



Western Cape
Government

FOR YOU

Human Settlements



HOUSING SUBSIDIES

DO YOU EARN
BETWEEN
R0 - R3 500p/m?

ARE YOU HOMEWISE? DO YOU KNOW YOUR GOVERNMENT HOUSING OPTIONS?

If you earn **R0 - R3 500** you could qualify for:



To apply visit your nearest Municipality or Municipal Housing office.

Be **HOMEWISE** and let's invest in a future that's better together.

DO YOU EARN BETWEEN R0 – R3 500 PER MONTH?

If your household income falls between R0 and R3 500 per month, you may qualify for one of the following government housing subsidies and programmes. To access one of these subsidies, you must be registered on the housing demand database at your nearest municipality.



INDIVIDUAL SUBSIDY

You can use this subsidy to buy an existing house OR buy a house on a plot-and-plan basis OR finish an incomplete house. Applications open only once a year in April and close as soon as the subsidy allocation limit has been reached. The subsidy amount is up to R202 888. Applications and enquiries can be made directly at the Western Cape Department of Human Settlements.



UPGRADING OF INFORMAL SETTLEMENTS (UISP)

This programme gives you access to a serviced stand in an informal settlement. A serviced stand includes a piece of land with access to water, sanitation and electricity services. You can later apply for assistance to build a house on your stand through one of the government's other housing subsidies e.g. the Individual Subsidy, the Enhanced People's Housing Process (EPHP) programme, or the Integrated Residential Development Programme (IRDP). Enquiries and application can be made at your nearest municipality.



CONSOLIDATION SUBSIDY

If you already owned and received a serviced site before 1994, you may apply for this subsidy. It amounts to R109 947 and you can use it to build your house, upgrade or complete a non-subsidy house. Consolidation subsidies are provided on a project basis and not to an individual. Contact your nearest municipality for enquiries and application.



ENHANCED PEOPLE'S HOUSING PROCESS (EPHP)

This subsidy is only available on a project basis to communities who are prepared to participate in the building of their homes. With this subsidy you can play an active role in the building of your own house through an organised group. Applications and enquiries can be made directly at your nearest municipality.



INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP)

With this subsidy you will be able to get land, service a site and build a home. It is provided to Local Municipalities. Applications and enquiries can be made directly at your nearest municipality.



ENHANCED EXTENDED DISCOUNT BENEFIT SCHEME (EEDBS) PROGRAMME

This programme will help you become a home-owner of pre-1994 government-owned rental housing (municipal and provincial). If you have been renting a government property since before 1994, you can qualify for this programme. Some municipalities have already transferred much of their housing stock to tenants who have utilised the Discount Benefit Scheme. Applications and enquiries can be made directly at your nearest municipality.



SOCIAL HOUSING

With this subsidy you can gain access to a rental house or apartment. Government funding is provided to Social Housing Institutions to manage the rental units. You then pay a reduced rental amount, based on your household income, to the Social Housing Institution. Enquiries and application can be made directly at your nearest municipality.



INSTITUTIONAL HOUSING SUBSIDY

With this subsidy you can gain access to a rental unit or rent-to-buy opportunity. Government funding is provided to Housing Institutions to build and manage the rental units. You then pay a reduced rental amount, based on your household income, to the Housing Institution. Enquiries and application can be made directly at your nearest municipality.

Please contact the Department of Human Settlements
for more information:

Visit 27 Wale Street, Cape Town
Call the Help Desk on 021 483 6488/0611/8984/0623/2060
(Monday to Friday from 07:30-15:00)

Email human.settlements@westerncape.gov.za; or
Visit the departmental website:
www.westerncape.gov.za/dept/human-settlements



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