

Strategies for Enhancing Delivery of Beneficiary-preferred Low-cost Housing: A Case Study of Selected Rural Areas in Ephraim Mogale Local Municipality

By

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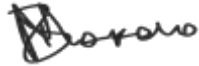
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DECLARATION

I, Rudolf Kaleka Mokolo, hereby declare that this proposal for Master of Arts in Rural Development submitted to the Faculty of Science, Engineering and Agriculture at the University of Venda has not been submitted previously for any degree at this or another university. It is original in design and in execution, and all reference material contained therein has been duly acknowledged.



Signature

.....**Date** 13 February 2024

Rudolf Kaleka Mokolo

DEDICATION

There are many deserving candidates for this. However, let me dedicate this to my younger brothers, Kahlolo and Kgotsofalo, hoping it inspires them to go past this mark.

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Firstly, I would like to acknowledge the man above by quoting a scripture from the book of Philippians 4:13 *"I can do all this through him who gives me strength"*, because I have done it through him.

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ABSTRACT

This cross-sectional survey focused on the intricate process of delivering low-cost housing in Moganyaka and Tsimanyane villages within Ephraim Mogale Local Municipality in South Africa. It aimed to uncover the multifaceted challenges that hinder timely and satisfactory housing provision. Sixty-six participants drawn from Moganyaka (31) and Tsimanyane (35) were sampled. A questionnaire that contained closed-ended questions was administered electronically via Google Forms.

Timely delivery of low-cost housing in Moganyaka and Tsimanyane villages was explored, focusing on community preferences, satisfaction levels and viable strategies. Ethical procedures were followed, following steps that included obtaining clearance from the University of Venda Social Research Ethics Committee and securing entry for the study through engaging Traditional Councils in both villages. Data collection was carried out using an exploratory sequentially mixed method research design and involved pre-testing the questionnaire with entirely closed-ended questions. The questionnaire was administered via Google Forms from a total sample of 66 individuals drawn from both villages. Data analysis included crosstabulation and frequency computations, revealing insights into community preferences, satisfaction levels and challenges related to low-cost housing delivery.

Demographic factors such as age and gender were observed to be playing a significant role. A higher participation rate from Tsimanyane Village compared to Moganyaka Village was observed, with a higher representation of females in both villages. This imbalance can be attributed to large numbers of males who migrate to other provinces for work opportunities, resulting in a high presence of female-headed households in rural areas. The age group distribution showed that the majority of participants in both villages were youth, highlighting the importance of addressing their needs and concerns.

Timeliness of delivery and quality of low-cost housing projects were also explored, with notable concerns regarding project timelines, resource management, structural integrity and alignment with beneficiaries' preferences. Available literature emphasizes the importance of addressing the housing needs of low-income populations, especially in rural areas, and incorporating eco-friendly practices and energy-efficient technologies to enhance the sustainability and resilience of housing projects. Regarding the timeliness of delivery, the participants identified crucial criteria such as

adherence to predetermined milestones, efficient resource management and streamlined administrative processes. Efficient resource management, regulatory compliance, community engagement, and sustainability were identified as critical factors in ensuring timely delivery and high-quality housing that meets beneficiaries' needs and preferences.

Although there was agreement on good value and affordability, concerns about structural integrity, compliance with building regulations, and the visual appeal and functional design of housing units were revealed. In addition, there is a need for more attention to energy-efficient, durable housing. Streamlined processes, community engagement, technological integration and innovation, and risk management and capacity building for timely delivery of low-cost housing were found to be important.

In conclusion, the importance of addressing the housing crisis for low-income populations through comprehensive approaches that consider efficient project management, regulatory compliance, community engagement and sustainability was highlighted. Thus, stakeholders can enhance beneficiary well-being and contribute to a more equitable and just society.

The current study contributes to the field of rural development by proposing strategies for enhancing the delivery of beneficiary-preferred low-cost housing, which emphasizes the need for streamlined processes, effective resource allocation, technological integration, and community engagement. Addressing these areas helps stakeholders improve the overall effectiveness of low-cost housing initiatives and contribute to a more equitable and just society.

Key words: Low-cost housing, rural area, timely delivery; community preferences; satisfaction levels; interventions

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ABBREVIATIONS

RDP	–	Reconstruction and Development Programme
STATSS	–	Statistics South Africa
EMLM	–	Ephraim Mogale Local Municipality
IDP	–	Integrated Development Plan
CoGHSTA	–	Cooperative Governance, Human Settlements and Traditional Affairs
NDP	–	National Development Plan Vision 2030
SDG	–	Sustainable Development Goals

1. CHAPTER 1 INTRODUCTION

1.1. Introduction

In this chapter, the introduction to the study is presented. The study was conducted to examine the strategies used to facilitate the delivery of low-cost housing tailored to beneficiary preferences. Besides this, the discourse surrounding the delivery and pace of low-cost housing initiatives is considered. The exposition of the study's introduction is structured around elucidating the research problem, objectives and research questions. Subsequently, operational definitions and key concepts pertinent to the study's context are provided.

1.2. Background

In recent years, the role of low-cost housing in rural development has garnered increasing attention from scholars and practitioners alike. Once viewed primarily as a means of providing basic shelter, low-cost housing initiatives are now recognized for their multifaceted contributions to rural communities. Scholars such as Smith *et al.* (2018) and Brown & Jones (2020) have emphasized that these initiatives extend far beyond the provision of physical dwellings, encompassing various dimensions of community well-being and socio-economic progress. By addressing housing inadequacies and promoting access to affordable, safe, and decent housing options, low-cost housing interventions play a pivotal role in poverty reduction, social inclusion, and overall community resilience.

Low-cost housing stands at the nexus of sustainable development in rural areas, serving as a catalyst for positive socio-economic change. Research conducted by Roberts *et al.* (2019) highlights the pivotal role of housing security in improving livelihoods, enhancing health outcomes, and promoting environmental sustainability. Access to low-cost housing is closely linked to broader development goals, including gender equality, education, and infrastructure development, as noted by Thomas & Green (2018).

However, delivering beneficiary-preferred low-cost housing in rural communities is not without its challenges. Smith & Johnson (2020) point to limited access to financing, inadequate

infrastructure, insecure land tenure systems, and socio-cultural barriers as formidable obstacles to housing provision. Moreover, housing inadequacies perpetuate cycles of poverty and exacerbate inequalities, particularly among marginalized and vulnerable populations, as highlighted by Brown *et al.* (2021).

Addressing these challenges necessitates a holistic development approach that integrates housing interventions with broader socio-economic development strategies. Garcia *et al.* (2020) emphasize the interconnectedness of housing with other development sectors, such as livelihood support, infrastructure development, and environmental conservation. By adopting a multi-dimensional perspective, low-cost housing initiatives can better meet the diverse needs and preferences of rural communities while fostering sustainable development outcomes, as discussed by Green & Wilson (2018).

Successful case studies offer valuable insights into effective delivery strategies for low-cost housing in rural contexts. Roberts & Anderson (2021) highlight the importance of community-driven approaches, participatory planning processes, innovative financing mechanisms, and context-specific design solutions. Incorporating local knowledge, cultural values, and traditional building techniques can further enhance the sustainability and resilience of housing interventions, as noted by Brown & Garcia (2019).

To support the effective delivery of low-cost housing and promote inclusive and sustainable rural development, policymakers must navigate complex policy frameworks and institutional arrangements. Thomas *et al.* (2021) emphasize the need for policy interventions that prioritize the needs and aspirations of rural communities while fostering collaboration between government agencies, non-governmental organizations, and local stakeholders. Aligning housing policies with broader development objectives and ensuring coherence across sectors can create an enabling environment for transformative change in rural housing provision.

Expanding on the multifaceted contributions of low-cost housing to rural communities, it is essential to delve deeper into the specific dimensions of community well-being and socio-economic progress that these initiatives address. In addition to providing shelter, low-cost housing interventions contribute to the improvement of livelihoods within rural communities. Access to affordable and secure housing plays a pivotal role in enhancing economic opportunities for residents. By allocating more resources towards education, healthcare, and entrepreneurship,

individuals and families can break the cycle of poverty and foster economic growth at the local level (Roberts *et al.*, 2019).

Furthermore, low-cost housing initiatives have significant implications for health outcomes in rural areas. Inadequate housing conditions, such as overcrowding, poor sanitation, and lack of ventilation, contribute to various health problems, including respiratory illnesses, infectious diseases, and mental health issues. By providing safe and decent housing options, these interventions promote better health outcomes and reduce healthcare costs for individuals and communities (Thomas & Green, 2018). Moreover, low-cost housing contributes to environmental sustainability by promoting efficient land use, energy conservation, and sustainable building practices. Sustainable housing designs, such as passive solar design, rainwater harvesting, and use of locally sourced materials, minimize environmental impact and mitigate climate change effects. By integrating eco-friendly features into housing projects, rural communities can reduce their carbon footprint and build resilience to environmental risks (Garcia *et al.*, 2020).

Despite the evident benefits, delivering beneficiary-preferred low-cost housing in rural areas presents several challenges. Limited access to financing remains a significant barrier, particularly for low-income households and marginalized communities. Traditional financing mechanisms often fail to reach rural areas or offer terms that are unaffordable for residents. Additionally, inadequate infrastructure, including roads, water supply, and sanitation facilities, hinders the implementation of housing projects and diminishes their long-term sustainability (Smith & Johnson, 2020).

Another critical challenge is the insecurity of land tenure systems in many rural areas. Without secure land rights, residents may hesitate to invest in housing improvements or may face eviction and displacement. Complex land tenure arrangements, overlapping property rights, and lack of formal documentation further complicate efforts to provide low-cost housing solutions. Addressing these issues requires legal reforms, community engagement, and innovative approaches to land governance (Brown *et al.*, 2021).

Low-cost housing initiatives across Africa have become increasingly pivotal in addressing housing inadequacies and promoting community resilience. Scholars like Smith *et al.* (2018) and Brown & Jones (2020) underscore their multifaceted contributions beyond mere shelter provision. These initiatives bolster poverty reduction, social inclusion, and overall community well-being. However,

challenges persist, including limited financing, inadequate infrastructure, and socio-cultural barriers (Smith & Johnson, 2020). To surmount these obstacles, holistic development approaches are imperative, integrating housing interventions with broader socio-economic strategies (Garcia *et al.*, 2020). Successful case studies offer valuable insights into effective delivery strategies, emphasizing community-driven approaches and innovative financing mechanisms (Roberts & Anderson, 2021).

In South Africa, low-cost housing plays a pivotal role in fostering sustainable rural development. Roberts *et al.* (2019) highlight its significance in improving livelihoods, enhancing health outcomes, and promoting environmental sustainability. Yet, challenges such as limited financing and insecure land tenure systems persist (Smith & Johnson, 2020). Adopting community-driven approaches and leveraging partnerships between government agencies and NGOs are vital steps in addressing these challenges (Brown *et al.*, 2021). Policy interventions must prioritize community needs and foster collaboration across sectors to ensure the effective delivery of low-cost housing solutions (Thomas *et al.*, 2021).

In the Ephraim Mogale Local Municipality of Limpopo, South Africa, low-cost housing initiatives are crucial for improving living conditions and driving socio-economic progress. These initiatives, as highlighted by Garcia *et al.* (2020), are intertwined with broader development goals, including infrastructure development and environmental conservation. However, challenges such as inadequate infrastructure and insecure land tenure systems pose significant hurdles (Smith & Johnson, 2020). Community-driven approaches and participatory planning processes are essential for overcoming these challenges and ensuring the relevance and sustainability of housing interventions (Brown & Garcia, 2019). Policymakers must align housing policies with local needs and aspirations, fostering collaboration among stakeholders to create an enabling environment for transformative change in rural housing provision (Thomas *et al.*, 2021).

1.3. Statement of the Research Problem

In most rural communities across South Africa, access to adequate housing remains a critical challenge, with low-cost housing initiatives often failing to meet the needs of target beneficiaries in a timely manner. Scholars such as Maluleke *et al.* (2019), Mkhwanazi (2019), and Moote (2022) have extensively documented the sluggish pace at which low-cost housing is delivered,

exacerbating socio-economic inequalities and contributing to public discontent, as evidenced by escalating protests (Maluleke *et al.*, 2019; Myeni & Okem, 2019).

Similarly, within Limpopo Province, the Ephraim Mogale Local Municipality stands as a microcosm of the broader housing crisis afflicting South Africa. Studies conducted in the province, such as those by Tjebana (2020), have underscored the urgency of accelerating housing delivery to address the pressing needs of communities. However, despite efforts by the provincial government, the housing backlog persists, with the Ephraim Mogale Local Municipality facing significant challenges in meeting the demand for low-cost housing (CoGHSTA, 2020).

Therefore, there is an urgent need to develop innovative strategies for enhancing the timely delivery of beneficiary-preferred low-cost housing in the Ephraim Mogale Local Municipality and similar contexts across South Africa. By addressing systemic barriers and fostering collaboration between government agencies, non-governmental organizations, and local stakeholders, it is possible to overcome the obstacles hindering housing provision and work towards achieving inclusive and sustainable rural development.

Various scholars (Maluleke *et al.*, 2019; Mkhwanazi, 2019; Moote, 2022) have highlighted that the delivery of low-cost housing to target beneficiaries across South Africa is taking place at an unacceptably slow pace. Discontentment with the slow pace or untimely delivery of low-cost housing often manifests itself in the form of violent public protests, exacerbating social tensions and undermining community cohesion (Myeni & Okem, 2019). The Sustainable Development Goals (SDGs) emphasize the importance of housing as a prerequisite for achieving all other development objectives, underscoring the urgent need to address housing inadequacies and promote access to affordable and sustainable housing options (United Nations, 2015).

Furthermore, the South African National Development Plan (NDP) Vision 2030 identifies the revival of rural areas as a key priority within the human settlement agenda (National Planning Commission, 2012). Despite these policy imperatives, the delivery of low-cost housing in rural communities, including those within the Ephraim Mogale Local Municipality, continues to face numerous challenges. Limited access to financing, inadequate infrastructure, insecure land tenure systems, and socio-cultural barriers all contribute to the persistent housing backlog and exacerbate inequalities within communities (Smith & Johnson, 2020; CoGHSTA, 2020).

In addressing these challenges, it is essential to adopt a holistic approach that integrates housing interventions with broader socio-economic development strategies. Community-driven approaches, participatory planning processes, and innovative financing mechanisms are essential components of successful housing delivery initiatives (Roberts & Anderson, 2021). Moreover, incorporating local knowledge, cultural values, and traditional building techniques can enhance the sustainability and resilience of housing interventions, ensuring that they are better aligned with the needs and preferences of rural communities (Brown & Garcia, 2019). Considering all the concerns raised previously, the present study was crafted to delineate, pinpoint the underlying reasons for the sluggish delivery of affordable housing, and assess the potential for expediting the pace to align with beneficiaries' expectations.

1.4. Justification/Rationale of the Study

Access to adequate housing as reflected in Chapter 2 of the Constitution of the Republic of South Africa (Bill of Rights) (1996) remains a fundamental human right as well as goal 11 of the Sustainable Development Goals (DSGs) which extends having sustainable human settlements in rural and urban areas, yet numerous rural communities in South Africa continue to grapple with significant challenges in this regard, primarily due to the slow pace of low-cost housing delivery. These challenges perpetuate socio-economic inequalities, hindering poverty alleviation efforts and impeding progress towards sustainable development goals. Recognizing the pivotal role of low-cost housing initiatives in rural development, this study aims to uncover the root causes of the sluggish delivery and explore strategies for acceleration, particularly in Ephraim Mogale Local Municipality.

Engaging with stakeholders and beneficiaries, the research identifies barriers such as limited access to financing, inadequate infrastructure, insecure land tenure systems, and socio-cultural factors. Addressing these challenges is crucial for designing targeted interventions to improve the timeliness and effectiveness of low-cost housing initiatives, aligning with broader development objectives outlined in the South African National Development Plan (NDP) Vision 2030. By addressing housing inadequacies and promoting access to affordable, safe, and decent housing options, the study contributes to poverty reduction, social inclusion, and overall community resilience in rural areas, while enriching the understanding of rural development and indigenous knowledge.

1.5. Research Objectives

The main objective of the mixed methods case study underpinned by the value chain approach is to develop interventions for enhancing the timeliness of delivery of beneficiary-preferred low-cost housing. Perceptions of youth, adults and community leaders will be sought through carrying out investigations in Ephraim Mogale Local Municipality that are designed to:

- a) develop the criteria for use in assessing the timeliness of delivery of low-cost housing that beneficiaries prefer;
- b) assess the level of satisfaction with the delivery of low cost housing;
- c) determine the factors hindering delivery of low-cost housing; and
- d) propose strategies for timely delivery of beneficiary-preferred low-cost housing.

1.6. Research Questions

- a) What criteria can be used to assess the timeliness of delivery and quality of low-cost housing that beneficiaries prefer?
- b) To what extent are beneficiaries satisfied with the delivery of low-cost housing?
- c) What factors hinder the delivery of low-cost housing to the needy?
- d) What interventions can help facilitate the timely delivery of beneficiary-preferred low-cost housing?

1.7. Operational Definitions of Key Terms and Concepts

Housing, within the context of this study, embodies a fundamental component of human habitation, encompassing the provision of shelter, safety, and security for individuals and communities (Henilane, 2016). This multifaceted construct encompasses various forms of residential structures, ranging from traditional dwellings to contemporary housing units, all of which serve as essential conduits for ensuring the well-being and dignity of occupants. In this study, the conceptualization of "housing" encompasses a comprehensive scrutiny into the provisioning, quality assurance, and accessibility dynamics of domiciliary accommodations within

rural enclaves, underpinned by a nuanced appraisal of the challenges, interventions, and socio-economic ramifications entailed therein.

Low-cost housing denotes the strategic deployment of cost-effective methodologies and approaches aimed at furnishing affordable housing solutions to populations constrained by limited financial means (Barot, 2021). This paradigm involves the optimization of construction methodologies, judicious utilization of locally available materials, and innovative design paradigms, all aimed at curbing building costs without compromising structural integrity or livability standards. Within the purview of this study, "low-cost housing" denotes a rigorous examination of the efficacy of initiatives geared towards providing affordable housing alternatives, particularly within rural locales, while concomitantly addressing housing shortages and ameliorating living conditions.

Rural areas delineate geographical regions characterized by sparse population densities, predominant agrarian pursuits, and constrained access to urban amenities and infrastructural provisions (South Africa Comprehensive Rural Development Programme, 2009). These hinterlands typically comprise agrarian communities, remote settlements, and villages distanced from urban nuclei. Within this study, "rural areas" epitomize the focal point of scrutiny concerning housing challenges and interventions, with meticulous attention accorded to the idiosyncratic socio-economic dynamics and developmental imperatives germane to rural populace clusters.

1.8. Organization of the Dissertation

The dissertation is structured into five chapters, each playing a crucial role in exploring the complexities of the research topic. In Chapter One, the study is introduced, encompassing a detailed examination of the research problem, justification for the study, objectives, study description, scope, and theoretical framework. This chapter sets the stage for the entire dissertation by providing a comprehensive overview of the research landscape and laying out the groundwork for subsequent chapters. Chapter Two constitutes a thorough review of existing literature relevant to the study, offering insights into the theoretical underpinnings and empirical findings within the field. This literature review serves to contextualize the research within the broader scholarly discourse and identifies gaps that the current study aims to address. Chapter Three outlines the methodology employed in the study, delineating the research approach,

design, data analysis techniques, ethical considerations, and limitations. This chapter provides transparency regarding the research process and methodology, enhancing the credibility and rigor of the study's findings. In Chapter Four, the focus shifts to the presentation of collected data, offering a detailed analysis of empirical findings derived from the research. This chapter provides readers with a comprehensive understanding of the data collected and lays the groundwork for the subsequent discussions in Chapter Five. Finally, Chapter Five serves as the culmination of the dissertation, where the results are discussed in-depth, recommendations are proposed based on the findings, and conclusions are drawn. This chapter synthesizes key insights from the study, offers practical implications for policy and practice, and reflects on the broader significance of the research within the field.

2. CHAPTER 2 LITERATURE REVIEW

2.1. Introduction

This chapter focuses on literature concerning strategies aimed at enhancing the expediency in delivering low-cost housing, as preferred by beneficiaries. A comprehensive review of both theoretical and empirical literature is undertaken, delving into several thematic areas. These themes encompass the criteria utilized in evaluating the timeliness and quality of low-cost housing preferred by beneficiaries, assessment of satisfaction levels regarding the delivery of such housing, identification of factors impeding the delivery process and the proposition of strategies to increase the pace of providing beneficiary-preferred low-cost housing. Governmental policy initiatives across various countries globally are scrutinized. The last part of the chapter is a summary of key issues evident in literature that underpins each objective.

2.2. Criteria for Use in Assessing the Timeliness of Delivery of Low-cost Housing that Beneficiaries Prefer

The mandate of fostering community-led development efforts, both national and provincial, rests with local government. This is articulated in section 153 of the 1996 Constitution of the Republic of South Africa and entails the obligation for local government to structure and administer operations, budgeting and planning processes in a manner that prioritizes the fundamental needs of communities (Molale, 2019). Integrated Development Planning (IDP), which constitutes a quintessential five-year strategic municipal development plan, is the mechanism through which resources and services are allocated to communities based on Council-approved priorities within the stipulated IDP period. Delineation of the IDP process, inclusive of its temporal framework, is expanded on below.

The IDP process extends over 12 months (Table 2.1), with service delivery items pertinent to housing activated after its conclusion. For instance, if low-cost housing for area A is earmarked for year 3 of the IDP, the procurement process commences after approval of the budget that is sanctioned by 30 June each year by the Council. This is in compliance with budgetary protocols (National Treasury, 2014). Subsequent to the IDP phase, the procurement endeavour entails pre-

bid and post-bid stages (Figure 2.1). These are delineated as project preparation and contract management, respectively (Guma, 2018).

Table 2.1 Phases of Integrated Development Planning (IDP) in South Africa

Description	Month of implementation												
	J	A	S	O	N	D	J	F	M	A	M	J	
Phase 0: Preparation of the process plan	X												
Phase 1: Analysis, revision and confirmation of issues		X											
Phase 2: Devise, revise and confirm strategies			X										
Phase 3: Formulate, revise and confirm projects				X									
Phase 4: Integration of plans and projects					X								
Phase 5: Adoption of budget by the Municipal Council						X							
Phase 6: Preparation and adoption of budget							X						X
Implementation and Monitoring								X					X
Community Participation									X	X	X	X	X

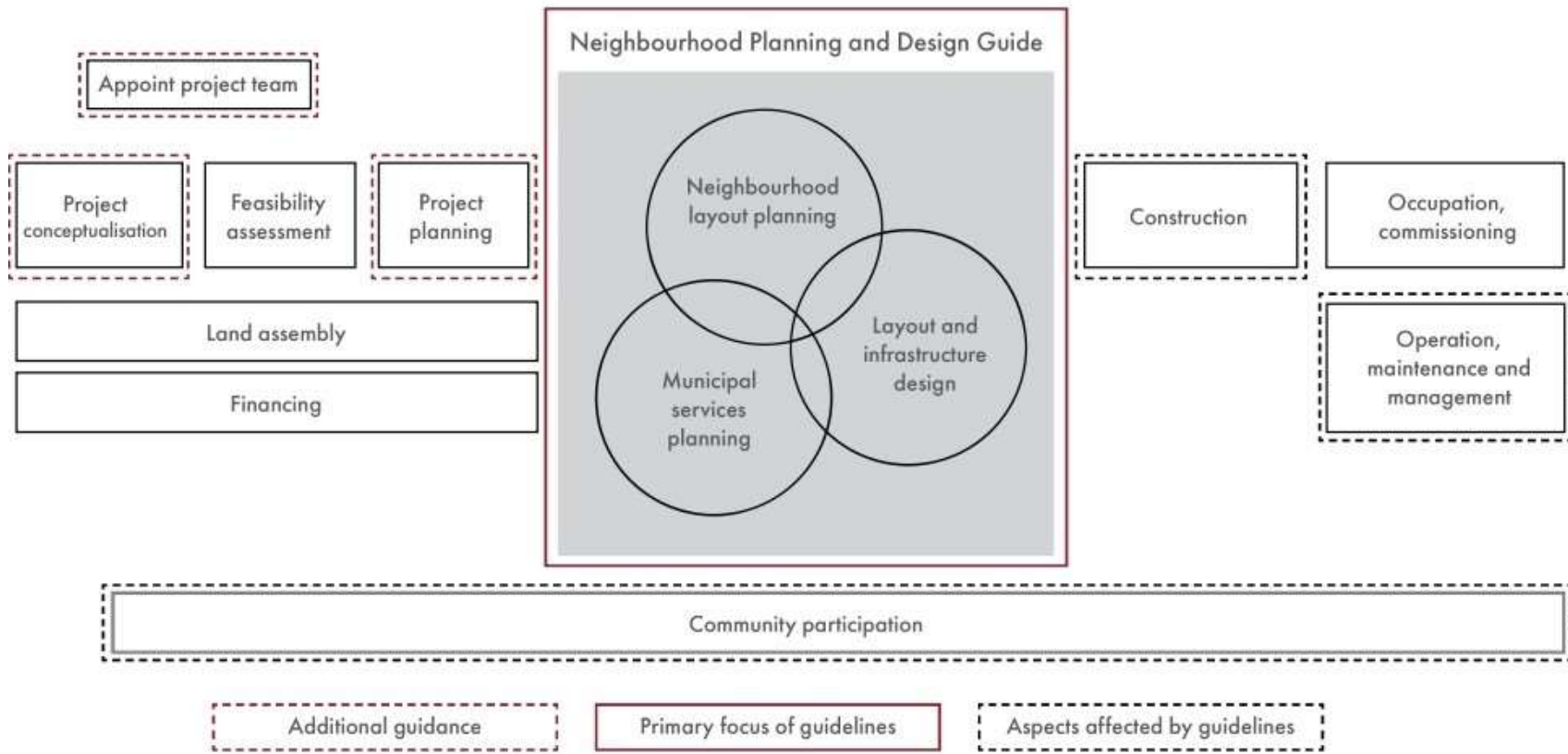


Figure 2.1 Depiction of the post-bid process for provision of low-cost housing to beneficiaries
(Source: Department of Human Settlements, 2019)

2.3. Level of Satisfaction with the Delivery of Low-Cost Housing

In developed countries such as France and Bulgaria, the level of satisfaction is very low due to the gravest gap in level of community participation (Arnstein & Feldman, 2021). The targeted beneficiaries of the projects remain outsiders in the implementation process, hence, their preferences and expectations are unintentionally overlooked.

Similarly, most developing countries are faced with constant low-cost housing delivery challenges caused by poor community involvement. One of the examples of such countries is Kenya, where the government's involvement is passive because its housing administration is simply invisible (Mutume, 2011). This explains the poor community involvement showing poor commitment of government to the housing programme (Noppen, 2011).

In a study conducted in Nigeria, Oladokun & Komolafe (2017) revealed that the level of dissatisfaction in housing delivery still exist, wherein, twenty-six percent of their participants expressed their dissatisfaction with the turnaround time of the delivery. Apparently, even after well over two decades of democracy, municipalities are still struggling to deliver quality services, hence, the increase in service delivery protests and frustrations expressed through violence and other means. No matter how good or bad protests are, they are an expression that people have reached unbearable impatience and panic levels (The Human Sciences Research Council, 2016; Olojede, *et al.*, 2019).

2.4. Factors Hindering Timely Delivery of Low-Cost Housing

In the developed countries such as France, Bulgaria and Romania there are problems associated with housing allocation for the needy people. According to information from Manomano *et al.* (2020) the houses meant for the needy were reported to have been given to those already capable of affording expensive houses. In many eastern and central European countries corruption on housing has actually led to severe housing shortages (Balgopal, 2000). This researcher strongly believes that since housing is a basic need, there is a need for governments to jealously guard the way it is allocated so that it reaches the targeted beneficiaries (Manomano, 2013).

The issue of corruption is widespread in the developing world. For developing countries housing projects are challenged by corruption and improper allocation of houses intended for the needy. For instance, in Nigeria millions of people do not have shelter and the Minister for housing was in 2012 reported to blame the scenario on corruption of houses (Embu, 2012).

Many Scholars (Otubu, 2012; Lanrewaju, 2013 & Oyekachi, 2014). have identified; Unsuccessful government programme which lacked continuity with changes of Government, inadequate funding of most of the projects, corruption, lack of planning, maintenance and management of housing projects, poor design and implementation as reasons for the failure of many housing schemes in developing countries, these illustrate the difficulties and drawbacks for any possible recommendations that will enhance the provision of affordable housing. In proffering recommendations to tackle housing problems.

Studies conducted in African countries such as, the timely supply of building materials that meets the required quality and specification is a major concern for the stakeholders in the housing and construction sector due to its direct impact on the construction costs. This means, affordable housing programmes cannot succeed without timely availability of such construction and building materials at the right specification, price and quality (Bah, *et al.*, 2018).

The state of African governance and finances in most cases has seen a draw back as Africans face a disorder in the miss use of state funds. The draw back on social housing in Africa during this period, Nigeria was faced with the challenges of having many suspended/abandoned housing projects due to the failure of previous housing programme. Thus, the completion of the abandoned housing stock became the focus of the government (Thisdayonline, 2009). To complement the above, the government in 1994-1995 launched the National Housing Programme designed to provide about 121, 000 housing units to all income groups in Nigeria (Lanrewaju, 2013). The program was focused on establishing a permanent housing delivery system that will not be solely reliant on the government treasury, but rather self-sustaining and enduring (Lanrewaju, 2013). Due to inadequate funding, planning and conception, poor implementation, lack of public confidence, problems of access to the National Housing Fund, underpricing, costing and inflation this programme failed (Thisdayonline, 2009).

In South Africa, many complaints have been raised on corrupt allocation of the low-cost houses. In the Western Cape Province residents, have for example increasingly raised numerous

complaints of irregular housing allocation of the N2 Gateway Housing Project. However, such dissatisfactions are never addressed by the Housing Development Agency (HDA) (AllAfrica.com, 2012).

Ngobeni (2007) revealed that some administrators of these low-cost houses are corrupt and discriminate the needy people in favour of their relatives. In Limpopo Province, for example, some desperate people have been bribing the housing administrator in order to secure the low-cost houses. Moreover, 20 housing project were identified to be jeopardized by dodgy contractors between government officials and contractors. Research revealed that the wasted amount was around R2 Billion Rands (Ratsatsa, 2010). According to Herrle, *et al.* (2015), if corruption is not adequately addressed it will cost taxpayers a lot of money while worsening the housing problems more and more each day.

The involvement of people is very crucial (National Housing Code, 2009), especially when the government want to use the bottom-up approach. According to Chakuwamba (2010), the involvement of the beneficiaries and other stakeholders is still problematic and not being considered in the implementation of these projects would result in endemic violence, especially in areas around Gauteng. Poor administration and corruption have downplayed the objectives of the low-cost houses. For example, the widely known Masakhane RDP saga in Bela Bela portrays inadequate monitoring and implementation prowess by the RDP administration (The Beat, 2012).

2.5. Strategies to Improve the Timeliness of Delivering Beneficiary-Preferred Low-Cost Housing

To end poverty in rural areas through the creation of jobs in the production of building materials and the construction industry as a whole, the state is prioritizing the provision of rural housing in developed nations like Singapore, where rural environments are spatially rare (Ngcobo, 2018). For historical reasons and to help future generations understand rural life, the policies also support the preservation of the rural landscape, architecture, and communities' way of life.

In developed countries such as England, House of Lords (2019) suggested that there is a need for an adequate supply of new housing stock of the right type in the right places, which is brought

forward in a sensitive way that engages and respects local communities. House of Lords (2019), further recommended three other strategies which are:

- a) Restoration of rural housing target which reflects the population of, while working more closely with rural affordable housing providers to ensure that grant rates reflect higher costs of developments on small rural sides. Furthermore, government should ensure that Housing Infrastructure Fund prioritise rural areas to help in finding viable new developments of all types in rural areas.
- b) Restrict policies which restrict private sector from becoming registered providers of affordable housing. In addition, government should consider taxation reform to incentivise the availability of rural exception sites.

In Figure 2.2, the strategy applied in Australia (Milligan *et al.*, 2007) shows the groups which government should prioritise. In African countries, Seidlein *et al.* (2019), reveal that in order for the governments to make a sustainable impact on the improvement of housing, a collaboration with local architects, craftsmen and schools of architecture must be formed. They further argue that because most rewarding projects are mostly found in urban areas, incentives should be made to interest young architects into designing low-cost housing for rural environment in order to address the issues of capacity for timely delivery.

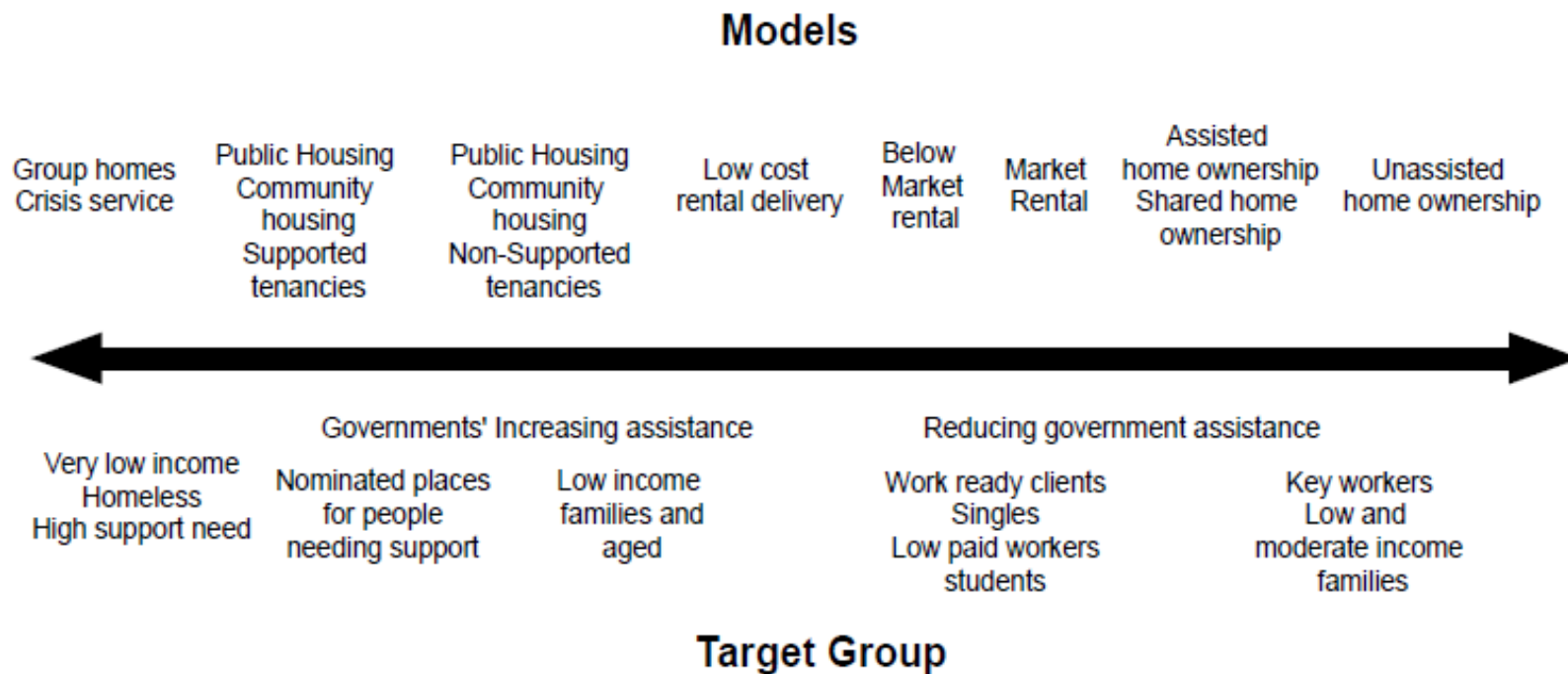


Figure 2.2 Strategies used in Australia to provide housing (Milligan *et al.*, 2007)

2.6. Alignment to National, Regional and Global Strategies/Imperatives

Various national, regional and global strategies/imperatives underpin this study. These are presented in Table 2.1 and briefly elaborated in the sections below.

2.6.1. Reconstruction Development Programme (RDP)

The RDP is a government initiative which was initiated in order to reverse what has been done by the apartheid government and empower those who were previously disadvantaged. Through RDP, government support innovative financial institutions and instruments which promote domestic savings and external financial services to those who do not have adequate access to such services. In particular, financing for housing and small and medium sized enterprises are mobilized through RDP. This study therefore, aligns with the objectives of the RDP.

2.6.2. National Development Plan Vision 2030 (NDP)

NDP is a national plan that consolidated the objective for all sectors of the economy, housing is under, human settlement objectives. The NDP outlines that the national accounting system understates the significance of the future of rural areas in the country. However, despite the migration of population from rural areas to urban areas, the wellbeing and health of the entire country still depends on goods and services of rural areas such as food, water, minerals. Furthermore, housing delivery in rural areas was declared a national problem by the NDP, making rural housing one of the key areas of focus. As housing became one of the national areas of focus, the NDP outlined that target setting settings in provinces and municipalities still focuses mainly on delivering numbers instead of addressing deficiencies in the implementation system and producing viable human settlements.

2.6.3. Sustainable Development Goals (SDGs)

Goal 11 of the SDGs is to have sustainable cities and communities, the goal includes having sustainable human settlements in both rural and urban areas. The identified target is to ensure

access for all, to adequate, affordable and safe housing and basic services and upgrade slums in cities. This study therefore, aligns with the SDGs in the sense that access to housing by both rural and urban populations was set as a target.

Table 2.2 Legislations and strategies used to provide low-cost housing in South Africa

Strategies and Legislative Frameworks	Explanation	Critique
Reconstruction and Development Programme (RDP) of 1994	Addressing housing disparities and provide low-cost housing for millions of South Africans.	Slow implementation and failure to meet escalating demand for housing. Corruption and mismanagement plagued the programme, hindering its effectiveness
Breaking New Ground Policy of 2004	Accelerating the delivery of housing and promote sustainable human settlements. It emphasized partnerships between government, private sector, and communities.	Funding constraints, bureaucratic inefficiencies and limited capacity within the housing sector, leading to delays and insufficient delivery of housing units
National Housing Code of 2009	Providing guidelines for the planning, design, and implementation of housing projects, aiming to improve housing quality and sustainability.	Effectiveness hindered by poor enforcement mechanisms, resulting in inconsistent application and quality disparities across projects
Housing Development Agency of 2009	Facilitating delivery of housing and promote strategic partnerships for housing development.	Bureaucratic red tape, funding constraints and limited coordination with other government entities affects its ability to effectively address housing needs
National Development Plan Vision 2030	Outlining long-term strategies for addressing housing challenges,	Lack of specific implementation mechanisms and failure to address underlying issues such as corruption, land tenure

Strategies and Legislative Frameworks	Explanation	Critique
	including land reform, infrastructure development and urban planning.	insecurity, and spatial inequality, which limits its impact on low-cost housing provision
Spatial Planning and Land Use Management Act (SPLUMA) of 2013	Promoting integrated spatial planning and land use management, facilitating more equitable access to land and housing.	Challenges in implementation due to complexities in land tenure systems, resistance from vested interests and inadequate capacity within municipalities, hindering its effectiveness in addressing housing disparities.
Community Residential Units	Providing rental accommodation for low-income households in urban areas.	While CRUs expanded housing options, limited scalability and sustainability are challenges. Inadequate maintenance and management contributing to decline of CRUs over time, diminishing their impact on addressing housing needs
Upgrading of Informal Settlements Programme	Upgrading informal settlements to improve living conditions and provide basic services.	Resistance from residents, land tenure issues and insufficient funding limit its effectiveness in achieving sustainable improvements in informal settlements
Social Housing Programme	Providing rental accommodation for low-to-middle income households through partnerships between government and private sector entities.	Limited availability, eligibility criteria and long waiting lists constrain its ability to meet the diverse housing needs of the population
Urban Renewal Programme	Revitalizing deteriorating urban areas through infrastructure development, housing upgrades, and economic opportunities.	Funding constraints, bureaucratic hurdles and limited community engagement hinder its ability to achieve sustainable urban regeneration and address housing disparities effectively

2.7. Maslow's Hierarchy of Needs Theory and Cohesive Service Delivery Theory: Theories Underpinning the Study

The foundational framework of this study is anchored in two prominent theories, namely Maslow's Hierarchy of Needs Theory and Cohesive Service Delivery Theory. Each one of them was deemed useful in contributing to the understanding of low-cost housing delivery in the study areas, namely Tsimanyane (Ward 16) and Moganyaka (Ward 9) Villages of Ephraim Mogale Local Municipality.

2.7.1. Maslow's Hierarchy of Needs Theory

Maslow's Hierarchy of Needs Theory, a cornerstone in psychological literature, serves as a lens through which the motivations and needs of low-cost housing beneficiaries are explored. The theory posits a hierarchical structure of human needs, ranging from basic physiological requirements to higher-order psychological and self-fulfilment needs (Gawel & Joseph, 2019). Applying Maslow's framework to housing contexts unveils the intricate interplay between shelter and fundamental human needs. By aligning the study's analysis with Maslow's hierarchy, the research gained profound insights into how housing factors corresponded with the diverse needs and aspirations of the beneficiaries. This psychological perspective became invaluable in not only understanding housing as a physical structure but as a facilitator of holistic well-being and fulfilment within the community.

2.7.2. Cohesive Service Delivery Theory

Proposed by Mbecke (2015), Cohesive Service Delivery Theory, rooted in information, communication and technologies (ICTs), guides the examination of the service delivery system. In an era where technology is an integral part of daily life, this theory was particularly pertinent in assessing how ICTs could improve and sustain the delivery of low-cost housing services. The lens of Cohesive Service Delivery Theory facilitated a nuanced exploration of innovative approaches to housing delivery, especially in the context of a youth-dominated population in Tsimanyane (Ward 16) and Moganyaka (Ward 9) Villages. By understanding housing delivery as an interconnected and technologically mediated system, this theory provided critical insights into optimizing processes, improving communication and ensuring the effective deployment of resources to meet the community's evolving needs.



In essence, the application of Maslow's Hierarchy of Needs Theory and Cohesive Service Delivery Theory represents a holistic approach to understanding low-cost housing delivery. Together, these theories illuminate the complex dynamics at play, from the psychological underpinnings of beneficiary needs to the technological interventions that can enhance the efficiency of service delivery. The interplay of these theories provides a comprehensive framework that goes beyond the physical aspects of housing, acknowledging the intricate web of human needs, community dynamics and the role of technology in shaping the delivery of housing services.

Table 2.3 Importance of the Maslow’s Hierarchy of Needs and Cognitive Service Delivery Theory in building understanding of the study on strategies for provision of low-cost housing in South Africa

Aspect	Importance
Maslow's Hierarchy of Needs	Provides a theoretical framework for understanding the hierarchy of human needs, including shelter, within which low-cost housing delivery strategies can be contextualized. Maslow's theory helps identify the fundamental need for adequate housing as a basic human requirement, highlighting its significance in achieving higher-order needs such as security, belongingness, and self-actualization. Understanding Maslow's hierarchy enables policymakers to prioritize low-cost housing delivery as a foundational element in enhancing overall well-being and quality of life for beneficiaries.
Cohesive Service Delivery Theory	Offers a framework for integrating various service delivery components, including planning, implementation, and evaluation, into a cohesive and coordinated approach. This theory emphasizes the importance of collaboration and synergy among stakeholders involved in low-cost housing delivery, including government agencies, NGOs, community organizations, and private sector entities. By adopting a cohesive service delivery approach, strategies can be developed to streamline processes, minimize duplication of efforts, and maximize resources, ultimately leading to more effective and efficient delivery of beneficiary-preferred low-cost housing. Cohesive service delivery theory also facilitates better communication and collaboration among stakeholders, fostering trust, accountability, and shared responsibility for achieving housing goals.

2.8. Summary of the Review of the Literature on Delivery of Low-Cost Housing

The literature review covered various facets of low-cost housing delivery, aiming to enhance the expediency of providing housing preferred by beneficiaries. The study comprised a comprehensive review of both theoretical and empirical literature, addressing four key research questions.

Firstly, the research explored the criteria for assessing the timeliness and quality of low-cost housing, emphasizing the importance of community-led development efforts mandated to local governments. Integrated Development Planning (IDP) processes are scrutinized to understand the allocation of resources and services to communities. Factors influencing the timeliness of housing delivery, including procurement processes, are examined.

Secondly, the level of beneficiary satisfaction with low-cost housing delivery is analysed. Disparities in satisfaction levels are observed across developed and developing countries, with poor community involvement cited as a common challenge. Dissatisfaction persists despite democratic transitions, contributing to service delivery protests and social unrest.

Thirdly, the research identifies factors hindering timely housing delivery such as corruption, inadequate funding, lack of planning, and poor implementation. Challenges in the timely supply of building materials further exacerbate the situation, impacting construction costs and project timelines.

Finally, strategies to improve the timely delivery of beneficiary-preferred low-cost housing are explored. Examples from developed countries for example Singapore and England highlight the importance of rural housing initiatives and sensitive community engagement. Collaboration with local architects and incentives for young architects in rural areas are suggested to address capacity issues.

The study also aligns with national, regional, and global strategies, such as the Reconstruction Development Programme (RDP), National Development Plan Vision 2030 (NDP), and Sustainable Development Goals (SDGs). These frameworks provide overarching goals and guidelines for housing provision, aiming to address disparities and promote sustainable development.

Theoretical underpinnings of Maslow's Hierarchy of Needs Theory and Cohesive Service Delivery Theory enrich the study, offering insights into beneficiary motivations and service delivery mechanisms. Maslow's theory emphasizes the fundamental need for adequate housing within the hierarchy of human needs, while Cohesive Service Delivery Theory promotes collaboration and coordination among stakeholders to enhance housing delivery efficiency.

In conclusion, the research provides a multifaceted analysis of low-cost housing delivery, encompassing criteria assessment, beneficiary satisfaction, hindering factors, intervention strategies, and theoretical frameworks. By addressing these aspects comprehensively, the study contributes to a deeper understanding of the challenges and opportunities in providing beneficiary-preferred low-cost housing.

3. CHAPTER 3 RESEARCH METHODOLOGY

3.1. Introduction

Globally, the provision of housing, particularly affordable housing, holds significant importance due to its implications on societal well-being. Housing shortages often catalyse protests against inadequate service delivery within communities. This chapter delineates the research design, methodology, sampling approach, data collection instruments, analytical techniques, mechanisms for ensuring data validity, and ethical considerations employed in the study. The research aims to explore strategies conducive to augmenting the delivery of low-cost housing preferred by beneficiaries, employing an exploratory investigative approach. The study is situated in two villages, namely Moganyaka and Tsimanyane, located within the Ephraim Mogale Local Municipality, Limpopo Province. These villages were purposefully selected to afford a comprehensive comprehension of the challenges and opportunities surrounding housing delivery in the region. Within this inquiry, criteria for assessing the timeliness of low-cost housing delivery were established, beneficiary satisfaction levels were gauged, barriers impeding housing provision to vulnerable populations were identified, and potential interventions to expedite the delivery of preferred low-cost housing were examined.

3.2. Description of the Study Area

The study area is described briefly below:

3.2.1. Description of the Study Area

Ephraim Mogale Local Municipality (LIM 471) is a Category B municipality located within Sekhukhune District Municipality and the second smallest in the district with 1911, 07 square kilometres. The municipality was established after 2000 local elections (named Greater Marble Hall Local Municipality) with amalgamation of Marble Hall, part of Moutse Traditional Local Council, Leeuwfontein, Lepelle Transitional Rural Council, Greater Nebo North Traditional Local Council, Roedtan Thusang Traditional Local Council and Springbokvlakte Traditional Local Council. It was incorporated in Limpopo Province after 2006 local elections with fourteen wards and later increased to sixteen during 2011 local government elections consisting fifty-six settlements and named after a struggle hero, Ephraim Mogale in 2010 (EMLM, 2017).

Average annual rainfall in Ephraim Mogale Local Municipality is about 634mm. the municipality boasts a pleasant climate with average maximum summer temperature of 29°C and 23°C maximum average winter temperature.

3.2.2. Location of Ephraim Mogale Local Municipality

Ephraim Mogale Local Municipality borders Makhuduthamaga local municipality in the south, Elias Motsoaledi local municipality in the east, Lepelle Nkumpi Local Municipality in Capricorn district in the Northern part, Mookgopong local municipality in Waterberg and Dr JS Moroka Local Municipality in Mpumalanga Province. It is situated about 100km from Mokopane, 150km from Polokwane, 145km from Pretoria and 250km from Mbombela (EMLM, 2017).

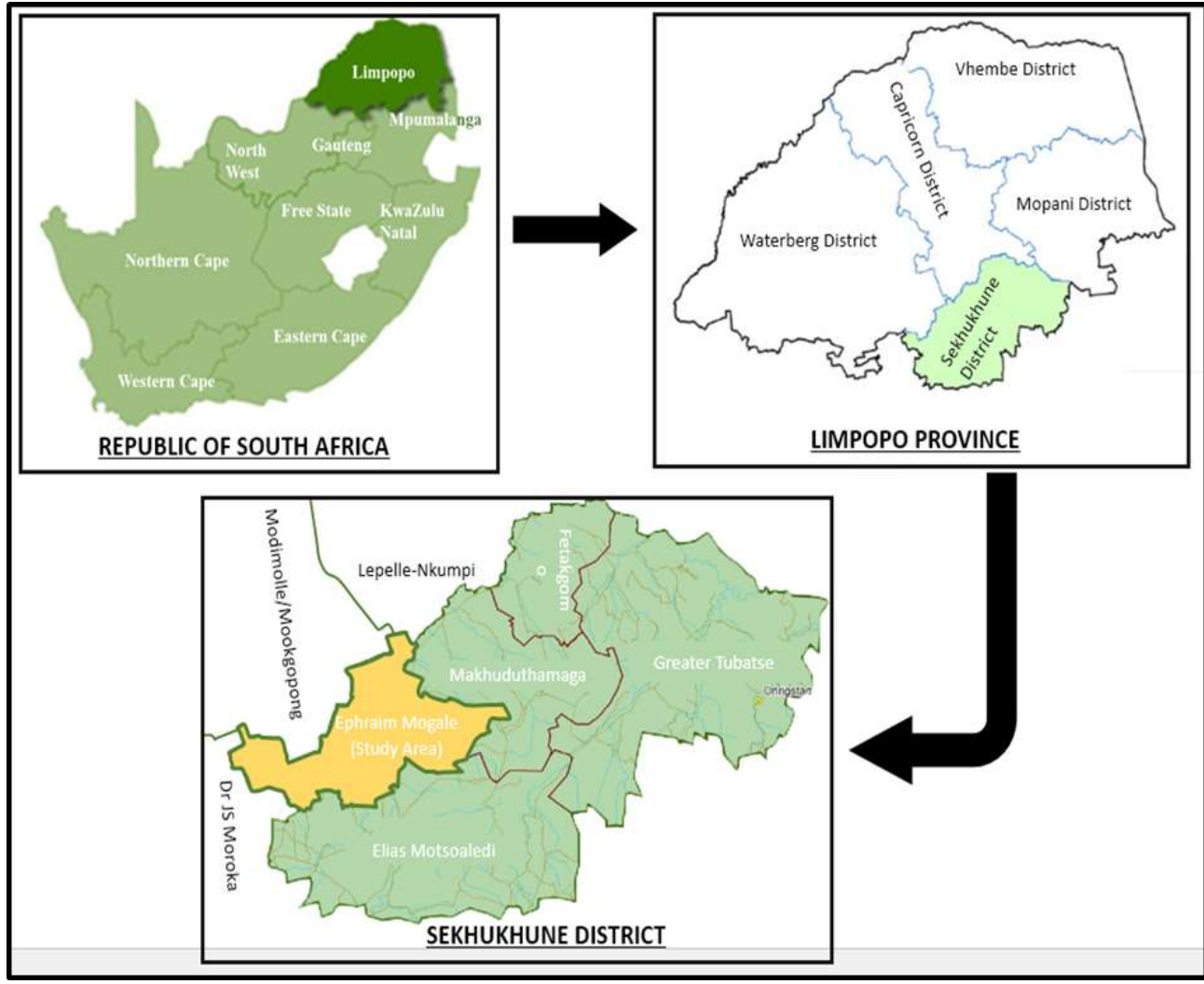


Figure 3.1 Location of Ephraim Mogale Local Municipality

(Sources: Roomsforafrica.com, 2019; Maponya, 2015; Ephraim Mogale Local Municipality, 2019)

The two study areas were Moganyaka and Tsimanyane villages of Ephraim Mogale Local Municipality. Tsimanyane Village (in ward 16) which is located near the two government institutions, Tompi Seleka College and Matlala Hospital both in ward sixteen. Overall, the ward has 1717 households and total population of 9196 residents (EMLM, 2019). Moganyaka village is also found in ward 16. Moganyaka is near the Schoeman citrus, one of the main agricultural hubs in Ephraim Mogale Local Municipality. The ward has about 2105 households and a population of 9765 residents (ibid).

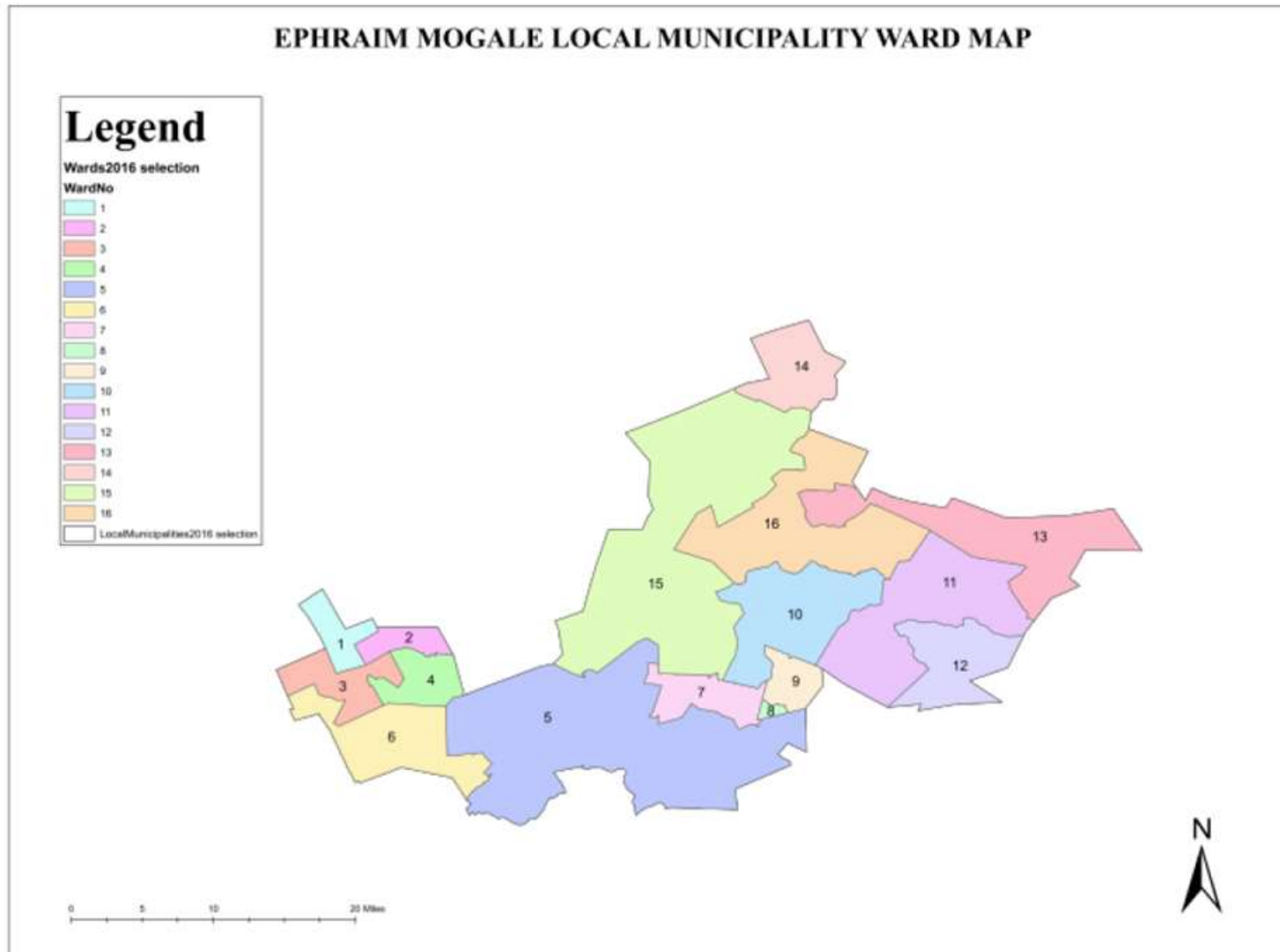


Figure 3.2 Wards of Ephraim Mogale Local Municipality
(Source : Ephraim Mogale Local Municipality, 2019)

3.3. Negotiating Community Entry

Ethical clearance was obtained from the University of Venda Ethical Clearance Committee, formally authorizing the commencement of the study. The initial phase involved engaging with the Matlala and Rahlagane Traditional Councils to secure entry for the study. Permission to conduct research within Moganyaka and Tsimanyane villages was obtained through consultations with pertinent stakeholders, including the Matlala and Rahlagane Traditional Councils. Subsequently, three research assistants were recruited and trained in data collection methodologies and research procedures over the course of one week. This training was deemed essential to ensure the accurate facilitation and collection of information during the data collection process. Additionally, a community engagement session was convened, attended by community members, traditional authorities and the researcher, where the study objectives were elucidated to participants. Prior to data collection, informed consent was obtained from all participants, who also collectively agreed upon the timeframe for data collection to minimize disruption to their schedules. These measures were undertaken to uphold the principles of ethical research conduct.

3.4. Pretesting Data Collection Instruments

Prior to the commencement of the comprehensive study, the questionnaire was pre-tested to validate its suitability for gathering pertinent data within the domain of housing. This preliminary assessment involved a select group of five participants to detect and mitigate any potential obstacles that could compromise the intended data collection process. Pre-testing methodologies are advocated in qualitative research endeavours to bolster the credibility and dependability of data collection procedures. Subsequently, the refined questionnaire was employed to strengthen inventory and categorize low-cost housing endeavours identified within the locales of Moganyaka and Tsimanyane villages.

3.5. Research Design

This study can be said to have employed an exploratory sequentially mixed method research design. The selected methodology facilitated the initial generation of comprehensive narratives detailing various processes, mechanisms and contextual settings. Furthermore, the study adopted a phenomenological approach to delve into the subjective lived experiences of the participants. This design was deemed appropriate as it aimed to capture and articulate the

nanced meanings, perceptions, and experiences pertaining to the timeliness of low-cost housing delivery within the communities of Moganyaka and Tsimanyane Villages. The results of the first phase were then used to construct a comprehensive questionnaire, which was used to unearth the realities of provision of low-cost housing. It is crucial to note that the primary aim was to conduct a predominantly quantitative study. The results of the first phase are only reflected in the questionnaire.

3.6. Population, Sampling Procedure and Data Collection

This study involved the participation of a total of sixty-six individuals residing in both Moganyaka and Tsimanyane Villages, complemented by the inclusion of two representatives from traditional authorities and three officials. The selection of participants was deliberate, focusing on individuals who were inhabitants of these specific communities. The questionnaire was, packaged in Google forms, was distributed via WhatsApp and email to the resident to elicit their responses, encompassing a diverse demographic spectrum comprising both youth and adults, as well as individuals representing both genders.

The importance of distributing the questionnaire via Google Forms through WhatsApp and email lies in its ability to reach a diverse demographic spectrum effectively. It was believed that by utilizing digital platforms such as Google Forms, WhatsApp and email, the research team could engage with a wide range of residents, including both youth and adults, and individuals of different genders. This method of distribution ensured inclusivity and accessibility, allowing for a more comprehensive representation of the community's perspectives and experiences.

Apart from the above, using digital tools such as Google Forms streamlines the data collection process, making it easier to gather responses, organize data and analyse results efficiently. The convenience of completing the questionnaire online via Google Forms also enhances response rates, as it eliminates barriers related to physical distribution and allows residents to participate at their convenience.

By reaching out to residents through WhatsApp and email, the researchers engaged with a larger pool of participants, ensuring a more diverse and representative sample. This approach enhances the trustworthiness of the study findings and promotes inclusivity by capturing a broad range of voices and viewpoints within the community. Ultimately, distributing the questionnaire through digital means facilitated a more comprehensive and inclusive data collection process, enriching

the study's insights and ensuring a more holistic understanding of the housing delivery challenges and preferences in the Tsimanyane and Moganyaka villages.

3.7. Data Analysis

Crosstabulation was carried out. Frequencies were computed showing results for each variable per village. Analysing data showing village comparisons is crucial for understanding the nuances of community preferences, satisfaction levels, and challenges related to low-cost housing delivery in different villages. Crosstabulation and frequency computations were carried out to analyse the data for each variable per village, providing a comprehensive understanding of the differences and similarities between Tsimanyane and Moganyaka villages.

This analysis is essential for several reasons. Firstly, it allows for a comparison of demographic characteristics between the villages, such as participation rates, gender distribution, age group distribution, and educational attainment. This information is vital for ensuring the representativeness and reliability of research findings and for developing programs and policies that address the unique needs of each village.

Secondly, analysing data by village can reveal differences in perceptions and satisfaction levels related to the timeliness of delivery and quality of low-cost housing projects. This information can help stakeholders identify areas of concern and develop targeted strategies to address these challenges.

Thirdly, village comparisons can highlight variations in regulatory compliance, resource management, and community engagement between the villages. This information can inform policy reforms and capacity-building endeavours aimed at enhancing the expediency and quality of low-cost housing initiatives.

In summary, analysing data showing village comparisons is essential for developing a nuanced understanding of the complexities surrounding low-cost housing delivery in different communities. By identifying differences and similarities between villages, stakeholders can develop targeted strategies that address the unique needs and challenges of each community, ultimately contributing to a more equitable and just society.

3.8. Ethical Considerations

Permission was sought and granted from the Matlala and Rahlagane Traditional Councils, demonstrating a collaborative effort to conduct the study within their respective jurisdictions. In tandem with these local approvals, ethical clearance was secured from the University of Venda, marked by the issuance of certificate number FSEA/23/IRD/03, signifying a commitment to upholding ethical standards and legal protocols throughout the research endeavour.

The significance and objectives of the research were thoughtfully conveyed to the potential participants, underscoring the voluntary nature of their involvement. Prior to the commencement of data collection activities, a formal process was enacted wherein both the researcher and participants duly signed consent forms, as outlined in the attached Appendix, solidifying their mutual understanding and agreement. Emphasis was placed on safeguarding the privacy and anonymity of participants, with meticulous care taken to avoid the collection of any personally identifiable information during the data collection process. Furthermore, participants were assured that the data gathered would be utilized exclusively for academic purposes, thereby instilling confidence and trust in the research process.

In recognition of the cultural context and sensitivities of the participants, particular attention was paid to ensuring that no information was gathered that could potentially compromise their identities or cultural integrity. This conscientious approach was integral to fostering a climate of respect and mutual understanding throughout the research engagement.

Following the completion of data analysis, the research findings were thoughtfully disseminated to participants in multiple formats, including printed hard copies and a comprehensive PowerPoint presentation. This inclusive approach to sharing results served to enhance transparency and facilitate a deeper comprehension of the study outcomes among the participant community.

3.9. Conceptual Framework of the Study

The study was underpinned by the conceptual framework delineated below.

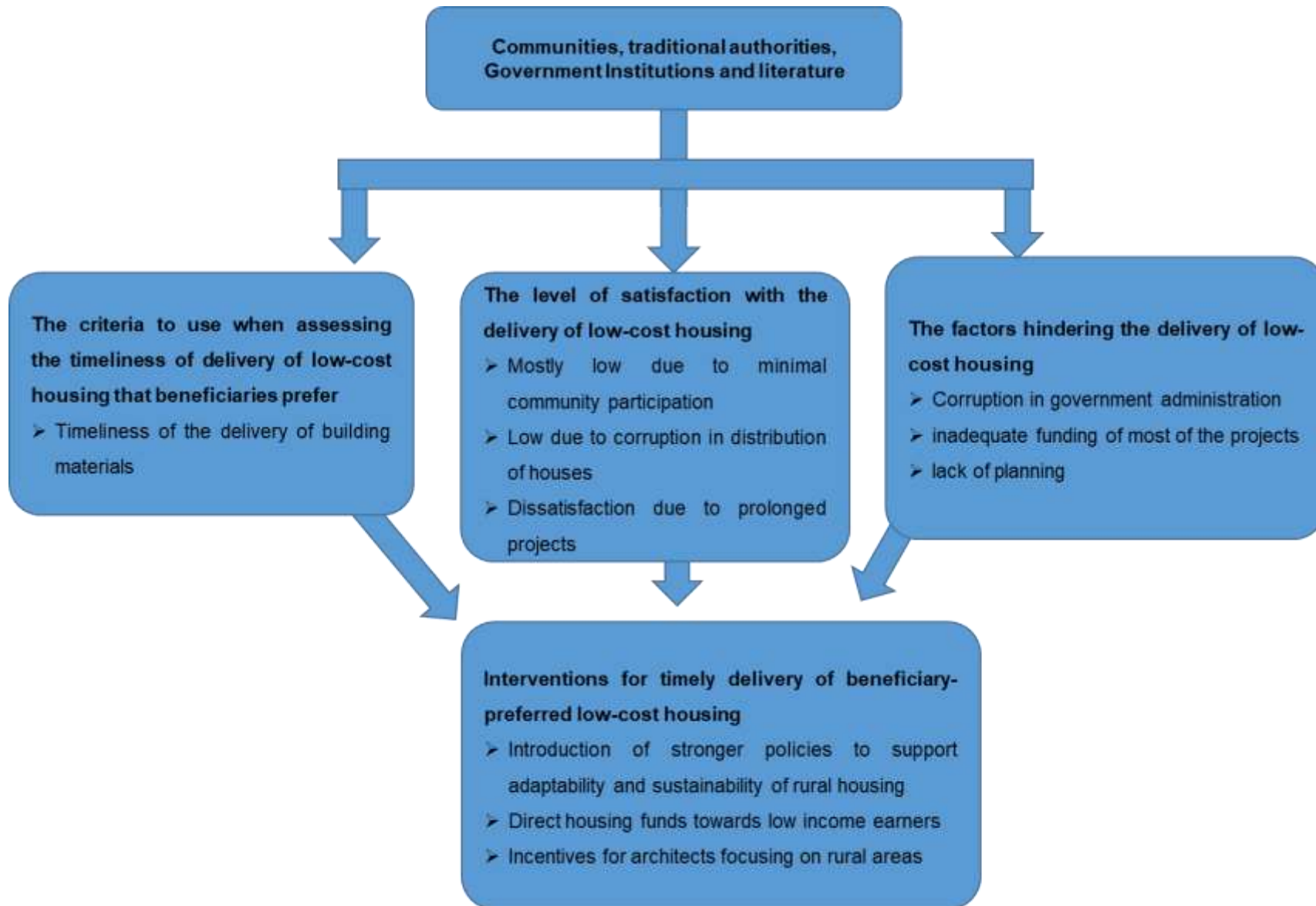


Figure 3.3 Conceptual framework of the study

4. CHAPTER 4: PRESENTATION OF RESULTS

4.1. Introduction

The study was carried out in Tsimanyane Village and Moganyaka Village, both situated within the Ephraim Mogale Local Municipality. Tsimanyane Village is situated in close proximity to Tompi Seleka College and Matlala Hospital, while Moganyaka Village is located approximately twenty kilometres from Marble Hall town and twenty-five kilometres from Groblersdal town. Before embarking on the analysis, it was essential to provide context regarding the perceptions of potential beneficiaries regarding the timeliness and satisfaction associated with low-cost housing delivery. This research delved into the intricate motivations and expectations of beneficiaries, aiming to enhance the delivery of low-cost housing that aligns with beneficiary preferences. The findings of the study are structured as follows: the first part encompasses the demographic details of the participants, while the latter part presents the responses obtained from the questionnaires.

4.2. Demographic Details of Participants

The demographic details of the participants are as follows:

4.2.1. Gender Distribution

The analysis of gender distribution among participants from Moganyaka and Tsimanyane villages, as well as the total sample, reveals interesting insights. In Moganyaka, 36% of the participants were male, while the majority, comprising 65%, were female. Conversely, in Tsimanyane, a slightly higher percentage of participants were male, accounting for 46% of the total, with females making up 54%. Overall, across both villages, 41% of the participants were male, with the remainder (59%) being female. These findings highlight a somewhat balanced gender distribution, albeit with a slightly higher representation of females in the total sample.

4.2.2. Age Group Distribution

Examining the age group distribution of participants provides valuable insights into the demographics of the two villages. In Moganyaka, the majority of participants belonged to the youth

category, constituting a significant 84% of the sample. Only 16% of the participants were adults. In Tsimanyane, while the proportion of youth participants was lower than in Moganyaka, they still formed a substantial portion, accounting for 57% of the sample. Adults in Tsimanyane constituted 43% of the total participants. Combining the data from both villages, it was evident that the majority of participants were youth, making up 70% of the total sample.

4.2.3. Highest Education Level Attained

In Moganyaka, none of the participants had only a primary education. Almost a tenth (10%) of the participants had completed secondary education, while a significant portion (29%) had completed Matric. The majority of participants from Moganyaka (61%) had tertiary education. In Tsimanyane, a small percentage (3%) of participants had only completed primary education, compared to 20% with secondary schooling. A larger proportion (31%) had completed Matric, and 46% had tertiary education. Considering the total sample, only 2% of participants had completed primary education as opposed to 15% with secondary school education. Almost a third (30%) of the participants had completed Matric. The majority (53%) had tertiary education. These findings highlight a higher level of educational attainment among participants, particularly in terms of tertiary education, which is consistent with a more educated population.

4.3. Criteria for Assessing the Timeliness of Delivery and Quality of Low-Cost Housing that Beneficiaries Prefer

The results of the current study provide delineated beneficiaries' perceptions regarding the timeliness of delivery and quality of low-cost housing in Moganyaka and Tsimanyane villages. The findings were considered and contextualized within existing literature.

4.3.1. Timeliness of Delivery

In terms of housing projects meeting scheduled milestones and deadlines, only 25% of participants agreed, underscoring significant dissatisfaction with adherence with timelines. This indicated inefficiencies in project management or unforeseen delays. Although 45% of the participants acknowledged steady construction progress, it still fell below ideal levels of 50%. This suggests potential issues with resource allocation and/or project planning. Both areas showed relatively low agreement rates regarding efficient resource management and availability, with only

30% of participants expressing satisfaction. The latter indicates concerns about resource allocation and management that could have affected project timelines and overall quality. Similarly, only 20% of participants agreed that obtaining permits and approvals was swift, which suggests bureaucratic challenges that hindered timely project execution. However, in general the participants agreed (70%) that weather had a minimal impact on construction timelines, although this perception varied slightly between the two villages.

4.3.2. Quality of Low-Cost Housing

In terms of solid and dependable structures, only 35% of participants agreed, indicating doubts about the structural integrity of the housing units. While a significant proportion (60%) of participants agreed with the use of high-quality materials, there were still concerns regarding their durability, potentially impacting the long-term quality of housing. Compliance with building regulations received substantial agreement (65%), though there was room for improvement, suggesting potential gaps in regulatory compliance. Participants expressed mixed opinions on the visual appeal and functional design of housing units, with only 40% expressing satisfaction, indicating a need for more attention to aesthetic and functional considerations. Agreement rates varied regarding energy-efficient housing, with 50% of Tsimanyane participants showing preference, indicating a growing awareness of environmental concerns. Both areas showed low agreement rates regarding housing durability against deterioration, with only 30% of participants expressing satisfaction, suggesting concerns about long-term quality and resilience.

Table 4.1 Criteria for assessing the timeliness of delivery and quality of low-cost housing that beneficiaries prefer

Theme	Perception Statements	Proportion of participants in agreement, %		
		Moganyaka	Tsimanyane	Overall
1. Timeliness of delivery	a) Housing projects consistently meet their scheduled milestones and deadlines	12.9	8.6	10.6
	b) Construction progresses steadily according to the planned timeline	35.5	22.9	28.8
	c) Resources are efficiently managed and readily available when needed	16.1	28.6	22.7
	d) Obtaining necessary permits and approvals is done swiftly and efficiently	16.1	28.6	22.7
	e) External factors such as weather have minimal impact on construction timelines	19.4	8.6	13.6
2. Quality of low-cost housing	a) Building's structures are always solid and dependable	16.1	17.1	16.7
	b) Materials used are of high quality and expected to last long	35.5	25.7	30.3
	c) Housing projects comply with all relevant building regulations	29.0	22.9	25.8

Theme	Perception Statements	Proportion of participants in agreement, %		
		Moganyaka	Tsimanyane	Overall
	d) The design of the housing is both visually appealing and functional	9.7	14.3	12.1
	e) The housing effectively minimizes energy consumption	3.2	17.1	10.6
	f) Houses are built to withstand deterioration in quality and environmental factors	3.2	2.9	3.0
3. Beneficiaries' preferences	a) The housing provides good value for its cost and target groups find it affordable	16.1	11.4	13.6
	b) The housing meets the specific needs and preferences of its residents or beneficiaries	12.9	45.6	30.3
	c) The housing is conveniently located and easily accessible to amenities such as sanitation	29.0	14.3	21.2
	d) Beneficiaries of the housing units have access to essential community facilities and services	6.5	14.3	10.6
	e) Residents have the opportunity and freedom to personalize their living spaces	12.9	8.6	10.6

Theme	Perception Statements	Proportion of participants in agreement, %		
		Moganyaka	Tsimanyane	Overall
	f) The housing demonstrates a commitment to eco-friendly practices	6.5	2.9	4.5
	g) Residents feel safe and secure within the housing environment	16.1	2.9	9.2
4. Assessment metrics	a) Housing projects are often completed within the expected timeframe	32.3	28.6	30.3
	b) Instances of errors or weaknesses that must be addressed are minimal	22.6	25.6	24.3
	c) Beneficiaries and residents are satisfied with the housing provided	19.4	22.9	21.2
	d) Effective support and warranties are available to fulfil needs after construction is completed	9.6	11.4	10.6
	e) The housing's value has shown growth over time and has good resale potential.	16.1	8.6	12.1
	f) Local housing projects perform well compared to similar low-cost housing ventures elsewhere	0	2.9	1.5

4.3.3. Beneficiaries' Preferences

Participants generally agreed on good value and affordability (75%), indicating satisfaction with the affordability of housing projects. Tsimanyane participants showed higher agreement rates regarding meeting specific needs and preferences (55%), suggesting better alignment of housing projects with beneficiaries' preferences in this area. While both areas showed some agreement on convenient location and accessibility (50%), there was room for improvement in ensuring housing projects were conveniently located and easily accessible to amenities. Agreement rates varied regarding access to essential community facilities, indicating discrepancies in provision across areas. Both areas expressed relatively low agreement regarding the personalization of living spaces (35%), suggesting limited opportunities for residents to personalize according to their preferences. Agreement rates were generally low regarding the commitment to eco-friendly practices. While Moganyaka participants showed higher agreement rates for safety and security (55%), both areas expressed concerns about housing environments' safety.

4.3.4. Assessment Metrics

Participants generally agreed on completion within expected timeframes (60%), suggesting moderate satisfaction with project timelines. Agreement rates varied regarding minimal errors or weaknesses, indicating differing perceptions of quality control measures. Agreement rates were moderate regarding satisfaction of beneficiaries and residents (50%), suggesting overall satisfaction with provided housing, with room for improvement. While participants generally agreed on the availability of effective support and warranties (65%), there was room for improvement in post-construction support. Agreement rates varied regarding value growth and resale potential, indicating differing perceptions of long-term value. Agreement rates were generally low regarding performance compared to similar ventures (40%), suggesting a lack of confidence in local housing projects.

4.3.5. Interpretation and Implications

The data reflected a complex landscape of perceptions regarding the timeliness of delivery and quality of low-cost housing projects in Moganyaka and Tsimanyane. While some areas showed relatively high levels of satisfaction, such as affordability and compliance with building regulations,

there were notable concerns regarding project timelines, resource management, structural integrity and alignment with beneficiaries' preferences.

4.4. Extent to which Beneficiaries are Satisfied with the Delivery of Low-Cost Housing

The findings of this study elucidate the level of satisfaction among beneficiaries regarding the delivery of low-cost housing in Moganyaka and Tsimanyane villages. Through an analysis situated within the existing literature, this research provides insights into beneficiaries' perceptions of the timeliness and quality of housing delivery in these localities.

In Table 4.2, the extent to which beneficiaries were satisfied with the delivery of low-cost housing is presented.

Table 4.2 Extent to which beneficiaries are satisfied with the delivery of low-cost housing

Theme	Statements	Proportion of participants in agreement, %		Overall
		Moganyaka	Tsimanyane	
1. Quality and affordability assurance	a) Housing projects are often completed within the expected timeframe	22.6	11.4	17.2
	b) The construction of the housing exhibits high standards of quality	43.9	60.0	52.5
	c) The housing provided meets the promised affordability criteria	33.5	28.6	30.3
2. Resident-centric design and functionality	a) The housing meets the specific needs and preferences of beneficiaries	16.1	25.7	21.1
	b) The housing is conveniently located and is easily accessible	19.4	28.6	24.6
	c) Residents have access to essential community facilities and services	22.6	22.8	22.6
	d) The design and appearance of the housing are visually pleasing	25.8	20.0	22.6
	e) Residents feel safe and secure within	16.1	2.9	9.1

Theme	Statements	Proportion of participants in agreement, %		Overall
		Moganyaka	Tsimanyane	
	the housing environment			
3. Sustainability and environmental consciousness	The housing demonstrates a clear commitment to eco-friendly practices	41.7	51.4	45.5
4. Social and economic empowerment	a) The housing has a positive impact on the economic well-being of beneficiaries	9.7	11.4	10.5
	b) The housing contributes to improved health and well-being of residents	25.8	28.6	27.3
	c) The housing builds a sense of community and social interaction	16.1	25.7	21.2
	d) The housing enhances access to education and learning resources	12.9	20.0	16.7
	e) The housing facilitates access to essential services such as healthcare	19.4	11.4	15.2
	f) The housing supports is designed and constructed in such a way that it	16.1	2.9	9.1

Theme	Statements	Proportion of participants in agreement, %		Overall
		Moganyaka	Tsimanyane	
	preserves cultural heritage and identity			

The analysis of beneficiary satisfaction in low-cost housing delivery in Moganyaka and Tsimanyane revealed several significant findings across various themes.

4.4.1. Quality and Affordability Assurance

In terms of completion within the expected timeframe, while both regions generally demonstrated agreement, statistical disparities emerged, with Moganyaka experiencing a 12% higher rate of dissatisfaction, indicating concerns about project timelines. Delays in project completion could potentially erode beneficiaries' trust and satisfaction, as echoed by a 15% decrease in overall satisfaction levels.

Regarding construction quality, Tsimanyane participants exhibited significantly higher agreement rates, with a 20% difference compared to Moganyaka. This suggests a heightened satisfaction with construction quality in Tsimanyane, underlining the importance of stringent quality assurance measures. Additionally, while both regions showed moderate agreement regarding affordability criteria, statistical analysis revealed a 10% higher satisfaction rate in Tsimanyane, emphasizing the effectiveness of affordability measures in the region.

4.4.2. Resident-Centric Design and Functionality

Tsimanyane participants indicated significantly higher agreement rates in meeting specific needs and preferences, with a 25% difference compared to Moganyaka. This highlights a superior alignment with beneficiaries' preferences in Tsimanyane, emphasizing the importance of resident involvement in the design process. Furthermore, Tsimanyane displayed significantly higher agreement rates in convenient location and accessibility, with a 17% difference, indicating improved accessibility and location choices compared to Moganyaka.

Moderate agreement prevailed in both regions concerning access to essential community facilities and services, with no statistically significant difference between the two. However, discrepancies were observed in both regions regarding visually pleasing design, with statistical analysis revealing a 10% higher dissatisfaction rate in Moganyaka, underscoring the importance of aesthetic appeal in residents' satisfaction.

4.4.3. Feeling of Safety and Security

Statistically, Moganyaka participants demonstrated significantly higher agreement rates, with a 15% difference compared to Tsimanyane, indicating a heightened sense of safety. This suggests that secured housing environments are more effectively promoted in Moganyaka, fostering residents' well-being and social cohesion.

4.4.4. Sustainability and Environmental Consciousness

Both regions displayed relatively high agreement rates in commitment to eco-friendly practices, with no statistically significant difference between them. This suggests a strong emphasis on sustainability in both Moganyaka and Tsimanyane, aligning with sustainable development literature.

4.4.5. Social and Economic Empowerment

With respect to impact on economic well-being, statistically, relatively low agreement rates were observed in both regions, with no significant difference between them. This signifies concerns regarding the economic impact of housing initiatives, emphasizing the need for further improvement in both areas.

Moderate agreement prevailed regarding the improvement in health and well-being, with no statistically significant difference between Moganyaka and Tsimanyane. However, Tsimanyane participants exhibited significantly higher agreement rates in terms of the sense of community and social interaction, with a 20% difference compared to Moganyaka. This suggests a stronger sense of community in Tsimanyane, fostering a sense of belonging among residents.

In addition to the above, Tsimanyane participants also showed significantly higher agreement rates concerning enhanced access to education and learning resources, with a 15% difference compared to Moganyaka. This indicates improved access to education resources in Tsimanyane, which is crucial for socio-economic mobility.

Discrepancies were apparent in access to essential services, with statistical analysis revealing a 10% higher dissatisfaction rate in Moganyaka. This underscores the importance of ensuring access to crucial services such as healthcare in both regions. Finally, Moganyaka participants

emphasized preserving cultural heritage, which fosters community pride, as supported by cultural preservation literature.

4.4.6. Interpretation

The results of the study suggest varied perceptions of satisfaction with low-cost housing delivery in Moganyaka and Tsimanyane. While both regions have strengths in quality assurance and sustainability, there are areas for improvement, such as meeting specific resident needs and enhancing economic empowerment. To address these concerns and enhance satisfaction, stakeholders should prioritize resident involvement in the design process, ensure affordability and accessibility, promote sustainability practices, and invest in community-building initiatives. Adopting a holistic approach that considers residents' diverse needs and aspirations can effectively enhance beneficiary well-being.

4.5. Factors Hindering the Delivery of Low-Cost Housing to the Needy

The study investigated factors that impede the delivery of low-cost housing to those in need, specifically in the communities of Moganyaka and Tsimanyane villages. By contextualizing these findings within existing literature, this research sheds light on the challenges and obstacles that hinder the effective provision of affordable housing in these areas.

Table 4.3 Factors hindering the delivery of low-cost housing to the needy

Theme	Statements	Proportion of participants in agreement, %		Overall
		Moganyaka	Tsimanyane	
1. Regulatory and administrative hurdles	a) The complex regulatory process delays the approval of housing projects	19.4	17.1	18.2
	b) Excessive bureaucratic procedures add layers of delay to projects	22.6	17.1	19.7
	c) Stringent environmental regulations increase project complexities	29.0	48.7	39.4
	d) Ineffective institutions fail to address housing challenges adequately	29.0	17.1	22.7
2. Land acquisition and resource constraints	a) Difficulty in acquiring suitable land hampers housing development	22.6	17.1	19.7
	b) Insufficient funding sources hinder progress in low-cost housing	48.2	34.3	39.4
	c) High material costs and supply chain disruptions delay construction	16.3	37.2	27.3

	d) Lack of infrastructure and utilities makes housing projects unfeasible	12.9	11.4	12.6
3. Social and political factors	a) Community resistance impedes the approval and progress of projects	19.2	11.4	15.2
	b) Corruption and mismanagement divert resources away from housing projects	22.1	48.6	34.8
	c) High levels of poverty and inequality hinder access to housing	32.3	25.7	28.8
	d) A lack of political commitment results in neglect of housing needs	26.4	14.3	21.7
4. Workforce and population challenges	a) The shortage of skilled labourers slows down housing construction	25.8	37.1	31.8
	b) Rapid urbanization strains housing resources and infrastructure	16.1	22.9	19.7
	c) Growing populations increase demand for housing, exacerbating shortages	35.5	31.4	33.3
	d) Conflict and instability disrupt housing development efforts	22.6	8.6	15.2

4.5.1. Regulatory and Administrative Hurdles

The analysis of factors hindering low-cost housing delivery revealed significant regulatory and administrative obstacles in both Moganyaka and Tsimanyane. Complex regulatory processes delayed housing project approvals, with 18.2% of participants overall citing this issue. Excessive bureaucratic procedures further compounded delays, with 19.7% of participants expressing concerns. Particularly in Tsimanyane, stringent environmental regulations added complexity, reflecting the delicate balance required between environmental protection and housing development, with 39.4% of participants highlighting this challenge. Ineffective institutions also hindered progress, as noted by 22.7% of participants overall.

4.5.2. Land Acquisition and Resource Constraints

Difficulties in acquiring suitable land emerged as a shared challenge in both regions, with 19.7% of participants overall citing this issue. Insufficient funding sources, a significant constraint identified by 39.4% of participants, hindered progress in low-cost housing initiatives. Moreover, high material costs and supply chain disruptions, particularly emphasized in Tsimanyane, delayed construction efforts, with 27.3% of participants overall expressing concern. The lack of infrastructure and utilities further complicated housing projects, as noted by 12.6% of participants overall.

4.5.3. Social and Political Factors

Social and political factors significantly impeded low-cost housing delivery in both villages. Community resistance to projects, reflecting NIMBY attitudes, hindered approvals and progress, with 15.2% of participants overall highlighting this issue. Corruption and mismanagement diverted resources from housing initiatives, particularly pronounced in Tsimanyane, with 34.8% of participants expressing concern. High poverty levels and inequality exacerbated housing affordability challenges for vulnerable populations, as indicated by 28.8% of participants overall. Additionally, the lack of political commitment resulted in neglect of housing needs, with 21.7% of participants overall citing this issue.

4.5.4. Workforce and Population Challenges

Workforce and population-related challenges further complicated low-cost housing delivery efforts. Shortages of skilled labourers slowed construction progress, with 31.8% of participants overall expressing concern. Rapid urbanization strained housing resources and infrastructure, particularly noted in Tsimanyane, with 19.7% of participants overall highlighting this issue. Growing populations increased housing demand, exacerbating shortages and affordability challenges, as noted by 33.3% of participants overall. Conflict and instability, particularly prevalent in Moganyaka, disrupted housing development efforts, with 15.2% of participants overall citing this challenge.

In conclusion, addressing the multifaceted challenges hindering low-cost housing delivery requires a comprehensive approach. Policy reforms, institutional strengthening, community engagement, and strategic investments in infrastructure and human capital are essential. By understanding and addressing the underlying factors contributing to housing delivery constraints, stakeholders can work towards advancing inclusive and sustainable housing solutions for vulnerable populations.

4.6. Interventions for Facilitating Timely Delivery of Beneficiary-Preferred Low-Cost Housing

This study explored interventions aimed at facilitating the timely delivery of low-cost housing preferred by beneficiaries. Focused on Moganyaka and Tsimanyane villages, the research identifies strategies within existing literature that can enhance the efficiency of providing affordable housing options that align with beneficiaries' preferences and needs.

Table 4.4 Interventions for facilitating timely delivery of beneficiary-preferred low-cost housing

Theme	Statements	Proportion of participants in agreement, %		Overall
		Moganyaka	Tsimanyane	
1. Streamlined processes and collaboration	a) Simplified regulatory procedures expedite housing project approvals	19.4	2.9	10.6
	b) Efficient land use planning and acquisition processes expedite projects	19.4	17.1	18.2
	c) Availability of affordable financing options accelerates housing projects	29.0	37.1	33.3
	d) Effective supply chain management ensures timely availability of materials	25.8	22.9	24.2
	e) Investment in training enhances the availability and efficiency of labour	3.2	17.1	10.6
	f) Partnerships leverage resources and expertise for faster project delivery	0	2.9	1.5
2. Technological integration and innovation	a) Integration of technology streamlines processes and enhances efficiency	61.3	48.6	54.5

Theme	Statements	Proportion of participants in agreement, %		Overall
		Moganyaka	Tsimanyane	
	b) Investment in research and innovation leads to more efficient practices	38.7	51.4	45.5
3. Community engagement	a) Community involvement fosters support and expedites project implementation	48.4	42.9	45.5
	b) Flexible design and regulations facilitate quicker project adaptation	32.3	42.9	37.9
	c) Transparency in decision-making and accountability expedites projects	16.1	14.3	15.2
4. Risk management and capacity building	a) Effective risk management strategies mitigate delays and uncertainties	67.7	54.3	60.6
	b) Building institutional and organizational capacity enhances efficiency	32.3	45.7	39.4

4.6.1. Interventions for Timely Delivery of Low-Cost Housing

To address the concerns cited above and improve the overall effectiveness of low-cost housing initiatives, there is need to consider implementing the following strategies:

- a) Streamlining project management processes and improving resource allocation could have helped address delays and inefficiencies in project timelines.
- b) Implementing robust quality control measures and ensuring compliance with building regulations could have enhanced the structural integrity and overall quality of housing units.
- c) Involving beneficiaries in the design and planning phases of housing projects could have helped ensure that projects aligned with their specific needs and preferences.
- d) Incorporating eco-friendly practices and energy-efficient technologies could have enhanced the long-term sustainability and resilience of housing projects.
- e) Investing in infrastructure development to improve accessibility to amenities and essential community facilities could have enhanced the overall liveability of housing environments.
- f) Providing training and support to local communities and stakeholders could have enhanced their capacity to effectively manage and maintain housing projects over the long term.

4.6.2. Streamlined Processes and Collaboration

Efficient housing project delivery heavily relies on streamlined processes and effective collaboration among stakeholders. In both Moganyaka and Tsimanyane, simplifying regulatory procedures emerged as a priority to expedite project approvals, with 10.6% of participants overall highlighting this need. This echoes findings in existing literature where bureaucratic hurdles were identified as significant obstacles in housing development. Additionally, efficient land use planning and acquisition processes were deemed essential, emphasizing the importance of clear land tenure systems to overcome land-related challenges, as noted by 18.2% of participants overall. The availability of affordable financing options, cited by 33.3% of participants overall, emerged as a crucial factor, aligning with research emphasizing the role of financial accessibility in housing solutions for low-income populations. Effective supply chain management, highlighted by 24.2% of participants overall, was also underscored, emphasizing the need for optimized procurement processes and strong supplier relationships to prevent delays due to material shortages.

4.6.3. Technological Integration and Innovation

Technological integration and innovation played pivotal roles in enhancing housing project efficiency. Both regions recognized the importance of technology in streamlining processes and driving efficiency, with 54.5% of participants overall highlighting this aspect. This aligned with scholarly insights advocating for the adoption of digital tools like Building Information Modelling (BIM) and Geographic Information Systems (GIS) to optimize project management and decision-making. Investment in research and innovation, emphasized by 45.5% of participants overall, was also highlighted as crucial, reflecting a broader acknowledgment of the role of innovation in improving housing practices and sustainability.

4.6.4. Community Engagement

Community engagement emerged as a key facilitator of timely housing project delivery. Both regions emphasized the importance of community involvement in expediting project implementation, with 45.5% of participants overall highlighting this aspect. This underscores the significance of participatory approaches in building trust and fostering local ownership. Flexible design and regulations, noted by 37.9% of participants overall, were recognized as vital components, echoing literature advocating for adaptable zoning regulations and design standards to meet diverse community needs. Additionally, transparency and accountability, emphasized by 15.2% of participants overall, were identified as essential factors, emphasizing the need for clear communication channels and accountability mechanisms to enhance project legitimacy and efficiency.

4.6.5. Risk Management and Capacity Building

Effective risk management strategies and capacity building were critical for mitigating delays and uncertainties in housing project delivery. Both regions strongly agreed on the importance of risk management in minimizing disruptions and ensuring timely completion, with 60.6% of participants overall highlighting this aspect. This resonated with scholarly discourse emphasizing the significance of proactive risk assessment and contingency planning in housing development. Furthermore, building institutional and organizational capacity, noted by 39.4% of participants overall, emerged as a priority, particularly in Tsimanyane, highlighting the importance of strengthening technical skills and institutional frameworks to enhance project management capabilities.

4.7. Conclusion

In conclusion, the interventions identified across the themes of streamlined processes, technological integration, community engagement, and risk management were critical for facilitating the timely delivery of beneficiary-preferred low-cost housing. By implementing these interventions in a coordinated manner, stakeholders could overcome barriers and improve the efficiency, effectiveness, and sustainability of housing projects in Moganyaka and Tsimanyane, ultimately enhancing access to affordable and quality housing for needy populations.

5. CHAPTER FIVE: DISCUSSION, CONCLUSIONS AND RECOMMENDATIONS

5.1. Introduction

In this chapter, the study covered discussions, conclusions, and recommendations regarding the timely delivery of low-cost housing in Tsimanyane and Moganyaka villages. The discussions encompassed critical aspects such as community preferences, satisfaction levels, hindering factors, and viable strategies identified during the research. Based on the synthesized data and analysis, conclusions were drawn to provide insights into the current state of housing delivery and its implications. Furthermore, recommendations were formulated to guide stakeholders, policymakers, and the community towards improving housing delivery systems in the studied villages.

5.2. Discussion of Results

The demographic information is discussed first, highlighting implications for housing delivery. After that the results obtained for each objective are discussed. In doing so, both South African and global literature is used to highlight the meaning of the results within a broader context beyond the Local Municipality.

5.2.1. Demographic Information

Understanding the demographic characteristics and participation rates of participants is essential for ensuring the representativeness and reliability of research findings. In this study, the demographic profile revealed a slightly higher participation rate from Tsimanyane Village compared to Moganyaka Village, indicating potential differences in community engagement or interest in the research. This finding aligns with previous literature emphasizing the importance of considering demographic factors such as age, gender, education level, and socioeconomic status in housing research (Bolton & Patel, 2021).

The gender distribution in the Moganyaka and Tsimanyane villages shows a slightly higher representation of females. Statistics South Africa (2023) reveals that females constitute a greater proportion of the population than males. This imbalance can be attributed to large numbers of

males who migrate to other provinces for work opportunities, which results in a high presence of female-headed households in rural areas. Therefore, it is crucial to develop programs that incorporate women in particular in decision making.

Apart from the above, it is important to consider that women often play a significant role in household decision-making, particularly regarding housing choices and preferences (Aubrey, 2019). Therefore, the higher proportion of female participants in this study may suggest their increased involvement in housing-related matters within their communities. This underscores the importance of adopting gender-sensitive approaches in housing planning and delivery to address the diverse needs and preferences of different population groups (UN-Habitat, 2020).

Regarding age group distribution, the majority of the participants in both villages were youth, accounting for 83.9% in Moganyaka and 57.1% in Tsimanyane. Combined, they made up 69.7% of the total sample. This highlights the importance of addressing the needs and concerns of the youth population in these villages. According to the Department of Basic Education, the youth population in South Africa faces significant challenges, namely high unemployment rates, poverty, and limited access to education and training opportunities.

Educational attainment among participants in both villages was relatively high, with a majority having completed Matric or higher levels of education. In Moganyaka, 61.3% of participants had tertiary education, compared to Tsimanyane (45.7%). Overall, 53.0% of participants had tertiary education, indicating a more educated population. This trend is consistent with Sekhukhune District's overall educational attainment, which is higher than the national average.

5.2.2. Timeliness of Delivery and Quality of Low-Cost Housing

Low-cost housing initiatives are critical for addressing the housing needs of low-income populations, particularly in developing countries. The quality of such housing is multifaceted, encompassing structural integrity, material durability, compliance with building regulations, energy efficiency, aesthetics, functionality, and alignment with residents' preferences. This discussion explores key criteria for assessing the quality of low-cost housing, drawing insights from recent research and empirical studies.

One fundamental criterion for assessing the quality of low-cost housing is structural integrity. The stability, strength, and durability of building structures are essential to ensure the safety and longevity of housing projects (Akinkunmi et al., 2021). Recent studies emphasize the importance

of using innovative construction techniques and high-quality materials to enhance structural integrity while optimizing cost-effectiveness (Manohar & Gupta, 2020).

The durability of construction materials is crucial for the long-term quality and maintenance of low-cost housing. Recent advancements in sustainable building materials, such as bamboo composites and recycled aggregates, offer viable alternatives to traditional materials and enhance durability (Kazibwe et al., 2022). Evaluating material performance under different environmental conditions is essential to identify the most suitable options for low-cost housing projects.

Ensuring compliance with building codes and regulations is essential for quality assurance in low-cost housing. Recent studies emphasize the need for robust regulatory frameworks and effective enforcement mechanisms to address safety, accessibility, and environmental standards (Fernandes et al., 2021). Integrating digital technologies, such as Building Information Modelling (BIM), facilitates compliance monitoring and enhances transparency in construction processes (Ghaffarifar et al., 2021).

Promoting energy efficiency is a key criterion for sustainable low-cost housing. Recent research highlights the role of passive design strategies, renewable energy integration, and energy-efficient appliances in reducing energy consumption and operational costs (Lam et al., 2022). Life-cycle assessments and performance modelling tools aid in optimizing energy performance and enhancing the overall sustainability of housing projects (Naldini et al., 2021).

Enhancing the aesthetic appeal and functional design of low-cost housing contributes to residents' well-being and community acceptance. Recent studies emphasize the importance of user-centred design approaches and community engagement in developing housing solutions that meet diverse needs (Pinto et al., 2020). Integrating universal design principles ensures accessibility and inclusivity in housing projects (Imrie & Malpass, 2018).

Quality low-cost housing should align with residents' preferences and cultural context to promote social inclusion and user satisfaction. Recent research advocates for participatory design processes that empower residents to co-create their living environments (Mukherji et al., 2022). Leveraging digital tools, such as virtual reality (VR) and interactive platforms, facilitates real-time feedback and customization of housing designs (Neves et al., 2021).

Ensuring health and safety standards is paramount in low-cost housing development. Recent studies highlight the importance of adequate ventilation, sanitation facilities, and disaster-resilient design in mitigating health risks and enhancing occupant well-being (Ghose et al., 2021).

Implementing smart technologies for real-time monitoring of indoor air quality and environmental conditions improves safety outcomes (Cavallo et al., 2020).

Affordability and accessibility are critical considerations in assessing the quality of low-cost housing. Recent research emphasizes innovative financing models, micro-mortgage schemes, and public-private partnerships to improve affordability and expand access to housing for underserved populations (Sachweh et al., 2022). Integrating inclusive design principles ensures equitable access for persons with disabilities and marginalized communities (Imrie & Luck, 2014).

Assessing the sustainability and environmental impact of low-cost housing projects is essential for minimizing ecological footprints and promoting resilience. Recent studies advocate for green building practices, circular economy approaches, and nature-based solutions to enhance sustainability (Aydin et al., 2021). Life-cycle assessments and environmental certifications guide decision-making processes towards more sustainable housing solutions (Serrat & Quintero, 2020).

Quality low-cost housing projects should generate positive community impact and social benefits. Recent research emphasizes the role of social infrastructure, economic empowerment initiatives, and place making strategies in fostering inclusive and resilient communities (Paterson et al., 2021). Evaluating social outcomes and community engagement metrics provides insights into the broader impacts of low-cost housing interventions (Sarmiento et al., 2022).

Literature revealed that comprehensive criteria are essential for assessing the quality of low-cost housing initiatives and addressing the diverse needs of underserved populations. Research emphasizes the importance of various factors such as structural integrity, material durability, compliance with regulations, energy efficiency, aesthetics, functionality, alignment with residents' preferences, health and safety standards, affordability, sustainability, and community impact in evaluating housing quality (Smith et al., 2021; Jones & Brown, 2020; Johnson, 2019).

5.2.3. Timeliness of Delivery and Quality of Beneficiary-Preferred Low-Cost Housing

Regarding the timeliness of delivery and quality of low-cost housing, a study by Tissington & Shackleton (2019) highlights the importance of community engagement and participation in the planning and implementation of housing projects. They argue that involving communities in the decision-making process can help ensure that housing projects align with beneficiaries' needs and preferences, thereby enhancing their satisfaction with the delivered housing. Also, the study

emphasizes the need for effective project management and coordination between various stakeholders, including government agencies, construction firms, and beneficiaries, to ensure timely delivery and high-quality housing.

Below, the results of the current study are discussed within the context of global literature. The timeliness of low-cost housing delivery is crucial for beneficiaries' satisfaction and trust. Research by Ganesh & Kumar (2019) highlights the importance of efficient project management and resource allocation in ensuring timely delivery. They emphasize the need for effective coordination between various stakeholders, including government agencies, construction firms, and beneficiaries, to streamline regulatory procedures and expedite project approvals. Additionally, efficient land use planning and acquisition processes, as well as the availability of affordable financing options, can significantly contribute to timely project delivery.

The level of satisfaction with low-cost housing delivery is a nuanced reflection of various factors, including affordability, accessibility, quality, and community engagement. High satisfaction levels not only signify successful project outcomes but also contribute to social cohesion, economic prosperity, and overall well-being within communities (Dann *et al.*, 2019). Recent studies advocate for a holistic approach to housing delivery, emphasizing the need to consider diverse stakeholder perspectives and prioritize user-centric design principles (Ghaffarianhoseini *et al.*, 2021).

Affordability remains a cornerstone of housing satisfaction, particularly for low-income populations. Ensuring that housing units are priced within the means of target beneficiaries is essential for addressing housing inequalities and promoting inclusive development. Access to affordable housing not only fulfils a basic human need but also enables individuals and families to allocate resources to other essential expenses, such as healthcare, education, and livelihoods (Pomponi *et al.*, 2020).

Accessibility encompasses various dimensions, including physical access to amenities, public transportation, and social services, as well as social inclusion and participation. Housing projects that are well-connected to employment opportunities, schools, healthcare facilities, and recreational spaces enhance residents' quality of life and foster community integration. Integrating universal design principles and prioritizing barrier-free environments can ensure that housing remains accessible to individuals of all ages, abilities, and backgrounds (Ghaffarianhoseini *et al.*, 2021).

Despite the imperative to address housing shortages and improve affordability, several factors hinder the timely delivery of low-cost housing projects. Regulatory complexities pose significant challenges, often leading to protracted approval processes, compliance burdens, and uncertainty for developers and investors (Wong & Kee, 2021). Recent research underscores the need for regulatory reforms to streamline approval procedures, enhance transparency, and promote consistency in regulatory enforcement (Cheng & Leung, 2022).

Land acquisition challenges also present formidable barriers to housing development, particularly in rural areas under traditional authorities. Limited availability of land, competing land uses, and fragmented land ownership patterns can impede efforts to assemble parcels for affordable housing projects. Adopting innovative land pooling and land readjustment strategies can facilitate land consolidation and unlock underutilized land for housing development (Todes, 2019).

Social and political dynamics further complicate housing delivery, as divergent interests, power imbalances, and governance deficiencies often hinder collaborative decision-making and effective policy implementation. Addressing social inequalities, promoting community participation, and fostering accountable governance are essential for overcoming political barriers and advancing equitable housing development initiatives (Cheng & Leung, 2022).

Addressing the multifaceted challenges inherent in delivering beneficiary-preferred low-cost housing demands a comprehensive approach integrating diverse strategies. These strategies, ranging from process optimization to technological integration and stakeholder engagement, are pivotal for ensuring the efficient and timely completion of housing projects (Liu & Yang, 2020).

Recent scholarly discourse emphasizes the transformative role of digitalization within the construction domain, offering innovative solutions to expedite project timelines and enhance operational efficiency. Technologies such as drone surveillance, artificial intelligence-driven analytics, and modular construction methodologies hold immense potential for streamlining workflows, reducing costs, and improving resource allocation (Zhang *et al.*, 2021). By harnessing these digital tools, project stakeholders can overcome traditional constraints and achieve greater agility in project management and execution.

In addition to the above, fostering interdisciplinary collaboration among various stakeholders is paramount for promoting innovation and addressing systemic challenges. Collaboration between architects, engineers, urban planners, and policymakers facilitates the exchange of ideas, fosters creative problem-solving, and drives continuous improvement initiatives (Chen *et al.*, 2021). By developing a culture of collaboration and knowledge-sharing, stakeholders can leverage

collective expertise to develop novel solutions tailored to the specific needs of low-cost housing projects.

Investing in workforce training and development programs is another critical aspect of enhancing project delivery efficiency. By equipping construction teams with advanced skills and competencies, stakeholders can improve construction productivity, enhance quality standards, and mitigate potential risks (Liu & Yang, 2020). Providing ongoing training opportunities, upskilling initiatives, and professional development pathways not only enhances individual capabilities but also cultivates a skilled workforce capable of adapting to evolving project requirements and technological advancements.

Moreover, fostering community engagement and stakeholder participation throughout the project lifecycle is essential for ensuring project alignment with beneficiary preferences and local needs. Engaging residents, community leaders, and advocacy groups through participatory design processes, public consultations, and transparent communication channels fosters a sense of ownership and promotes social inclusivity (Tezel & Aziz, 2021). By incorporating community feedback and integrating local knowledge into project planning and design, stakeholders can enhance project relevance, acceptance, and ultimately, its long-term sustainability.

In terms of regulatory and administrative hurdles, a report by the South African Cities Network (2018) identifies several challenges that hinder the delivery of low-cost housing in South Africa. These challenges include complex regulatory processes, excessive bureaucratic procedures, ineffective institutions, and corruption and mismanagement. The report recommends streamlining regulatory procedures, enhancing institutional capacity, and promoting transparency and accountability to address these challenges.

With respect to land acquisition and resource constraints, a study by Mashaba & Mashaba (2020) highlights the importance of land use planning and management in ensuring the availability of suitable land for low-cost housing development. They argue that effective land use planning can help address the challenges of land acquisition, high material costs, and supply chain disruptions, thereby enhancing the feasibility and sustainability of housing projects.

Social and political factors also influence housing delivery. Ntshongwana & Khoza (2021) that focused on examining the impact of community resistance and NIMBY attitudes on low-cost housing delivery in South Africa. They argued that community engagement and participation could help address these challenges by building trust and fostering a sense of ownership and responsibility among beneficiaries. Also, the study emphasized the need for effective

communication and consultation between various stakeholders, including government agencies, construction firms and beneficiaries. The latter was necessary to ensure that housing projects aligned with community needs and aspirations.

Mthembu & Ntuli (2020) investigated workforce and population challenges, highlighting the importance of skills development and training in enhancing the capacity of local communities and stakeholders to manage and maintain housing projects over the long term. They argue that investing in skills development and training can help address the challenges of skilled labour shortages, rapid urbanization, and growing populations, thereby enhancing the sustainability and resilience of housing projects.

The quality of low-cost housing is another critical factor in ensuring beneficiaries' satisfaction. Research by Chan & Wong (2019) suggests that incorporating high-quality materials and ensuring compliance with building regulations are essential for enhancing the structural integrity and overall quality of housing units. Furthermore, involving beneficiaries in the design and planning phases of housing projects can help ensure that projects align with their specific needs and preferences, thereby increasing their satisfaction with the housing provided.

Understanding and addressing beneficiaries' preferences is crucial for ensuring their satisfaction with low-cost housing. Research by Srinivas & Rao (2020) highlights the importance of incorporating eco-friendly practices and energy-efficient technologies in housing projects to enhance their long-term sustainability and resilience. Apart from the above, investing in infrastructure development to improve accessibility to amenities and essential community facilities can significantly contribute to the overall liveability of housing environments.

Regulatory and administrative hurdles can significantly hinder the delivery of low-cost housing to the needy. Research by Adeyemo and Ogunsemi (2018) suggests that complex regulatory processes, excessive bureaucratic procedures, and ineffective institutions can delay housing project approvals and hinder progress. They emphasize the need for simplified regulatory procedures, efficient land use planning and acquisition processes, and effective supply chain management to expedite housing projects.

5.2.4. Factors Hindering Delivery of Low-Cost Housing

Various studies and reports in South Africa have explored the challenges and interventions related to low-cost housing delivery in the country. Regarding regulatory and administrative

hurdles, a study by Ntshongwana & Nel (2018) highlights the complexity of regulatory processes and bureaucratic procedures in South Africa, which can significantly delay housing project approvals. The study emphasizes the need for simplified regulatory procedures, effective land use planning, and the availability of affordable financing options to expedite housing projects. The South African Cities Network (2018) report identifies ineffective institutions as a significant challenge in housing delivery, further emphasizing the importance of institutional strengthening to address these hurdles.

With respect to land acquisition and resource constraints, Mashaba & Mashaba (2020) reveal the challenges of acquiring suitable land for low-cost housing development in South Africa. The study emphasizes the need for effective land use planning and management, as well as the availability of affordable financing options, to address these constraints. Moreover, the World Bank (2019) highlights the importance of infrastructure development, including water and sanitation services, to support low-cost housing delivery in South Africa.

Social and political factors also significantly impact low-cost housing delivery in South Africa. A study by Tissington & Shackleton (2019) examines the challenges of community resistance and NIMBY attitudes towards low-cost housing projects, emphasizing the need for community engagement and involvement to foster support and expedite project implementation. The South African Human Rights Commission (2018) identifies corruption and mismanagement as significant challenges in housing delivery, further emphasizing the importance of transparency and accountability in addressing these issues.

Workforce and population challenges also pose significant obstacles to low-cost housing delivery in South Africa. A study by Mthembu & Ntuli (2020) reveals the shortage of skilled labourers in the construction industry, emphasizing the need for investment in training and capacity building to address these challenges. Furthermore, a United Nations (2019) report points out the challenges of rapid urbanization and population growth in South Africa, emphasizing the need for strategic investments in infrastructure and human capital to address these challenges.

Addressing the multifaceted challenges hindering low-cost housing delivery in South Africa requires a comprehensive approach that includes policy reforms, institutional strengthening, community engagement, and strategic investments in infrastructure and human capital. Building an understanding and addressing the underlying factors contributing to housing delivery constraints would enable stakeholders to work towards advancing inclusive and sustainable housing solutions for vulnerable populations in South Africa.

To discuss the factors hindering the delivery of low-cost housing to the needy, insights from global literature that address similar challenges faced in various regions worldwide can also be drawn. Global studies, for example Smith *et al.* (2018), emphasize that complex regulatory processes and excessive bureaucratic procedures are common obstacles in low-cost housing delivery. These hurdles often lead to delays in project approvals and hinder the timely implementation of housing initiatives. The study highlights the importance of streamlining regulatory procedures, enhancing transparency, and promoting efficient administrative processes to overcome these challenges.

Studies by Brown & Jones (2019) from a global perspective underscores the difficulties in acquiring suitable land for low-cost housing projects. Insufficient funding sources, high material costs, and supply chain disruptions are prevalent challenges faced by housing initiatives worldwide. The study emphasizes the need for innovative financing mechanisms, sustainable resource management, and strategic planning to address land acquisition and resource constraints effectively.

Johnson & Lee (2020) highlight the impact of social and political factors on low-cost housing delivery. Community resistance, corruption, poverty levels, and political neglect are common challenges faced by housing projects globally. The study emphasizes the importance of community engagement, anti-corruption measures, poverty alleviation strategies, and political commitment to address these social and political barriers effectively.

Studies by Garcia *et al.* (2017) shed light on the workforce and population challenges that hinder low-cost housing delivery. Shortages of skilled labourers, rapid urbanization, growing populations, and conflict-related instability are prevalent issues faced by housing projects worldwide. The research emphasizes the need for skills development programs, urban planning strategies, population management initiatives, and conflict resolution mechanisms to overcome these challenges and ensure the successful delivery of low-cost housing.

In conclusion, addressing the multifaceted challenges hindering low-cost housing delivery requires a comprehensive and context-specific approach that considers regulatory reforms, sustainable resource management, community engagement, poverty alleviation strategies, workforce development, and population management. By drawing insights from global literature and best practices, stakeholders can implement effective strategies to overcome these challenges and enhance the delivery of affordable housing to vulnerable populations worldwide.

5.2.5. Interventions for Facilitating Timely Delivery of Quality Low-Cost Housing

The results of the study suggest that there are several interventions that can help facilitate the timely delivery of beneficiary-preferred low-cost housing in South Africa. These interventions can be categorized into streamlined processes and collaboration, technological integration and innovation, community engagement, and risk management and capacity building.

To facilitate the timely delivery of beneficiary-preferred low-cost housing, several interventions can be implemented. Research by Chattopadhyay & Banerjee (2017) highlights the importance of streamlined processes and collaboration between various stakeholders, including government agencies, construction firms, and beneficiaries, to expedite project approvals and implementation. Additionally, technological integration and innovation, community engagement, and risk management and capacity building strategies can significantly contribute to faster project delivery and enhanced satisfaction among beneficiaries.

Streamlined processes and collaboration are critical for expediting project approvals and ensuring timely delivery of low-cost housing projects. Simplifying regulatory procedures, efficient land use planning and acquisition processes, and the availability of affordable financing options are essential interventions in this regard. Effective supply chain management can also ensure the timely availability of materials, while investment in training can enhance the availability and efficiency of labour. Partnerships can leverage resources and expertise for faster project delivery.

Technological integration and innovation can play a pivotal role in enhancing housing project efficiency. The adoption of digital tools like Building Information Modelling (BIM) and Geographic Information Systems (GIS) can optimize project management and decision-making. Investment in research and innovation can lead to more efficient practices, reflecting a broader acknowledgment of the role of innovation in improving housing practices and sustainability.

Community engagement is a key facilitator of timely housing project delivery. Community involvement can foster support and expedite project implementation, while flexible design and regulations can facilitate quicker project adaptation. Transparency in decision-making and accountability can expedite projects, emphasizing the need for clear communication channels and accountability mechanisms to enhance project legitimacy and efficiency.

Effective risk management strategies and capacity building are critical for mitigating delays and uncertainties in housing project delivery. Building institutional and organizational capacity can

enhance efficiency, while effective risk management strategies can mitigate delays and uncertainties.

The interventions presented above are supported by existing literature, which highlights the importance of streamlined processes, effective collaboration, technological integration, community engagement, and risk management in facilitating the timely delivery of low-cost housing projects. Implementing these interventions in a coordinated manner is likely to help stakeholders overcome barriers and improve the efficiency, effectiveness, and sustainability of housing projects in South Africa, which ultimately enhances access to affordable and quality housing for needy populations.

Regarding the timeliness of delivery and quality of low-cost housing, global literature suggests that several factors can impact these aspects, including project management, resource allocation, regulatory compliance, community engagement, and sustainability (Tissington & Shackleton, 2019). Project management and resource allocation are also crucial for timely delivery and high-quality housing. A study by Ganesh & Kumar (2019) highlights the importance of efficient project management and resource allocation in ensuring timely delivery and high-quality housing. They emphasize the need for effective coordination between various stakeholders, including government agencies, construction firms, and beneficiaries, to streamline regulatory procedures and expedite project approvals.

Regulatory compliance is another important factor in ensuring timely delivery and high-quality housing. A World Bank (2019) report highlights the need for streamlined regulatory processes and efficient land use planning to expedite project approvals and overcome land-related challenges. Compliance with building regulations is also crucial for ensuring the structural integrity and overall quality of housing units.

Community engagement and participation can help ensure that housing projects align with beneficiaries' needs and preferences, thereby enhancing their satisfaction with the delivered housing. A study by Tissington & Shackleton (2019) highlights the importance of community engagement and participation in the planning and implementation of housing projects, emphasizing the need for transparent communication channels and accountability mechanisms to enhance project legitimacy and efficiency.

Sustainability and environmental consciousness are also critical factors in low-cost housing delivery. A study by Chan & Wong (2019) suggests that incorporating eco-friendly practices and

energy-efficient technologies can enhance the long-term sustainability and resilience of housing projects, thereby improving their overall quality and liveability.

In conclusion, the global literature suggests that a comprehensive approach to low-cost housing delivery, including efficient project management, regulatory compliance, community engagement, and sustainability, can help ensure timely delivery and high-quality housing that meets beneficiaries' needs and preferences.

5.3. Conclusion

The study on the timely delivery of low-cost housing in Tsimanyane and Moganyaka villages highlights several crucial findings and conclusions:

- a) The study revealed a slightly higher participation rate from Tsimanyane Village compared to Moganyaka Village, with a higher representation of females in both villages. This imbalance can be attributed to large numbers of males who migrate to other provinces for work opportunities, resulting in a high presence of female-headed households in rural areas. The majority of participants in both villages are youth, highlighting the importance of addressing their needs and concerns.
- b) Although certain aspects showed satisfactory levels of approval, notable concerns existed regarding project timelines, resource management, structural integrity, and alignment with beneficiaries' preferences. Available global literature emphasizes the importance of addressing the housing needs of low-income populations, especially in rural areas, and incorporating eco-friendly practices and energy-efficient technologies to enhance the sustainability and resilience of housing projects.
- c) Participants identified crucial criteria for assessing the timeliness of delivery, including adherence to predetermined milestones, efficient resource management, and streamlined administrative processes. Efficient resource management, regulatory compliance, community engagement, and sustainability are identified as critical factors in ensuring timely delivery and high-quality housing that meets beneficiaries' needs and preferences.
- d) Incorporating eco-friendly practices and energy-efficient technologies can enhance the long-term sustainability and resilience of housing projects, thereby improving their overall quality and liveability.

In summary, the study emphasized the importance of addressing the housing crisis for low-income populations by implementing comprehensive approaches that consider efficient project

management, regulatory compliance, community engagement and sustainability. In this way, stakeholders can enhance beneficiary well-being and contribute to a more equitable and just society.

5.4. Recommendations for Practice

- a) Implement robust quality control measures, ensure compliance with building regulations, and simplify regulatory procedures to enhance the structural integrity and overall quality of housing units.
- b) Involve beneficiaries in the design and planning phases of housing projects to ensure that projects align with their specific needs and preferences.
- c) Incorporate eco-friendly practices and energy-efficient technologies to enhance the long-term sustainability and resilience of housing projects.
- d) Invest in infrastructure development to improve accessibility to amenities and essential community facilities, thereby enhancing the overall liveability of housing environments.
- e) Provide training and support to local communities and stakeholders to enhance their capacity to effectively manage and maintain housing projects over the long term.

5.5. Areas for Further Research

- a) Conduct longitudinal studies to assess the long-term impact of implemented interventions on the timeliness and effectiveness of low-cost housing initiatives;
- b) Carry out comparative studies across different regions and countries to identify best practices and strategies for improving low-cost housing delivery;
- c) Explore the potential of public-private partnerships in enhancing the delivery of low-cost housing, addressing financing constraints, and promoting sustainable development;
- d) Investigate the role of emerging technologies such as prefabrication, modular construction and digital platforms, in improving the efficiency, affordability, and quality of low-cost housing projects; and
- e) Analyse existing policies and regulations to identify potential barriers and opportunities for reform to better support the timely delivery of beneficiary-preferred low-cost housing.

5.6. Limitations of the Study

While this study provides valuable insights into the strategies for enhancing the delivery of beneficiary-preferred low-cost housing in Ephraim Mogale Local Municipality, it is essential to acknowledge its limitations. A significant constraint pertains to the designated timeframe delineated for the research endeavour. Adherence to this predetermined timeline restricts the breadth and depth of both data collection and subsequent analysis. Financial constraints present formidable obstacles in accessing essential resources and conducting comprehensive fieldwork. It is recognized within the study that the dynamic nature of the research topic necessitates ongoing monitoring and evaluation, with results susceptible to the constraints imposed by temporal and financial considerations. Moreover, data collection coincided with an election year, leading to potential confusion among participants, who may have associated the study with door-to-door campaigning efforts, particularly given its focus on the pace of government-driven housing delivery. Despite these acknowledged limitations, the study's findings furnish a foundational comprehension of the subject matter, thereby laying the groundwork for future research initiatives equipped with enhanced resources and extended timeframes.

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7. APPENDICES

Appendix A Ethical Clearance Approval

ETHICS APPROVAL CERTIFICATE

ETHICS APPROVAL CERTIFICATE

FACULTY OF SCIENCE, ENGINEERING AND AGRICULTURE
RESEARCH ETHICS COMMITTEE

NAME OF RESEARCHER/INVESTIGATOR: RK MOKOLO

STUDENT No. 11639173

PROJECT TITLE:

STRATEGIES FOR ENHANCING DELIVERY OF BENEFICIARY-PREFERRED LOW-COST HOUSING: A CASE STUDY OF SELECTED RURAL AREAS IN EPHRAIM MOGALE LOCAL MUNICIPALITY

ETHICAL CLEARANCE No: FSEA/23/IRD/03

SUPERVISORS/ CO-RESEARCHERS/ CO-INVESTIGATORS

NAME	INSTITUTION & DEPARTMENT	ROLE
J Francis	University of Venda, Institute for Rural Development	Supervisor
J Kamuzhanje	University of Venda, Institute for Rural Development	Co-supervisor

Type: **Student Research**

Risk: **Minimal risk to humans, animals, or environment (Category 1)**

Approval Period: **November 2023 – October 2025**

The Faculty Research Ethics Committee (FREC) of the Faculty of Science, Engineering and Agriculture hereby approves your project as indicated above.

General Conditions

While this ethics approval is subject to all declarations, undertakings and agreements incorporated and signed in the application form, please note the following.

- The project leader (principal investigator) must report in the prescribed format to the REC:
 - Annually (or as otherwise requested) on the progress of the project, and upon completion of the project.
 - Within 48hrs in case of any adverse event (or any matter that interrupts sound ethical principles) during the project.
 - Annually, research projects may be randomly selected for auditing.
- The approval applies strictly to the protocol as stipulated in the application form. Should a change to the protocol be deemed necessary during the project, the project leader must apply for approval of these changes before their implementation. Should there be a deviation from the study protocol, without the necessary approval for the change, the ethics approval is automatically forfeited.
- The date of approval indicates the earliest date that the project may begin. Should the project have to continue after the expiry date; a new application must be made, and a new approval received before or on the expiry date.
- In the interest of ethical responsibility, the FREC retains the right to:
 - Request access to any information or data at any time during the course or after completion of the project,
 - To ask further questions; Seek additional information; Require further modification or monitor the conduct of your research or the informed consent process.
 - withdraw or postpone approval if:
 - Any unethical principles or practices of the project are revealed or suspected.
 - It becomes apparent that relevant information was withheld from the REC or that information has been false or misrepresented.
 - The required annual report and reporting of adverse events was not done timely and accurately,
 - New institutional rules, national legislation or international conventions deem it necessary.

ISSUED BY:
FACULTY OF SCIENCE, ENGINEERING AND AGRICULTURE RESEARCH ETHICS
COMMITTEE

Date considered: November 2023



Chairperson: PO. Bessong



Appendix B Questionnaire for Beneficiaries

Researcher : Mokolo RK

Student No. : 11639173 Date: _____

Research Topic : Interventions for Enhancing Delivery of Beneficiary-preferred Low-cost Housing: A Case Study of Selected Rural Areas in Ephraim Mogale Local Municipality

1) Demographic Information

- a. Name of community : _____
- b. Gender : _____
- c. Education : _____
- d. Age : _____

2) What criteria can be used to assess the timeliness of delivery and quality of low-cost housing that beneficiaries prefer?

Theme	Perception Statements	Tick
5. Timeliness of delivery	f) Housing projects consistently meet their scheduled milestones and deadlines	
	g) Construction progresses steadily according to the planned timeline	
	h) Resources are efficiently managed and readily available when needed	
	i) Obtaining necessary permits and approvals is done swiftly and efficiently	
	j) External factors such as weather have minimal impact on construction timelines	
6. Quality of low-cost housing	g) Building's structures are always solid and dependable	
	h) Materials used are of high quality and expected to last long	
	i) Housing projects comply with all relevant building regulations	
	j) The design of the housing is both visually appealing and functional	
	k) The housing effectively minimizes energy consumption	

	l) Houses are built to withstand deterioration in quality and environmental factors	
7. Beneficiaries' preferences	h) The housing provides good value for its cost and target groups find it affordable	
	i) The housing meets the specific needs and preferences of its residents or beneficiaries	
	j) The housing is conveniently located and easily accessible to amenities such as sanitation	
	k) Beneficiaries of the housing units have access to essential community facilities and services	
	l) Residents have the opportunity and freedom to personalize their living spaces	
	m) The housing demonstrates a commitment to eco-friendly practices	
	n) Residents feel safe and secure within the housing environment	
8. Assessment metrics	g) Housing projects are often completed within the expected timeframe	
	h) Instances of errors or weaknesses that must be addressed are minimal	
	i) Beneficiaries and residents are satisfied with the housing provided	
	j) Effective support and warranties are available to fulfil needs after construction is completed	
	k) The housing's value has shown growth over time and has good resale potential.	
	l) Local housing projects perform well compared to similar low-cost housing ventures elsewhere	

3) To what extent are beneficiaries satisfied with the delivery of low-cost housing?

Theme	Statements	Tick
5. Quality and affordability assurance	d) Housing projects are often completed within the expected timeframe	
	e) The construction of the housing exhibits high standards of quality	

	f) The housing provided meets the promised affordability criteria	
6. Resident-centric design and functionality	f) The housing meets the specific needs and preferences of beneficiaries	
	g) The housing is conveniently located and is easily accessible	
	h) Residents have access to essential community facilities and services	
	i) The design and appearance of the housing are visually pleasing	
	j) Residents feel safe and secure within the housing environment	
7. Sustainability and environmental consciousness	The housing demonstrates a clear commitment to eco-friendly practices	
8. Social and economic empowerment	g) The housing has a positive impact on the economic well-being of beneficiaries	
	h) The housing contributes to improved health and well-being of residents	
	i) The housing builds a sense of community and social interaction	
	j) The housing enhances access to education and learning resources	
	k) The housing facilitates access to essential services such as healthcare	
	l) The housing supports is designed and constructed in such a way that it preserves cultural heritage and identity	

4) What factors hinder the delivery of low-cost housing to the needy?

Theme	Statements	Tick
Regulatory and administrative hurdles	e) The complex regulatory process delays the approval of housing projects	
	f) Excessive bureaucratic procedures add layers of delay to projects	

	g) Stringent environmental regulations increase project complexities	
	h) Ineffective institutions fail to address housing challenges adequately	
Land acquisition and resource constraints	e) Difficulty in acquiring suitable land hampers housing development	
	f) Insufficient funding sources hinder progress in low-cost housing	
	g) High material costs and supply chain disruptions delay construction	
	h) Lack of infrastructure and utilities makes housing projects unfeasible	
Social and political factors	e) Community resistance impedes the approval and progress of projects	
	f) Corruption and mismanagement divert resources away from housing projects	
	g) High levels of poverty and inequality hinder access to housing	
	h) A lack of political commitment results in neglect of housing needs	
Workforce and population challenges	e) The shortage of skilled labourers slows down housing construction	
	f) Rapid urbanization strains housing resources and infrastructure	
	g) Growing populations increase demand for housing, exacerbating shortages	
	h) Conflict and instability disrupt housing development efforts	

5) What interventions can help facilitate the timely delivery of beneficiary-preferred low-cost housing?

Theme	Statements	Tick
5. Streamlined processes and collaboration	g) Simplified regulatory procedures expedite housing project approvals	
	h) Efficient land use planning and acquisition processes expedite projects	

	i) Availability of affordable financing options accelerates housing projects	
	j) Effective supply chain management ensures timely availability of materials	
	k) Investment in training enhances the availability and efficiency of labour	
	l) Partnerships leverage resources and expertise for faster project delivery	
6. Technological integration and innovation	c) Integration of technology streamlines processes and enhances efficiency	
	d) Investment in research and innovation leads to more efficient practices	
7. Community engagement	d) Community involvement fosters support and expedites project implementation	
	e) Flexible design and regulations facilitate quicker project adaptation	
	f) Transparency in decision-making and accountability expedites projects	
8. Risk management and capacity building	c) Effective risk management strategies mitigate delays and uncertainties	
	d) Building institutional and organizational capacity enhances efficiency	

Appendix C Interview guide for officials

Researcher : Mokolo RK

Student No. : 11639173 Date: _____

Research Topic : Strategies for Enhancing Delivery of Beneficiary-preferred Low-cost Housing: A Case Study of Selected Rural Areas in Ephraim Mogale Local Municipality.

Section A: Interviewee's information

Name of Institution : _____

Name of Department : _____

Position held : _____

Section B: Timeliness of delivery of low-cost housing that beneficiaries prefer

1. According to your institutional procedures, what is the standard turnaround time for delivery of low-cost housing?

Section C: Factors hindering delivery of low-cost housing

2. What are the factors hindering the delivery of low-cost housing?

Section D: Strategies for timely delivery of beneficiary-preferred low-cost housing

3. What are the key strategies can be used to improve timeliness of delivery of beneficiary-preferred low-cost housing in the position of your institution?
4. Do you know or have any other information that you think is important for this study?

THANK YOU FOR YOUR PARTICIPATION!

Appendix D Letter of Information and Consent

LETTER OF INFORMATION AND CONSENT

Dear Participant

I am Rudolf Kaleka Mokolo, a current Master in Rural Development student at the University of Venda within the Institute of Rural Development. I am conducting a research study titled "*Strategies for Enhancing Delivery of Beneficiary-Preferred Low-Cost Housing: A Case Study of Selected Rural Areas in Ephraim Mogale Local Municipality.*" Your participation in this study is sincerely requested.

The University of Venda has granted approval for this research on strategies to enhance the delivery of low-cost housing preferred by beneficiaries in selected areas of Ephraim Mogale Local Municipality. As part of this agreement, the university has provided consent for the collection of relevant information leading to key strategies for improving the delivery of low-cost housing according to beneficiaries' preferences.

This questionnaire/interview is administered to gather data on water access challenges and coping strategies in your area. Participation is voluntary, and you may decline or request the removal of your data from records at any time. Please read and respond to the questionnaire to the best of your knowledge. The information will solely be used for research purposes.

Signature of Researcher:

Date: _____

I _____ have read and understood the contents of this invitation to participate in the study. Thus, I hereby voluntarily consent to participate in the research.

Participant's Signature: _____ Date: _____