

Housing Allocation Policy

The MLM adopted its first Housing policy in December 2005. The policy intends to ensure the promotion of equal access to housing for Mangaung citizens and fair administrative justice in the overall provision of housing to communities. It outlines various strategies to be employed by the municipality to provide housing especially to the vulnerable groups and the poor.

Preamble

Council has noticed that there is confusion, bias and favouritism in the allocation of houses. There is also widespread dissatisfaction around queue jumping. Council is also concerned that many people do not understand the procedure for applying for both municipal rental accommodation and government subsidy houses. It is Council's feeling that allocation procedures for both rental and subsidy houses should be transparent and accessible to all the residents of Mangaung. There is also need to balance the racial question in the allocation of municipal rental houses. It has also become evident that the debtor system is not effective enough to generate rental income. On the other side the maintenance of rental accommodation is not adequate.

While the primary focus of this policy is to regulate allocation of municipal rental accommodation as well as government subsidised housing, allocation of sites in tribal areas shall happen within the framework of the Traditional Leadership and Governance Framework Act of 2003.

Policy Objectives

- Promotion of equal access to housing for Mangaung residents
- Transparency
- Prevention of unfair discrimination
- Promotion of fair administrative justice
- Occupation of Municipal houses shall be in line with ability to pay rent
- Apply the principle of “first come first serve”
- Proper recording of all housing applicants

Housing Allocation Regarding Municipal Rental Housing Stock

Invitation of Applications

- The Municipality shall invite potential applicants to apply for Municipal rental housing accommodation every January of each year
- Applicants may apply at the Municipal offices and its satellite offices
- After this initial yearly invitation applicants may apply at any time during the course of the year
- Applications shall be made in a standard application form obtainable from the Housing Sub-Directorate
- Applicants shall declare in the application forms, their current residential address, income profile, marital status, gender, age and disability
- Applicants shall state the area they prefer to be allocated rental accommodation (be a block of flats, individual house or semi-detached house)
- After submitting an application, an applicant shall be issued with a housing application receipt with an official municipal stamp reflecting the date of

application, the type of accommodation applied for and the signature of the Head of Housing or his/her delegatee

Processing of Applications

- Completed applications shall be lodged with the Head of Housing who shall capture the information in the Housing Database separate from other database information
- Housing Allocation shall be decided on a first come first serve basis subject to the provisions below
- For the purpose of fair allocation of accommodation and the imperative to protect the interests of vulnerable groups the Head of Housing shall set up a Housing Allocation Committee to adjudicate the allocations
- The Committee shall be chaired by the Head of Housing or his/her nominee and shall be composed of municipal officials in line with Council Resolution dated 8 July 2004
- The following allocation criteria shall be used as a guide in making allocations:
 - (a) Applicants shall be Mangaung residents for a period not less than three (3) years
 - (b) Applicants who already own properties or sites in Mangaung shall not be considered
 - (c) The principle of “first come first serve” shall apply
 - (d) The aged, the disabled and HIV/AIDS victims shall be prioritised without unduly undermining the principle of first come first serve
 - (e) The type of accommodation allocated shall be congruent with the household income of the applicant up to a maximum of R7 500 (*This upper limit shall be escalated annually at CPIX and in line with National Housing legislation*)

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