

HOUSING

HOW TO OWN AN RDP HOUSE?

People applying for an RDP house should:

- be a South African citizen
- over 21 years of age
- must have a total household income of less than R3 500 per month
- must be married or live with a partner or be single and have dependents (children you are responsible for)
- must never have owned a house or a property anywhere in South Africa
- applicants will only ever get one housing subsidy (except for consolidation subsidy) so they must use it wisely
- the names of both partners are then added onto a database. If they separate from their partner whose name appears in the database, they will not be granted another subsidy with a new partner
- applications can be done at all local housing departments and they will be added on the housing waiting list. Applicants will be notified when their house is ready.
- RDP houses are not for sale, they are free.
- anyone who wants to extend or renovate their RDP house before eight years of ownership must get permission to do so from their local municipality

WHAT HAPPENS WHEN A MARRIED COUPLE GETS AN RDP HOUSE AND THEN THEY DIVORCE?

When married beneficiaries divorce, the divorce order of the Court will determine what will happen to the RDP house they received.

Normally the Court will award the house to the woman and the property is then transferred into her name.

But the parties could agree in the divorce settlement to dispose of the house and to share the amount they receive from the sale transaction.

However, all subsidy houses are subject to an eight year sale restriction provision and the Provincial Government may decide to take the property back without any compensation and the beneficiaries may then re-apply for a subsidy house if they satisfy the qualification criteria.

TOWN PLANNING

WHAT IS AMENDMENT SCHEME

Also known as Rezoning, is the changing of a certain zoning to another zoning, through a prescribed process.

WHAT IS BUILDING LINE

an imaginary line at a specific determined distance from a boundary of a property that demarcates the limits of the placement of a building. Building lines may be relaxed on application and proper motivation. Often determined by the minimum distance between neighbouring structures in terms of the National Building Regulations.

WHAT IS CONSENT USE

Represents a granting of development rights by the Municipality in terms of the Town Planning Scheme, without changing the formal zoning of the stand. Refer to the specific Town Planning Scheme as to which uses can be approved on different zonings. Examples are second dwelling or school or church on Residential zoning. Consent use rights are non-permanent and will lapse if not exercised.

WHAT IS COVERAGE

Footprint area of a building expressed as a percentage of the total stand area, as seen vertically from above. It is not affected by the number of storeys of the building. See sketches under heading Floor Area Ratio.

WHAT IS ERF

Similar to stand and refers to a cadastral unit as surveyed and registered in the Surveyor General's records as part of a township. Differs from a farm portion or agricultural holding, as being part of a township.

WHAT IS GDARD

Gauteng Department of Agriculture and Rural Development. Department tasked with implementing environmental legislation in Gauteng. There are similar institutions in all provinces, known under different names

WHAT IS GAUTRANS

Common name for Gauteng Department of Transport and Public Works, the guardian of all provincial roads in the province. Most important role player with any development project, where access off public roads are required.

Implements the Gauteng Transport Infrastructure Act, which impacts severely on any land use application.

WHAT IS IDP

Integrated Development Plan. Policy document by a Municipality in terms of the Municipal Systems Act, which sets out the development vision of the Municipality in terms of physical, financial, institutional, social, political and operational criteria. It serves as a budgeting tool for the Municipality for capital spending on a 5 year revolving programme.

WHAT IS LAND USE MANAGEMENT SCHEME

Also known as LUMS. It is the new style town planning schemes established through the Land Use Management Act, set to replace the former control mechanisms which were authorised by the different Ordinances.

WHAT IS SDF

Spatial Development Framework. Policy document of the Municipality drafted in terms of the requirements of the Municipal Systems Act and representing the physical or spatial component of the IDP. This document functions similar to the earlier Structure Plans, which presented a preferred land use pattern, against which development proposals are adjudicated by the authorities.

BUILDING INSPECTORATE

HOW LONG DOES IT TAKE TO APPROVE A BUILDING PLAN?

It takes about three weeks to approve a building plan. If corrections or amendments will have to be on the plan it will take longer.

WHAT IS SACAP?

The South African Council for the Architectural Profession (SACAP) is the regulatory authority for the architectural profession. SACAP is responsible for: Providing for registration of persons within the architectural profession; Protecting the public against unprofessional conduct by registered persons; Guiding the profession and promoting the standards of education and training in the Built Environment.

WHAT IF SOMEONE FAILS TO SUBMIT A PLAN?

If you've chosen to build without having the plans approved, a building inspector is entitled to enter your property and order construction to stop immediately. He could even obtain a court order for the structure to be demolished, at your expense, and you would be liable for legal costs as well. In serious cases, you could be fined or sent to prison.

WHAT IF NO BUILDING INSPECTOR NOTICES YOUR ILLEGAL ALTERATIONS?

They could come back to haunt you years later - when you try to sell the house and the prospective buyer asks to see approved plans