

# PROJECT PROFILE



"Building Homes.  
Building Partnerships."



NAME OF PROJECT	Harmony Village B5/B6
NAME OF INSTITUTION	Cape Town Community Housing Company (CTCHC)
CONTACT DETAILS	Wayne, Jacquilise, Lucinda, Yvonne , 021-552 1780, info@ctchc.co.za

## BACKGROUND OF INSTITUTION

The Cape Town Community Housing Company (Pty) Ltd is an affordable housing developer and accredited social housing institution, funded and owned by the National Housing Finance Corporation. The company was launched in May 1999 with the objective of gearing the institutional form of the National Housing Subsidy to achieve bigger and better quality housing for qualifying beneficiaries. The company currently builds and holds residential housing stock in mainly Mitchells Plain, Gugulethu and Maitland and is one of three accredited social housing partners of the City of Cape Town. CTCHC strives to develop integrated settlements that include all the necessary land uses, house typologies and household income categories, in order to establish a truly integrated community.

## PROJECT SUMMARY

<b>Location</b>	Corner of Morgenster Road & Weltevreden Parkway, Mitchells Plain, Cape Town
<b>Total number of units</b>	850
<b>Target market</b>	R3,000 – R3,500 joint monthly income
<b>Project Duration</b>	28 Months (February 2012 to May 2014)
<b>Unit breakdown</b>	Single and Double storey units
<b>Mix of Units</b>	To be determined by final Layout
<b>Unit sizes</b>	42m <sup>2</sup> (single storey) & 48m <sup>2</sup> (double storey)
<b>Unit layout</b>	2 Bedroom, bathroom & kitchen/living area
<b>Construction method</b>	Conventional brick and mortar
<b>Extent of land</b>	15,17ha
<b>Average erf size</b>	110m <sup>2</sup>
<b>Density</b>	60 units/ha
<b>Funding</b>	National Housing subsidy, CTCHC Top-up loan
<b>Land Availability</b>	Subsidised land purchased from the City of Cape Town Municipality
<b>Type of Development</b>	Greenfield Infill

## INNOVATIVE END-USER FUNDING

The units are funded by the government institutional subsidy, together with a top-up loan by CTCHC. Households pay off the top-up loan over a 25 year period instalment purchase agreement. Monthly instalments are in the order of +-R1200 pm. CTCHC plays therefore a major role in providing top-up loan funding to persons who have no access to any other formal tenure of house ownership.

## LAYOUT DESIGN

The layout was approved as part of the Westgate Mall land application for 2466 units and represents 850 erven, 2 erven for community facilities and 5 public open spaces. A mix of single and double storey units will be considered based on the erf sizes. An application for funding will be lodged to the City of Cape Town for the development of an amenity within the precinct, as part of the commitment towards the development of human settlements and not only housing