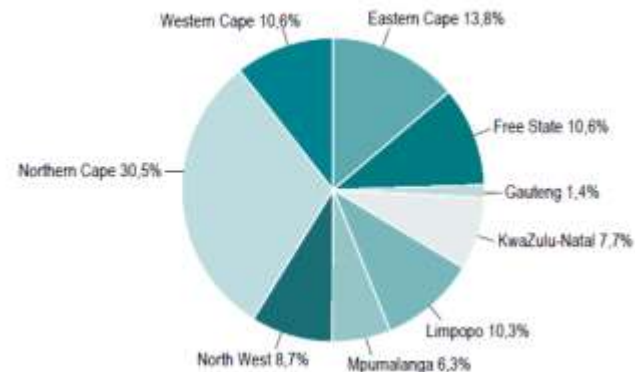
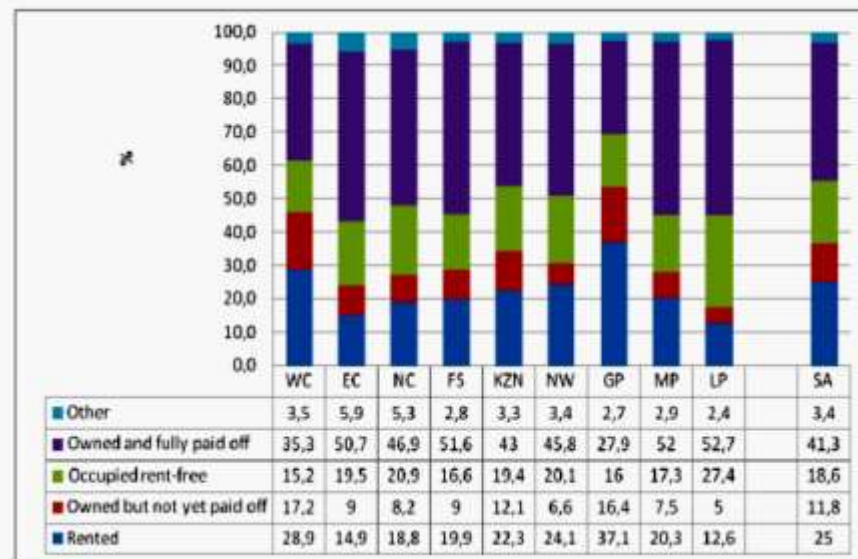
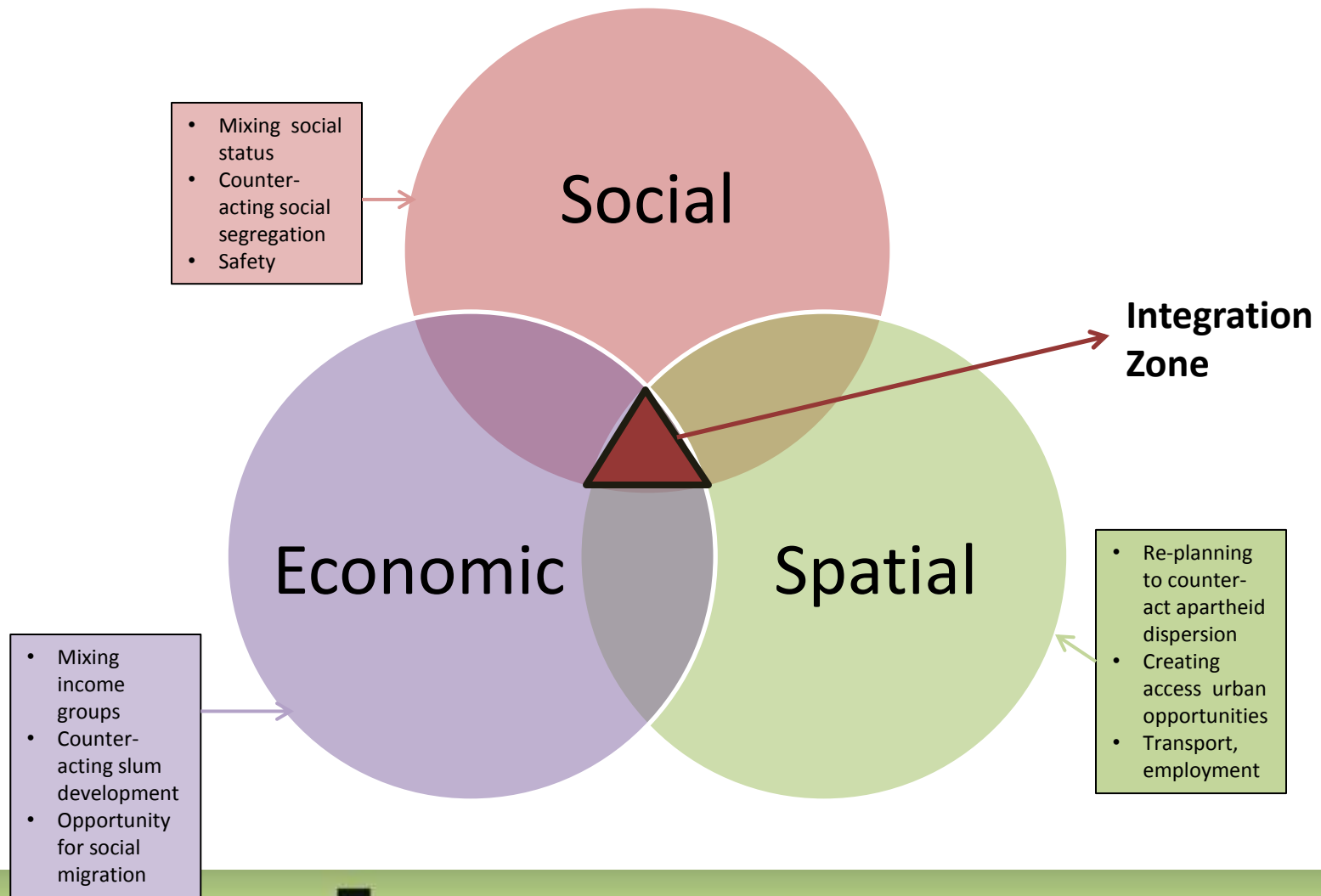


Figure 3.48: Percentage distribution of households by tenure status and province: Census 2011

Province	Census 1996	Census 2001	1996-2001 % change	CS 2007	2001-2007 % change	Census 2011	2007-2011 % change
WC	3 956 875	4 524 335	14,3	5 278 585	16,7	5 822 734	10,3
EC	6 147 244	6 278 651	2,1	6 527 747	4,0	6 562 053	0,5
NC	1 011 864	991 919	-2,0	1 058 060	6,7	1 145 861	8,3
FS	2 633 504	2 706 775	2,8	2 773 058	2,5	2 745 590	-1,0
KZN	8 572 302	9 584 129	11,8	10 259 229	7,0	10 267 300	0,1
NW	2 727 223	2 984 098	9,4	3 056 083	2,4	3 509 953	14,9
GP	7 834 125	9 388 854	19,8	10 667 505	13,6	12 272 263	15,0
MP	3 123 869	3 365 554	7,7	3 643 507	8,3	4 039 939	10,9
LP	4 576 566	4 995 462	9,2	5 238 285	4,9	5 404 868	3,2
South Africa	40 583 573	44 819 778	10,4	48 502 059	8,2	51 770 560	6,7



Social Housing Formula



Social Housing Formula

Live

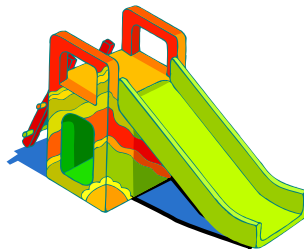
Work

Play

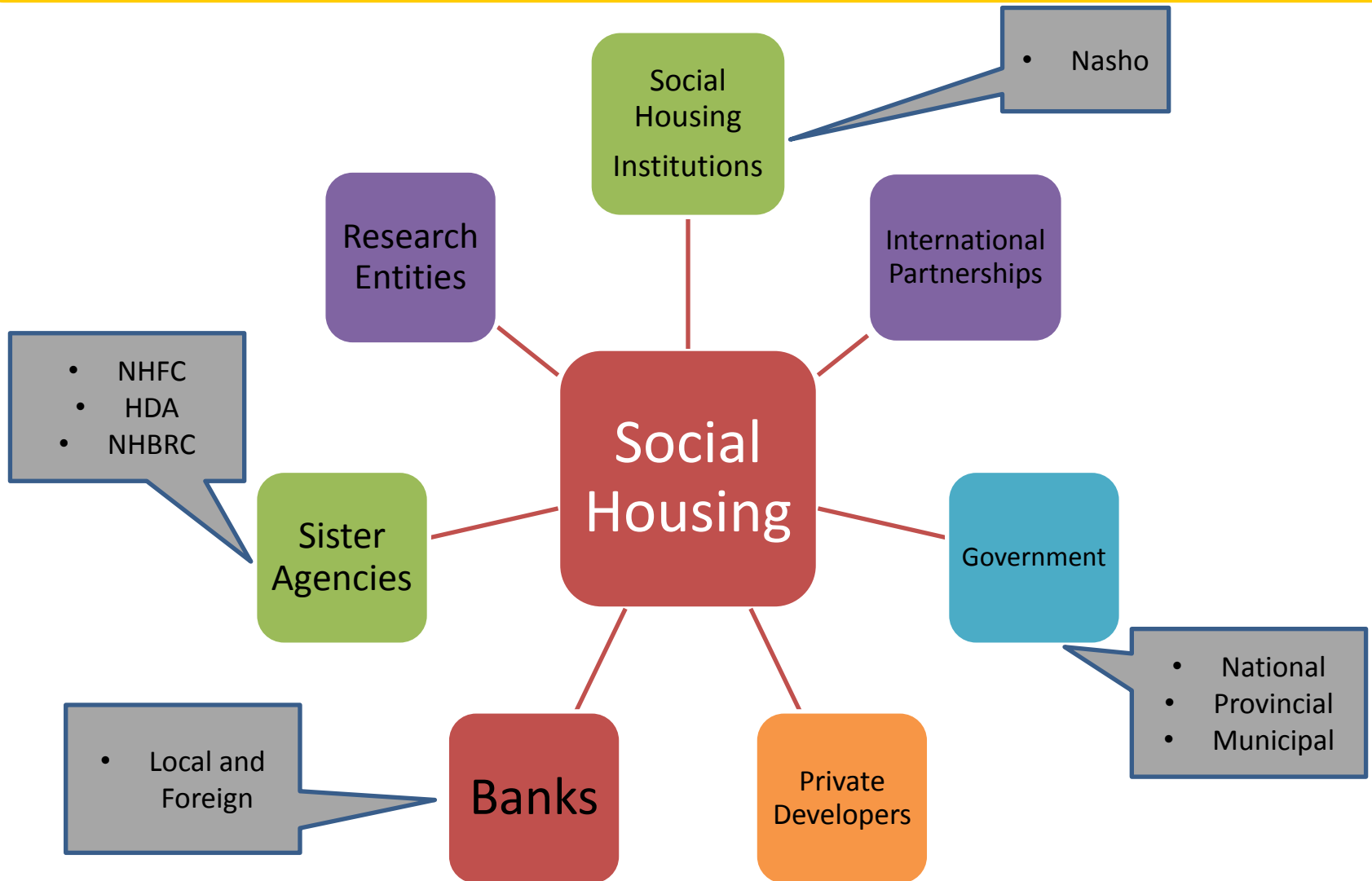
Pray

Learn

Leisure



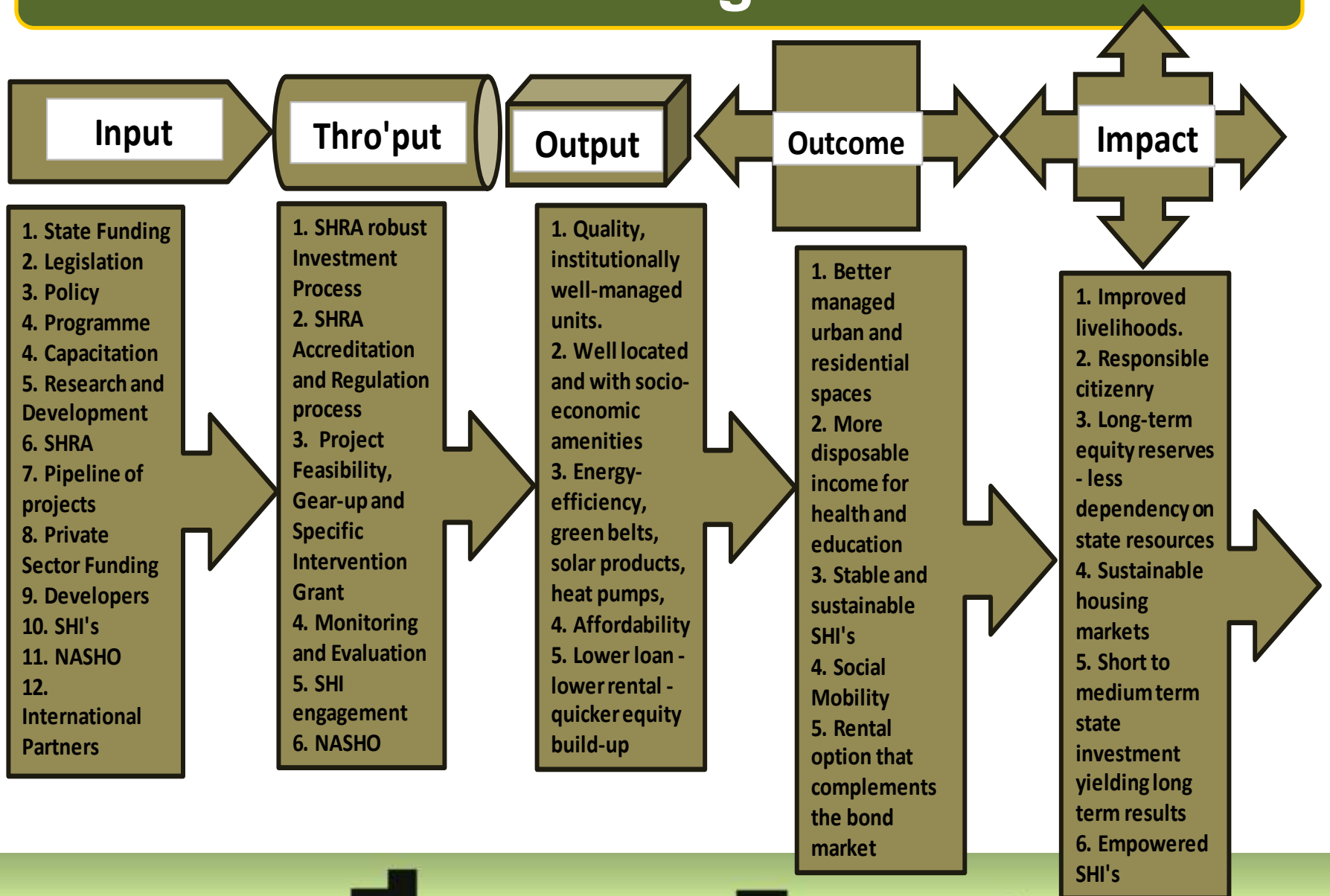
Social Housing Formula



Social Housing Formula



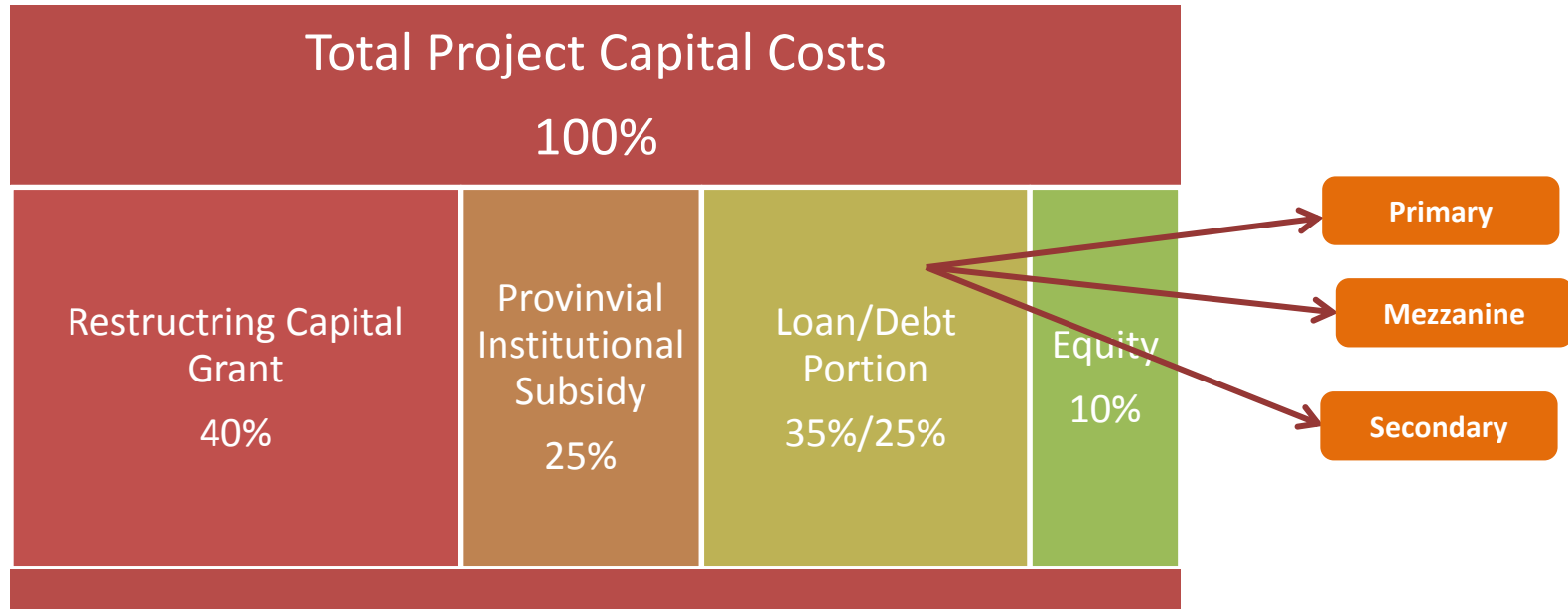
Social Housing Formula



Public Assets

- Rental Only
- Quality, affordable, well-located units in safe estates and with access to socio-economic amenities.
- Cannot be sold within 15 yrs – sales must be referred to SHRA
- Is meant to be a holding pattern/stepping stone until salary increases allow for accessing of bonds
- Must be well maintained and have constructive engagements with tenants
- Still subject to Rental Act and Rental tribunals (Landlord/tenant dispute)

Public Assets



Average Price of
40m2 2 bed unit

R320k

R8000 cost per m2
(all in)

Public Assets

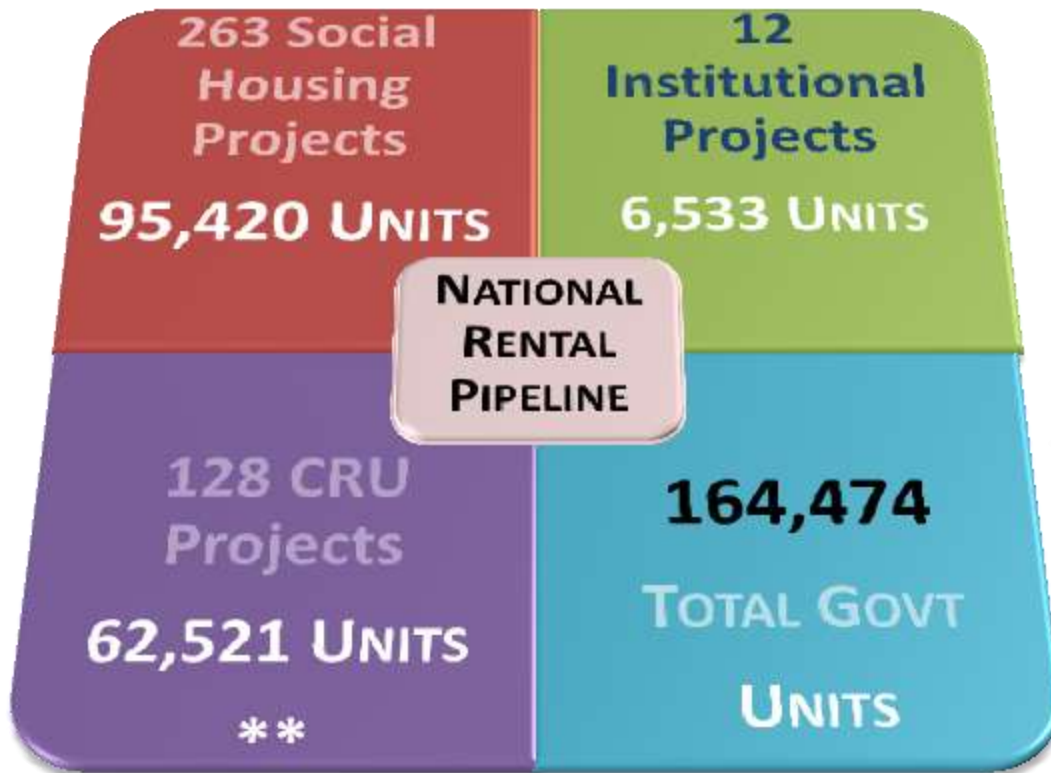
National Spread of Social Housing Projects



- Old Programme : 50 000 units
- RCG Programme: 21 000 units using R2,1bn



Charting the Way Forward



Charting the Way Forward

