

VISIT 4: AN INFORMAL SETTLEMENT (AN ILLEGAL SUBDIVISION OR AN INVASION)

Please obtain the following information on one recently-occupied illegal land subdivision on the fringe of the metropolitan area that does not conform to zoning and/or land subdivision regulations or on one recent land invasion, whichever one is more common:

A. General Information on Informal Settlements:		Value or %
4A(1)	Estimated percent of dwellings in informal settlements (illegal land subdivisions plus squatter settlements) in the total metropolitan housing stock (%)	21.8%
4A(2)	Estimated percent of dwellings in squatter settlements in the total metropolitan housing stock (%)	
4A(3)	Are there any recently-occupied illegal land subdivisions on the urban fringe (Yes/no)?	Y
4A(4)	Are there any recently-occupied land invasions on the urban fringe (Yes/no)?	N
4A(5)	If so, are recently-invaded lands mostly public or private?	N/A
4A(6)	Are full land titles eventually provided to buyers of plots in illegal land subdivisions? <i>+</i>	sometimes
4A(7)	If so, how many years after plots are sold and occupied?	-

Martin
Martin

Note: Definitions can be found in the Survey Instructions.

B. Information on a Recently-Occupied Informal Settlement Visited		Value or %
4B(1)	Date settled	1994
4B(2)	Number of land plots in the settlement	2000
4B(3)	Distance from the city center	15 K
4B(4)	Walking distance to nearest bus stop	N/A taxi/cambis
4B(5)	Distance from edge of settlement to a paved road (m)	20m
4B(6)	Typical plot size (m ²)	wall to wall shacks
4B(7)	Price for a typical plot (in local currency)	-
4B(8)	Estimated monthly household income of residents	600 R / US\$100
4B(9)	Typical road width in settlement	5 m
4B(10)	Type of road surface	gravel
4B(11)	How is water provided to plots?	public taps
4B(12)	How is sanitation handled?	outdoor latrines/
4B(13)	Is there electricity (Yes/no)?	yes
4B(14)	Is financing available (yes/no)?	no
4B(15)	If so, percent of plot price required as down payment	N/A
4B(16)	How many months to pay the rest?	N/A
4B(17)	Monthly payment (in local currency)	N/A

toilets

Note: Definitions can be found in the Survey Instructions.

+ through public redevelopment

C. Characteristics of Three Dwelling Units in the Informal Settlement Visited:		Unit 1	Unit 2	Unit 3
4C(1)	Number of persons living in the house	6	9	8 + 3 part-year
4C(2)	Estimated monthly income of household	R 180	R 800	R 2400 + remittances
4C(3)	Land area of plot (m ²) <i>wall-to-wall shack</i>	16M ²	22M ²	22M ²
4C(4)	Price paid for land (in local currency), if any	-	-	-
4C(5)	Year land was bought or obtained	1994	1996	1994
4C(6)	Floor area of house (m ²)	16M ²	22M ²	22M ²
4C(7)	Number of rooms in house	2	3	2
4C(8)	Estimated replacement cost of unit	-	-	-
4C(9)	Monthly rental, if unit is rented out	-	-	-
4C(10)	Wall materials *	various	various	various
4C(11)	Roof materials	metal	metal	metal
4C(12)	Floor materials	dirt	carpet over dirt	carpet over dirt
4C(13)	Piped water on plot (Yes/no)?	N	N	N
4C(14)	Toilet inside unit (Yes/no)?	N	N	N
4C(15)	Outhouse with pit latrine (Yes/no)?	Y	Y	Y
4C(16)	Piped sewerage connection (Yes/no)?	N	N	N
4C(17)	Electrical connection (Yes/no)?	Y	Y	Y
4C(18)	Paved road in front of unit? (Yes/no)	N	N	N
4C(19)	Distance to city center (kms.)	15K	15K	15K
4C(20)	Walking time to nearest public bus stop (min.)	N/A	N/A	N/A
4C(21)	Sale of land included full legal title? (Yes/no)	N	N	N
4C(22)	If so, has title been obtained by owner?	N	N	N
4C(23)	If not, in how many years it is expected?	-	-	-
4C(24)	Sale includes transfer of some ownership document? (Yes/no)	-	-	-
4C(25)	If so, has document been obtained?	-	-	-
4C(26)	If not, in how many years it is expected?	-	-	-
4C(27)	Was land purchase price paid upfront (yes/no)?	N/A	N/A	N/A
4C(28)	If not, percent of plot price required as down payment	-	-	-
4C(29)	How many months to pay the rest?	-	-	-
4C(30)	Monthly payment (in local currency)	-	-	-

Note: Definitions can be found in the Survey Instructions.

* metal, cardboard, wood, plastic sheeting