

INVESTMENT BROCHURE:
NEW MODDER X3, BENONI
SOCIAL HOUSING DEVELOPMENT

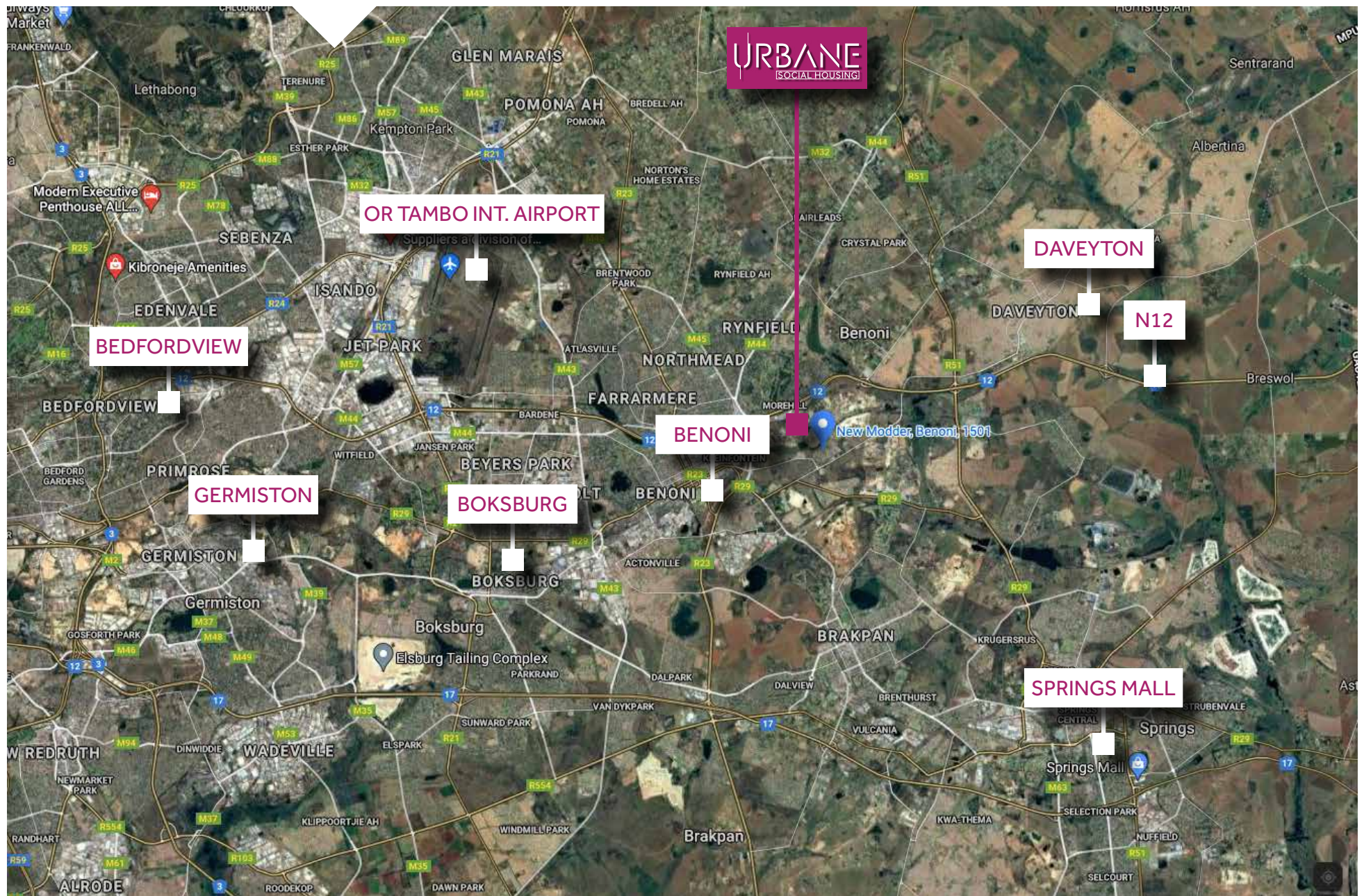
URBANE
SOCIAL HOUSING



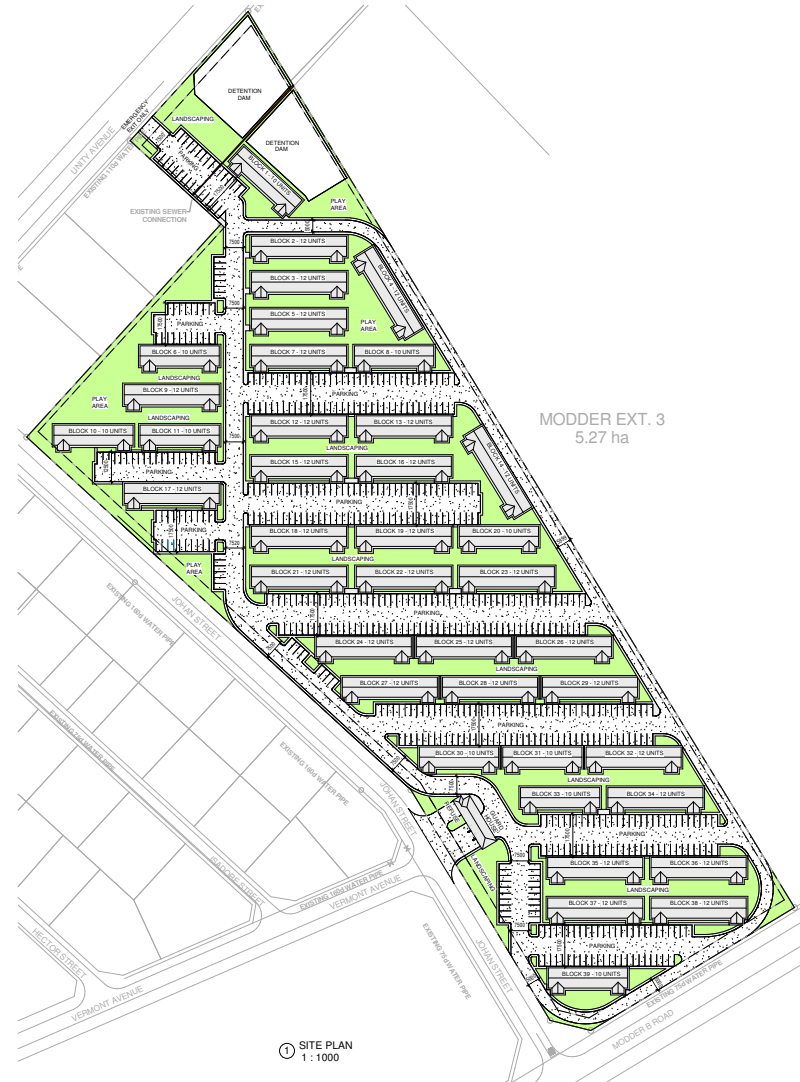
DEVELOPMENT PARTNERS



LIVE
PLAY
EXCEL



SITE DEVELOPMENT PLAN





OVERVIEW & LOCALITY

The proposed development is known as New Modder Extension 3 Township. It is located on Portion 15 (a Portion of Portion 12) of the Farm Modderfontein IR, situated in Benoni, which is part of the City of Ekurhuleni in eastern Gauteng. Besides Benoni, other developed neighbouring towns and amenities in the metropolitan area are Boksburg, Springs, Brakpan, Daveyton and Kempton Park.

The development measures 5.2 hectares providing a total of 448 quality affordable social housing units. The proposed typologies and allocations are as follows:

• Studios (32m ²)	134
• One Bedroom (40m ²)	179
• Two Bedroom (42m ²)	134
• Total	448

Over and above meeting the design and technical requirements for social housing units as mandated by the SHRA, Urbane Social Housing's quality affordable residential developments seek to enhance the livelihood of its tenants not only from a compliance perspective but also through creating thoughtful living spaces where families and communities can thrive. Urbane Social Housing is looking to achieve this through the following:

- Mixed-use and inclusionary housing
- Creating pause and play areas for children and adults alike
- Inclusion of open spaces with greenery and nature reserves
- Improved green infrastructure
- Enhanced security and tenants' peace of mind
- Improved well-being of tenants who enjoy the amenities offered within the development and surrounding areas



BACKGROUND

URBANE SOCIAL HOUSING IS AN ACCREDITED SOCIAL HOUSING INSTITUTE (SHI) BY THE SOCIAL HOUSING REGULATORY AUTHORITY (SHRA)

South Africa as whole is currently experiencing an increasing need for affordable rental units which provide secure tenure to households which prefer the flexibility provided by rental accommodation.

Social housing provides good quality rental accommodation for the upper end of the low income market with the primary objective of urban restructuring, creating sustainable human settlements.

The Social Housing programme entails the provision of grant funding to establish, capacitate and capitalize social housing institutions such as Urbane Social Housing which develop, hold and administer affordable rental units within identified restructuring zones.

SOCIAL IMPACT

Job Creation (No of potential Jobs)	750
Women participation %	>30%
Youth Participation %	>30%
Military Veteran Participation %	>10%

SUSTAINABILITY

Green Building Element	>45%
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WHAT IS SOCIAL HOUSING?

Social housing is state subsidised rental housing targeted at low to medium income groups earning between R3500 and R15 000. The purpose of social housing is to contribute to the national priority of restructuring the South African communities in order to address structural, economic, social and spatial dysfunctionalities. Social housing therefore contributes to widening the range of housing options available to those with financial constraints in affording quality housing.

Social housing is a rental or cooperative housing option for low to medium income households at a level of scale and built form which requires institutionalised management. It is provided by Social Housing Institutions (SHIs) or Other Delivery Agents (ODAs) in approved projects within designated restructuring zones with the benefit of public funding as contemplated in the Social Housing Act.

Low to medium income households are those earning between R1,500 to R15,000 per month and rent at no more than 33% of their income. Provision is that at least 30% of tenants in a social housing project must earn between R1, 500 to R5, 500 and the remaining must earn R5,501 to R15,000.

Social housing Projects are generally three or four storey walk ups with an average number of units per project of 415 units. These can be a combination of bachelor, 1 bedroom, 2 bedroom or 3 bedroom units.

SHIs are generally either municipal owned entities or non-profit organisations. **ODAs** are private sector companies. These institutions undertake property management, tenant management and property development and must be accredited by the SHRA.

Applications for project accreditation are submitted to the SHRA pipeline by SHIs or ODAs for capital grant funding.

Restructuring zones are specific urban areas that local authorities will identify that will benefit from social housing. All social housing projects are required to be in a restructuring zone.





HOW DOES IT WORK?

The state, as represented by the Social Housing Regulatory Authority (SHRA), the Department of Human Settlements (DoHS) as well as the Housing Development Agency (HDA) subsidises social housing developments in order to ensure provision of rental housing of exceptional quality, at affordable rentals in well located areas. This is done through capital grant funding called the Consolidated Capital Grant (CCG). The average cost of construction is R426 000 per unit (including land and bulk services) and the current quantum that the SHRA administers is R271 867 per unit. The grant applicant/SHI – Urbane Social Housing is required provide the remainder of the cost through debt funding.

The ideal social housing project is one that aims to restructure cities by providing low to medium income households with housing opportunities in well serviced areas of high economic activity. Investment in social housing projects is also targeted in urban areas that require revitalisation.

The SHRA only considers project applications that adhere to the investment criteria and are located in certain urban areas named restructuring zones. These are geographic areas identified by local authorities and supported by provincial government for targeted, focused investment.

As per the Regulations, Chapter 5, a summary of the investment criteria is as follows:

- Land and services: the SHI must have land rights, adhere to zoning, ensure there are bulk services.
- Housing design criteria: medium to high density, bachelor to 3 bedroom units, high quality spec.
- Marketing: ensure proper marketing of units, applicant training programmes and equitable selection process.
- End User Agreement: lease required.
- Rentals / levies as stipulated.
- Financial viability needs to be demonstrated.
- Governance and management to be demonstrated.
- Building and property maintenance to be undertaken.

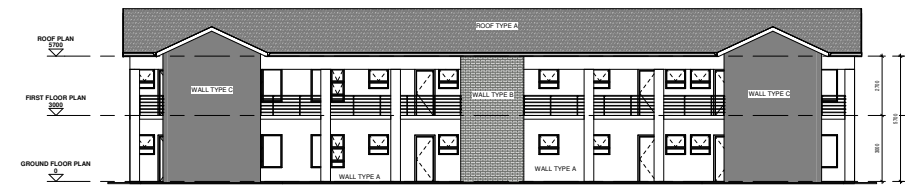


**PROPOSED
DEVELOPMENT**

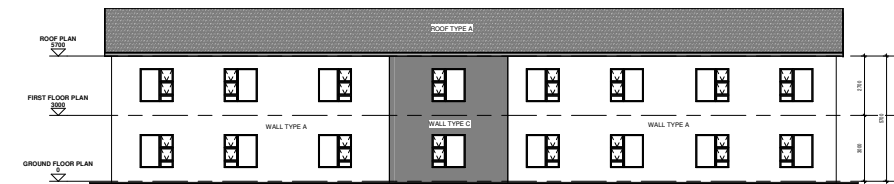




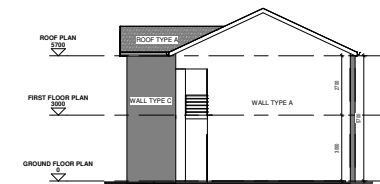




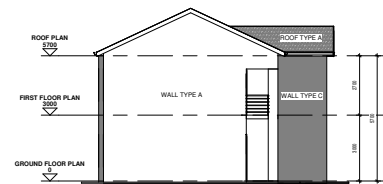
2 SOUTH ELEVATION
1 : 100



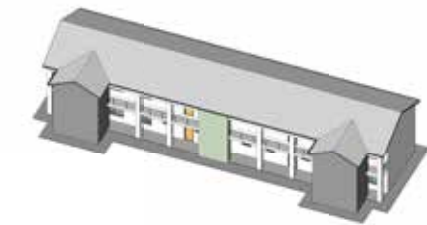
1 NORTH ELEVATION
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3 EAST ELEVATION
1 : 100



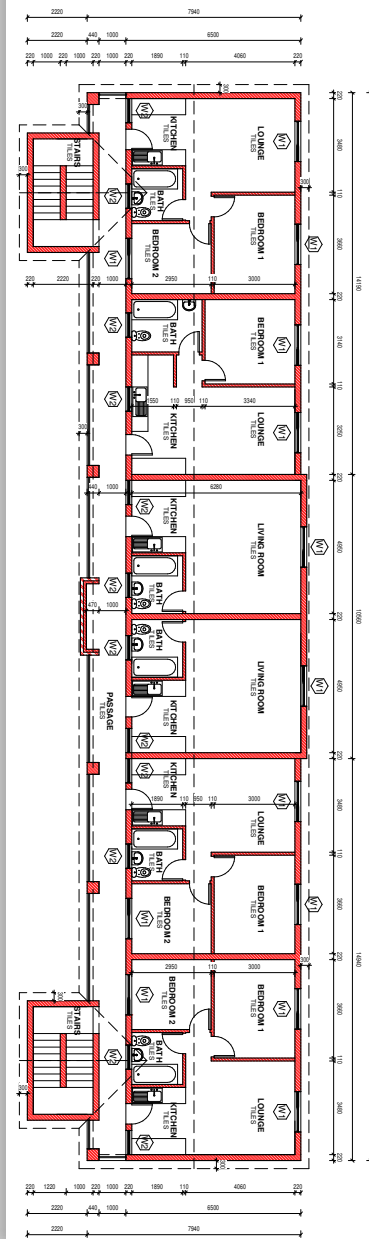
4 WEST ELEVATION
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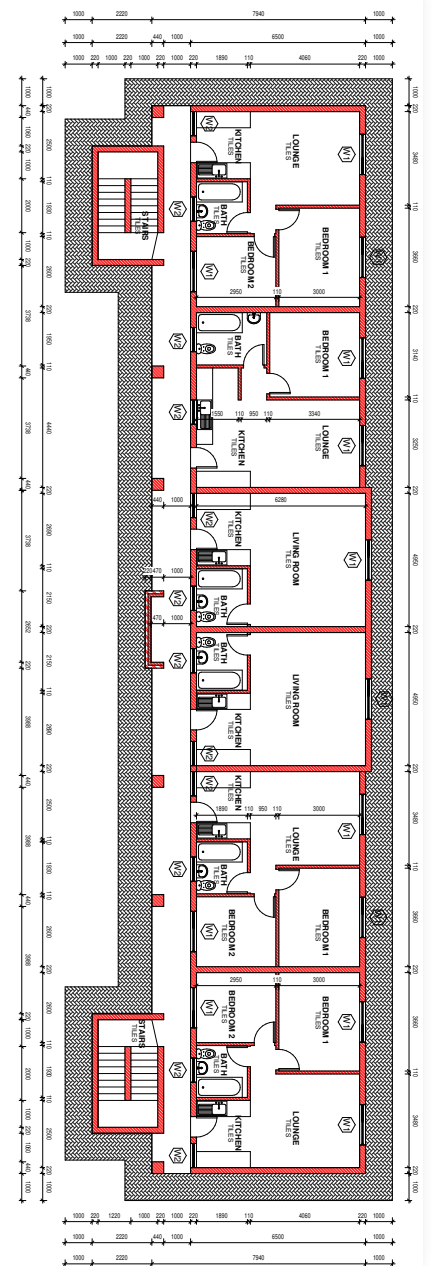
5 3D VIEW 1



6 3D VIEW 2

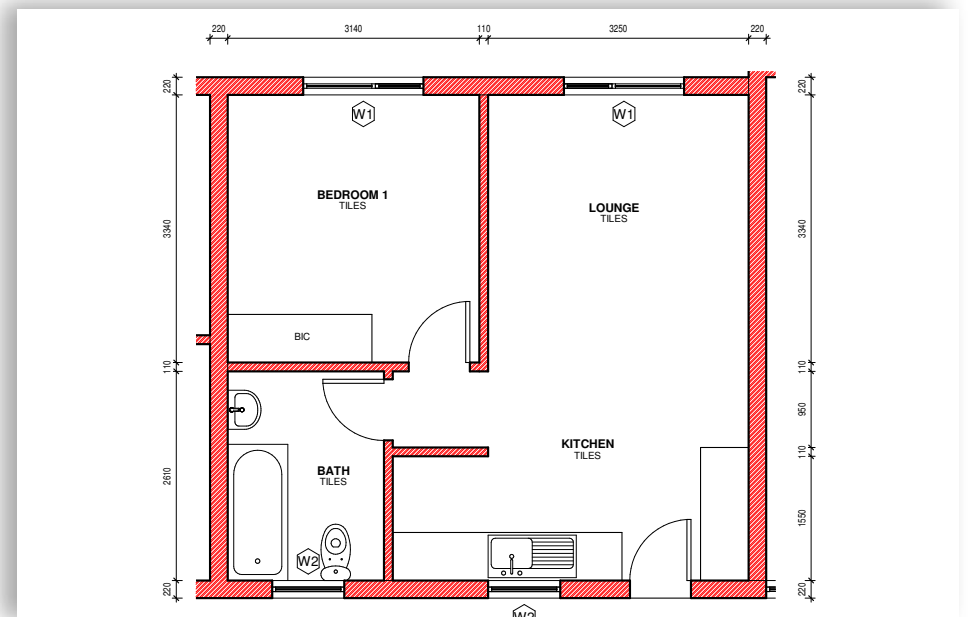
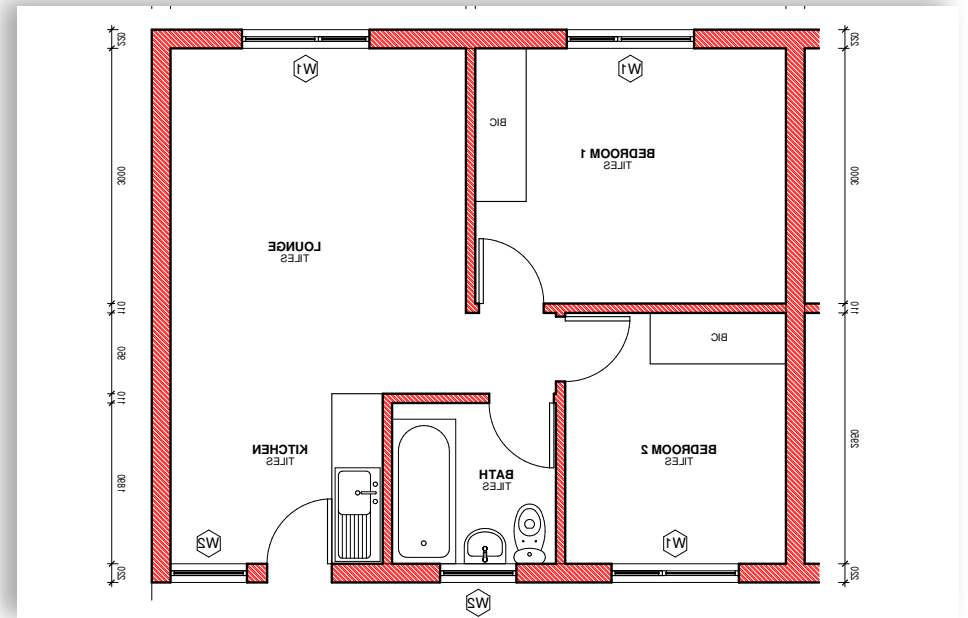
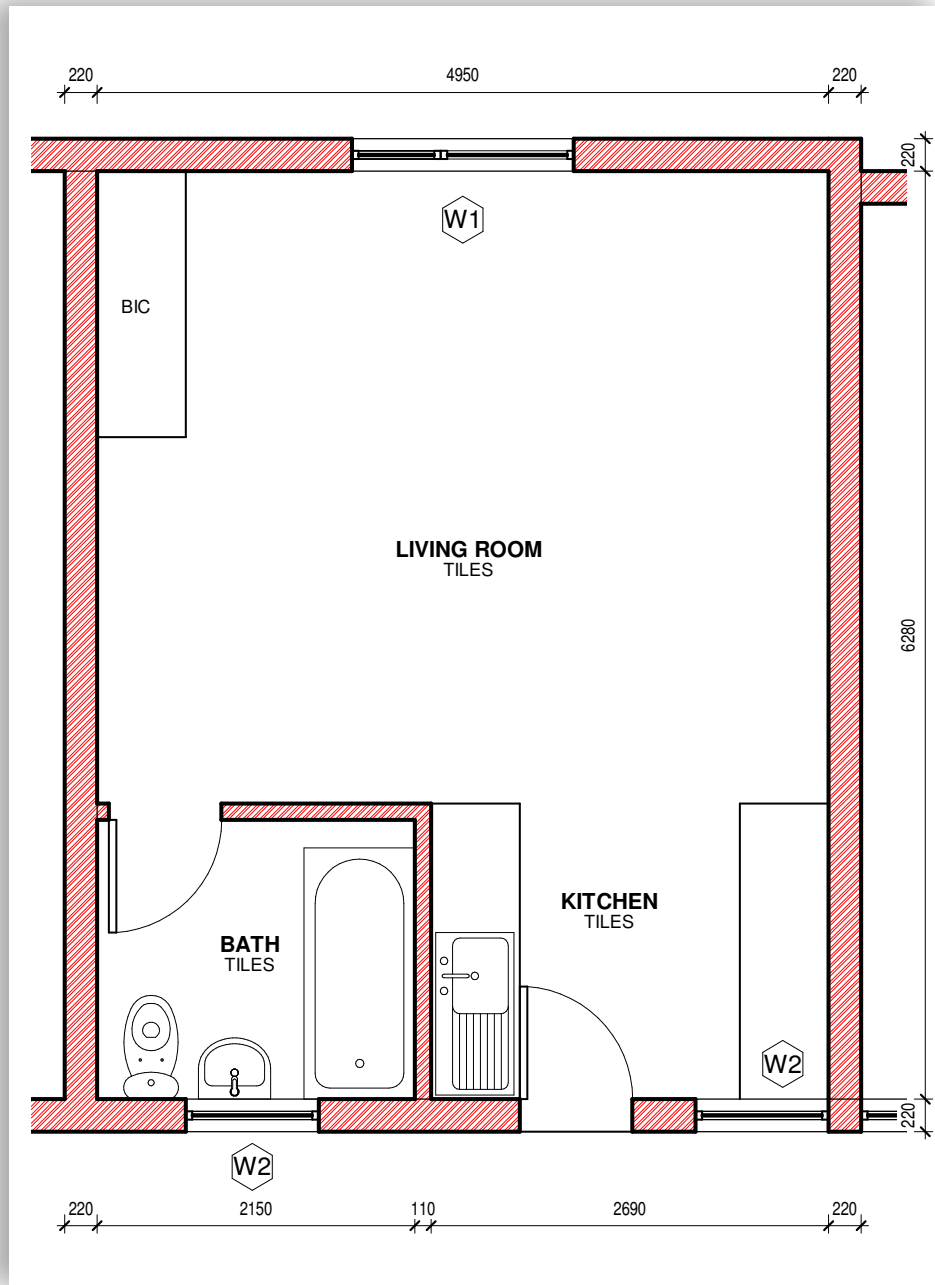


7 GROUND FLOOR PLAN
1 : 100











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