



Temporary Housing Allocation Policy

Category: HOUSING MANAGEMENT
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SUMMARY

Over the years, in the event of fires and natural disasters, the Ministry use any available housing options in its pool to assist families in need, consequently, in the process depriving housing applicants of an opportunity to be assisted with a permanent housing solution until the affected house is re-built. The Ministry recognised the need to provide a better framework to cater for those cases and started construction at the start of the year (2018) of 42 housing units.

With the forthcoming completion of the project other management framework needs to same faith like the emergency housing at district levels. The policy for temporary housing unit allocation is aimed at providing housing solutions to families who are subject to those unfortunate events. It will provide a framework for standard type assistance from Government with clearly laid out obligations from the affected families with timeframes to look for options and solutions including the rules of the Estate.

STATEMENT

The Policy provides the framework for ALLOCATION of temporary housing units to applicants in need of instant relief for urgent and immediate Housing as a result of fires, natural disasters and other defined emergencies on a temporary basis.

BACKGROUND

In the year 2017, the Ministry registered a total of 25 cases of fire and disaster. Some of those cases were big families with more than two households. The Ministry was fortunate enough to find alternative accommodation to house 21 of those who could not find solutions within the existing family structures. Members of the family helped the remaining 4 whilst they get back on their feet.

From the 21 cases, 12 has been housed across the country in available houses, 4 in prefab units at Perseverance and the balance (5) was assisted through rental accommodations paid for by the Government. As the practice was affecting our budget and available stocks of houses for qualified housing applicants, an alternative solution was sought.

APPLICABILITY & SCOPE

The Housing Department in the Ministry of Habitat, Infrastructure and Land Transport and all other responsible arms of Government such as PMC.

POLICIES

1. Qualified Categories for allocation

To serve its intended purposes, all the units must not be fully allocated, with a minimum of six units being readily available at all times. Allocation of the units will be restricted to;

- (a)** Disaster and fire cases.

(b) Urgent Repair and maintenance of family home, which requires the owner or tenant to temporarily move out (repair and maintenance being carried out by the Government / PMC)

(c) Any genuine non-inflicted cases where family needs to be stabilised for three months only (maximum)

2. Application process and time delay for allocation

2.1 All application for Temporary housing must be made through the District Administrator in the prescribed format (see attached).

2.2 The requests are sent to Housing Department and decision to allocation are made within 48 hours after the request has been lodged.

2.3 All allocations are done through PMC within 24 hours of being informed of the decision to allocate a unit.

2.4 The Housing Department reserves the right not to further process a request for allocation if the beneficiary does not meet the criteria for temporary Housing assistance as per section 1 above in line with the policy statement.

3. Length of Tenancy

The occupancy of allocated tenants should not be more than one year, upon which a permanent solution should have been forthcoming

Category	Length of Stay
(a) Fire and Disaster	6 – 12 months
(b) Repairs and	6 months only (max)
(c) Families in distress	3 months only

4. Rents and Utilities

4.1 Fire and Disaster cases - Any tenants staying in the village for more than 3 months would be expected to pay a minimum monthly rental fee as outline below.

- 1 bedroom – Sr 1000/-
- 2 bedroom – Sr 1500/-
- 3 bedroom – Sr2000/-

4.2 For all other categories of tenants as outline in 3.0 above, all rents shall be set at a minimum of Sr 2000 per month

4.3 In addition to the above-mentioned rates, tenants will cover the cost of Electricity and water.

4.4 In fire and disaster categories, the rent may be revised upwards to full rent, as established by the landlord (PMC) but not to exceed Sr 5000.00, if after investigation by Fire and Rescue/Police it is a confirmed case of arson/ criminal intent. The tenant will be given a time frame of 3 months to vacate the facility.

5. Estate Covenant

5.1 Allocated tenant shall abide to the Estate Covenant (annex 1) at all times.

5.2 Visitation shall only be allowed from 8 am to 6 pm with the exceptions of government officials on specific duty.

5.3 No additional members of the family will be allowed to occupy the allocated units after allocation

ANNEX 1

RULES AND REGULATIONS – TEMPORARY HOUSING

1. The Tenant(s) shall use the house solely as residence for members of the family approved upon allocation.
2. The tenant (s) shall make payment of the house promptly through monthly installment
3. The Tenant(s) shall not assign or sublet the house to any other parties.
4. The Tenant(s) shall not conduct any form of business, trade or commerce in the house or on the estate.
5. The Tenant(s) shall not alter the structure of the house nor erect any building or structure whether temporary or permanent on the estate.
6. The Tenant(s) shall not permit any animal to be kept in the house or on the estate
7. The Tenant(s) shall not make any internal or external alteration to the house.
8. The tenant (s) shall permit the landlord, its officers, agent and authorized representative access to the house to assess the entire status of the unit and for all other incidental purposes.
9. The tenant(s) is not permitted to undertake any maintenance work on the house.
10. The Tenant(s) shall immediately report any defect/maintenance arising at the house to the Warden/Landlord who shall carry out such repairs as are necessary.
11. The Tenant(s) shall not cause any nuisance or unreasonable annoyance on the estate.
12. The Tenant(s) shall not cause any disturbance or interfere with occupants of the neighboring building or premises or those residing with them whether by the use of any musical instrument, radio, phonograph, quarrel, unusual noise or in any other way.
13. The tenant(s) shall refrain from involvement of any type of drugs or any other immoral activities in the dwelling and its vicinity and the entire estate.
14. The tenant (s) shall not park/keep any vehicle(s) that is are not road worthy on the estate.

Contact Information

Housing Department

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