

**MINISTRY**

**HUMAN SETTLEMENTS**

**REPUBLIC OF SOUTH AFRICA**

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**NATIONAL ASSEMBLY**

**QUESTION FOR WRITTEN REPLY**

# QUESTION NUMBER: PQ 3387: NW4195E

# DATE OF PUBLICATION: 23 SEPTEMBER 2022

Ms MS Khawala (EFF) to ask the Minister of Human Settlements:

Whether she has considered reviewing the size of the houses built under the Breaking New Ground; if not, why not; if so what are the relevant details. NW4195E

**Reply:**

The Department has done a number of reviews and evaluations together with the Department of Planning, Monitoring and Evaluation (DPME) and has increased the size of the gross floor area for constructing subsidised houses.

The minimum and maximum size of the subsidised houses to be provided to beneficiaries of the Housing Subsidy Scheme are as follows:

* 24 – 30 square metres of gross floor area for temporary residential units.
* 30 square metres of gross floor area for social housing units
* 40 square metres of gross floor area for persons without any disabilities.
* 45 square metres of gross floor area for a person with disabilities using a wheelchair and
* 45 square metres of gross floor area for the higher density designs in a form of different layouts such as a double storey semi-detached units; or three-storey walk-up units
* 50m2 square metres house is provided for qualifying military veterans in line with the Regulations published by the Department of Military Veterans.

The subsidised houses have to be built in line with South African National Building Regulations Standards ( SANS) and the National Home Building Regulations Council has to ensure that these standards are met.

Effecting changes in the gross floor area (size) of the house to be constructed brings more cost over and above the changes that are brought by inflation. As it stands, the current subsidy amount available for financing a 40 square metre house is R141 294. In the case of subsidised houses for Disabled Persons and Military Veterans the subsidy amount increases to R209 072 and R240 608 respectively.

In light of the fact that the budget allocated to the Department becomes less every year and that any increases in the size of subsidised housing will result in a substantial increase in cost, it would not be advisable to implement such an increase as it would result in a decrease in the delivery of housing units.