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**Memorandum from the Parliamentary Office**

**NATIONAL ASSEMBLY**

**FOR WRITTEN REPLY**

**QUESTION 429**

**DATE OF PUBLICATION OF INTERNAL QUESTION PAPER: 23/02/2018**

**(INTERNAL QUESTION PAPER NO 3 OF 2018)**

**Ms H Bucwa (DA) to ask the Minister of Higher Education and Training:**

(1) What are the criteria followed in allocating staff housing at the University of Zululand;

(2) Are staff members ranked in accordance with these criteria when accommodation is offered to staff in university-owned houses;

(3) (a) Where is each staff house located and (b) what is the average monthly (i) rental and (ii) related costs recovered from staff occupying each staff house since   
1 April 2017;

(4) What (a) costs related to staff accommodation offered by the university are paid for by the staff member concerned and (b) costs are borne by the university;

(5) What total amount did the university spend on staff housing (a) in the 2016-17 financial year and (b) since 1 April 2017?

**NW446E**

**REPLY:**

The University of Zululand has provided the following responses to the questions posed.

1. The University of Zululand has an approved housing policy. Section 4.1 of the policy categorises housing units in 3 categories being:

* Section 4.1.1 Executive Housing;
* Section 4.1.2 On-campus staff housing; and
* Section 4.1.3 Off-campus staff housing.

The Criteria on the allocation of staff housing is set out in section 5 of the policy. The university has set out 4 main purposes for housing units in section 5.1

* Section 5.1.1 Housing for executives;
* Section 5.1.2 Housing for permanent employees;
* Section 5.1.3 Temporary housing for newly appointed staff; and
* Section 5.1.4 Housing of staff on short term contracts

Category 5.1.1 deals with the allocation of staff housing for executives. The housing for other categories of employees (5.1.2, 5.1.3 and 5.1.4) is on approximate proportion of 50:25:25. This ratio can be modified from time to time based on the need.

For category 5.1.2 (permanent employees), preference is given to those on higher Peromnes (4-6). Employees under this category are given a 3-year lease which may be renewable after the end of the 3-year period.

For staff category 5.1.3 (temporary housing of newly appointed staff), units may be offered for a period of up to 6 months from their commencement date.

For category 5.1.4 (housing of staff on short term contracts), housing is offered for the duration of the contract up to a maximum of 24 months.

1. Yes, the catergories as outlined above are used when allocating staff accommodation.
2. (a) The University has staff accommodation both on and off-campus. The university submitted an incomplete list as shown in Table 1 below. This information will be submitted as soon as the university has provided updated information through the Department.

| **Item** | **House No** | **(a) Location for each staff** | **Type of accommodation** | **(b) (i) Average monthly rental** | **Category (Exec/ On camp/ off camp)** |
| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |
| **1** | Flat No. 27 | Mhlathuze | Shared | **-** | On-campus |
|  | Flat No. 27 | Mhlathuze | Shared | **-** | On-campus |
|  | Flat No. 27 | Mhlathuze | Shared | 7 917 | On-campus |
|  | Flat No. 27 | Mhlathuze | Shared | 9 000 | On-campus |
|  | Flat No. 27 | Mhlathuze | Shared | - | On-campus |
|  | Flat No. 27 | Mhlathuze | Shared | 378 | On-campus |
|  | Flat No. 27 | Mhlathuze | Shared | 378 | On-campus |
|  | Flat No. 27 | Mhlathuze | Shared | 378 | On-campus |
| 2 | Flat No. 28 | Mhlathuze | Family | 10 530 | On-campus |
| 3 | Flat No. 29 | Mhlathuze | Family | 15 750 | On-campus |
| 4 | Flat No. 30 | Mhlathuze | Shared | 10 784 | On-campus |
|  | Flat No. 30 | Mhlathuze | Shared | - | On-campus |
|  | Flat No. 30 | Mhlathuze | Shared | - | On-campus |
| 5 | Flat No. 31 | Mhlathuze | Family | - | On-campus |
| 6 | Flat No. 32 | Mhlathuze | Shared | - | On-campus |
|  | Flat No. 32 | Mhlathuze | Shared | 4 252 | On-campus |
|  | Flat No. 32 | Mhlathuze | Shared | - | On-campus |
| 7 | Flat No. 33 | Mhlathuze | Shared | 13 500 | On-campus |
|  | Flat No. 33 | Mhlathuze | Shared | 4 500 | On campus |
|  | Flat No. 33 | Mhlathuze | Shared | - | On campus |
| 8 | Flat No. 34 | Mhlathuze | Shared | 12 459 | On-campus |
|  | Flat No. 34 | Mhlathuze | Shared | 9 829 | On-campus |
|  | Flat No. 34 | Mhlathuze | Shared | - | On-campus |
| 9 | Flat No. 35 | Mhlathuze | Shared | - | On-campus |
|  | Flat No. 35 | Mhlathuze | Shared | - | On-campus |
|  | Flat No. 35 | Mhlathuze | Shared | - | On-campus |
| 10 | Flat No. 36 | Mhlathuze | Shared | 936 | On-campus |
|  | Flat No. 36 | Mhlathuze | Shared | - | On-campus |
|  | Flat No. 36 | Mhlathuze | Shared | - | On-campus |
| 11 | Flat No. 37 | Mhlathuze | Family | 12 930 | On-campus |
| 12 | Flat No. 38 | Mhlathuze | Shared | - | On-campus |
|  | Flat No. 38 | Mhlathuze | Shared | - | On-campus |
|  | Flat No. 38 | Mhlathuze | Shared | - | On-campus |
| 13 | Flat No. 39 | Mhlathuze | Shared | 23 532 | On-campus |
|  | Flat No. 39 | Mhlathuze | Shared | 15 250 | On-campus |
|  | Flat No. 39 | Mhlathuze | Shared | 16 500 | On-campus |
| 14 | House No. 40 | S/Residences | Family | - | On-campus |
| 15 | House No. 41 | S/Residences | Family | - | On-campus |
| 16 | House No. 59 | S/Residences | Family | - | On-campus |
| 17 | House No. 25 | S/Residences | Family | - | On-campus |
| 18 | House No. 26 | S/Residences | Family | - | On-campus |
| 19 | House No. 60 | S/Residences | Family | - | On-campus |
| 20 | Flat No. 1 | Thandanani | Family | 7 000 | On-campus |
| 21 | Flat No. 2 | Thandanani | Shared | 7 337 | On-campus |
|  | Flat No. 2 | Thandanani | Shared | - | On-campus |
|  | Flat No. 2 | Thandanani | Shared | - | On-campus |
| 22 | Flat No. 3 | Thandanani | Family | 31 906 | On-campus |
| 23 | Flat No. 4 | Thandanani | Family | 8 609 | On-campus |
| 24 | Flat No. 5 | Thandanani | Family | 17 562 | On-campus |
| 25 | Flat No. 6 | Thandanani | Family | 25 039 | On-campus |
| 26 | Flat No: 7 | Thandanani | Family | 10 941 | On-campus |
| 27 | Flat No. 8 | Thandanani | Family | 20 596 | On-campus |
| 28 | House No. 15 | Thandanani | Family | 14 000 | On-campus |
| 29 | House No. 16 | Thandanani | Shared | 2 815 | On-campus |
|  | House No. 16 | Thandanani | Shared | 5 512 | On-campus |
|  | House No. 16 | Thandanani | Shared | - | On-campus |
|  | House No. 16 | Thandanani | Shared | 5 284 | On-campus |
| 30 | House No. 17 | Thandanani | Shared | 3 215 | On-campus |
|  | House No. 17 | Thandanani | Shared | 6 801 | On-campus |
|  | House No. 17 | Thandanani | Shared | 12 500 | On-campus |
|  | House No. 17 | Thandanani | Shared | 12 500 | On-campus |
| 31 | House No. 18 | Thandanani | Shared | - | On-campus |
|  | House No. 18 | Thandanani | Shared | - | On-campus |
|  | House No. 18 | Thandanani | Shared | - | On-campus |
|  | House No. 18 | Thandanani | Shared | - | On-campus |
| 32 | House No. 19 | Thandanani | Shared | - | On-campus |
|  | House No. 19 | Thandanani | Shared | 12 750 | On-campus |
|  | House No. 19 | Thandanani | Shared | 3 508 | On-campus |
|  | House No. 19 | Thandanani | Shared | 15 000 | On-campus |
| 33 | House No. 20 | Thandanani | Shared | 7 357 | On-campus |
|  | House No. 20 | Thandanani | Shared | 4 237 | On-campus |
|  | House No. 20 | Thandanani | Shared | 16 250 | On-campus |
|  | House No. 20 | Thandanani | Shared | - | On-campus |
| 34 | House No. 21 | Thandanani | Shared | - | On-campus |
|  | House No. 21 | Thandanani | Shared | - | On-campus |
|  | House No. 21 | Thandanani | Shared | - | On-campus |
|  | House No. 21 | Thandanani | Shared | - | On-campus |
| 35 | House No. 22 | Thandanani | Shared | 5 000 | On-campus |
|  | House No. 22 | Thandanani | Shared | 7 500 | On-campus |
|  | House No. 22 | Thandanani | Shared | - | On-campus |
|  | House No. 22 | back room | Shared | 14 400 | On-campus |
|  | House No. 22 | Thandanani | Shared | - | On-campus |
| 36 | House No. 23 | Thandanani | Shared | 2 500 | On-campus |
|  | House No. 23 | Thandanani | Shared | 2 500 | On-campus |
|  | House No. 23 | Thandanani | Shared | - | On-campus |
|  | House No. 23 | Thandanani | Shared | - | On-campus |
| 37 | House No. 42 | Esangweni | Family | 9 380 | On-campus |
| 38 | House No. 43 | Esangweni | Family | 10 602 | On-campus |
| 39 | House No. 44 | Esangweni | Shared | - | On-campus |
|  | House No. 44 | Esangweni | Shared | - | On-campus |
|  | House No. 44 | Esangweni | Shared | - | On-campus |
|  | House No. 44 | Esangweni | Shared | - | On-campus |
|  | House No. 44 | Esangweni | Shared | - | On-campus |
| 40 | House No. 45 | Esangweni | Shared | - |  |
|  | House No. 45 | Esangweni | Shared | - | On-campus |
|  | House No. 45 | Esangweni | Shared | - | On-campus |
|  | House No. 45 | Esangweni | Shared | - | On-campus |
| 41 | House No. 46 | Esangweni | Shared | 3 300 | On-campus |
|  | House No. 46 | Esangweni | Shared | 6 523 | On-campus |
|  | House No. 46 | Esangweni | Shared | - | On-campus |
|  | House No. 46 | Esangweni | Shared | 7 500 | On Campus |
|  | House No. 46 | Esangweni | Shared | - | On-campus |
| 42 | House No. 47 | Esangweni | Shared | - | On-campus |
|  | House No. 47 | Esangweni | Shared | - | On-campus |
|  | House No. 47 | Esangweni | Shared | 7 995 | On-campus |
|  | House No. 47 | Esangweni | Shared | - | On-campus |
| 43 | House No. 48 | Esangweni | Shared | - | On-campus |
|  | House No. 48 | Esangweni | Shared | - | On-campus |
|  | House No. 48 | Esangweni | Shared | - | On-campus |
|  | House No. 48 | Esangweni | Shared | - | On-campus |
| 44 | House No. 49 | Esangweni | Family | - | On-campus |
| 45 | House No. 50 | Esangweni | Shared | 6 998 | On-campus |
|  | House No. 50 | Esangweni | Shared | - | On-campus |
|  | House No. 50 | Esangweni | Shared | - | On-campus |
|  | House No. 50 | Esangweni | Shared | - | On-campus |
| 46 | House No. 51 | Esangweni | Shared | - | On-campus |
|  | House No. 51 | Esangweni | Shared | - | On-campus |
|  | House No. 51 | Esangweni | Shared | - | On-campus |
|  | House No. 51 | Esangweni | Shared | - | On-campus |
| 47 | House No. 52 | Esangweni | Family | 14 000 | On-campus |
| 48 | House No. 53 | Esangweni | CSIRD | - | On-campus |
|  | House No. 53 | Esangweni | CSIRD | - | On-campus |
|  | House No. 53 | Esangweni | Shared | - | On-campus |
| 49 | House No. 54 | Esangweni | Shared | 5 634 | On-campus |
|  | House No. 54 | Esangweni | Shared | - | On-campus |
|  | House No. 54 | Esangweni | Shared | - | On-campus |
| 50 | House No. 55 | Esangweni | Family | 27 657 | On-campus |
| 51 | House No. 4 | Anthony Cres | Family | - | Off-campus |
| 52 | House No. 6 | Anthony Cres | Family | - | Off-campus |
| 53 | House No. 7 | Anthony Cres | Family | - | Off-campus |
| 54 | House No. 9 | Anthony Cres | Family | - | Off-campus |
| 55 | House No. 11 | Anthony Cres | Family | - | Off-campus |
| 56 | House No. 13 | Anthony Cres | Family | 17 565 | Off-campus |
| 57 | House No. 14 | Anthony Cres | Family | - | Off-campus |
| 58 | House No. 15 | Anthony Cres | Family | - | Off-campus |
| 59 | House No. 17 | Anthony Cres | Family | - | Off-campus |
| 60 | House No. 18 | Anthony Cres | Family | - | Off-campus |
| 61 | House No. 19 | Anthony Cres | Family | - | Off-campus |
| 62 | House No. 21 | Anthony Cres | Family | - | Off-campus |
| 63 | House No. 26 | Anthony Cres | Family | - | Off-campus |
| 64 | House No. 28 | Anthony Cres | Family | - | Off-campus |
| 65 | House No. 30 | Anthony Cres | Family | - | Off-campus |
| 66 | House No. 47 | Anthony Cres | Family | - | Off-campus |
| 67 | House No. 49 | Anthony Cres | Family | - | Off-campus |
| 68 | House No. 10 | Kudu | Family | - | Off-campus |
| 69 | House No. 54 | Dunn Rd | Family | - | Off-campus |
| 70 | Flat No. 1 | Mlalazi RD | Family | 50 376 | Off-campus |
| 71 | Flat No. 2 | Mlalazi RD | Family | 14 000 | Off-campus |
| 72 | Flat No. 3 | Mlalazi RD | Family | - | Off-campus |
| 73 | Flat No. 4 | Mlalazi RD | Family | - | Off-campus |
| 74 | Flat No. 5 | Mlalazi RD | Family | 10 000 | Off-campus |
| 75 | Flat No. 6 | Mlalazi RD | Family | - | Off-campus |
| 76 | House No. 3 | Glenside | Family | - | Off-campus |
| 77 | House No. 10 | South Rd | Family | - | Off-campus |
| 78 | House No. 15 | Park Lane | Family | - | Off-campus |
| 79 | House No. 1 | Zini River Estate | Family | As per policy | Off-campus |
| 80 | House No. 2 | Zini River Estate | Family | As per policy | Off-campus |
| 81 | House No. 3 | Zini River Estate | Family | As per policy | Off-campus |
| 82 | House No. 4 | Zini River Estate | Family | As per policy | Off-campus |
| 83 | House No. 5 | Zini River Estate | Family | As per policy | Off-campus |
| 84 | House No. 6 | Zini River Estate | Family | As per policy | Off-campus |
| 85 | House No. 7 | Zini River Estate | Family | As per policy | Off-campus |
| 86 | House No. 8 | Zini River Estate | Family | As per policy | Off-campus |
| 87 | House No. 9 | Zini River Estate | Family | As per policy | Off-campus |

(b) (i) The rental charge is based on the market rental value. The rental is levied at a minimum value refferd to as Assessed Rental Value (ARV).

(ii) The rental recovered from 1 April 2017 to 31 March 2018 is R798 089.

1. (a) The staff members pays for all utilities (gas, water, electricty) as well as the general maintenance of the units.

(b) The following costs are borne by the University:

* Levies and municipality rates and taxes;
* Costs for remedial work on structural defects and general maintenance; and
* Gardening and pool services (where applicable).

1. The amount spent to date on housing is as follows:

|  |  |  |
| --- | --- | --- |
| **Item** | **Apr 2016 – Mar 2017** | **Apr 2017 – Dec 2017** |
|  |  |  |
| **Operating Expenditure** | **7 709 298** | **6 781 513** |
| Gardening and Cleaning | 43 150 | 90 747 |
| Maintenance and Repairs | 7 073 558 | 5 998 329 |
| Rates and Taxes | 387 369 | 505 870 |
| Other | 205 221 | 186 567 |
|  |  |  |
| **Capital Expenditure** | **4 138 840** | **2 657 391** |
|  |  |  |
| **Total** | **11 848 138** | **9 438 904** |