

**AN INVESTIGATION OF THE CHALLENGES OF THE RECONSTRUCTION
DEVELOPMENT PROGRAMME IN THE PROVISION OF LOW-COST HOUSES: A
CASE OF MAKHADO LOCAL MUNICIPALITY, LIMPOPO PROVINCE, SOUTH
AFRICA**

**DISSERTATION SUBMITTED IN FULFILMENT OF THE REQUIREMENTS FOR
THE DEGREE OF MASTER OF ADMINISTRATION**

BY

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DECLARATION

I, BONYANE FULUFHELO, of Student No 19022308 hereby declare that this dissertation entitled “AN INVESTIGATION OF THE CHALLENGES OF THE RECONSTRUCTION DEVELOPMENT PROGRAMME IN THE PROVISION OF LOW-COST HOUSES: A CASE OF MAKHADO LOCAL MUNICIPALITY, LIMPOPO PROVINCE, SOUTH AFRICA” hereby submitted by me for the degree of Master of Administration in the Department of Public and Development Administration at the University of Venda has not been previously submitted for any degree at this institution or any other university. It is original in design and in execution, and all reference material contained herein has been duly acknowledged.

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DEDICATION

This dissertation is dedicated to my lovely late father, Ramashia Azwinndini, whose love and support will forever be cherished. I would also like to dedicate this dissertation to my mother, Bonyane Tshimangadzo, for her unwavering love, support and sacrifices. She has been my greatest inspiration throughout my academic journey.

ABSTRACT

The study focuses on the challenges facing Makhado Local Municipality in the provision of RDP houses. Housing plays a major role in the lives and development of citizens. Access to adequate housing is a basic human right. Delivery of houses satisfies the basic needs of the people, and houses were provided with the intention to completely destroy the apartheid. The provision of housing has remained a big challenge among the poorest communities. The study used a convergent parallel mixed method approach, which consists of qualitative and quantitative approaches. The reason for choosing this method is that it can be combined in such a way that quantitative and qualitative mixed methods retain their original structures and procedures. To achieve the objective of the study, non - probability sampling and its sub-type, the purposive sampling method were used by the researcher to select the samples. Interviews and questionnaires were utilised to collect data. Data collected through the questionnaires was analysed through: International Business Machinery (IBM): Statistical Product and Service Solutions (SPSS) latest version and the information was presented using graphical tabular form, frequencies and percentages. The data collected through interviews was analysed through thematic analysis and presented in narrative form.

The Major findings of the study are:

- The Municipality does not have enough financial and human resources to provide RDP houses
- There is no transparency and fairness in the provision of RDP houses,
- The Municipality does not interact with the community to ensure the effective provision of RDP houses.
- Community members are not aware of the matters related to the delivery of RDP houses.

The following recommendations are therefore made based on the findings of the study:

- The researcher recommends that there must be enough financial and human resources for the provision of RDP houses,
- Training should be provided to municipal officials so that they can know their responsibilities in the provision of RDP houses,

- The study recommends that there should be transparency and fairness in the provision of RDP houses,
- The study recommends that the Municipality should fully interact with the community to ensure the effective provision of RDP houses

Key Words: Apartheid, Challenge, Development, House, Human rights, Municipality, Reconstruction and Development Programme

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ABBREVIATIONS AND ACRONYMS

ANC : African National Congress

BNG : Breaking New Ground

Co-GHSTA : Co-Operative Governance , Human Settlements And Traditional Affairs

CDW : Community Development Workers

DHS : Department of Human Settlement

GEAR : Growth, Employment and Redistribution

HPW : Housing White Paper

IBM : International Business Machinery

IDP : Integrated Development Plan

MLM : Makhado Local Municipality

RDP : Reconstruction and Development Programme

SALGA : South African Local Government Association

SPSS : Statistical Product and Service Solutions

CHAPTER 1

INTRODUCTION AND BACKGROUND OF THE STUDY

1.1. INTRODUCTION

The study focuses on the challenges facing Makhado Local Municipality in the provision of RDP houses. The Municipality is situated within the Vhembe District Municipality in Limpopo province. According to Moroke ((2009:1), when the democratic government came into power in 1994, it had its main priority of the socio-economic upward mobility for most of the poor South Africans who were oppressed and marginalised under apartheid. According to Janssen-Jansen and Schilder (2015:88), the provision of housing in South Africa has been and remains one of the country's biggest development challenges. Housing is a necessity and is a basic human need and right (Chenwi, 2007:21). As indicated by Tomlison (2011:422), housing is important because it develop conditions and increases the quality of life. Padhiari (2004:1), states that the right to adequate housing is an important basic human right which is recognised in the Constitution of the Republic of South Africa, 1996. Housing is one of the most important items that human beings need (King, 2001:15).

Chenwi (2007:38) states that the right to housing is also inextricably linked to broader developments in the financial system, labour markets, migration, demographic and other trends which affect access to housing. According to Padhira (2004:1), the right to adequate housing is linked to other fundamental rights, including access to sanitation, water, education and healthcare. Tomlinson (2011:42) states that the instrument of government states that everyone has the right to have access to sufficient housing and that the state must take reasonable legislative and other measures, within its available capital, to achieve the progressive insight of this right.

The Housing Act 1997 (Act No 27 of 1997) provides for the facilitation of a sustainable housing development process and lays down the roles and responsibilities and functions of the different spheres of government. According to Africa check (2014:1), the national government has various responsibilities including: determining housing guidelines, setting broad nationwide housing delivery goals and monitoring the performance of provincial and local government delivery goals and budget. The

provincial government has a duty to support and facilitate the provision of adequate housing in its area of jurisdiction (Africa check, 2014:1). Tomlison (2011:422) states that municipalities are responsible for progressively realizing the right to housing within their jurisdictions and identifying suitable land for housing development.

1.2 BACKGROUND OF THE STUDY

Davenport and Saunders (2002:388) state that, under apartheid, housing isolation was mandated by law, which meant that non-whites could not live in white designated areas but had to live in designated non-white townships/ homelands. Davenport (2002:389) further states that very little housing was provided for Africans, with difficult legal tenure requirements in urban areas being conditional on urban employment and on long rental tenure, but thus, were never authorised to own homes. This led to an increase in overcrowding in the black townships and a mushrooming of backyards dwellers (Jeppe, 1985:1). According to Le Roux (2011:13), the political reforms of 1983 introduced black local authorities and allowed for the sale of some homes rented by African persons in the country. Local authorities in the local authorities became the site of boycotts as they attempted to raise revenue from an impoverished black population (Heywood, 2002:23). By the end of the 1980s, townships were in a crisis as the housing state of affairs was characterised by severe and insufficient infrastructure and service delivery backlogs; a refusal to pay for basic services; a breakdown in governance; inner city decadence and a mushrooming of informal settlements (Setswe, 2010:45).

The dawn of democracy in 1994 saw the new government's focus shifting to transformation and improved provision of houses for all, through the introduction of integrated development plans (IDPs) to allow local government to deal with service delivery programmes (Kahn & Thring, 2003:50). According to Burgoyne (2008:12) informal settlements have been a touchy issue, with some of them located on land unsustainable for development. One of the challenges the new government is facing is the delivery of services particularly housing (Kotsoane, 2009:9).

Section 26 of the Constitution of the Republic of South Africa, 1996 states that everyone has the right to have access to adequate housing. According to the Department of Housing (2000), access to land for housing progress is another

challenge in South Africa. The majority of South Africans without decent housing cannot afford to independently provide for their own housing needs (Burgoyne, 2008:12). Magoro (2010:68) states that the government of all states have accepted the duty of providing housing for citizens. The Department of Housing (2000:12) was characterised by severe housing shortages and lack of affordability. Further, the Department of Housing (2000:16) noted that the housing policy was fragmented, the administrative systems stemmed from inconsistent funding and lack of role definition as well as defined lines of accountability led to a depressed housing sector.

1.3 PROBLEM STATEMENT

Since 1994, there have been numerous policy and statutory developments in order to give effect to the new approach to housing, and these include: the Reconstruction and Development Programme (RDP) of 1994; Growth, Employment and Redistribution (GEAR) Strategy of 1996; the Accelerated and Shared Growth Initiative for South Africa ((Asgi-SA) of 2005; *the Housing Act*, 1997 (Act No. 107 of 1997) and *the National Housing Code*, 2009). According to *Section 26 of the Constitution of the Republic of South Africa, 1996*, everyone has the right to adequate housing and the state must take reasonable legislative and other measures within its available resources to achieve the progressive realisation of the right. *The Housing Act*, 1997 (Act No. 107 of 1997) intends to provide for the facilitation of a sustainable housing development process. *The Housing Act*, 1997 (Act No 107 of 1997) in South African laws lays down general principles applicable to the housing development in all spheres of government, defines the functions of national, provincial and local governments in respect of housing development and provides for the establishment of South African Housing Development Board, the continued existence of provincial boards under the name of provincial housing development boards and the financing of national housing programmes. *The Social Housing Act*, 2008 (Act No.16 of 2008) aims to establish and encourage a sustainable social housing environment; to define the functions of national, provincial and local governments in respect of social housing. The *Municipal System Act*, 2000 (Act 32 of 2000) intends to provide for the core principles, mechanisms and processes that are necessary to enable municipalities to move increasingly towards the social and economic upliftment of local communities and ensure worldwide access to essential services that are affordable to all.

The *Housing Act*, 1997 (Act No. 107 of 1997) has been developed to facilitate public housing provision. *Section 41(1) (b) of the Constitution of the Republic of South Africa 1996*, stipulates that all organs of state should make an effort to “secure the well-being of the people of the Republic and to provide valuable transparent accountable and coherent government for the Republic as a whole. The White Paper on Housing 1994 sets out government’s broad housing policy and strategy on the basis of seven key strategies which are: stabilising the housing environment, mobilising housing credit providing subsidy assistance, supporting the Enhanced Peoples Housing Process (EPHP), rationalising institutional capacities, facilitating the speedy release and servicing of land and coordinating government investment in development. The Breaking New Ground policy (BNG) document introduced in August 2004, introduced new options for delivery of houses, allowing for a range of delivery modes and housing configurations, including emphasis on the rental market and significant variation in local approaches.

Despite the provision of the legislations above, there are challenges facing Makhado Local Municipality with regard to the provision of RDP houses which include the: misuse of funds, incapacity of personnel and political dynamics. According to the study conducted by Nefale (2018:4), approximately 16807 people reside in houses that fall short of the minimum RDP standards, and the current housing infrastructure is inadequate to meet the established targets in Makhado Local Municipality. Rikhotso (2013:63) states that some of the rate -payers have withdrawn their revenues from Makhado Local Municipality because of the lack of provision of houses. The study is conducted to come up with strategies that can be used by the Municipality to provide houses in an effective and efficient way.

1.4 AIM OF THE STUDY

The aim of the study is to investigate challenges facing Makhado Local Municipality in the provision of low-cost houses and recommend strategies that can be used to improve the provision of RDP houses by Makhado Local Municipality.

1.5 OBJECTIVES OF THE STUDY

The following specific objectives will benchmark the aim of the study

- To determine the challenges facing Makhado Local Municipality in the provision of RDP houses.
- To assess the status of RDP houses provided by Makhado Local Municipality.
- To explore initiatives in place to provide RDP houses in the Makhado Local Municipality.
- To recommend strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality.

1.6 RESEARCH QUESTIONS

For this study, the following are the research questions:

- What are the challenges facing Makhado Local Municipality in the provision of RDP houses?
- What is the status of RDP houses provided by Makhado Local Municipality?
- What are the initiatives in place to provide RDP houses in Makhado Local Municipality?
- What are the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality?

1.7 SIGNIFICANCE OF THE STUDY

The findings of the study will assist the Municipality to put in place mechanisms and adequate resources to improve the provision of houses. The findings of the study can be used by future researchers in the same research domain and can serve as a source in the literature. The study will be made available to relevant departments, such as Limpopo Local Government and Housing and the National Department of Corporative Governance in order for them to address gaps affecting the provision of houses. The study will influence policy maker with regard to housing projects. The study findings will also contribute to the improvement of the livelihood of the people of Makhado Local Municipality, particularly through the provision of houses.

1.8 DELIMITATION OF THE STUDY

The study focuses on challenges facing Makhado Local Municipality in the provision of houses. The study is delimited to Makhado Local Municipality in the Limpopo province as the area of interest. Makhado Local Municipality is one of the four local municipalities falling under Vhembe District Municipality. The other three are Musina, Thulamela and the Collins Chabane Municipalities. Makhado Local Municipality is one of the rural local municipalities where there are challenges in the provision of houses.

1.9 DEFINITIONS OF OPERATIONAL CONCEPTS

In this section, the study provides the definitions for operational concepts that have been used in the study. The definitions of operational concepts in the research study are very important as they provide clarity on the major concepts used.

1.9.1. Apartheid

Mphambukeli, (2019:1) defines apartheid as a policy or system of segregation or discrimination on grounds of race, while Davenport and Saunders (2002:2) define Apartheid as a system of legislation that upheld segregation against non - white citizens of South Africa. For this study apartheid is the ideology supported by the National Party (NP).

1.9.2. Challenge

According to Wehmeier (2006:34), challenge is something new and difficult which requires great effort and determination. The free dictionary (2011:23) defines challenge as a call to engage in a fight, contest or competition. From the above exposition, it can be deduced that challenge is a support related issue, it can be resources challenge.

1.9.3. Development

Esman (1991:2) defines development as the process of developing or being developed, while Monaheng, (2008) defines development as an event constituting a new stage in a changing situation. Based on the above definition, it can be deduced that development is the process of improving.

1.9.4. House

Basbas, Callo, Lebrudo and Luz (2007:49) define a house as a structure to be lived in. The Cambridge Dictionary (2003:56) defines a house as a building that people, usually one family, live in. To this study, a house is a building where you live in it that has a roof.

1.9.5 Human rights

Human rights are rights we have because we exist as human beings (The White Paper on Housing, 1994:2). The Cambridge Dictionary (2003:45) defines human rights as rights that belong to an individual or group of individuals simply for being human. From the above definition, it can be deduced that human rights are universal rights inherent to all human beings.

1.9.6. Municipality

According to *Municipal structures act 1998 (117 of 1998)*, a municipality is a local government which is closest to the people. Collins's dictionary (2007:329) defines municipality as a town or district that has a local government. For the purpose of the study, municipality refers to Makhado Local Municipality which is found under Vhembe District Municipality, which is a category B municipality.

1.9.7. Reconstruction and Development Programme

The Reconstruction and Development Programme is an integrated, coherent socio-economic policy framework that seeks to mobilise all people and country resources towards the final extermination of apartheid and building of a self-governing, non-racial and non-sexist future (African National Congress, 2009:1). Robert (2016:1) defines Reconstruction and Development Programme as an integrated coherent socio-economic framework which attempts to integrate development, reconstruction, rearrangement and reconciliation into an incorporated programme. For the purpose of the study Reconstruction and Development Programme refers to a programme that aims to achieve balanced economic growth, reduce inequality and promote sustainable development.

1.10 ORGANISATION OF THE STUDY

CHAPTER 1: Introduction and Background of the study-This chapter focuses on the following aspects: introduction and background of the study, problem statement, aim of the study, objectives of the study, research questions, significance of the study, delimitation of the study, definitions of operational concepts and organization of the study.

CHAPTER 2: Literature Review- This chapter focuses on literature on the subject and issues covered include a theoretical framework, overview of evolution of the legislative framework on the provision of RDP houses in SA, the evolution of provision of houses in selected Southern African developing countries, historical background in the provision of houses, the importance of housing, the role and responsibilities of three spheres of government in the provision of RDP houses, the role of Co-GHSTA in the provision of RDP houses, challenges of provision of houses as a service delivery function in Local Municipality, ramifications of housing inadequacy in SA, relationship between housing and health, empirical evidence of houses in Makhado Local Municipality and mechanisms to address the provision of RDP houses in SA.

CHAPTER 3: Research Methodology- This chapter presents the research design and methodology that the researcher will follow when conducting research, research methodologies, study area, population of the study, sampling, sampling method, sampling size, data collection, data analysis and ethical considerations.

CHAPTER 4: Data Presentation, Analysis, and Interpretation- This chapter focuses on data that is collected through questionnaires and interviews. The chapter also discusses the analysis and interpretation of the collected data.

CHAPTER 5: Findings, Recommendations and Conclusions -This chapter discusses an overview of the study, major findings, synthesis of the study and recommendations of the research study, limitations of the study, recommendations on the principles of public management, recommendations for future research studies and conclusions.

CHAPTER 2

LITERATURE REVIEW

2.1 INTRODUCTION

The first chapter presented the introduction and the background of the study. This chapter presents theoretical framework on challenges facing Makhado Local Municipality in provision of RDP houses, overview of evolution of legislative framework on provision of RDP houses in SA, legislative framework in the provision of houses, the evolution of provision of houses in selected Southern African developing countries, historical background in the provision of houses, The importance of housing, the role and responsibilities of three spheres of government in the provision of RDP houses, the role of Co-GHSTA in provision of RDP houses, challenges of provision of houses as a service delivery function in Local Municipality, ramifications of housing inadequacy in SA, relationship between housing and health, empirical evidence of houses in Makhado Local Municipality and mechanisms to address provision of RDP houses in SA.

2.2 THEORETICAL FRAMEWORK

Sirovha (2017) defines theory as a supposition or a system of ideas intended to explain something. The theories chosen for this study are sustainable development and development theories.

2.2.1. Sustainable Development Theory

Dernbach (2003:3) states that sustainable development is about enhancing human well-being and quality of life, particularly those most affected by poverty and inequality. Cerin (2006:17) defines sustainable development as development that meets the desires of the present without compromising the ability of future generations to meet their own desires. *Section 24 (b) (ii)* of the Constitution of the Republic of South Africa 2000 guarantees everyone the right to having “the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that secure ecologically sustainable development”. *Environmental Management Act 1998 (Act no 107 of 1998)* defines sustainable development as “the integration of social, economic and environmental factors into planning,

implementation and decision making so as to ensure that development serves present and future generations”.

2.2.1.1. Pillars of Sustainable Development

People and societies face significant sustainability challenges which become more significant in the future, and making societies and their development more sustainable requires consideration of economic, social and environmental factors among others (Rosen, 2020:15). The three pillars mean that sustainable development can be achieved only when environmental protection, social equity and economic profitability coexist without one area taking over any of the others (Simon 2024:1).

➤ Social sustainability

According to Nelson Mandela Bay Municipality (2007:18), social sustainability involves meeting the basic needs of all communities. The following five dimensions of social sustainability need to be addressed for community to be sustainable: social interaction, participation, community stability, safety and security, and strong sense of place (Dempsey, Bramley, Power & Brown 2009:293). Social sustainability focuses on equity, justice and community wellbeing (Simon, 2024:1). According to Moghayedi, Phiri and Ellmann (2023:1) social sustainability in housing encompasses various aspects that contribute to citizens' well-being and quality of life, and these include accessible transportation options, the creation of safe and secure environments for communities and promotion of social well-being. Un-Habitat (2012:33) states that social sustainability in housing is about creating affordable, good quality, inclusive and diverse, safe and healthy dwellings, residential areas and communities, which are well-integrated into the wider socio-spatial systems of which housing is part -urban and countrywide.

➤ Economic Sustainability

According to Mensah (2019:9), economic sustainability indicates a system of production that satisfies present consumption levels without compromising future needs. Allen (2024:1) states that economic sustainability includes job creation, profitability and proper accounting of ecosystem services for optimal cost benefit analyses. Additionally, Allen (2024:1) states that when it comes to the job market, research shows high rates of employment benefit both the economy and the people's

well-being. To ensure economic sustainability, housing delivery must be seen as a way to enforce economic and social development (Ackerman, 2016: 44). Owojori and Anwana (2024:1) state that the provision and improvement of housing infrastructure have been identified as a major strategy to advance socio-economic development (SED) and reduce poverty, unemployment and inequalities.

➤ **Environmental sustainability**

Environmental sustainability is about the natural environment and how it remains fruitful and resilient to support human life (Mensah, 2019:10). Environmental design is of extreme importance in ensuring that the housing development is adjusted to the surroundings, is accessible for service delivery and advantageous for human habitation (Vuyokadzi, 2010: 92). Goodland and Daly (1996:1003) state that environmental sustainability seeks to improve human welfare and social sustainability by shielding the sources of raw materials used for human needs and ensuring that the sinks for human waste are not exceeded. Un-Habitat (2012:7) states that the delivery of houses and the environment are intricately linked as the design and construction of homes directly impact energy consumption and ecological footprints. Un-Habitat (2012:7) further states that sustainable housing focuses on using eco-friendly materials, efficient energy sources and designs that maximize natural light and ventilation to minimize environmental harm. Sustainable housing provides significantly improved environmental performance compared to most housing achieving zero, or near zero carbon outcomes (Doyon & Moore, 2023:1). Use of sustainable, health complaint and less dangerous building materials should be employed at all times (Vuyokadzi, 2010: 92). According to Rosenberger (2009: 6), the most important matter in environmental sustainability is maximizing the use of recycled resources and renewable resources whilst lessening pollution from energy consumption.

2.2.2 Development Theory

Du Toit, Knipe, Van Niekerk, Van der Waldt and Doyle (2002:66) define development as a process in which a community or state optimally utilises all available and positive influences from the environment to move away from underdevelopment. On the other hand, Shaida, Pillay, Raga and Taylor (2011:56) define development as both a subjective and objective sustainable increase in the quality of life of an individual or a community. Power (2002:2) indicates that the development theory deals with the

problems of underdevelopment. Gasper (2004:21) reveals that development is not purely an economic phenomenon but rather a multi-dimensional process involving reorganization and reorientation of the entire economic and social system. Claeys (2016:17) adds that development is a process of improving the quality of all human lives with three aspects: raising people's living levels for example incomes and consumption, levels of food, medical services, and education; creating conditions conducive to the growth of people's self-esteem through the establishment of social, political and economic systems and institutions which promote human dignity and respect; and increasing people's freedom to choose by enlarging the range of their choices variables. This definition ties up with the broad objective of the study as it relates to the provision of houses. According to Power (2003:2), development theory improves the lives of the people. Gasper (2004:20) states that development theory emphasizes the practice of social change, which is required to generate economic advancement and examines changes in social, psychological and political processes.

2.2.2.1 The relevance of Development Theory and Sustainable Development Theory

With regard to the provision of houses, the Development Theory and Sustainable Development Theory are relevant to this study because the Development Theory is about improving the quality of members of the community in terms of providing housing as a basic need. Development Theory inspires people to have control and views on housing provision. Development Theory is about building a better future and it focuses on improving the lives of people. Development Theory deals with challenges of underdevelopment. Development theory is the process of enlightening the quality of all human lives. Development Theory reflects that there are different ways of encouraging, empowering and improving development. Development Theory is about the change for the better. Sustainable Development Theory meets the needs of the present without compromising the ability of future generations to meet their needs, and sustainable development is about enhancing the quality of life, particularly those affected by inequality.

2.3. LEGISLATIVE FRAMEWORK ON PROVISION OF HOUSES IN SOUTH AFRICA DURING APARTHEID ERA.

This chapter discusses the various pieces of apartheid legislation that may have directly or indirectly influenced housing provision in South Africa. This chapter also outlines the effects of housing provision on the population. The housing problem in South Africa started in the 19th century after gold and diamond mines were established in the urban area (Vestbro & Emer, 2012:1). The housing history in South Africa before 1994 was plagued with unprecedented and huge inequality (White paper for Human Settlements, 2023:6).

2.3.1. The Native Land Act, 1913 (Act No 27 of 1913)

The Native Land Act was passed in 1913 (Bosman, 2014: 40). Morris (1981:6-12) mentions that during apartheid, South Africa was divided into four provinces, namely the Cape Colony, Natal, Transvaal and the Orange Free State, and the colonial period served as the basis in early urban developments, the emergence of segregated locations and the introduction of legislative measures to control urbanization and housing. According to Lewis (1966:45), the Native Land Act of 1913 pushed the blacks into designated homeland housing infrastructure with worse poor living conditions with no access to basic infrastructure and public services.

White Paper for Human Settlements (2023:7) mentions that through the Natives Land Act of 1913, 7.5% of the country's land was allocated to black South Africans and the rest of the land was allocated to white people. Fotheringham and Harry (1999:14) state that black people were allowed to live outside the reserves only if they could prove that they had been employed by white people. In 1910, the Union government was established with several policies to control movement of blacks (Bosman, 2014:39). There was a shortage of land for both white and black farmers squatting, share cropping and labour tenancy (Davenport & Saunder, 2000:19).

Mabin (1993:305) mentions that the problem of land posed a problem and made possible the growth of informal settlements and disappointing location conditions. The Native Land Act restricted land ownership for Africans (Native Land Act 1913, Act *no. 27 of 1913*). Land owned by black people was taken over by the state (Beinart, 1944:14). Cameron and Spies (1991:234) are of the view that the Native Land Act of 1913 made black South Africans homeless and slaves.

2.3.2. The Urban Areas Act, 1923 (Act No. 21 of 1923)

Kagan (1978:4) mentions that the Act was introduced to control the housing development of local authorities and was viewed as a purely managerial organization which would supervise the lending of government funds. Parnell (1991:1) states that the Urban Areas Act was a South African law that segregated urban residential space and created influx controls to reduce access to cities by blacks. According to the *Urban Areas Act No 21 of 1923*, the aim was to provide for improved conditions of resilience for natives in or near urban areas; for registration of and better control of contracts of service with natives in certain areas and the regulation of the ingress of natives into and their residence in such areas, for the exemption of coloured persons from the operation of pass laws; for restriction and guideline of the and use of Kaffir beer and other strong liquor by natives in certain areas.

According to Bosman (2014:41), under this Act, local authorities could borrow money from an administrator of the province to construct residences. According to Morris (1981:144), national government took over the control of local government and adopted a strategy to increase control over black urban areas. Smith (1982:32) mentions that the Prevention of Illegal Squatting Act of 1951 was made illegal and individuals started establishing accommodation out of wood or iron. Smith (1882:33) further mentions that the Prevention Illegal *Squatting Act No 52 of 1951* affected a number of blacks in terms of security and formal accommodation because of limited financial resources. Morris (1981:76) reveals that by the late 1970s, it was estimated that the backlog of housing among the white South Africans was approximately 141000 family housing units and 126 000 hostels.

Mabin and Smith (1997:209) are of the view that the underdevelopment of black settlements became intolerable and led to the limited supply of houses. The *Urban Areas Act No 21 of 1923* enforced severe influx control over black migration by prohibiting natives from buying or renting land. Dewar and Ellis (1979:1) state that the need for housing was increasing daily. The political rights and decision-making structures of the black population in South Africa remained in the land of Bantustan Administration and apartheid local government institution (Bosman, 2014:43).

2.3.3. The Group Areas Act, 1950 (Act No. 41 of 1950)

According to White Paper for Human Settlements (2023:7), the Group Areas Act of 1950 further circulated racial segregation in land allocation and designated lands were allocated to people of the same country but different racial groups. Lewis (1966:21) states that since most of the infrastructure and amenities were in the white designated neighbourhoods and regions across the country, this subjected the black-designated areas to substandard living conditions. Apartheid was obsessed with separating the citizens of South Africa on racial basis, which was biased and suppressive especially towards the black population (Bosman, 2014:43).

The ultimate goal of the Group Areas *Act No 41 of 1950* was to control the movement of non-white populations into urban areas and the government established semi-urban townships for black, coloured & Indian population (Tagg, 2012:27). Most developed areas were reserved for white people, while blacks, Indians and coloureds were assigned to the more rural outskirts of the major metropolises and this led to overcrowding, shortages of food and diseases (Johnson, 2012:240). According to Bosman (2014:44), in 1952, the *Native Laws Amendment Act No 41 of 1952* was adapted to control the movement of the black population, and anyone living in the area who was not allowed to move.

Public buildings were divided; the wealth, the cities, the mines, parks and the beaches became part of white South Africa (TRC Report, vol.1, 61). Gelderblom and Kok (1994:87) state that by 1960, approximately 31% of the South African populations were urbanized. Gelderblom and Kok (1994:89) further state that by the late 1970s the housing need in the homeland areas was estimated to stand at 1700000 units.

2.3.4 Bantu Homelands Citizenship Act, 1970 (Act No 26 of 1970)

According to Tagg (2012:27), *The Bantu Homelands Citizenship Act No 26 of 1970* was enacted with the intention of requiring that all Africans be given exclusive citizenship of the designated homelands. Additionally, Tagg (2012:27) mentions that Bantu Homelands Citizens Act entranced the policy that Africans were citizens of the homelands and not of South Africa. This law also prevented black South Africans from owning homes and lands and living in the developed urban centres without agreement

(White paper on Human settlements, 2023:7). Land and home ownership became an illusion for black South Africans (Vesbro & Emer, 2012:4).

2.3.5. The promotion of Bantu Self – Government Act, 1959 (Act No. 46 of 1959)

The promotion of Bantu Self – Government Act, 1959 (*Act. No 46 of 1959*) commenced on 19 June 1959; subsequently renamed the promotion of Black Self –Government Act 1959 and later the representation between the Republic of South Africa and – Governing Territories Act, 1959 was an important piece of South African apartheid legislation that allowed for the transformation of tribal lands into fully fledged self-governing states bantustans. Christopher (1994:55) states that the Community Council Act of 1977 replaced urban Bantu Councils. According to Hirson (1995:1), the Act was to provide for the gradual development of self –governing bantu national units and for direct consultation between the government of the Union and the said national units regarding matters affecting the interest of such national units. Dewar and Ellius (1970:1) state that by 1978 it was still agreed that there was a tremendous housing backlog and there was a need for housing. Smith (2015:75) points out that a system of 99-year leasehold of housings was introduced, which allowed black urban residents to own homes but not land.

2.4 POST APARTHEID LEGISLATIVE FRAMEWORK IN THE PROVISION OF RDP HOUSES

The legislative framework governing the provision of houses in South Africa is essential for ensuring equitable access to adequate housing. South African legislative framework combines constitutional provisions, the Housing Act, and parliamentary oversight to address housing needs and encourage equitable access to housing for all citizens (Department of Human Settlements, 2009:10). The South African democratic government initiated various legislations, policies on housing provision which are: The White paper on Reconstruction and Development Programme 1994, The Housing White paper 1994, Housing Subsidy Scheme, The Constitution of the Republic of South Africa 1996, Housing Act 107 of 1997, The Housing Consumer Protection Measures Act 1998, Breaking New Ground 2004, Peoples Housing Process, the Social Housing Act 16 of 2008, the National Housing Code 2009 and Incremental Housing and Upgrading Support Programme.

2.4.1. The White Paper on the Reconstruction and Development Programme ,1994. Gazette No 16085, Vol 353.

Mamburu (2004:181) states that the Reconstruction and Development Programme (RDP) was adopted in 1994 after the first democratic elections. According to ANC (1994: 4 - 7), regarding the RDP, the ANC refers to six principles which constitute the main thrust of the policy document, which are: integrated and sustainable development; people driven process; peace and security for all; nation-building, reconstruction and development and democratisation. ANC (1994:1) indicates that the RDP captures five keys' programmes, which include meeting basic needs; developing human resources; building the economy; democratising the state and society; and implementing the RDP. The White Paper on Reconstruction and Development (RSA, 1994b) culminated in the RDP as a government policy framework to give effect to progress, including community development with the government as the facilitator. Houses that were built through the RDP programme were commonly known as RDP houses (Mkuzo, 2011:24).

According to the Department of Housing (1994:15), RDP sought to mobilise all people and the country towards the eradication of the results of apartheid. The implementation of RDP is based on a top-down approach, which implies that the government identifies social problems and provides required resources aimed at addressing such problems (Lefuwa 2016:10). There is still a shortage of houses which shows that RDP has not solved the problem (Maswama, Didi & Aigavboa 2019:1695). According to the White Paper on Housing (1994), the challenge of extended households and circulatory migration further add to the difficulty of addressing the housing issue (Burgoyne, 2008:2). Mpya (2020:36) states that the Reconstruction and Development Programme (RDP) of 1994 is based on a strong commitment to providing social and economic rights. According to Visser (2004:34), the RDP became the paradigm with which all development policies were discussed between 1994 to 1996 and ostensibly became the supervisory document of the government. According to Mpya (2020:34), the White paper on the RDP frameworks the key roles and responsibilities of the different levels of government of housing in the delivery. According to the Department of Housing (1994:35), the national and provincial spheres are primarily tasked with policy development and execution, while the local government had to identify and plan for

decision making and fund allocation processes to the closest local level. Most of the funding for the RDP programmes did not come from the South African government but from the international donors (Midgley, 2001:270).

2.4.2 The Housing White Paper (1994) Gazette No 32065, Vol 526

Tissington (2010:30) indicates that the Housing White Paper, 1994 sought to create viable, integrated settlements where households could access opportunities, infrastructure and services, within which all South African people will have access on a progressive basis to: a permanent residential structure with secure tenure, ensuring privacy and providing adequate protection. *The Housing White paper (1994) Gazette No: 49895, Vol. 702*, outlines key strategies for housing policy, including: stabilizing the housing environment, maximizing the benefit of state housing expenditure, and ensuring progressive realization of the right to housing. According to Zonke (2015:39), the White Paper encourages community participation for better decision making. The Housing White Paper (HWP) focuses on creating an enabling environment, and contributes to the certainty required by the market, and also gives provincial and local governments the capacity to accomplish their legitimate obligations (National Department of Housing, 1994:4).

2.4.3. The Constitution of the Republic of South Africa, 1996

The Constitution of the Republic of South Africa (1996) guarantees the right of access to adequate housing. *Section 26(1) and section 28(1)(c) of the Constitution of the Republic of South Africa 1996* stipulates that everyone has the right to have access to adequate housing and the state must take reasonable legislative and other measures within its available resources, to achieve the progressive realization of this right. According to Miraftab (2003:231), housing as adequate shelter fulfils a basic human need, is both a product and process, is a product of human endeavour and enterprise, is a vital part of integrated development planning and is important to socio-economic wellbeing of the nation.

2.4.4. *Housing Act, 1997 (Act No107 of 1997)*

Section 2 (1) (a-b) of the Housing Act 1997 (Act 107 of 1997) stipulates that the national, provincial and local spheres of government must give priority to the needs of the poor in respect of housing development and should consult meaningfully with individuals and communities affected by housing development. In line with the Constitution of the Republic of South Africa, 1996, *Section 9 (1) (a) of the Housing Act 1997 (Act 107 of 1997)* makes it clear that every municipality must take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to ensure that inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis. In terms of *Section 9 (1) (C) of the Housing Act 1997 (Act 107 of 1997)*, municipalities must identify and designate land for housing development. In terms of *Section 9 (1) (d)*, municipalities must create and sustain a public environment conducive to housing development which is financially and socially viable. In terms of *Section 9 (1) (e)*, a municipality must promote the resolutions of conflicts arising in the housing development processes. In terms of *Section 9 (1) (f)*, a municipality must initiate, plan, promote and enable appropriate housing development in its area of jurisdiction.

2.4.5. *The Housing Consumer Protection Measures Act, 1998 (Act No 95 of 1998)*

The *Housing Consumer Protection Act 1998 (Act 95 of 1998)* came into effect on 1 November 1999. This Act protects new home owners from getting poor quality houses by ensuring that all builders are registered with the National Home Builders Registration Council, and it also provides that all new houses be enrolled under the Defect Warranty scheme (Housing Consumer Protection Measures Act 95 of 1998). House builders must comply with certain building standards and houses must be at least 30 square meters in size. As stated by Julyan (2011:34), the Housing Consumer Protection Act protects the poor from receiving poor quality houses. The study inferred that the Housing Consumer Protection Measures Act, 1998 should be executed before the first delivery of houses to protect the poor and save government's additional expenditure of having to repair the low-quality houses.

2.4.6. Breaking New Ground, 2004. Gazette No 39164, Vol 603

The government introduced Breaking New Ground (BNG) policy in 2004. According to the Department of Human settlements (2004:7), the BNG housing policy places greater emphasis on the process of housing delivery, the quality of the housing product and the long-term sustainability of the housing environment. Tissington (2011:41) points out that the aim of the BNG was to augment the delivery rate of well-located housing of suitable quality through various innovative, demand-driven housing programmes and objectives. Tissington (2011:41) further points out that the aim of the BNG was to build on the remaining principles of the Housing White paper. At the same time, the BNG was to improve existing mechanisms and instruments of the Housing White Paper to ensure flexible and effective housing delivery. The BNG sought to achieve the following objectives: leverage growth in the economy, utilise housing as a tool for the development of sustainable human settlements, combat crime, promote social cohesion, accelerate the delivery of housing as a key strategy for poverty alleviation and utilize the provision of housing as a major job creation strategy (Royston, 2009:63).

According to Charlton and Kahito (2006:253), in 2004, the proposed low-cost housing raised an outcry in the public domains in considering what some described as a housing revolution. The BNG strategy was meant to accelerate housing service delivery as a mechanism for poverty alleviation and employment creation (Department of Local Government and Housing, 2005:8). However, since 2004 when the BNG was introduced, South Africa has been experiencing protests in informal settlements around the country, and these protests are a response to unproductive, government, failed policies, corruption and inequitable land market (Hunchzermeyer, 2001:306). The BNG housing policy outlines the new housing vision and sets out key objectives to which the Department of Housing is committed (Department of Housing, 2004:34). The BNG housing policy also recommended housing delivery that will provide jobs within the construction sector as a means of reducing poverty for local communities (Sanele, 2013: 51).

2.4.7. Peoples Housing Process (PHP), 1998. Gazette No 32056, Vol 526.

Huchzermeyer (2001:310) asserts that the PHP refers to a new approach towards the housing process, which Landman and Napier (2010:4) attest that this approach gives the community an advantage, as they are able to supplement the standardised state subsidies with savings, loans or labour. The houses built using the PHP strategy are larger than those constructed by the municipality. PHP allows beneficiaries to be actively involved in decision making and organizing the construction of their own homes (Majozi, 2018:34).

This subsidy is given to people who want to build or manage the building of their own homes unlike the Project Linked Subsidy where a contractor builds houses for more people (Lizarraide & Massyn, 2008:12). According to Cross (2008:3), there are major irregularities, since some of the houses are built by owners themselves with the assistance from municipalities and provinces to access and acquire land and building material, while others are built by local contractors which are hired by beneficiaries to build for them.

2.4.8. *The Social Housing Act, 2008 (Act No 16 of 2008)*

According to Venter (2007:48), the aim of the Act is to provide for social housing and everything associated with it. Under this Act the Social Housing Regulatory Authority was established in 2010. Thornhill and Madumo (2011:133) state that the main function of the authority is to invest in social housing and to regulate this sector. Thornhill and Madumo (2011:135) further indicate that the authority also provides institutional support to social housing institutions, thereby enabling them to achieve the accreditation required to deliver social housing services to communities.

2.4.9. National Housing Code, 2009. Gazette No 32056, Vol 526

The National Housing Code (2009:13) states that the code is meant to accommodate changes since 2000 and to the National Housing programmes into flexible provisions and guidelines. The 2009 National Housing Code sets the underlying policy principles, guidelines and norms and standards which apply to government's various housing assistance programmes introduced since 1994 and updated. The vision of the National

Housing Code is to establish habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities, providing adequate protection against elements, and potable water, adequate sanitary supplying domestic energy.

2.4.10. Incremental Housing and Upgrading Support Programme, 2009. Gazette No 32056, Vol 526

Kienast (2015:4) points out that despite attempts of existing housing policies to resolve the housing issue, shacks were progressively being built while waiting for a full housing package. Housing backlogs were rising and a new housing strategy was needed. Gilbert (2004:17) states that by 2004, the government acknowledged upgrading of housing as an alternative approach that needs to be supported on a larger scale rather than an individual basis which ensuring maintenance of fragile social relations and enhanced community participation in all spheres of government. In 2009, the National Department of Human Settlements reviewed the BNG programme and discovered the main focus is still on housing as shelter rather than settlement development (Huchzermeyer, Klug, Misselhorn, Mantia, Royston, Abrahams, Morgado, Bennet, Charlton, Masson & Foster, 2015:25).

Joseph and Karuri-Sebina (2014:90) indicate that people were complaining about housing provision, lack of public involvement and configuration of capital for human settlements across different roles. According to Alexander (2010:17), the National Upgrading Support Programme (NUSP) was established to provide training programmes and build community capacity, encouraging people to begin thinking about informal residents as people who can be partners in development rather than obstacles to development.

2.4.11. Housing Subsidy Scheme (HSS),1994. Gazette No: 50105, Vol 704

Majozi (2018:34) mentions that the HSS was established on 15 March 1994. Majozi (2018:34) further states that the scheme provided subsidies to families earning income of up to R3500 per month so that the money can help them attain secure housing tenure, sustainable building and basic services. According to May (2000:24), for people to qualify for HSS, they have to meet the following requirements: be a citizen

of South Africa and family income has to be less than R3500 per month, they have to be married, if they are single, they must have dependants over the age of 18 and they must be attaining a home for the first time.

2.5. THE EVOLUTION OF PROVISION OF HOUSES IN SELECTED AFRICAN COUNTRIES

The problem of inadequate housing faced by poor people around the world has been a matter of concern to governments in developing countries. In such countries, the housing problem is not only that of quantity but also of the poor quality of available housing units (Ayoo, 2022:2).

2.5.1 Provision of houses in Nigeria

Every individual has a fundamental human right to housing that ensures access to a safe, secure, habitable and affordable home with freedom from forced eviction (Article No 25 of the Universal Declaration of Human Rights). According to Bello (2019:20603), the human right to adequate housing is the right of every individual, male, female, young, old, poor or rich to acquire and sustain a secure home to live in peace. Bello (2019:20603) further mentions that housing is a fundamental necessity and is essential to the growth of any nation. The Land Use, 1978, Act No 6 of 1978 was designed to make land more available to all Nigerians but instead became a major hurdle to home ownership in Nigeria.

The Land Use, 1978 (Act No 6 of 1978) has evolved into a barrier in the release of land for housing development (Adedeji, Deveci & Salman, 2023:438). Aluko (2011:114) is of the view that provision of housing through the creation of mortgages is taken very seriously in developed countries but remains a major challenge in the developing countries, especially in Sub-Sahara Africa. Demographic Statistics Bulletin (2022:1) indicates that Nigeria had a population of 45, 211, 614 people when it gained independence in 1960, by 2022 the population had risen to 217, 139, 124, and despite its vastness, the land area was insufficient to accommodate the rising population. The private sector has been traditionally responsible for the provision of housing in Nigeria (Bello, 2019: 20605).

According to Centre for Affordable Housing Finance (CAHF) (2018:1), the private sector provides nearly 90% of urban housing in Nigeria. Additionally, CAHF (2018:1) further mentions that the private sector continues to fall short of meeting the need for affordable housing. Adabre and Chan (2019:3) point out several reasons contributing to the shortage of houses which are strong urban population expansion as a result of high fertility rates as well as migration; the expensive cost of construction materials due to the high cost of manufacturing along with the reliance on imported resources to augment local sources are significant considerations and the scarcity of local technology and trained labour has resulted in the high expense of hiring expatriate personnel and even craftsmen from surrounding nations. Bello (2019:20605) mentions that public housing for a considerable period was limited to the provision for expatriate staff and few housing units built, such as the railways and the post for junior staff in the late 1950s and early 1960s, there was limited intervention by the government of Nigeria in the provision of houses.

Third National Development Plan (2020/21-2024/25:308) states that the government through the newly created regional housing corporations developed new middle housing corporations housing estates and later introduced the mortgage lending through the establishment of the Nigerian Building Society (NBS) which later transformed to the federal Mortgage Bank Nigeria (FMBN) and the staff housing schemes designed to promote owner occupations by civil servants.

Adedeji, Devec and Salman (2023:1) state that Nigeria is burdened by unmanageable urban population expansion driven by a lack of infrastructure and bad economic conditions. Weale (1992:93) mentions that over 40 million Nigerians currently reside in metropolitan areas of various sizes, and the concentration of this population in metropolitan areas has caused serious housing issues, resulting in overcrowding in many houses. Ibem and Aduwo (2013:2) are of the view that rural urban migration has resulted in the emergence of makeshift houses or squatter communities in cities that lack minimal structural and normative qualities. Ibem and Aduwo (2013:3) further state that in Nigeria most dwellings are built from second hand materials on the unlawfully occupied self-allocated property and they are poorly maintained and most

metropolitan centres in Nigeria are characterized by high density buildings, pollution of air and noise.

Friedman and Rosen (2018:8) reveal that Nigeria had a housing shortfall of 7 million units in 1991, which rose to 12 million units in 2007, 14 million units in 2010 and 25 million units in 2018. Housing and rents prices have risen faster than total inflation and there are more expensive properties for sale on the market. Nigeria must create new techniques for enhancing housing delivery in order to reverse the rising trend of housing scarcity. Nigeria produces approximately 1000,100 homes annually, which is insufficient for a nation with almost 220 million citizens (Ekpo, 2019:176). The government target is to at least build 1,000,000 units annually to close the 18-25 million housing shortages (Adedeji, Deveci & Salman, 2023:435).

2.5.2. Provision of houses in Egypt

According to Sims and Fattah (2020:12), since the 1950s to date, institutional organizations, procedures, laws and programmes related to housing in Egypt have fluctuated, multiplied and changed frequently, irrespective of policies and procedures in other sectors. Additionally, Sims and Fattah (2020:13) state that despite the governmental effort to meet the needs of the people, the housing problem is considered as one of the most persistent issues facing development programs in Egypt, the high rate of population growth, increase in migration from rural areas to cities and the directing of available public funds to support the construction of housing, all these factors made it difficult to cope with an increase of population. With a population growing at a rate of approximately 2% per year, Egypt is faced with urbanization crisis and Egypt housing crises affect millions across the country (Gonim & Abougabal, 2016:1).

Egypt as declared by President Mubarak in 1996, points key challenges for affordable housing, including: scarcity of resources: the consumption of natural resources increases tremendously by the changing living standards and accelerating urban growth and for housing construction , this means producing high quality building materials, boosting its resources efficiency and performance; lack of sufficient fund: the initial cost of construction are a key driver for implementing a concept for such

market segments; shortages in skilled labour: one important role of housing production is the generation of new jobs, technologies that demand high skills will face major problems in finding skilled members; quality control: the quality of materials should be controlled and assured; wastage due to inefficiency: resources wastage by insufficient tool raises the investment costs; lack of added value creation: it is important to positively contribute to developing local environments , either by engaging locals during planning and construction ; and locality: the economic, cultural and social norms of society should be counted in shelter responses (Wallbaum, Ostermeyer, Salzer & Zea Escamilla, 2012, 353)

According to Mansour (2014:7), the Constitution of the Arab Republic of Egypt which was amended in 2014 guarantees citizens the right to adequate, safe and healthy housing, in a manner that preserves human dignity and achieves social justice and the state is committed to develop a national housing plan that takes into account environmental particularity, ensuring the contribution of self and cooperative initiatives in its implementation , organizing the use of state lands and providing them with basic facilities within the framework of comprehensive urban planning for cities and villages. Universal Declaration of Human Rights (1948), Article 25(1) stipulates the following: “everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services and the right to security in the event of unemployment, disability, widowed, old age or other lack of livelihood in circumstances beyond his control”. It can be deduced that the right to an adequate standard of living refers to one’s entitlements to adequate amounts of foods, clothing, and shelter.

Plumb, Hassouni and Sahyoun (2011:1) stipulate that there are mainly two components of affordable housing in Egypt, and they are social housing for those unable to afford market rates and low- cost housing for those whose families are earning incomes below average. Fahmi and Sutton (2008:283) critique that these housing developments are built near the industrial centres on the edges and vacant slum selections of the cities. Marques and Saraiva (2017:26) state that despite efforts from the state, many of these newly built housing units were left unoccupied due to their expensive prices, and poor basic and social services.

Moreno (2014:210) reveals that in Egypt, about 80 new cities linked to already existing cities nationwide have been totally built since the 1980s with a target of 15 million by 2027. Hegazy and Moustafa (2013:11) show that the major criticism of these cities is that they failed to attract an overall population that was planned to reach 5 million residents by 2005. Salem and Mornia (2017:1) argue that the failures of new cities have originally resulted from a correlation with local social and economic patterns. Egyptian cities already suffer from overcrowding problems, including energy, water, healthcare and transport. Due to the shortage of affordable housing, many must live under poor conditions in informal units (Fahmy & Wahba, 2013: 20).

2.5.3. Provision of houses in Botswana

Botswana is a sparsely populated upper-middle income country in Southern Africa, dominated by the Vast Kalahari Desert (Populated and housing census, 2022:2). Botswana population in 2022 was 2.359 million, reflecting a growth rate of 14% from the previous census conducted in 2011 (Statistics Botswana, 2023:2). Mooki (2006:22) is of the view that in Botswana, the rapid urbanization has enhanced demand for housing that has resulted in a steady development of residential areas in most major towns. Furthermore, Mooki (2006:22) points out that the supply of housing is not commensurate with demand as evidenced by the high prices of residential property. Botswana Poverty Assessment (2015:1) states that about 30.6% of Botswana population lives in rural areas and approximately 70% of rural households depend on subsistence farming for their livelihoods. Boshoff, Kachepa and Pienaar (2013:97) mention that In Gaborone, people are illegally selling land that they do not have formal, recognised ownership of and the property rental market is highly exploitative as evidenced by high land values and house rentals. Botswana Habitat III Report (2014:12) points out that the government initially provided urban housing through the Department of Public Works until 1971 when they enacted the Botswana Housing Act. Boshoff, Kachepa and Pienaar (2013:97) indicate that Botswana has no specific legislation that contains housing rights or defines housing as a human right; the provision of housing is guided by the National Policy on Housing of 2000 that aimed to provide decent and affordable housing for all within a safe environment.

Despite efforts by government and the private sector in the provision of affordable housing, the gap remains huge. The demand for housing is expected to reach 218735 by 2026 (Chiguvi, 2022:425). Due to the inadequacy of housing legislation in the country, housing is tied to the allocation of plots (Botswana Youth Online Newspaper, 2022:1). Botswana Housing Corporation (BHC) set up to facilitate the provision of housing, provides an avenue through which the Governments can partner with the private sector for the delivery of affordable housing (Botswana Housing Corporation, 2022:26). Cohen (2014:5) attests that urbanization in Botswana is caused by many factors and chief among them include the search for employment and educational opportunities. The challenges brought about by urbanization include shortage of housing, high rental prices, poor land delivery system, corruption on land delivery and rising land prices, which limit housing development (Chiguvi, 2022:427).

2.5.4 Provision of houses in Namibia

According to Namibia Statistic Agency (2013:2), Namibia is a large and predominately arid country, it is situated on the west coast of Southern Africa and is bordered by Angola to the north, South Africa to the south and Botswana and Zambia respectively to the east and the northeast. Key Highlights of the Namibia Labour Force Survey (2017:1) shows that the total population of Namibia was estimated at just over 2.3 million people in 2016. Namibia is one of the least densely populated nations on earth. Remmert and Ndhlove (2018:8) state that in Namibia it is without doubt that lack of housing is a serious on-going national issue. Remmert and Ndhlovu (2018:8) further mention that the lack of adequate housing has been in existence since before the country's independence and it has become more and more acute, driven by increasing urbanisation rates and failure by the government as well as wider society to address the issue comprehensively.

Namibia Inter – Censal Demographic Survey (2017:101) indicates that urban areas in Namibia have seen rapid growth in informal settlements and around 40% of urban households were staying in shacks in 2016. Weber (2017:16) is of the view that the social, environmental and economic costs of informal growth and unplanned urban development are huge for Namibia. Shafunda (2020: 81) attests that since Namibia gained independence, Gross Domestic Product (GDP) growth has generally exceeded

population growth while the average income per person has also risen. Sweeney-Bindels (2011:7) is of the view that Namibia's poverty threshold lines are based on a cost of basic needs approach, which entails the calculation of a minimum amount of monthly income per person to meet basic needs.

During these times, discriminatory government policy ensured that urban town centres were reserved for the white minority (Remmert & Ndhlovu, 2018:12). Legal Assistance Centre (LAC) (2005:37) shows that permanent black urbanisation was discouraged, while a few laws, such as pass laws and prohibition of urban land ownership, controlled most aspects of the black residents' lives. Legal Assistance Centre (2005:37) adds that the apartheid administration strictly controlled informal settlements, and as time went by, townships became formalised but were overcrowded and lacked most of the amenities and services available in the suburbs.

In 1990, Namibia's new representative Government of the Republic of Namibia (GRN) inherited a country full of settlements and urban centres that were racially segregated and unequal (Remmert & Ndhlovu, 2018:13). According to Wietersheim (2015:1), apartheid policies were abolished and Namibia's new Constitution protected and enriched all citizens' fundamental human rights. Everyone has the right to freedom of movement, enter, remain in and to reside anywhere in the Republic (Chapter 66 Freedom of Movement and Residence, 21: 1-3).

Indongo (2015:4) states that the right to freedom of movement resulted in unprecedented population growth, overcrowding, poverty, unemployment, unhealthy living conditions and diseases, limited access to municipal services and shelter, and rising costs of municipal services, amongst other socio-economic challenges. Indongo (2015:4) further states that rapid urbanisation from a predominant rural to urban life is a prominent feature in most African nations. In Namibia, data from national surveys indicates that rural-urban migration was slow and fairly limited for the first 10 years of independence. Pull factors to urban areas in Namibia include the possibilities of better employment and education opportunities, services and entertainment. The proportion of Namibians living in urban areas has grown from 28 % in 1991 to 48 % in 2016 (NSA. Namibia Inter- Censal Demographic Survey, 2016: 84).

For poor people, the struggle for shelter and housing comprises one of the most fundamental elements of their daily survival strategy. Everyone has a fundamental human right to housing, which ensures access to safe, secure and affordable home with freedom from forced eviction (Remmert & Ndlovu, 2018:15). Nakuta (2021:18) states that the right to adequate housing encompasses certain freedoms entitlements such as protection against forced evictions and the arbitrary destruction and demolition of one's home and the right to be free from arbitrary interference with one's home, privacy and family. Weber (2017:21) states that jobs, money, rural poverty and education are the reasons for Namibians to move from their rural homes to live in informal urban housing

In Namibia, the state is tasked with the primary obligation to protect and promote human rights (UN –Habitat, The Right to Adequate Housing: Fact Sheet No 21, 29) Human rights create binding obligation on states (UN-Habitat, 2009:73). The obligations include: guaranteeing that the right to adequate housing is exercised based on non-discrimination, taking concrete, deliberates and targeted steps to fulfil the right to adequate housing, providing effective legal or other remedies for violations to adequate housing and effectively monitoring the housing situation to determine the full extent of homelessness and inadequate housing. (Kaira, 2017:1).

Namibia Vision 2030 (2004:106) mentions that the vision of Namibia is that by 2023 Namibians should have access to adequate housing. Namibia Vision 2030 (2004:107) further mentions that securing this target would require the surmounting of an estimated backlog of 80000 houses by constructing 3, 000 per annum. However, the government failed to meet its housing target and barely managed to build half the set target (Petersen, 2024:1). Civil society, often with the assistance of donors and government has spawned several non-governmental organisations (NGOs) and projects with the objective of providing affordable and decent housing for poor communities (Blueprint of Mass Housing Development Initiative in Namibia, 2013:13). Private sector entities have sought to address housing needs in Namibia from a Corporate Social Responsibility (CSR) perspective as well as to tap into a mostly underserviced low-income property market for profit making banks e.g. First National Bank (FNB) and Standard Bank have provided financial support respectively to NGO and State-owned Enterprise (SOE) partners for housing projects (Sweeney-Bindels,

2011:17). According to Harambee Prosperity Plan 2016/17:42), Namibia's current administration has set aside some funds for the servicing of land in specific urban areas.

Remmert and Ndhlovu (2018:23) state that the prices of properties have escalated over the past years to such an extent that even citizens in the middle-income brackets are concerned about housing affordability. Remmert and Ndhlovu (2018:23) further state that the majority of citizens do not have financial means and security to purchase property. Haipinge (2018:12) mentions that access to adequate housing in Namibia is, by most measure, an acute challenge in cities. 70% of Namibia's population cannot access traditional, collateralised home loan facilities since they do not have a title deed to the land they live on (Mwilima, Fillipus & Fleermuys, 2011: 5).

Housing is a subject that affects the whole of society and involves economic, social and political considerations. There are various stakeholders engaged in the housing sector, and their roles, resources, capacities, approaches and interactions shape much of the housing sector. The stakeholders can roughly be divided into central government, regional and local authorities, private sector and civil society (Remmert & and Ndhlovu, 2018:30). Government undertook various actions to improve access to adequate housing in response to the supply shortage and social exclusion experienced by lower and ultra-low-income households (Blueprint on Mass Housing Development Initiative in Namibia, 2013:11). The Government of the Republic of Namibia's commitment to housing provision, outlined in the National Housing Programme, is to ensure that the housing development process is inclusive for all and that those households, excluded from the market and conventional housing development mechanisms are given the opportunity to access land, housing and services as well as creating an enabling environment for a vibrant housing market (Government of the Republic of Namibia, Namibia National Housing Policy 2009:4). The Shack Dwellers Federation of Namibia (SDFN) is a community driven housing programme that produces secure, good quality housing in Namibia (Matthias, 2009:4).

2.5.5. Provision of houses in Kenya

In terms of Article 43(1) (b) access to decent housing by all Kenyans is a constitutional obligation. According to Mose, Gachanja and Osiolo (2018:1), the 2010 Constitution of Kenya identifies access to adequate housing and to reasonable standards of sanitation as an economic right. The Habitat for Humanity Kenya (2021:1) is of the view that providing houses in Kenya has become challenging, especially due to the growth in Kenyan population. The Department of Housing and Urban Development seeks to provide 500000 new affordable housing units over a five- year period through lowering the cost of construction, improving accessibility to mortgage financing and upgrading slums (Mbaka & Njogu, 2021:16).

In Kenya, the government set up the National Housing Policy in 2003 and the purpose of this policy was to facilitate access to land and security of tenure for all socio-economic groups; to facilitate the availability of finance in the domestic market; find ways of mobilizing capital from investment groups (Omwenga, 2013:8). The development of Kenya affordable housing programme serves to detail the manner through which affordable housing is to be provided in a collaborative effort (Kenya Affordable Housing Programmes, 2018: 36). Machuki (2020: 9) reveals that the 2018 signing of the memorandum of understanding (MOU) between the United Nations offices for projects service and the government of Kenya highlights the government's effort towards alleviating the shortage of affordable housing in the nation. Machuki (2020:9) further mentions that the MOU involves the building of 100, 000 green and energy -efficient homes for marginalized communities.

Kenya, like many other developing countries in Africa, has over the years experienced severe housing challenges that manifest in shortage and poor housing conditions (Kieti, Rukwaro & olima, 2020:1679). Hubess (2023:1) indicates that since independence, the government of Kenya, through designed public housing schemes made efforts to develop houses to boost supply and contain the deficit. Kieti, Rukwaro and Olima (2022:1) show the key factors that contribute to the housing shortage in Kenya include the government's reduced budgetary allocation on the public housing and infrastructure development, high rural urban migration rate that has stretched

housing demand in urban areas, high cost of land and building materials, and the limited and high cost of housing finance.

Kieti, Rukwaro and Olima (2020:1679) point out that the effects of these factors as well as the rapid increase in the urban population of towns and cities in Kenya, have further widened the supply and demand gap inevitably, leading to the high prices of rents and house being charged. Economic Survey (2014:198) shows that poverty stats in Kenya show a high number of people living below the designed poverty line. According to the African Housing Finance Year Book (2012:13), about 11% of Kenyans do not earn enough to support a mortgage, which means that most households cannot afford an average mortgage necessary to buy an entry level house. According to Kieti, Rukwaro and Olima (2020:1680), affordability is currently the main urban housing challenge affecting the society of Kenya. Kieti and Akumu (2017:112) are of the view that affordability problems manifest in the high levels of homelessness, poor human settlement conditions and the high price of housing relative to the incomes of households, mortgage delinquencies, default and foreclosures.

2.5.6. Lessons learned from different countries, challenges and proposed solutions

Housing is important to the development of any nation. The provision of houses differs across countries and regions. The housing backlogs in Nigeria, Egypt, Botswana, Namibia and Kenya can be viewed as both a huge challenge and an opportunity to develop economic activities and create millions of jobs. The problems facing urban development in Nigeria include inadequate urban facilities, housing delivery and quality of accommodation. As a result, these challenges lead to overcrowding of available accommodation (Herath & Bentley, 2018:1). Egypt is also overwhelmed by the challenge of informal settlements and shacks. The rapid urban expansion has brought many economic and social difficulties in Botswana, and one of these problems is the issue of insufficient access to land and housing for the poor. Lack of housing is a serious and on-going national matter in Namibia. Housing in Kenya faces critical technical problems, specifically the quality assurance from situations of collapsing buildings, insufficiently constructed and unfinished housing.

In Nigeria, Egypt, Botswana, Namibia and Kenya, the governments have legislations put in place for the provision of houses. The government is responsible for establishing and maintaining a sustainable national housing progress process. In Nigeria, Egypt, Botswana, Namibia and Kenya, the government is failing to provide houses to low-income people due to certain challenges that exist in the housing provision sector. Amongst these challenges are the non-availability of service land, limited budget allocation for housing developments, low affordability levels and the absenteeism of local and cheap alternative construction materials.

The high population growth rate and speedy urbanisation has resulted in housing backlog. The above-mentioned countries are facing the same challenges in the provision of houses, and they have large populations but different urbanisation trends. Haipinge (2018:1) states that for the government to be able to effectively attain its objectives, it must increase funding to the housing sector and involve the private sector in building houses. According to Robinson (2023:2), construction materials used to build and maintain houses play a crucial role in improving livelihoods and other development as well as supporting adaptation efforts in the face of increased climate-induced events such as flooding and extreme heat to avoid circumstances of the collapse of buildings. The government must hire capable people to build houses, for example, before constructing a building, you must seek consultation from a professional structural engineer with the right experience and the construction firm must study the area and check the quality of land before constructing a building (Patel, 2024:1).

2.6. HISTORICAL BACKGROUND IN THE PROVISION OF HOUSES IN SOUTH AFRICA

During the apartheid government, the majority of black people were living in poverty with no fulfilment of basic needs like housing; and the provision of housing was not taken as the first priority (Burgoyne, 2008:14). According to Informal Housing poverty, and legacies of apartheid in South Africa (2019:1), South Africans housing environment has been damaged by a legacy of apartheid initiatives, joblessness and social instability associated with poverty. Platzky (2004:5) reveals that in the late 1970s, the Surplus People Project found that up to 3 million blacks were evicted under

group territorial laws and during the next 30 years, from the 1950s, there was a systematic demolition of houses and the exclusion of blacks from government-funded houses in urban areas.

Thomson (2000:34) stresses that the problem of housing during apartheid was exacerbated by the fact that very few urban areas were designated for black people and large areas in major cities were cleared to make way for business and white-only developments. Harvey (2001:67) mentions that the first democratic general elections took place in 1994, with the ANC, led by Nelson Mandela, winning the elections and coming into power. Pillay, Tomlison and Du Toit, (2006:1) are of the view that lack or no access for the poor to land for housing and highly precarious living conditions have exacerbated the housing crisis and during democratic elections, South Africans were characterised by severe housing and poor services, high unemployment rates and large numbers of poverty-stricken households.

The boycott of services in the 1980s affected many households; many lenders have been reluctant to lend to low-income households for a variety of reasons such as non-payment of home loans, resulting in lack of funds for the end user (Salie, 2017:5). Coldfield (2000:870) attests that Reconstruction and Development Programme was the ANC government manifesto for a post-apartheid South Africa. Tjebana (2020:1) indicates that the house delivery programme started at the dawn of democracy and was launched under the Negotiated Housing Policy in 1994 with the aim of addressing the backlog in housing provision. Tissington (2010:13) states that RDP housing was a package involving secure land tenure, a top structure and the supply of sanitation, electricity and water.

Before the RDP promise was launched through the policies of a new government, it had to undergo the passage of green to white paper stages, and thereafter, it filtered into new housing legislation (Human Rights Commission, 1998:174). According to White paper on Reconstruction and Development (1994::7), the RDP was committed to meeting the basic needs of all South Africans. The ANC (1994:1) stipulates the six basic principles of the RDP as follows: an integrated and sustainable programme, a people-driven process, peace and security for all, nation building, link reconstruction and development and democratisation of South Africa. According to the Department

of Housing (2000:2), when South Africa got democracy, communities had housing shortages and lack of affordability where most of South Africans could not, and still cannot independently provide for their housing needs.

According to Hurchzermeyer (2001:30), the birth of democracy has raised many expectations for all South Africans, especially blacks who were previously disadvantaged. According to Tagg (2012:30), the rapid growth of population in urban areas increased the need for the provision of adequate housing for low-income members of the South African populations. Moller (2004:21) states that in 1996, the government adopted a macro– economic framework, namely Growth, Employment and Redistribution (GEAR) strategy that was aimed at providing the state with financial resources, and unfortunately the policy was unable to generate substantial microeconomics, developmental and employment stimulus.

The Housing Department later worked on legislation like the Housing Act of 1997(Act No 107 of 1997), the Housing Consumer Protection Measures Act of 1998 (Act 95 of 1998), and the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act of 1998 (Act 19 of 1998) (Department of Housing annual Report, 2005-2006:12). According to White paper for human settlements (2023:11), for human settlements development, the state should gradually shift its role from a direct housing provider of last resort to a housing facilitator ensuring adequate shelter and greater access to a wider choice of housing options. Madzidzela (2008:23) states that one of the major factors that affected housing delivery was the slow pace of building low-cost houses, and as such people became impatient and occupied the houses before they were completed. According to Moroke (2009:1), the provision of adequate houses has always been one of the greatest challenges faced by the South African government.

2.7. THE IMPORTANCE OF HOUSING

Housing is an important component of the 2030 Agenda for sustainable Development and an essential driver for achieving many of the Sustainable Development Goals (Housing and the Sustainable Development Goals, 2021:5). Housing and the Sustainable Development Goals (2021:7) further states that housing can create a sense of place and dignity, building community cohesion as well as one's social and financial network and assets. Housing plays a critical role in the lives and development

of citizens: access to adequate housing is widely recognized as a basic human right, affordable housing contributes to positive health outcomes and housing assistance is crucial for children in low-income households (Burgonye, 2008:1). Hassen (2003:113) emphasises that housing is not just about shelter, it is about dignity, stability and opportunity.

Burgonye (2008:1) states that when individuals and families lack satisfactory housing, their well-being is significantly affected. According to Ismael, Bayat and Meyer (1997:34), housing provides stability, security and a safe environment for families. When people have a place to call home, they are better equipped to maintain their health and overall well-being (Le Roux, 2011:15). Cohen and Wardrip, (2011:12) state that housing plays a critical role in economic opportunity for individual workers and their families, affecting current and future workers, employers, communities and regional markets. Improved housing conditions can save lives, prevent diseases, increase the quality of life, reduce poverty, and help mitigate climate change (WHO Housing and Health guidelines: 2018:1). Housing serves as a place of work and home, accommodating the behavioural needs related to family life and neighbourly interactions (Remmert & Ndhlovu, 2018:15).

Housing should play an important role in economic growth and development (Burgoyne, 2008: 15). According to Hassen (2003:117), housing can act as a stimulus to growth in kick-start scenarios- “with construction creating demand across sectors with high levels of employment -intensity, with limited demands on the balance of payments and with potential, in South Africa, to be non-inflationary, since there is ample excess capacity”. In the vision of RDP, housing plays two important roles, firstly in catalysing development and secondly, in terms of directing government spending (Burgoyne, 2008:16). Hassen (2003:117) mentions that housing could be considered as a main sector. Hassen (2003:117) further mentions that the provision of housing holds the promise of both improving the attainability of physical assets and strengthening multiplier effects in the economy.

2.8. CHALLENGES AND CONSTRAINTS THAT FACE NATIONAL HOUSING POLICY

The South African government entered a new face of the housing programme in 2002, aiming at addressing many of the inadequacies in sustainability of housing provision (Burgoyne, 2008:25). According to Mthembi-Mahanyele (2002:8), the chief shifts in policy and programme focus were, firstly a shift from the provision of shelter to building habitable and sustainable settlements and communities, and secondly a shift in emphasis on the number of units distributed towards the quality of the new housing stock and environments. According to Burgoyne (2008:25), between 1994 and 2004, the South African government invested R 27.6 billion, and more than 1.6 million houses were distributed. According to the Department of Local Government and Housing (2005:8), despite these achievements, the urban housing backlog increased from 1.5 million in 1994 to 2.4 million in 2004.

Burgoyne (2008:27) is of the view that some of the reasons for this increase in the housing backlog are a trend towards urbanization and delivery to address past backlogs. The Department of Local Government and Housing (2005:8) states that low levels of delivery are caused mainly by inadequate resource allocation and under spending due to capacity limits. The Department of Local Government and Housing (2005:8) further states that the problem was also worsened as the housing policy did not provide a range of opportunities to meet all housing needs, particularly because there were no approaches for the upgrading of informal settlements or for the advancement of affordable rental housing. According to Baumann (2003:87), the difference between the long-term rearrangement aspects of South Africa's housing policy and the short-term remedial objectives is based on a contrast present in South African housing policy. South African backlog is related to both economic inequality and the continuing impact of international residential discrimination under apartheid (Baumann, 2003:87).

According to Burgoyne (2008:28), South African housing policy does not propose subsidies as the main tool to deliver houses, instead subsidies are viewed as a short-term system, dependent on the growth of the economy and the trickle -down of resources to the poor. Baumann (2003: 87) mentions that the 1994 White Paper on Housing asserts that beneficiaries can be divided into two categories: those who are

able to access extra financial resources for housing above the subsidy through the financial system, and those who are unable to participate in housing finance markets and are totally depend on the government subsidy. Due to past racial policies, there is an important overlap between those who are unable to participate in housing markets -by nature, the poorest and least suitable for housing finance and black and coloured urban informal and rural disadvantaged communities (Vuyokadzi, 2010: 50). According to Chaltorn (2004:5), the focus of the subsidy was in those households that earned R3500 per month. According to Vuyokadzi (2010:51), the Peoples Housing Project (PHP) approach of assisted self-help housing delivery is capable of providing better houses, but this has been a small proportion of total delivery owing to a wide-ranging lack of capacity to provide effective support to communities. According to the Department of Local Government and Housing (2005:8), there have been many difficulties with housing that have been delivered through the subsidy scheme. In order to access the extreme subsidy, a household has to earn a mutual income of less than R1500 per month (Charlton, 2004:5).

Baumann (2003:87) states that this category of South Africans is poor not only because of market failure but also because of apartheid policies and those implemented long before apartheid. According to the Department of Local Government and Housing (2005:8), the poor location and low residential densities of many housing projects cannot support a wide range of activities and services in a sustainable way. The Department of Local Government and Housing (2005:8) further states that there are severe affordability problems and high levels of non-payments as comparatively high rents and levies are needed in order to cover effective costs and loan repayments although rental housing and co-operative housing projects are often better situated and of better quality than other projects. Access to well-located land and incorporation remain fundamental challenges confronting the objective of sustainable human settlement development (Burgoyne, 2008:28). Most housing subsidy projects have been located on cheap land in bordering locations, thereby combining existing apartheid spatial patterns and creating inequalities (Royston, 2003:234).

Charlton (2004:4) states that the housing programme is intended to serve broader economic and social progress goals than merely the delivery of shelter. According to the National Department of Housing (2000:11), housing is a significant constituent of the social welfare system, but it is also a key component of the economy. Marx

(2003:303) is of the view that housing policy is regarded as the major mechanism for addressing the phenomenon of informal settlements. Marx (2003:304) further states that the current policy directs consideration to different levels of government to formulate housing strategies and integrated development plans to meet the goals of integrated healthier and safer areas. The Housing policy fails because of the structural bureaucratic limitations in its ability to implement its vision (Burgoyne, 2008:30)

2.9. THE ROLE AND RESPONSIBILITIES OF THE THREE TIERS OF THE GOVERNMENT IN THE PROVISION OF RDP HOUSES

Since the newly elected democratic government in 1994, the improvement of living conditions and upgrading of informal settlements are regarded as of central importance in South Africa (Bosman, 2014:56). *Chapter 3 of the Constitution 41(1) (h) (iii) and (iv)* provide for all spheres of government and all organs of state to consult, collaborate and coordinate with each other. The government collects revenue from taxes and uses this money to provide services and infrastructure that improve the lives of all the people in the country (Cooperative Governance and Traditional Affairs, 2024:1). The Constitution of the Republic of South Africa, 1996 sets the rules of how the three tiers of government should work with each other and one another as discussed below.

2.9.1 National government

Bosman (2014:60) mentions that the national government is the first tier and is driven by the Constitution. Bosman (2014:60) further mentions that the different spheres of government are encouraged to work together to tackle the development needs of the local community. According to the Republic of South Africa, Government Gazette No 39164, Vol:603 (2015:11), the responsibility of the national government is to link the top tier of government to the lower tiers; formulate national housing policy, including national norms and standards for implementation on national housing programmes; continuous evaluation of performance related to the delivery targets and funding allocations, determine nationwide delivery targets through a multilayer strategic plan with appropriate funds allocated from South African housing fund and assist to enhance the capacity of provincial and local governments to meet needs of communities.

According to the Department of Human Settlements (2023:75), the national government has the following responsibilities: make housing decision which are made within the Department of Human Settlements; the National Department of Treasury determine the budget; assist in funding for house development; the Director General must establish and maintain a national housing data bank and establish and facilitate a sustainable national housing development process after consultation with every MEC and national organization representing municipalities.

2.9.2. Provincial government

The Department of Human Settlements (2023:76) points out that the provincial government promotes and facilitates the provision of adequate policy in its province with the framework of national housing policy; supports municipalities in the exercise of their powers and the performance of their duties in respect of housing development and strengthen the capacity of municipalities. According to Bosman (2014:61), the provincial government has a critical role to play in ensuring effective housing delivery at scale. The Constitution of the Republic of South Africa, 1996 provides for the following functions of provincial government: developing provincial policy, promoting provincial legislation that promotes effective housing delivery; prepare and maintain multiyear strategic provincial plan and provide support to municipalities and to intervene where municipalities cannot perform their duties as defined by the Act. Bosman (2014:61) further mentions that the provincial government must promote provincial policies which enable the development of adequate housing in the province. The MEC for Housing is obliged, in terms of the Housing Act, to account to the provincial legislature annually on activities of the Provincial Housing Development Board and accredited municipalities (Vuyokadzi, 2010:45). Maletse (2014:23) is of the view that the role of the provincial government is to administer and approve every provincial housing programme and this includes: to determine provincial policy in respect of housing development and to coordinate housing progress in the province.

2.9.3. Local government

The Republic of South Africa Constitution 1996, section 156(1) details the functions of municipalities in relation to housing provision. Section 26 (1) of the Constitution of the

Republic of South Africa, 1996 states that “everyone has the right to have access to adequate housing”. The state must take reasonable legislative and other measures within available resources to achieve this right. Since 1994, the government has taken several steps to address its responsibilities towards housing (*Housing Act No 107 of 1997*). The Local Government: *Municipal Systems Act 2000 (Act No 32 of 2000)* ensures that all municipalities move towards social and economic upliftment and ensure access to essential services. Municipalities have become the implementing agency for the roll-out of housing projects (Ndzelu, 2016:17).

Municipalities must coordinate the delivery of housing to ensure that housing projects are delivered at the right time and with specified quality. Municipalities are tasked with planning and structuring their towns (National Department of Housing, 2004:20). Sections 152 and 153 of the Constitution of the Republic of South Africa, 1996, point out the objectives and duties of local government as being to: promote social and economic development, promote safe and healthy environment, participate in national and provincial developments programmes, and that the local residents of its area of governance must have access to adequate housing opportunities, and health and safety of residents are adhered to.

Zondi, Nzimakwe and Mbili (2019:1) are of the view that municipalities are legally obliged to deliver services such as houses, and involve communities in the formulation of developmental priorities. Knysna Municipality (2015:3) notes that since 1994 the government has taken several steps to address its responsibilities towards housing, and these measures include the *Housing Act of 1997* which sets out government’s vision and key principles underlying the provision of housing; the Local Government Municipal Systems Act of 2000; and further plans such as the National and Provincial Spatial Development Frameworks and the National Development Plan. Knysna municipality (2015:4) further notes that municipalities should set housing projects, and ensure timely implementation while fostering meaningful public engagement for all housing development initiatives. Local government is a sphere of government that provides direct services to the communities (Vuyokadzi, 2010: 45). In order to ensure effective delivery of houses, all municipalities are required to develop Integrated Development Plans, in consultation with their respective community structures and members (National Housing Code, 2001).

According to Newcastle Municipality (2005:1), municipalities are accountable for identifying suitable land for housing development and facilitating its progression and making applications for housing subsidies. Accreditation for municipalities permits the exercise of functions by a municipality on behalf of the MEC whilst further capacity is developed (Department of Human Settlements, 2012:7). Malete (2014:21) states that the purpose of accreditation is for municipalities to manage the delivery of houses. Burgoyne (2008) mentions that the housing sector plan is an authoritative instrument for the Department of Housing in the allocation of funding to municipalities. According to Newcastle Municipality (2005:12), any housing plan should go with housing -related policies to guide the operations of the housing allocation and allocation system, and should instruct social issues such as how best to deal with land invasions and informal settlements.

2.10. THE ROLE OF THE DEPARTMENT OF CO-OPERATIVE GOVERNANCE, HUMAN SETTLEMENTS AND TRADITIONAL AFFAIRS (Co-GHSTA) IN THE PROVISION OF RDP HOUSES.

According to the Integrated Sustainable Human Settlement Annual Report (2021/2022:29), the mission of Co-GHSTA is to be an effective agent of change that delivers quality services to citizens through promoting developmental local governance, supporting municipalities and delivering integrated and sustainable human settlements. Tjebana (2020:1) mentions that the Department of Co-GHSTA provides three categories of housing delivery programmes: low-cost houses (previously known as RDP houses), Community Residential Units (CRU) and Financial Linked Individual Subsidy Programme (FLISP) meant for middle income earners.

Mafunzwaini (2019:1) points out that the Department of Co-GHSTA has an obligation to carry out mandates derived from Section 26 of the Republic of South Africa Constitution, 1996, which states that everyone has a right to have access to adequate housing. Co-GHSTA strategic plan (2015-2020:8) shows that the responsibility of Co-GHSTA is to ensure that everyone has access to adequate housing, and it must do everything in its power to promote and facilitate the provision of adequate housing in its province within the framework of the national housing policy.

Co-GHSTA strategic plan (2015-2020:15) further shows that for successful implementation of delivery of houses, the department had to put in place the systems

with the emphasis on coordination in the following areas: alignment with the legislative and policy prescripts, alignment between the national, provincial and local mandates and the required levels of transparency, coordination and cooperative governance between the three spheres and between the sector departments. The Department of Co-GHSTA (2012:4) reveals that the role of the Department of Co-GHSTA is to manage the provision of sustainable houses in the province and coordinate and provide support to municipalities, monitor the performance and provide development and planning of services such as delivery of houses.

2.11. RDP HOUSING ALLOCATION AND DELIVERY

According to Burgoyne (2008:31), housing delivery is dependent on the allocation process. Malete (2014:20) mentions that the allocation of houses to recipients is guided by a policy framework and associated processes. Malete (2014:21) further mentions that the housing requirements for housing delivery vary from region to region and are influenced by the population landscape and characteristics of individuals within a particular authority. According to the Department of Housing (2009:2), various housing functions have been shifted to local government units. Newcastle Municipality (2005:1) states that every municipality, in accordance with Section 9(1) of the National Housing Act of 1997, must as part of the municipality's process of integrated development planning, take all necessary steps to ensure that the people of its area of jurisdiction have access to adequate housing on an advanced basis. When allocating houses, it is important to verify that the applicant qualifies and complies with all the criteria for housing subsidy allocation before the application can be approved (Vuyokadzi, 2010:80).

According to the Auditor General (2006:7), once a housing subsidy application has been captured on the Housing Subsidy Scheme, the application is submitted through the following three electronic searches: the first search is to validate the applicant's identity, marriage status and other biographical details, the second one is to ensure that the applicant or their spouse has never been approved the subsidy before and lastly, the application is linked to the Registrar of Deeds to ensure that neither the applicant nor his/her spouse has previously owned a property. Vuyokadzi (2010:81) is of the view that these searches are necessary requirements and they assist the subsidy administrators through the approval process.

According to Steyne (2007:27), the number of subsidies within a housing project will determine the number of subsidies approved by the provincial housing department. The allocation to beneficiaries' commerce as soon as funding is made available for the project. According to Steyn (2007:45), the Housing Allocations Policy (HAP) was approved in 2004.

According to the Auditor -General (2005:1), there are six fundamental principles of Housing Allocation policy, namely: every applicant should be allowed an equal opportunity for housing assistance, transparency must be upheld by making the processes and procedures accessible, housing allocation policy must be efficient, efforts must be made to ensure that social conflict is reduced, Housing Allocation Process must be employed in a way that encourages integration, and the policy must be applied in a way which will improve access to housing opportunities.

2.12. CHALLENGES OF PROVISION OF HOUSES AS A SERVICE DELIVERY FUNCTION IN LOCAL MUNICIPALITY

Mutheiwana (2014:2) states that the government is doing its best to initiate and implement different mechanisms to provide housing, but there are still challenges that hinder the progress of housing. The following will be discussed, regarding challenges of provision of houses: Financial mismanagement, corruption, housing backlog, unavailability of land, population growth, poverty and unemployment, political concern, the apartheid government, migration, housing shortages, maladministration, unaffordability, lack of coordination and management of relations between stakeholders, poor planning and prioritization process.

2.12.1. Financial mismanagement

Mmola (2013:20) states that financial mismanagement may be defined as unauthorized, improper or unlawful use of funds or other property for purposes other than for which intended. Meyer and Venter (2014:3) assert that in most municipalities in South Africa, there is poor financial management and this situation increases the misuse of municipal assets and funds. Financial mismanagement has been a significant challenge faced by local governments in South Africa (Khan & Thring, 2003:1).

Beyers (2018:1250-130) points out that municipalities in South Africa are still thriving under pressure as a result of poor financial management and lack of accountability. The mismanagement of funds leads to extensive corruption and hinders effective service delivery (Mmola, 2013:20-22). The South African Institute of Chartered Accountants (SAICA) (2022:1) argues that councils and portfolio committees should exercise their powers in holding municipal officials accountable and enforcing consequences management to improve service delivery and municipal finance management. Venter (2007:21) indicates that financial planning is an important requirement to ensure financial self-sufficiency to be able to meet demands of the society.

Glasser and Wright (2020:1) state that financial mismanagement can be described as unauthorised, irregular, fruitless and wasteful spending causing financial distress. Financial mismanagement is mainly dominated by an incapability to follow procedures and variations in the procurement of goods (Mishi, Mbaleki & Mushonga, 2022:3). Financial mismanagement is caused by inefficient internal control systems (Sibanda, Zindi & Maramura, 2020:24). Monkam (2014:15) states that financial mismanagement is a result of failures that result from poor supply and risk management. Glasser and Wright (2020) state that municipalities have poor internal control systems. Nokwadzi and Prunella (2017: 27) mention that South African municipalities face uneven expenditure because of auditing which is in itself not done on a regular basis. Auditing is important because when done regularly, any mismanagement can quickly be rectified (Dlomo, 2017:5). Laubscher (2012:21) is of the view that poor human resource management is an organisational issue that led to irregular expenditure.

2.12.2. Conflict between local municipality and traditional leaders

Ngxubaza (2010:116) states that there's tension between traditional leaders and ward councillors about who should represent community interest and keep the community informed about the process of housing provision. It is not easy for municipalities and traditional leaders to get along in everything they plan (Matlala, 2000:24). Traditional leaders in most instances complain of being left out in the process of providing houses and this leads to conflict and division amongst the community and most of the community members are unable to receive houses from traditional leaders due to

power struggle (Ndou, 2019:19). According to Vuyokadzi (2010:116), there is poor communication between traditional leaders and the municipality. Municipalities do not call meetings to inform communities and traditional leaders about housing policies. To bring cooperation, traditional authorities must be included in meetings (Phakhathi, 2018:26)

2.12.3. Corruption

Corruption is dominant everywhere in the world, especially in the provision of houses, which add more to the housing problem that already exists (Nokulunga, Didi & Clinton, 2018: 1697). Corruption in the provision of housing undermines the human right of equal access to public service and exacerbates fundamental inequalities that violate citizens' access. Evans (2001:6) believes that corruption in house delivery is the form of corruption most frequently encountered by citizens. Manyaka and Nkuna (2014: 1573) argue that corruption undermines the ability of public institutions to deliver services effectively. Huchzermeyer (2002:303) shows that it has been a decade now since South Africans moved from the oppressive apartheid government; unfortunately, they are still practising corruption. In 2010, one thousand nine hundred and ten government officials were arrested over benefiting from the subsidies meant for the housing beneficiaries (Ratsatsa, 2010:34). If corruption is not adequately addressed it will cost taxpayers a lot of money while worsening the housing problems more and more each day (Nokulunga, Didi & Clinton, 2018: 1697)

Most of the officials who are responsible for the administration are probably corrupt as they award houses to those who do not comply with the requirements (Magoro, 2010:104). According to Manomano (2013:44), many complaints about the allocation of houses have been raised in South Africa. Furthermore, Manomano (2013:44) states that some officials are receiving bribes in order to provide houses, and this has downplayed the objectives of delivering houses.

Rubin (2011:481) is of the view that corruption and nepotism contribute in the slow pace of the provision of housing. According to Phango (2010:182), one of the aspects that is hampering housing development in South Africa is ascribed to corrupt officials. Shongwe and Meyer (2023: 143) contend that corruption has become a common and

systematic practice in most municipalities. Thusi and Selepe (2023:691) emphasise that the preponderance of protests is due to issues with poor delivery of houses and corruption. Corruption undermines human rights such as the right to have adequate housing (Mlambo, Mubecua, Mpanza & Mlambo, 2019:41).

Masenya and Mthombeni (2023:43) note that when people pay bribes to get things that they are not entitled to, like RDP houses, there is less money available for people who really need houses. Thusi and Chauke (2023:126) state that corruption is harmful in developing countries such as South Africa due to the fact that this country tends to have fewer resources and needs to use these scarce resources in the most effective way. Masenya and Mthombeni (2013:45) mention that corruption compromises the rights of citizens against equal access to municipal services such as the provision of houses.

Sibug (2023:47) stresses that corruption could lead to a decline in the delivery of houses and as such, this can prevent citizens from receiving houses, resulting in inequality in the communities as the privileged ones can afford to build houses for themselves. According to Cloete and Mokgoro (1995:137), corruption is a particularly viral form of organisational cancer, which, once it enters the life stream of public agency, quickly spreads to all parts and hinders the delivery of affordable housing.

Marutlulle (2021:3) attests that some government employees are involved in corrupt activities which lead to people not on housing waiting lists or people who do not qualify for government houses, like foreigners to be granted preference in the allocation of houses. Every public official should display a sense of responsibility whilst performing official duties (Cloete, 1997:69). Jeffery (2010:354) emphasises that corruption has become widespread, particularly in granting of housing subsidies, selection of building contractors and allocation of completed RDP houses.

According to Lefuwa (2016:43), in RDP housing provision, stakeholders involved include government officials, beneficiaries and contractors, and if corruption were to occur, it would be classified as either centralised or decentralised. Bardhan (2005:4) states that centralised corruption is when a client pays one member of the team who would ensure that the job gets done and every member of their team gets their share

and, on the other hand, decentralised corruption is regarded a situation in which client pays different members of the team to get the job done.

2.12.4. Housing backlog

Phango (2010:149) states that backlog is officially recorded as affecting housing provision in many communities. Additionally, Phango (2010:150) states that the apartheid system is blamed for the deterioration of the political and human rights conditions. Makamu (2010:4) mentions that there is a huge housing backlog that exists with regard to the poorest of the poor and the consequences lead to overcrowding and poor access to housing. Turok and Borel-Saldin (2014:4) indicate that this challenge, which is associated with the housing backlog, is the result of government's poor housing approach, which distorts the housing market while displacing the private sector investment in its affordable housing developments.

Poor RDP housing programme implementation contributes to an increase in the backlog (Lefuwa, 2016:73). Housing backlog complicates bureaucratic, administrative, financial and institutional framework that has been there from the apartheid government (Maruttule, 2010:76). Housing shortage means that the total number of households exceeds the number of dwellings available (Malplass, 1990:5). According to Houston (2022:1), the housing backlog is growing and at least 2.5 million families have been estimated to be in need of housing. Duncan (2008:9) states that housing shortage constraints in housing supply may be another cause of inadequate shelter, particularly for the poor. Bradley (2003:83) highlighted that the housing inadequacy problem is a drastic shortage of housing. Crowding or inadequacy of space, either in terms of area or in the number of separate rooms, is a common sign of inadequate housing (Habitat & ILO, 1995:2).

Malete (2014:25) mentions that there is also an issue of new entrants in the housing demand, which causes confusion and complications that have actually been reduced. According to Ndou (2019:22), the other factor that contributes to backlog includes under-spending on the budget of the housing department. Ngwenya (2016: 1) is of the view that ineffective implementation of housing policy affects the provision of housing where most people end up living in bad conditions due to lack of housing delivery. Current service delivery of housing has focused on physical products with insufficient

consideration given to socio –economic implications and informality is a problem connected to poor quality shelter (Turok & Borel-Salasin, 2015:390). According to Pillay and Naude (2006), South Africa is faced with the low-income housing crisis, with the current assessed backlog reaching more than three million units. Nengwekhulu (2009) mentions key factors that result in the slow pace of provision of houses which include: shortage of skills, corruption, nepotism and political agendas with the administration of the department. According to Malete (2014:25), the insufficiency to meet new demand reveals that the housing shortage remains the same. Malete (2014:25) further mentions that it is difficult to accurately assess the exact number of housing backlogs because there is no defined method to measure. According to the Department of Housing (2005), inadequate resources allocation and capacity contribute to the backlog of the provision of houses. Housing demand and its increase is pronounced in growing squatter settlements, which result in long housing waiting lists of low-income people seeking housing (Aramokudu, 2013:1).

2.12.5. Unavailability of land

The non- availability of suitable land for housing development contributes to the challenges facing housing delivery (Moroke, 2009:16). Angel (2000:192) asserts that the importance of access to land in providing for adequate housing is as follows: the first essential condition for a vibrant and well-functioning housing sector is the availability of residential land, in affordable prices. Land continues to be one of the major problems hindering the delivery of sustainable human settlements in our country (Department of Human Settlements, 2023:44).

Makamu (2007:15) contends that lack of cooperation in providing suitable land for building houses continues to be a challenge in the provision of housing. Dyanti (2010:80) believes that the unavailability of land is the biggest housing delivery constraint in South Africa. Jeffery (2010:354) states that Housing Development Agency (HDA) is intended to help with the acquisition and release of land, as well as the provision of funding and the unblocking of delivery constraints, and it will also seek to make a wider range of housing choices available including affordable, well –located rental housing.

Ajayi (2012:18-19) indicates that in spite of the efforts of the South African government in the provision of adequate housing since 1994, the housing sector is still beset with the following challenge- lack of availability of well-located land, and high land cost in advantageous locations. Duncan (2008:9) points out that some of the causes of the scarcity of residential land are as follows: reluctance by governments to confront concentrated landownership, failure of central governments to regulate land markets and failure of municipal governments to provide workable urban development strategies and rampant land speculation.

2.12.6. Political concern

Housing remains one of the contributory factors that causes protests (Sikota, 2015:14). This issue continues to be a great concern in many municipalities all over the country. Sikota (2015:14) further mentions that a municipality's key responsibility is to provide houses and not honouring the interest of politicians. According to Reddy (2010:2), local communities engage in protest action to vent their frustrations. Venter and Marais (2007:23) are of the view that the provision of houses falls under municipal duties due to the fact that municipalities throughout the country are generally in a less than satisfactory situation. When service is not being delivered, people protest to express dissatisfaction with the state (Marutulle, 2017:10).

Political patronage in the allocation of houses remains a contributory factor in the shortage of housing provision because housing that was supposed to be given to the poor is instead given to the relatives of the chief and ward councillors (Mutheiwana, 2009:80). Mngomezulu (2020:39-40) reveals that political interference in most municipalities creates conflicts about how the municipalities are governed. According to Shongwe and Meyer (2023:143), politicians force municipalities to employ their cadres in municipal projects despite them not having the relevant qualifications, which means that people who deserve to be employed are overlooked and it leads to inefficient housing provision.

Munzhedzi (2020: 94) points out that political interference affects the provision of houses to a large extent because the employment of underqualified people creates problems for the functioning of the municipality. Mngomezulu (2020:42-43) further states that political interference affects the delivery of housing precisely because when

an incompetent person is employed, they may fail to do their task and it will impact the delivery of houses. Joseph and Gerin (2014:6) mention that politicisation of service is the key cause of many negative disorders including the ever- increasing service delivery protests, which are often associated with unmet promises, particularly in housing provision. Joseph and Gerin (2014:6) further mention that local politicians use the housing process as a lobbying tool or electioneering.

2.12.7. Poverty and unemployment

South Africa is characterised by extreme poverty and the rate of unemployment is too high (Steenkamp, 2012:124). Butheledzi (2005:30) shows that the high rate of unemployment is still a challenge which is caused by lack of development. Phango (2010:151) indicates that the increasing rate of unemployment in South Africa exacerbates the existing housing backlog. Most people do not have the skills required for employment. According to South Africa Survey (2008/9), 50% of families earn between R0 and R1500 per month, and it is difficult for financial institutions to provide loans to people who do not have stable jobs. Tshitereke (2008:1) reveals that lack of access to adequate housing exposes one to the structural violence of poverty.

Baloyi (2007:1) states that the poorer a country is, the less adequate are housing conditions. Sokupa (2009:1) points out that government has the responsibility to make policies and laws about the rights and responsibilities of citizens and the delivery of government services and it collects revenues which it is supposed to use to provide services and infrastructure that improve the lives of all the people in the country, particularly the poor. More than 1 million families still live-in shacks without power (Steenkamp, 2012). Shack dwellers are being evicted by authorities and having their shacks and properties destroyed; this shows that the poor are ignored by policy because they are forced to move to new areas where they face even more evictions (Inns, Kentridge & Perold, 1992:165).

2.12.8. Population growth

According to Bonne, Nieftagodien and Mathabatha (2012:176), most of the challenges which seemingly remained unresolved since 1994 were a result of South African municipalities chasing targets. Population growth leads to a growth in housing demand

(Napier, 1993:23). More people mean more households and growing populations drive increases in the size and density of cities; this in turn contributes to the demand for housing and the value of land. There is a mentality that the apartheid government has planned for the black population to increase rapidly without looking at the available resources (Butheledzi, 2007). Van Der Walt and Du Toit (1997:380) mention that issues arising from population growth are related to the capacity of South Africa's limited resources to provide for the people's needs, and it has a ripple effect on the provision of services including houses. Phango (2010:96) shows that with the resources at the disposal of government and mindful of the continued high population growth rate, it could take decades just to break this backlog.

2.12.9. The Apartheid Government

Cloete (1997:35) is of the view that the present government faced great difficulties and enormous backlogs because of the apartheid legacy. White Paper on Housing (1994:1) states that the extent of the present informal settlements challenges is derived from the extremely complicated bureaucratic administrative, financial and institutional framework inherited from the previous government. According to ANC (1994:23), the housing problems created by apartheid were aggravated by the absence of a coherent national housing policy post-apartheid. Historical circumstances continue to affect service delivery (Eddy, 2010:3). Mhone and Edigheji (2003:23) emphasise that the present government's policies resulted in reductions in the budget deficit and inflation against the backdrop of diminished expenditure allocations to social votes including housing.

2.12.10. Urbanisation and Migration

Urbanisation is the increase in the population of an area due to the following components: urban natural growth and urban net migration (Lehohla, 2006:17). Urbanisation is characterised by not only internal movements but increasingly by immigrants from Africa and other parts of the world (Department of Housing, 2004:27) According to The University of Dublin Trinity College (2015:2), the rapid expansion of cities throughout the world has been accompanied by equally rapid growth of informal settlements. Informal settlements develop as the housing market and it is unable to cater for the number of migrants. International Organization for

Migration (2017:20) shows that South Africa is home to 4 million immigrants, dominated by refugees and asylum seekers. Marutlulle (2019:1) reveals that the majority of migrants who infiltrate into the country either form informal settlements or add to the existing inhabitants of informal settlements. Marutlulle (2019:1) further mentions that Pull factors promoting in-migration to South Africa include the provision of houses, social security. South Africa fails to cope with the housing demand set up by the massive influx in the country.

Malete (2014:25) points out that there are other factors that are conducive to poor delivery of house branches, mainly from a legacy of apartheid system, where housing was supplied as a mechanism of social segregation. According to Lehohla (2006), migration is the crossing of a predefined spatial unit by persons involved in a change of residence.

2.12.11. Maladministration

Municipal maladministration and lack of control are the main administration -related factors that cause housing challenges (Matlala, 2000:23). According to Robins *et al* (2008:20), it is hard to get high performance from public servants because they are generally lazy, more security oriented and less motivated. Some departments that deal with allocations of government houses play a contributory role in the continuing housing challenges by being inefficient and ineffective (Marutulle, 2010:2).

2.12.12. Unaffordability

Access to affordable houses is a major challenge faced by the government (Muthethwa, 2014:13). According to Adebayo (2003:3), housing affordability remains a key hurdle preventing large scale delivery of houses. Binandi (2007:40) indicates that there are still innovations that the government can institute to promote affordability for the poor. All South Africans should have access to shelter. One of the reasons for riots in South Africa is lack of housing (Khumalo, 2010:2). According to the Housing Development Agency (2018:25), over 70% of households in shacks in South Africa had a household income of less than R3 500.00 per month. Low income implies that many people are unable to afford adequate housing using their own financial resources alone (White Paper on Housing, 1994:9). The Housing Delivery in South Africa (2014:2) shows that the whole housing sector was affected by the unique phenomenon of an increasing gap market, and the gap market is made up of

households earning too much to qualify for subsidised housing just above R3500.00 a month and too low to qualify for mortgage bonds, earning about R15000.00.

2.12.13. Lack of coordination and management of relations between different stakeholders

Layman (2003:3) reveals that a lack of coordination across officials at municipal level can contribute to some falling through the cracks of public support. The municipality is at the centre and must mobilise interest, resources and involve different stakeholders such as housing implementation agents and financiers to ensure that the objectives of the housing policy are translated into housing projects, and where resistance and institutional pressure from external stakeholders are managed and side effects of the policy are addressed and attended to (Mbeki, 2003:1).

2.12.14. Poor planning

Moloto (2006:649) reveals that another issue affecting housing provision is planning, and the national, provincial and local spheres of government planning are not aligned and coordinated; this usually results in the duplication and wastage of resources. Moloto (2006:651) further states that many Local Economic Development (LED) and IDP initiatives are not aligned with provincial priorities. Fourie and Valeta (2008:139) stress that if the problem of provision of houses continues/ remains unresolved, the country will continue to struggle to bridge the gap on inequality between the rich and the poor. Mafunisa (2007:261) is of the view that most of the challenges to provision of housing are poor management of public resources and lack of municipal participation.

2.12.15. Prioritisation process

According to Rapelang (2015:128), there is a lack of transparency in housing allocation process. Transparency is the increased flow of economic, political and social transformation (Cloete & Auriacombo, 2007:165). According to Ndou (2019:20), there's no clear criterion that guides the provision of housing and prioritisation of the villages and this shows that *Batho Pele* principles which are: (consultation, service standards, redress, access, courtesy, information, transparency & value of money) are not considered when providing houses and and furthermore, selection of beneficiaries is done by the councillor and traditional leaders where there's lack of formal procedure, which in most cases lead to corruption and nepotism. Mmola (2013:68) is of the view

that there must be transparency in whatever actions are taken concern the provision of housing. There's no guideline that outlines the entire allocation and selection of beneficiaries, and this leads to disruptions of housing delivery in the communities (Malete, 2014:56). Magoro (2010:10) points out that when the principle of transparency is violated, the situation becomes vulnerable to corrupt practices.

2.12.16. Participation

There are many factors that prevent communities from participating in housing provision, namely: inaccessible language, lack of information and lack of understanding of the roles and responsibilities of different stakeholders within the municipality (Vuyokadzi, 2010:116). According to Tjebana (2020:64), the municipality does not, from time to time, engage beneficiaries on what roles they are expected to play to ensure success of the project. Madzidzela (2008:45) is of the view that the engagement of beneficiaries in the project reduces tendencies of theft and vandalism.

2.13 RAMIFICATIONS OF HOUSING INADEQUACY IN SOUTH AFRICA.

The following will be discussed regarding ramifications of housing inadequacy in South Africa: informal settlements, flooding, xenophobic attacks, violence and criminality. Misselhorn (2010:16) states that as a result of housing inadequacy, living conditions within the settlements in which inadequate housing is rife are typically poor, with residents facing a range of basic livelihood challenges, including poor access to basic needs, safety and security risks and recurrent shack fires.

2.13.1 Informal settlements

According to Statistics South Africa Household Survey (2017:26), informal settlements are typically identified on the basis of the following characteristics: illegality and informality, restricted public and private sector investment, poverty and vulnerability and social stress. University of Dublin, Trinity College (2015:1) mentions that informal settlements are living conditions which lack at least one of the basic conditions of basic housing, namely improved water supply and adequate living space. Gilbert (2004:14) is of the view that insufficient and inadequate housing for the poor has a long history in South Africa, with apartheid- era policies resulting in overcrowded and under-serviced townships. Misselhorn (2010:16) reveals that approximately 23% of the households in South Africa are estimated to be without adequate shelter. Shaw

(2003:405) is of the view that information on the number of people living in informal settlements is often limited because inhabitants are often only inadequately covered by formal census and that census data may, therefore, not provide a clear separation of those living in informal settlements.

2.13.2 Flooding

According to Tshitereke (2008:1), adequate housing protects people against floods and associated stagnant water, in which insects breed, which is the key factor in spreading diseases. Marutulle (2021:12) states that the effect of flooding can be severe in communities, particularly in areas with no drainage systems, and these include: increased risk of infectious diseases, especially cholera; disruptive access to services, for example community services, health services; water pollution and levels of biological contamination, often through contamination with sewage.

2.13.3. Xenophobic attacks

According to Agnus, Doling and Lee (2002:172), xenophobic attacks are attacks on foreigners by the citizens of a country because of the abnormal fear or hatred on them, such attacks can be at a particular point in time and either occur throughout the whole country. In South Africa, foreigners are blamed for causing shortages and inadequacy of housing. Matunhu (2008:99) attests that the government of South Africa want to build higher fences at the border to prevent foreigners from coming in and undermining prosperity and security of South Africa. Eddy (2010:3) mentions that foreigners are the main reasons for high crime rate; hardships experienced by millions of poor South Africans and for overrunning and taking over South Africans. According to Marutulle (2021:13), it is alleged that foreigners buy fake identity documents and corrupt housing authorities to get them to be prioritised on the housing waiting list over locals who would have been on the list for several years and that foreigners get better housing opportunities than the locals. Additionally, Marutulle (2021:13) mentions that the influx of foreigners (both legal and illegal) disproportionately compounds the housing problem in South Africa. Matunhu (2008:105) states that xenophobic attacks lead to the destruction of property that belonged to foreigners, for example Alexandra xenophobic attacks of 2008, stores and tuck shops that belonged to migrants were destroyed.

2.13.4. Violence and criminality

Shaw (2003:410) is of the view that another potential negative impact of inadequate housing that is often overlooked in reviews on this subject is that of domestic violence. Additionally, Shaw (2003:410) mentions that a home is not always a refuge from the outside world: it can be a source of strain and danger, especially for women and children, to them the home can be the primary location of physical, emotional and sexual abuse. Gorman, Speer, Gruenewald and Labouview (2001:630) point out that those high levels of violence and violent crime are common in communities that face challenges of poverty, high unemployment and alcohol and drug abuse as is the case in adequate housing areas. Huchzermeyer (2011:140) is of the view that smaller houses lead to greater tensions between couples which could lead to violence. Informal houses are symbolically constituted as spaces of crime, pollution and dangerous qualities (Caldeira, 2000:76).

2.14. RELATIONSHIP BETWEEN HOUSING AND HEALTH

Lawrence (2000:27) points out that there is a lack of research on the link between housing and health in South Africa; good housing is the cornerstone on which individuals and families build a better quality of life and gain better independence. According to WHO (2018:127), the health effects of poor housing disproportionately affect vulnerable people: older people, people with disabilities, children and those without support networks. WHO (2018:127) further states that housing is fundamental to physical, mental and social well-being. Rehil, Armstrong and Wilkinson (2015:4) reveal that housing is a key to improved health and well-being. Marrullule (2022:59) mentions that indoor air quality, home safety, lack of hygiene, humidity, lack of sanitation equipment and Volatile Organic Compounds (VOC) are some of the most relevant possible health risks. Additionally, Marutlulle (2022:59) states that the immediate housing and surrounding environment can either support or limit the physical, mental and social well-being of residents.

2.14.1 Impact of inadequate housing on health

The impact of inadequate housing is associated with a wide range of factors (Rehill, Aarmstrong & Wikinson ,2014:2). Marutlulle (2022 :60) is of the view that inadequate housing may include a contaminated water supply or poor waste disposal, all of this can contribute to the spread of infectious diseases and overcrowding of tenants in

housing units also facilitates the transfer of diseases between people for example tuberculosis. According to Huchezermyer (2011:139), indoor air quality and exposure to dampness are contributors to asthma and other allergic reactions. Harvey (2000:34) states that overcrowded homes have been linked with slow growth in children which correlates with an increased risk of heart disease as an adult. Austine, Furr and Spine (2002:425) point out that high levels of household overcrowding can produce stress leading to illness and that congestion ensures easy transmission of communicable diseases.

Lindsell (2007:81) reveals that dampness and mould have been linked to respiratory symptoms, vomiting, allergies, aches, pains and fever; and children are the ones particularly affected. Lindsell (2007:81) further states that damp problems are most common in informal settlements located along valleys and riverbeds. Inadequate housing, the use of power by many households is limited by lack of funds for purchasing electricity, illegal power connections are also rife and community power suppliers are subject to relatively frequent interruptions and these kill residents through electric shocks and at times burn down shelters resulting in loss of life and property (Marutlulle, 2022:59).

2.15. QUALITY OF RDP HOUSES

According to Lefuwa (2016: 38), all contractors in the building industry must be registered with the National Home Builders Registration Council (NHBRC). Lefuwa (2016:38) further mentions that the NHBRC has to ensure that housing contractors build good quality houses with quality materials. Zunguzane (2012:20) is of the view that quality is a fundamental term in the construction industry. Manomano and Kang'ethe (2015:290) mention that the state of RDP houses which are provided was poor and needs immediate attention. Lefuwa (2016:39) is of the view that construction contracts are awarded to contractors without suitable qualifications in the building industry.

According to Stats SA (2014:12), poor quality can be attributed to the lack of oversight by government officials and inspectors and this has bad implications, including a threat to people's safety and lives and a shortfall that affects the government revenue. StatsSA (2014:12) revealed that some residents had raised concerns about the quality of RDP houses. Lefuwa (2016: 39) states that poor RDP houses can collapse and

cause fatal accidents. According to the research conducted by Mothlabane (2015:49), “a 49-year -old woman was killed when her RDP home collapsed as a result of heavy storms coupled with poor workmanship of the house”. According to Mothlabane (2015:49), government spends money to construct RDP houses, and poor quality may force government to undertake renovation programmes which will require funding.

2.16. BATHO PELE PRINCIPLES IN THE PROVISION OF RDP HOUSES

According to Swana (2008:16), Batho Pele is the name given to the government’s initiatives to improve the delivery of houses. Ramaite (2001:29) states that the name was chosen to emphasise that it is the first and foremost duty of the public service to serve all citizens of South Africa. According to the Batho Pele Handbook (2003), the following are Batho Pele Principles:

2.16.1 Consultation: public servants should make sure that they stay in touch with the people they serve by finding out what services they need, how they would like their services to be delivered (Tjebana, 2020:21). According to Craythorne (1990:84), every government department is a public body that exists to serve the public and therefore needs to connect with the public it is designed to serve. This is in line with *section 195 (1) (e)* of the Constitution, which states that “in public administration, the public must be encouraged to participate in policy making”. Bekker (1996:44) points out that citizen participation is advantageous for sound planning and is consistent with democratic ideals of providing information to citizens and enhancing acceptance of public services. Van der Waldt and Kinipe (2001:109) state that participation is regarded as the major characteristic of good governance because it encourages the community to get involved and take responsibility for the execution of development to improve quality of life. It can thus be concluded that RDP houses delivery be done in consultation with the end user of the services, and this will allow them to participate in decision making.

2.16.2. Service Standards: Kroon (1996:126) defined standard as a predetermined criterion with which the performance must comply. According to Tjebana (2020:21), every department has to set service standards that guide exactly what they deliver and to what quality. Batho Pele (2003:34) states that service standards should clearly state how long it will take and exactly what people can expect. White Paper on Transforming Public Service Delivery (1997:103) states that the Department of Public

Service and Administration has requested each government department to produce a document wherein the organization pledges itself to a particular standard of services.

2.16.3. Redress: According to Tjebana (2020:22), when people do not get what they are entitled to from the public service, they have the right to redress. Tjenana (2020:22) further states that the public servant should immediately apologise to the citizens and tell them the solutions they are offering. The White Paper on Transforming Public Service Delivery (1997:15) states that if the promised standard of service is not delivered, the citizens should be offered an apology, a full explanation and when complaints are made, citizens should receive a positive response. *The Promotion of Administrative Justice Act (53 of 2002)* allows for citizens to ask for reasons for any decision taken by government that affects them. The Act allows people to appeal the decision or ask for the review of the administrative action by a court (Batho Pele Handbook, 2003:192). The principle of redress demands that all national and provincial departments establish complaints handling systems guided by guiding principles such as accessibility, fairness and confidentiality (Batho Pele Handbook, 2003:194). Citizen's satisfaction and expectations can be accessed by providing suggestion boxes, monitoring the nature of complaints, conducting surveys and site visits (Swaya:2008:23).

2.16.4. Access: According to Batho Pele Handbook (2003:194), all citizens have the right to equal access to the services to which they are eligible. Tjebana (2020:22) states that public servants have a special role to play to make sure that those who need extra assistance get it. According to Swana (2008:21), every South African has the right to know what government services are available to them and how to access these services. Service Delivery Review (2001:51) is of the view that there is a need to extend services to previously downgraded groups to foster the principles of universal access to services and to encourage public participation. According to Swana (2008:21), access applies especially to the previously disadvantaged citizens and to people with special needs.

2.16.5. Courtesy: Public servants have to remember that they are employed to help the people and to give them access to the services (Tjebana, 2020:22). Public servants should always be courteous and helpful (Batho Pele Handbook, 2003:195). Citizens should be treated with courtesy and consideration (Swana, 2008:21).

According to Batho Pele Handbook (2003:164), it does not matter what the situation or the condition of the citizens is, his or her dignity must always be valued in the process of the provision of RDP houses.

2.16.6. Information: According to Tjebana, (2020:22), all citizens should be given full information about the provision of RDP houses. Tjebana (2020:22) states that if a public servant does not have information, they should try to find out and help the person. If the citizens are better informed, it will be easier for the public service to do its job (Batho Pele Hand Book, 2003:199). Swana (2008:21) states that citizens should be given full and accurate information about the provision of houses. Swana (2008:22) further states that municipalities should communicate their plans for delivery of houses in relation to service standards, guarantees that may be expected as well as the complaints procedure that can be followed.

2.16.7. Openness and Transparency: The public service is there to serve the people and they have a right to the services it offers (Tjebana, 2020:23). Swana (2008:22) mentions that openness and transparency are important in the delivery of houses for purpose of building confidence and trust between the department of housing and citizens they serve. Swana (2008:22) further mentions that citizens should be told how national and provincial departments are run. Van der Waldt (2004:16) defined transparency as the availability of information to the general public and clarity about government rules.

2.16.8. Value for money: According to Batho Pele Handbook (2003: 200) It is very important that public servants do not waste the scarce resources of government and that they deliver a service that is as cost-effective and efficient as possible. Tjebana (2020:23) states that it is their duty to inform management of any wastage of resources and to look for ways of saving money, without compromising the quality of the service delivered to people. Swapa (2020:24) is of the view that public servants should eliminate waste, fraud and corruption, as well as finding ways to improve the provision of houses.

2.17. EMPIRICAL EVIDENCE OF HOUSES IN MAKHADO LOCAL MUNICIPALITY

According to Makhado Local Municipality draft IDP review (2019-2020:6), the vision of the Municipality is “a dynamic hub for socio-economic development by 2050”. The mission is “to ensure effective utilisation of economic resources to address socio-

economic imperatives through, mining, tourism and agriculture” The values of Makhado Local Municipality are: quality service, unity and solidarity, accountability, mutual respect and humility, ethical behaviour and leadership and community engagement (Makhado Local municipality draft IDP review, 2019-2020:6). Local government should provide democratic and accountable government for local communities. It should ensure the provision of services to communities in a sustainable manner, promote a safe and healthy environment and encourage involvement of communities in matters of local government in terms of *Section 152 of the Constitution of the Republic of South Africa of 1996*.

In terms of *Section 74 of The Government Municipal Systems Act 2000* (Act 32 of 2000), the Municipal Council must adopt and implement a tariff policy. In terms of *Section 74(i)* of the Act, in adopting a tariff policy, the council should at least take into consideration the extent of subsidisation of tariffs for poor households. Arising from the above, the indigent support policy must be approved by the council to provide procedures and guidelines for the subsidisation of basic services and tariffs charged to its indigent households.

2.17.1 Indigent policy

According to Makhado Local Municipality draft IDP review (2019/2020:62), Makhado Local Municipality strives to provide free basic services to all indigent households. Indigents are defined as those households who are unable to make monetary contributions towards basic services. The municipality has a basic service delivery policy to manage the provision of basic services to the indigent people. The purpose of the policy is to ensure that the subsidy scheme for indigent household's forms part of the financial management systems of Makhado Municipality (Makhado Local Municipality policy on subsidy scheme for indigent households, 2021/2022:3). The Municipality Council must give priority to the needs of the community, promote the social and economic development of the community and ensure all residents and communities in the municipality have access to least the minimum level of basic municipal services in terms of *sections 152 (1)(b) and 153(b) of the Constitution*. Makhado Local Municipality Tariff and Free Basic Service Policy (2020/2021:13) mentions the following objectives contained in Makhado indigent policy which will be to ensure that:

- Access to basic services must be provided to all, including the indigent, in terms of South African Constitution,
- A true reflection of the indigent is virtually important,
- The consumptions of metered services by indigent households must be lowered,
- Tariffs for rates and services must be made more affordable for the indigent.

Most of the land is in the hands of tribal chiefs and most of these communities are not serviced. The main challenge in rural areas is land ownership; the area is characterised by private ownership in proclaimed township state ownership and tribal land, which is held in trust by traditional leaders. The demarcation of sites by traditional authorities creates service backlogs; tribal land has a significant impact on development as ownership is restricted and controlled outside the normal land ownership arrangements, and the land restitution process restricts investment and the development of land (Makhado Municipality IDP Review, 2019/2020-2021/22:35).

2.17.2. Housing provision

According to the Constitution of the Republic of South Africa, everyone has the right to adequate housing, and the state must take reasonable legislative measures within its available resources to achieve progressive realisation of the right. Makhado Municipality IDP (2020/21-2021/22 Final IDP review: 60) shows that In Makhado about 16207 people stay in houses that are below the required RDP standards and the current housing allocations are insufficient to meet the target. Private land ownership is also difficult to obtain especially in rural areas where there's no real housing market (Makhado Municipality IDP Review 2019/2020-2021/22:60). Makhado Municipality IDP Review (2016/17:91) shows that for the purpose of the RDP housing scheme approach, the Department of Co-GHTA appoints developers to build houses for beneficiaries who meet the set requirements and for Peoples Housing Process approach the Department transfers funds to the municipality and the municipality facilitates the process by appointing local builders from the communities to build the houses working in collaboration with beneficiaries. A total number of 300 houses could

not be built in the 2021/2022 financial year due to Covid-19. The provision of housing is the function of the CO-GHSTA, and the municipality plays a role in the coordination of housing development projects by making land available for such developments (Makhado Local Municipality Annual Report, 2022/2023:59).

2.17.3 Communication

Makhado Municipality IDP Review (2019/2020-2021/22:60) indicates that people are informed about housing schemes and policies through their traditional authorities, ward committees and ward councillors. Both RDP standard housing and Peoples Housing Process (PHP) policies are being used. The Municipality has an effective and efficient communication unit that implements communication strategy as approved by Council, and the municipality uses social media to communicate and receive feedback about services being rendered (Makhado Local Municipality Annual Report 2022/2023:34).

2.18. MECHANISMS TO ADDRESS THE PROVISION OF RDP HOUSES IN SOUTH AFRICA

The following aspects will be discussed to address the challenges of housing provision: public meetings, human resource management, political parties, implementation of IDP, induction, feedback to the community, and feedback from the community, awareness campaigns, empowerment and institutional capacity.

2.18.1 Public meetings

Public meetings have gained ritualistic status as a public participation strategy in local government in South Africa (Matlala, 2000:31). Public meetings create time for municipalities to communicate with the public (Kondlo, 2010:386). According to Makhado Local Municipality Annual Report (2020/2021:36), imbizos provide a way for effective communication between municipalities and communities. Hartslief and Auriacombe (2009:868) show that participation should involve all members of the community. Hofisi (2009:330) mentions that during imbizos, members are given time to ask questions about their expected level of service delivery.

2.18.2 Human resource management

According to DeSimone and Werner (2012:4), human resource management can be defined as a set of systematic and planned activities designed by an organisation to provide its members with the opportunities to learn the necessary skills to meet current and future job demands. Meyer (2012:2) reveals that human resources management can enhance the strength or weakness of an organization. Employing people outside the government can bring new ideas, and houses can be provided in a professional way, and nepotism or unfair practices can be avoided (Marutulle, 2010).

2.18.3. Political parties

Politics is the aspirations for and more importantly the retention of power over residents of a particular jurisdiction by certain individuals or groups of individuals (Ndudula, 2013:6). Thornhill (2012:57) asserts that it is important to refer to politics as a basic and critical process in the public sector as it only implies party politics but also politics as part of a wider decision-making process, that is, questions relative to who receives what, when and where in the provision of houses context at the local level. Politics is practised at the local level by the councillors and the executive component of the council that is the mayor, deputy mayor, speaker and members of the mayoral committee. (Thornhill & Cloete, 2014:76). Political parties can be major groups on issues of service delivery and involvement of members of the public (Mudzanani, 2010:59).

2.18.4 Implementation of integrated Development Plan

The IDP is defined by Craythorn (2006:126) as strategy aimed at integrated development and management of areas of jurisdiction of the municipality. Maphunye and Mafunisa (2008:461) state that the IDP is a strategic tool used to guide and inform the process in a municipality. Community has a say when the IDP is being drafted. According to the Department of Provincial and Local Government (2000:13), the IDP allows the community to be part in the planning, budgeting, management and decision making in the municipality. Municipalities are accountable for identifying land suitable for housing development.

2.18.5. Induction

According to Nieuwenhuizen and Rossouw (2009:219), induction involves introducing new employees to the goals of the organisation. Marutlulle (2010:70) states that induction is the process of acquainting new employees with their jobs and also the organisation. Marutlula (2010:70) further states that induction programme establishes good communication between municipal officials and the community. Induction should cover terms and conditions of employment, values, and co-workers as well as the tasks to be performed as well as the equipment to be used.

2.18.6. Feedback to communities

Different methods can be used to provide feedback to communities on the events of the municipality. Municipalities can use media announcement, public notices and ward meetings to provide feedback to communities. Municipalities can also use community radio stations to provide information to the community because technology is increasing; municipalities should invest in electronic communication methods (SALGA, 2013b:13). Botha (2013:84) is of the view that the government should educate people with certain issues that affect their lives, especially the provision of houses. The government gathers information regarding needs, values and perspective of the broad public communities before giving feedback (Palerm & Sceves, 2004). According to Vuyokadzi (2010:137), the Housing Department should have regular updates on policy and workshops to discuss changes in policy. Vuyokadzi (2010:137) further mentions that concerns raised by the community should be taken into consideration.

2.18.7 Feedback from the communities

The community should be given the opportunity to provide feedback to the municipality. A municipality can place suggestion boxes at frequently used customer care points for community feedback. A dedicated grievances office should also be acknowledged to address complaints from the community; this might lower frustrations by community members awaiting a response from the government (SALGA, 2013b:13). Palerm and Sceves (2004) are of the view that providing feedback is a

two-way exchange of information and receiving feedback from the community helps the government to gather information.

2.18.8 Awareness campaigns

Awareness campaign is a process that seeks to inform and educate people about issues with the intention of influencing their attitudes, and can be conducted to provide information of housing and public service delivery (Mmola, 2013:69). This was supported by Ngxubaza (2010:110), who argues that awareness campaign efforts may include the following activities: working with the media, making written or oral submissions to parliamentary committees and inquiries; holding public meetings; convening conferences and workshops regarding provision of houses. In addition, Ngxubaza (2010:110) states that awareness campaigns can be used to promote an understanding of existing laws and rights of housing. Awareness campaigns promote participation (encourage people to participate in the public service delivery awareness) (Department of Local Government and Housing, 2004).

2.18.9 Empowerment

Empowerment is defined as a process in which people gain greater control over the decisions and actions that affect their lives (Perkins, 2010:207). Zonke (2015:18) shows that empowerment is important to everyone involved in the provision of houses, including public officials and the community. Communities should be empowered to understand the role and avoid being stumbling blocks to the provision of housing because empowerment provides necessary skills, knowledge and values to the public (Matlala, 2000:32). Empowerment is important to the government to complement affirmative action with vocational-based training that will make them independent and self-sufficient.

2.18.10 Institutional capacity

Institutional capacity refers to the quality of leadership, incentives, systems, resources and personnel that produce results based on the mission and objectives of the institution. Municipalities should ensure that administrative positions are filled with committed people whose performance is monitored. (Mudzanani, 2016: 68). Institutional arrangements refer to plans put in place to implement housing policies

and the definition of the roles of various role players in order to ensure adequate and affordable provision of houses (Department of Housing, 2005).

2.19. CONCLUSION

The chapter focused on the theoretical framework, which included the Development Theory and Sustainable Development Theory which focuses on challenges of underdevelopment, an overview of evolution of legislative framework on the provision of houses in South Africa that served to oppress blacks. The chapter also focused on legislative frameworks which are meant to redress the past ills which include: The White Paper on the Reconstruction and Development programme, 1994; The Housing White Paper, 1994; Housing Subsidy Scheme (HSS); The Constitution of the Republic of South Africa, 1996; Housing Act 107 of 1997; The Housing Consumer Protection Measure, 1998; Breaking New Ground, 2004; Peoples Housing Process (PHP); The Social Housing Act of 2008; National Housing Code and Incremental Housing and Upgrading Support Programme. The chapter presented the evolution of provision of houses in African developing countries namely: Namibia, Egypt, Botswana, Namibia and Kenya.

The chapter provides historical background in the provision of houses in South Africa and the roles and responsibilities of the three spheres of the government in the provision of houses. The study also provides the role of Co-GHSTA in the provision of houses. The chapter shows challenges in the provision of houses as a service delivery function in local municipalities. The chapter further shows the ramifications of housing inadequacy in South Africa. The chapter presented the relationship between housing and health. Finally, the chapter reviewed the empirical evidence of houses in Makhado Local Municipality. About 16207 people stay in houses that are below the required RDP standards and the current housing allocations are insufficient to meet the target. The section concluded by presenting the mechanisms that can be used to address the provision of houses in South Africa.

CHAPTER 3

RESEARCH METHODOLOGY

3.1. INTRODUCTUION

The aim of this chapter is to provide information on the research methodology that was used in the study to investigate the challenges of the provision of houses. According to Bostley (2019:77), research is a systematic way of solving problems and gaining new knowledge. This chapter presents the research design and methodology that the researcher followed when conducting research. This section also presents the study area, population of the study, sampling method and sampling size, data collection method, data analysis and ethical considerations.

3.2. RESEARCH PARADIGM

Research paradigm is a view on the development of knowledge and the nature of knowledge (Burrell & Morgan, 2017:2), while Kamal (2019:138) defines a research paradigm as a set of beliefs about the way in which particular problems exist and a set of agreements on how such problems can be investigated. The research paradigms consist of positivism, post -positivism, critical theory and constructivism. The study used pragmatism research paradigm in order to collect data in an effective and appropriate manner.

Mitchell (2018:7) defines pragmatism as a philosophical partner of the mixed research method, as its underlying assumptions provide the essence for mixing research method and on the other hand, Heba (2019: 5) defines pragmatism as an advanced philosophy that provides the epistemology and the logic for combining the qualitative and quantitative approaches and methods. Pragmatism was used in this study because it offers the opportunity for the researcher to search for useful facts of connection between qualitative and quantitative. Pragmatism was also used because it breaks down the hierarchies between positivist and constructivist ways of knowing how to look at what is meaningful from both.

3.3 RESEARCH DESIGN

Kirumbi (2018:1) defines research design as a set of methods and procedures used in collecting and analysing measures in the research problem. Research design refers to a strategic plan for a research project, setting broad features of the research (Harish, 2021:55). The present study used the descriptive research design and exploratory research design.

Nemaja (2020:1) states that descriptive research is a theory-based design, where the researcher is primarily interested in describing the topic that is a subject of the research, while on the other hand, Hamed (2022:58) defines descriptive research design as a basic method to explain events and situations during their current status. The study used descriptive study to collect accurate data and to provide a clear picture of the phenomenon under the study.

Explorative research design is a study that seeks to answer a question or address a phenomenon (Ajit, 2021:2). Tesfaye (2018:2) states that explorative research design is research that is conducted when enough is not known about a phenomenon and a problem that has not been clearly defined. Exploratory research design was used because it uses secondary sources such as published literature.

3.4 RESEARCH APPROACH

Research methodology is a plan of action that gives direction to conduct research (Mohajan, 2017:3). While on the other hand, Kassu (2019:1) defines the research methodology as a path through which researchers need to conduct their research. There are three researchers' approaches, namely: quantitative, qualitative and mixed research methods. The researcher used a convergent parallel, mixed method in the research methodology to assist in answering the research questions that could not be answered by quantitative or qualitative research methods alone.

According to Tesfaye (2018:1), mixed -method involves the collection or analysis of both quantitative and/or qualitative data in a single study in which the data are collected concurrently or sequentially. On the other hand, Bostley (2019:84) defines the mixed method as the integration of quantitative and qualitative research methods.

A Mixed method was used in this study to assist in answering the research questions that could not be answered by qualitative or quantitative research methods alone.

According to Hamed (2022:54), qualitative research aims to collect primary, first-hand, textual data and analyse it using specific interpretive methods, while Samar (2017:2) states that qualitative research is used to collect the in- depth data on a particular topic. This approach assumes that a single person represents the group's feelings and emotions. The qualitative method was used to explore the behaviour, perspective and feelings of people and emphasise the understanding of these elements. Qualitative research was also used because it is essential in the sense that it emphasises the participation of stakeholders and sharing of experiences.

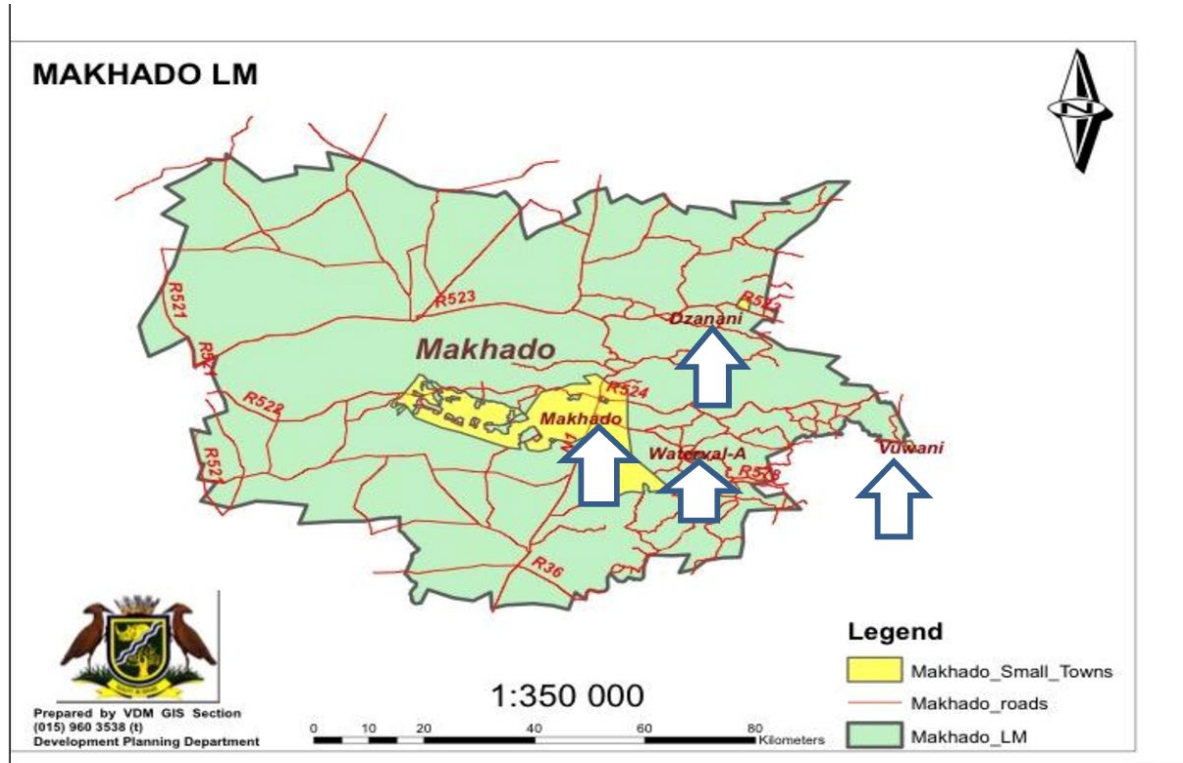
Nemaja (2020:57) defines quantitative research as research that aims to give answers to questions like who, what, when, where and how many. On the other hand, Hamed (2022:54) defines quantitative research as the method of employing numerical values derived from observation to explain and describe the phenomena that the observation can reflect on them. The quantitative method was used to investigate the answers to the questions starting with how many, how much and to what extent. The qualitative method was also used to explore the behaviour, perspective, experiences and feelings of people and emphasise the understanding of these elements.

3.5 Study area

Akanle (2023:1) defines a study area as a location where a researcher plans to carry out an in- depth study about an existing problem. The study was conducted at Makhado Local Municipality. The Makhado Local Municipality is one of the four local municipalities that constitute Vhembe District Municipality. The municipality is located in the northern parts of Limpopo Province, approximately 100km from the Zimbabwean border along the N1 Route. The municipality is made up of four formal towns, namely Louis Trichardt, Vleifontein, Waterval and Dzanani with more than 200 villages. The main administrative office is situated in Louis Trichardt town with two supporting regional administrative offices in Dzanani and Waterval. The municipality has 38 ward councillors and 37 proportional representative councillors. There are 14 traditional leaders who are ex-officio members of the municipal council and 10 councillors who

are members of the executive committee. The municipality also has 38 established and fully functional ward committees. Below is the map of Makhado Local Municipality.

Figure 3.1: Makhado Local Municipality Map



(Source: Geographic Information System, 2019)

3.6 POPULATION OF THE STUDY

Samar (2017:3) defines population as all people that one wishes to understand, while on the other hand, Kassu (2019:1) defines population of the study as a complete set of individuals having common characteristics in which the researcher is interested. Makhado Local Municipality is one of the four municipalities in Vhembe District. The population of Makhado Local Municipality is about 416 728 people. There are about 116 371 households falling under Makhado Local Municipality.

3.7 SAMPLING

According to Majid (2018:3), sampling is the process of selecting a statistically representative sample of individuals from the population of interest. Pooja (2019:158) defined a sampling as a procedure to select a sample from a large group of population

for a certain kind of research purpose. The sample group of the study consists of Municipal Manager; Integrated Development Plan (IDP) officials; Local Economic Development (LED) officials; Community Development Workers (CDW); traditional leaders and headmen/ headwomen; members of SANCO; selected community members and ward councillors.

3.7.1 Sampling method

For this study, non-probability and its type of purposive sampling method was used to select respondents for the research. Non-probability sampling technique uses non-randomized methods to draw the sample (Showkat & Parveen, 2017:5). Pooja (2019:161) defines non probability sampling as a type of sampling where each member of the population does not have a known probability of being selected in the sample. The researcher used purposive sampling method.

Dudovskiy (2019:36) states that purposive sampling produces a non-probability sample that is selected based on the characteristics of the population. On the other hand, Kassiani (2023:1) defines purposive sampling as a group of non – probability sampling techniques in which units are selected because they have characteristics that you need in your sample. The study used purposive sampling method to allow the researcher to choose participants arbitrarily for their unique characteristics or experience and attitudes or perceptions. Purposive sampling was also used to select sample members to confirm their criteria.

3.7.2. Sampling size

The sample size can be defined as the subset of a population required to ensure that there is a sufficient amount of information to draw the conclusion (Mumtaz, Hiram, Jun-Hwa, Ramayah, Francis & Tat Huei ,2020:2). The sampling size of the study consists of 115 respondents, which is categorised as follows: 02 Integrated Development Plan (IDP) officials, 8 ward councillors, 10 traditional leaders, 10 Community Development Workers (CDW), 02 Department of Housing staff in Municipality, 10 SANCO Members, 03 Local Economic Development and 70 Community Members. 115 participants were sampled because they directly impact the reliability and extent to which the researcher can generalise the findings to the large

population. A large sample size can potentially enhance precision estimates, leading to a narrower margin of error.

3.8. DATA COLLECTION METHOD

Sekeren and Bougie (2016:156) define data collection as a process of collecting information from all the relevant sources to find answers to the research problem. Cresswell and Creswell (2017:201) state that data collection is the process of gathering information on variables of interest, establishing systematic fashion to enable one to answer research questions, testing the hypothesis and evaluating outcomes. Two data collection instruments were used, namely a questionnaire and an interview schedule.

A questionnaire is a formalized set of questions for obtaining information from respondents (Andrew, 2023:1). A questionnaire is defined by Abid (2022:1) as a set of common questions laid out in a standard and logical form to record data from respondents. The study used structured questionnaires because it enables the researcher to contact a large number of people quickly and easily. The researcher made appointments before collecting data. A structured questionnaire was used with five likert scale which consists of strongly agree, agree, not sure, disagree and strongly disagree. 120 questionnaires were distributed to respondents by both the researcher and research assistant

For the collection of qualitative data, interview sessions were conducted. Interview is the method of asking questions to gain data (Tahersdoost, 2021:1), while on the other hand, Rutledge and Hogg (2023:1) define interview as a qualitative research technique that is used to conduct detailed interviews with a small number of participants. The study used open-ended questions to interview the participants because it allowed the respondents to include more information, including feelings and understanding of the subject. Open -ended interview was conducted with 9 participants: 2 IDP officials, 2 traditional leaders, 3 community development workers and 2 Department of housing Staff in municipality because they have knowledge and experience about the provision of houses. The researcher used open- ended questions to interview participants because it allows the respondents to express their feelings, views and thoughts.

3.9 DATA ANALYSIS

Data analysis is the process of converting the gathered data to meaningful information (Taherdoost, 2020:1). According to Sunday (2018:17), data analysis is the process where one moves from qualitative data that have been collected, into some form of interpretation of the study. Two data analysis methods were used to analyse the data collected, namely statistical and thematic analysis. Hassan (2022:1) defines statistical analysis as a technique that we use to find patterns in data and make inferences about those patterns to describe variability in the result of a data set. Statistical analysis is also defined by Timonera (2024:1) as a systematic method of gathering, analysing, interpreting, presenting and deriving conclusions. Data collected through questionnaires was analysed by International Business Machinery (IBM): Statistical Product and Service Solutions (SPSS), the latest version 29.0 and the information was presented in the form of tables, followed by frequencies and percentages. After the presentation of the data, the researcher provided a synthesis of the data.

Kampira (2021:5) defines thematic analysis as a data analysis that centres on identification, description, explanation, substantiation and linkages of themes. Muhammad, Wilson, Kerry and Silvia (2023:1) also define thematic analysis as a highly popular technique among qualitative researchers for analysing qualitative data, which usually comprises thick descriptive data. Data collected through interviews was analysed by thematic analysis, and the information was presented in a narrative form. For this study, the researcher used the nine Creswell's steps of analysing the qualitative data and the information is indicated below: Planning for recording data; Data collection and preliminary analysis; Managing data; Reading and writing memos; Generating categories, themes and patterns; Coding the data, testing emergent understanding; searching for alternative explanations and writing the report (Cresswell, 2014:334).

Phase 1: Planning for recording Data

The research study planned for recording of data in an appropriate manner in the setting of the participants or both, and facilitated analysis before data collection.

Phase 2: Data Collection and Preliminary Analysis

Data collection and analysis go hand in hand in order to build a coherent interpretation of the data.

Phase 3: Managing or Organizing Data

The researcher organized data into files and folders so that it could be analysed well. Data generated by qualitative methods are often voluminous.

Phase 4: Reading and Writing memos

After organizing data and converting it, the researcher continued analysing data by getting the feelings for the whole data base. Writing memos in the transcripts or under photographs helps in the initial process of exploring data base.

Phase 5: Generating Categories, themes and patterns

The researcher searched for those who have internal convergence and external divergence. The researcher then broke the information down into smaller themes to write a final narrative. Classification involves identifying five or six general themes; interpretation involves making sense of the lessons learned.

Phase 6: Coding the data

The study determined the importance of data in illuminating the questions being explored and how central they were to the story that was unfolding about the social phenomena being studied.

Phase 7: Testing Emergent Understanding

After categories and themes were developed and coding was under way, the researcher started with the process of evaluating the plausibility of her understanding and exploring them through the data.

Phase 8: Searching for alternative explanations

Alternative explanations always exist; the researcher searched for identity. The researcher searched for plausible explanations for data and linkages among them.

Phase 9: Representing and Visualizing

In the final phase of the report, the researcher presented the data as a packaging that was found in text.

For the purpose of the study, the researcher analysed data using the above steps. The researcher collected data and wrote all information given by the respondent. After that, the researcher grouped similar information together.

3.10. ETHICAL CONSIDERATIONS

Ethics is defined by Rossouw and Vuuren (2020:5) as an inquiry into what is right and wrong, and what the researchers ought to do. Bhandari (2023:1) states that ethical considerations are a set of principles that guide your research design and practices. For this study, the researcher followed, respected and upheld the following research ethics:

3.10.1. Permission to conduct study

The researcher obtained permission to conduct the study from the University of Venda. The researcher submitted the permission to Makhado Local Municipality. The researcher attached the letter of request for permission to collect information for study from the University of Venda as an annexure. After obtaining the permission to conduct the study at the Makhado Local Municipality, the researcher attached the letter of permission to conduct the study as an annexure.

3.10.2. Informed Consent

According to Flick (2014), informed consent is a voluntary agreement to participate in research. Informed consent is a norm in which subjects based their voluntary participation in research projects on the full understanding of possible risks involved. For the purpose of the study, the researcher explained to the respondent what the study is all about so that they knew exactly what was required from them, even to allow them to decide whether or not to participate in the study.

3.10.3. Confidentiality and Anonymity

According to Bhadhira (2021:7), confidentiality is when you know who the participants are but you keep that information hidden from everyone else. Information provided by participants was protected and made unavailable to anyone other than the researcher. Anonymity means that a researcher does not know who the participants are, and no one can link any individual participant to the presented research data (Nikko, 2023:2716). The study protected the names and identity of participants by referring participants as person A, B and C. For this study, the researcher ensured that the respondents remained anonymous.

3.10.4. Voluntary participation

According to Khawula (2016:105), participation in research should be a voluntary participation. Bhadhira (2022:45) states that voluntary participation means that all research subjects, respondents or participants are unrestricted to decide to participate and be involved in the study without any presence of pressure or coercion. The study considered those willing to participate in the study without forcing anyone to participate.

3.10.5. No harm to participants

Nikko (2023: 2717) states that the research process should not harm the research participant or stress the research participant in any way. This study did not harm the respondent or give punishment during the interview. The researcher also made sure that all participants remained as they were in the past.

3.11. CONCLUSION

This chapter described the research design and sub-divisions, which are descriptive research design, explorative research design and contextual research design. The chapter also provides the research methodologies wherein the researcher used mixed methods for collecting and analysing data. This chapter provides the study area which is Makhado Local Municipality. This chapter provides the population of the study which comprise community members and officials of Makhado Local Municipality. The section provides the sampling method. The study used non-probability sampling method and purposive sampling method. The sampling size was also provided in this

section. This chapter further provides the data collection in which the researcher used both questionnaires and interview questions. The researcher used open ended questions to interview participants. The section provides data analysis, which consists of statistical analysis and thematic analysis. The chapter also discussed ethical consideration, which includes permission to conduct the study, informed consent, voluntary participation, confidentiality and anonymity, and no harm to participant.

CHAPTER 4

DATA PRESENTATION, ANALYSIS AND INTERPRETATION

4.1 INTRODUCTION

The purpose of this chapter is to present, analyse and interpret data. This study used a mixed research method. The researcher used questionnaires and interviews to collect data from IDP officials, Local Economic Development officials, Department of Housing staff in the Municipality, Community Development Workers, traditional leaders, ward councillors, SANCO members and selected community members. The analysis is based on the data collected through quantitative and qualitative methods. The responses to the questionnaires are presented graphically in tabular form followed by a brief synthesis of the answers for the questionnaires. The responses to the interview questions are presented in a narrative form, followed by an interpretation of the data.

4.2. PRESENTATION, ANALYSIS AND INTERPRETATION OF DATA COLLECTED THROUGH QUESTIONNAIRES

The purpose of this section is to present data which was collected through questionnaires. This section consists of two sub-sections, namely sections A and B. Sub-section A presents the biographical details of the respondents, and Sub-section B presents challenges facing Makhado Local Municipality in the provision of RDP houses.

4.2.1 Section A: Biographical details of respondents

In this section, the researcher presents the biographical details of the respondents who took part in the study. The information is presented in graphic tables with frequencies and percentages, followed by a synthesis of the findings. The details of the respondents are presented in relation to gender, age, position and educational attainment.

Table 4.1: Gender of respondents

No	Responses	Frequency	Percentages
1	Male	68	59%
2	Female	47	41%
	Total	115	100%

The above table presents the biographical information of the respondents in terms of their gender. From a total of 115 respondents who took part in this study, 68 (59%) were males, and 47(41%) were females. From the above information, it can be concluded that the majority of the respondents who participated in this study were males. This might be due to the fact that there are usually more males employed within Makhado Local Municipality

Table 4.2: Age of the respondent

No	Responses	Frequency	Percentages
1	Less than 21 years	24	20.9%
2	22 to 30 years	32	27.8%
3	31 to 40 years	14	12.2%
4	41 to 50 years	22	19.1%
5	51 years and older	23	20%
	Total	115	100%

Table 4.2 presents the biographical information of the respondents in terms of age, and it was found that the majority of the respondents at 32 (27.8%) who took part in this study were between 22 to 30 years; 24 (20.9%) were less than 21 years old; 23 (20%) were 51 years and older; 22 (19.1%) were 41 years to 50 years and 14 (12.2%) were between 31 to 40 years. It can be concluded that the majority of the respondents who took part in this study were between 22 to 30 years. The reason could be that youth understands the purpose of the study or this might be caused by the fact that the youth are actively involving themselves in development programmes.

Table 4.3: Positions of the respondents

No	Position	Frequency	Percentage
1	Municipal Manager	0	0
2	Integrated Development Officials	02	1.7%
3	Local Economic Development Officials	03	2.6%
4	Department of Housing Staff in the Municipality	02	1.7%
5	Community Development Workers (CDW)	10	8.7%
6	Traditional Leaders	10	8.7%
7	Ward Councillors	08	7%
8	SANCO Members	10	8.7%
9	Community Members	70	60.9%
	Total	115	100%

Table 4.3 indicates the positions of respondents who took part in the study. Initially, the researcher had planned that the Municipal manager in the Makhado Local Municipality shall be part of the study, but during the collection of the data it was very difficult for the researcher to get hold of the Municipal manager. Out of 115 respondents, the majority at 70 (60.9%) were community members. This was because the aim of the provision of RDP houses is to improve the living standards of community members. This was because the study was focused on the challenges facing Makhado Local Municipality in the provision of RDP houses. The data also indicates that 02 (1.7%) were IDP officials; 03 (2.6%) were LED officials; 02 (1.7%) were Department of Housing staff in the Municipality; 10 (8.7%) were CDW; 10 (8.7%) were traditional leaders, 08 (7%) were ward councillors and 10 (8.7%) were SANCO members.

Table 4.4. Educational qualifications

No	Qualification	Frequency	Percentage
1	National senior certificate (Grade 12 and below)	76	66.1%
2	Bachelor's degree/National diploma	28	24.3%
3	Honours degree/B-Tech	10	8.7%
4	Master's degree / M-Tech	1	0.9%
5	Doctoral degree/ D-Tech	0	0
	Total	115	100%

Table 4.4 indicates that 76 (66.1%) had a National Senior Certificate as their highest qualification; 28 (24.3%) had Bachelor's degree/National Diploma; 10(8.7%) had Honours degree/ B- Tech, and only 1(0.9%) had Master's degree.

4.2.2 Section B: Challenges of the provision of Reconstruction Development Programme houses

In this sub-section (Section B) the researcher presents the data on challenges in the provision of RDP houses. The data is presented in tabular form, followed by frequencies and percentages as well as the analysis and interpretation. This section is divided into four themes which arose from the major objectives of the study, namely: challenges facing Makhado Local Municipality on the provision of RDP houses, status of RDP houses provided by Makhado Local Municipality, initiatives in place to provide RDP houses in the Makhado Local Municipality and the strategies that can be used to improve the provision of RDP houses.

4.2.2.1 Challenges of the provision of Reconstruction Development Programme Houses.

This section presents the data regarding challenges of the provision of Reconstruction Development Programme Houses. The data is presented in graphic tabular form followed by synthesis of the data.

Table 4.5. The Municipality has enough financial and human resources to provide RDP houses

No	Responses	Frequency	Percentage
1	Strongly Agree	11	10%
2	Agree	30	26%
3	Not Sure	19	17%
4	Disagree	42	37%
5	Strongly Disagree	13	11%
	Total	115	100%

Table 4.5 presents the data on the statement that the Municipality has enough financial and human resources to provide RDP houses. Forty-two which represent (37%) of the respondents disagreed that the Municipality has enough financial and human resources to provide RDP houses; while on the other hand, 13 (11%) of the respondents strongly disagreed. Nineteen (19) which represent (17%) were not sure with the statement. Furthermore 11 (10%) strongly agreed with the statement, while 30 which represent (26%) agreed with the statement. It can be concluded that the majority of the respondents disagreed that the Municipality has enough financial and human resources to provide RDP houses. This means that the Municipality is facing significant constraints in providing RDP houses due to insufficient financial and human resources.

Table 4.6. The Municipality has good working relationship with residents and ward councillors

	Responses	Frequency	Percentage
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1	Strongly agree	6	5%
2	Agree	34	30%
3	Not Sure	14	12%
4	Disagree	36	31%
5	Strongly Disagree	25	22%
	Total	115	100%

Table 4.6 above shows that the majority at 36 (31%) disagreed that the Municipality has a good working relationship with residents and ward councillors; 25 (22%) strongly disagreed; 34 (30 %) agreed; 6(5%) of the respondents strongly agreed; and 14(12 %) were not sure with the statement. The conclusion can be drawn that most of the respondents disagreed that the Municipality has good working relationship with residents and ward councillors. It can be concluded that the majority of the respondents disagreed that the Municipality has a good working relationship with residents and ward councillors. This indicates that the Municipality lacks a productive working relationship with residents and ward councillors.

Table 4.7. Community stakeholders understand and know their participation in the provision of RDP houses

	Responses	Frequency	Percentage
1	Strongly agree	11	10%
2	Agree	47	41%
3	Not Sure	21	18%
4	Disagree	26	23%
5	Strongly Disagree	10	9%
	Total	115	100%

Table 4.7 above shows that the majority at 47 (41%) agreed with the statement that community stakeholders understand and know their participation in the provision of RDP houses; 11 (10%) strongly agreed; 25(18%) were not sure; 26 (23%) disagreed; and 10 (9%) strongly disagreed with the statement. It can be concluded that the majority of the respondents agreed that community stakeholders understand and know

their participation in the provision of RDP houses. This means that community stakeholders are aware of their role in RDP houses provision.

Table 4.8. Traditional leaders provide land for the provision of RDP houses

	Responses	Frequency	Percentage
1	Strongly Agree	40	35%
2	Agree	37	32%
3	Not Sure	15	13%
4	Disagree	18	16%
5	Strongly Disagree	5	4%
	Total	115	100

The data presented in Table 4.8 above indicates that the majority at 40 (35 %) strongly agreed with the statement that traditional leaders provide land for the provision of RDP houses and 37 (32%) agreed; 5 (4%) strongly disagreed; 15 (13%) were not sure; from 115 of the participants who took part in this study, only 18 participants representing 16% disagreed with the statement. It can be concluded that the majority of the respondents agreed that traditional leaders provide land for the provision of RDP houses. The above data shows that traditional leaders contribute to the provision of RDP houses by allocating land.

Table 4.9. There are qualified officials to implement policies of housing in the Municipality

	Responses	Frequency	Percentage
1	Strongly Agree	24	21%
2	Agree	42	37%
3	Not sure	22	19%
4	Disagree	15	13%
5	Strongly Disagree	12	10%
	Total	115	100%

Table 4.9 indicates that 24 (21 %) respondents strongly agreed that there are qualified officials to implement policies of housing in the Municipality; the majority at 42 (37%)

agreed; 22 (19%) were not sure; 15 (13%) disagreed and 12 (10%) strongly disagreed with the statement. A conclusion can be made that the majority of the respondents agreed that there are qualified officials to implement policies of housing in the Municipality. This means that the Municipality has skilled staff to implement policies of RDP houses.

4.2.2.3. Status of RDP houses provided by Makhado Local Municipality.

This sub-section presents the data collected through the questionnaire on the status of RDP houses provided by Makhado Local Municipality. The data is presented in a tabular form and a brief synthesis of data follows:

Table 4.10. The Municipality is striving to address housing demand

	Responses	Frequency	Percentage
1	Strongly Agree	07	6%
2	Agree	22	19%
3	Not Sure	27	24%
4	Disagree	38	33%
5	Strongly Disagree	21	18%
	Total	115	100%

According to the above information, the majority at 38 (33%) disagreed that the Municipality is striving to address housing demand; 21(18%) strongly disagreed; 27(24%) were not sure; 07 (6%) strongly agreed; and 22 (19%) agreed with the statement. It can be concluded that the majority of the respondents disagreed that the Municipality is striving to address housing demand. This suggests that the Municipality is not actively working to meet the demand for RDP houses.

Table 4.11. There's a healthy relationship between the Municipality and the community members

	Response	Frequency	Percentage
1	Strongly Agree	08	7%
2	Agree	29	25%
3	Not Sure	08	7%
4	Disagree	42	37%
5	Strongly Agree	28	24%
	Total	115	100%

Table 4.11 presents the data on the statement that says there's a healthy relationship between the Municipality and the community members. The data indicates that the majority at 42 (37%) disagreed; 28 (24%) strongly disagreed; 08 (7%) of the respondents were not sure; 29 (25 %) agreed; and 08 (7%) of the respondents strongly agreed with the statement. It can be concluded that the majority of the respondents disagreed that there's a healthy relationship between the Municipality and the community members. This means that the Municipality and the community members do not work together to address local needs.

Table 4.12. Planning is an important tool for municipalities to achieve RDP houses objectives

	Responses	Frequency	Percentage
1	Strongly Agree	77	67%
2	Agree	33	29%
3	Not Sure	02	2%
4	Disagree	01	1%
5	Strongly Disagree	02	2%
	Total	115	100%

The above data indicates that 77 (67%) strongly agreed with the statement that planning is an important tool for municipalities to achieve RDP houses' objectives; 33 (29%) agreed, 2(2%) were not sure, 01 (1%) disagreed and 02 (2%) strongly disagreed with the statement. Therefore, it can be concluded that the majority of the respondents strongly agreed with the statement that planning is an important tool for

municipalities to achieve RDP objectives. It is suggested that the Municipality must consider planning as its strategy to provide RDP houses.

Table 4.13. RDP houses are delivered to communities in a sustainable manner

	Responses	Frequency	Percentage
1	Strongly Agree	15	13%
2	Agree	22	19%
3	Not Sure	16	14%
4	Disagree	34	30%
5	Strongly Disagree	28	24%
	Total	115	100%

Table 4.13 indicates that 15 (13%) strongly agreed with the statement that RDP houses are delivered to communities in a sustainable manner; 22(19%) agreed; 16 (14%) were not sure, the majority at 34 (30%) disagreed and 28(24%) strongly disagreed with the statement. It can be concluded that the majority of the respondents disagreed with the statement that RDP houses are delivered to communities in a sustainable manner. This indicates that RDP houses are not delivered to communities in a sustainable and responsible manner.

Table 4.14 Community stakeholders play an important role in the provision of RDP houses

	Responses	Frequency	Percentage
1	Strongly Agree	25	22%
2	Agree	48	42%
3	Not Sure	23	20%
4	Disagree	14	12%
5	Strongly disagree	05	4%
	Total	115	100%

Table 4.14 indicates that 25 (22%) of the respondents strongly agreed that community stakeholders play an important role in the provision of RDP houses, the majority at 48 (42%) agreed; 23 (20%) were not sure; 14 (12%) disagreed and 05 (4%) strongly

disagreed with the statement. It can be concluded that the majority of the respondents agreed with the statement that community stakeholders play an important role in the provision of RDP houses. This indicates that community stakeholders are essential to the successful delivery of RDP houses and they do help in identifying people who qualify to get RDP houses.

4.2.2.3. Initiatives in place to provide RDP houses in the Makhado Local Municipality

In this theme, the researcher presents the data regarding initiatives in place to provide RDP houses in Makhado Local Municipality. The data is presented in a graphic table with frequency and percentages followed by a brief explanation.

Table 4.15. Ward councillors work with the Municipality to provide RDP houses

	Responses	Frequency	Percentage
1	Strongly Agree	30	26%
2	Agree	66	57%
3	Not Sure	12	10%
4	Disagree	6	5%
5	Strongly Disagree	1	1%
	Total	115	100%

With regard to ward councillors working with the Municipality to provide houses, the researcher found that the majority of the respondents at 66(57%) agreed with the statement; 30 (26 %) strongly agreed; 6 (5 %) disagreed; 1 (1%) strongly disagreed; and Only 12 (10%) were not sure with the statement. The statistic shows that the majority of the respondents at 96 at a total of 83% agreed that ward councillors work with the Municipality to provide RDP houses as opposed to only 7 at a total of 6% of the respondents. It can be concluded that ward councillors work with the Municipality to provide RDP houses. This means that for effective provision of RDP houses, ward councillors work with the Municipality.

Table 4.16. Non - Government Organisations are allowed to participate in the provision of RDP houses

	Responses	Frequency	Percentage
1	Strongly agree	19	17%
2	Agree	45	39%
3	Not sure	25	22%
4	Disagree	16	14%
5	Strongly disagree	10	9%
	Total	115	100%

Table 4.16 indicates that 19 (17%) of the respondents strongly agreed that Non-Government Organisations are allowed to participate in providing RDP houses; the majority at 45 (39%) agreed; 25 (22%) were not sure; 16 (14%) disagreed; and 10 (9%) strongly disagreed with the statement. It can be concluded that the majority of the respondents agreed with the statement that non- government organisations are allowed to participate in the provision of RDP houses. This shows that NGOs play a role in the provision of RDP houses by supporting Municipality efforts.

Table 4.17. Community -Based Organisations work with the Municipality to deliver RDP houses

	Responses	Frequency	Percentage
1	Strongly Agree	21	18%
2	Agree	58	50%
3	Not Sure	16	14%
4	Disagree	16	14%
5	Strongly Disagree	04	3%
	Total	115	100%

The majority of respondents who are 58 in number at a total of 50.4 % agreed with the statement that Community Based Organisations work with the Municipality to deliver RDP houses, and 21(18%) strongly agreed; 16(14%) disagreed and 04 (3%) strongly disagreed; 16 (134.9%) were not sure. From the information above, a conclusion can be drawn that the majority of the respondents who took part in the study at 79, at a total of 68%, agreed that Community Based Organisations work with the Municipality

to deliver RDP houses. This means that the Municipality collaborates with Community Based Organisation to provide RDP houses to the community.

Table 4.18. Department of Cooperative Governance, Human Settlements and Traditional Affairs (COGHSTA) work with the Municipality to deliver RDP houses

	Responses	Frequency	Percentage
1	Strongly Agree	36	31%
2	Agree	66	57%
3	Not Sure	08	7%
4	Disagree	03	3%
5	Strongly Disagree	02	2%
	Total	115	100%

With regard to the Department of Co-GHSTA working with the Municipality to deliver RDP houses, the researcher found that the majority of the respondents at 66, at a total of 57.4% agreed; 36(31%) strongly agreed; 03 (3%) disagreed; 02 (2%) strongly disagreed; and 08 (7%) were not sure. The statistics show that the majority of respondents at 102, at a total of 88 % agreed that the Department of Co-GHSTA work with the Municipality to deliver RDP houses as opposed to only 05, at a total of 5% of the respondents. This means that the Department of Co-GHSTA and the Municipality work together to provide RDP houses to the community.

Table 4.19. There is co-ordination and co-operation between the different spheres of government in the provision of RDP houses

	RESPONSES	Frequencies	Percentage
1	Strongly Agree	25	22%
2	Agree	52	45%
3	Not Sure	10	9%
4	Disagree	18	16%
5	Strongly Disagree	10	9%
	Total	115	100%

The data presented in Table 4. 19 above indicates that the majority of the respondents at 52(45%) agreed; 25(22%) strongly agreed; 18 (18%) disagreed;10 (9%) strongly disagreed and 10 (9%) were not sure whether there is co-ordination and co-operation between the different spheres of government in the provision of RDP houses. The statistic shows that the majority of the respondents at 77 (67%) alluded that there is co-ordination and co-operation between the different spheres of government in the provision of RDP houses. Twenty-eight respondents (28) who constitute 25% revealed that there is no coordination and co-operation between the three spheres of government in the provision of RDP houses. It can be concluded that there is co-ordination and co-operation between the three spheres of government in the provision of RDP houses. This means that the three spheres of government work together in a coordinated and cooperative manner to provide RDP houses to the community.

4.2.2.4. Strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality

This section presents the data collected through a questionnaire on the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality. The data is presented in tabular form and a brief interpretation of findings will follow.

Table 4.20. There is transparency and fairness in the provision of RDP houses.

	Responses	Frequency	Percentage
1	Strongly Agree	9	9%
2	Agree	21	18%
3	Not Sure	10	9%
4	Disagree	31	27%
5	Strongly Disagree	44	38%
	Total	115	100%

Table 4.20 indicates that 9 (9%) of respondents strongly agreed; 21 (18%) agreed; 10 (8.7%) were not sure, 31 (27%) disagreed and the majority at 44 (38%) strongly disagreed with the statement. It can be concluded that the majority of the respondents strongly disagreed that there is transparency and fairness in the provision of RDP

houses. This suggests that there is a need for transparency and fairness in the provision of RDP houses in the Municipality.

Table 4.21. There are policies that address the provision of RDP houses

	Responses	Frequency	Percentage
1	Strongly Agree	33	29%
2	Agree	61	53%
3	Not Sure	08	7%
4	Disagree	08	7%
5	Strongly Disagree	05	4%
	Total	115	100%

According to the above information, 33(29%) of respondents strongly agreed that there are policies that address the provision of RDP houses; the majority at 61(53%) agreed; 08 (7%) were not sure; 08(7%) disagreed and 05(4%) strongly disagreed with the statement. The conclusion can be drawn that the majority of respondents agreed that there are policies that address the provision of RDP houses. This shows that there are clear policies that govern the effective provision of RDP houses.

Table 4.22. Community members are aware of the matters related to the delivery of RDP houses

	Responses	Frequency	Percentage
1	Strongly Agree	20	17%
2	Agree	19	17%
3	Not Sure	03	3%
4	Disagree	43	37%
5	Strongly Disagree	30	26%
	Total	115	100%

The data presented in table 4.22 above indicates that 20 (17%) of respondents strongly agreed; 19 (17%) agreed, 03 (3%) were not sure; the majority at 43 (37%) disagreed and 30 (26%) strongly disagreed that community members are aware of the matters related to the delivery of RDP houses. The data indicates that the majority of

the respondents disagreed that community members are aware of the matters related to the delivery of RDP houses. This indicates that the Municipality does not inform community members on matters related to the delivery of RDP houses. There is still a need for the Municipality to invite community members to make inputs in a public participation forum.

Table 4.23 There are control measures to ensure proper RDP housing provision

	Responses	Frequency	Percentage
1	Strongly Agree	31	27%
2	Agree	43	37%
3	Not Sure	08	7%
4	Disagree	23	20%
5	Strongly Disagree	10	9%
	Total	115	100%

The data presented in Table 4.23 above, indicates that the majority of the respondents at 43 (37%) agreed with the statement that there are control measures to ensure proper provision of RDP houses; 08 (7%) were not sure; 31(27%) strongly agreed; 33 (20%) disagreed; and 10 (9%) strongly disagreed with the statement. A conclusion can be made that there are control measures to ensure proper RDP housing provision. This suggests that effective control measures are in place to ensure the proper provision of RDP houses to communities.

Table 4.24. The Municipality fully interacts with the community to ensure the effective provision of RDP houses

	Responses	Frequency	Percentage
1	Strongly Agree	14	12%
2	Agree	22	19%
3	Not Sure	09	8%
4	Disagree	36	31%
5	Strongly Disagree	34	30%
	Total	115	100%

Table 4.24 presents the data on the statement that says that the Municipality fully interacts with the community to ensure the effective provision of RDP houses. The data indicates that the majority at 36 (31%) disagreed; 34 (30) of the respondents strongly disagreed, 09 (8%) were not sure; 22 (19%) agreed and 14 (12%) strongly agreed with the statement. It can be concluded that the majority of the respondents disagreed that the Municipality fully interacts with the community to ensure the effective provision of RDP houses. This shows that the Municipality does not inform communities about the provision of RDP houses.

4.3. ANALYSIS OF DATA COLLECTED THROUGH INTERVIEWS

This section presents data collected through interviews. This study was conducted in order to answer the research questions that arose from the challenges on the provision of Reconstruction Development Programme houses; Status of RDP houses provided by Makhado Local Municipality; initiatives in place to provide RDP houses in the Makhado local Municipality and the strategies that can be used to improve the provision of RDP houses. The data is presented in narrative format with synthesis of the data.

4.3.1. What are the challenges of the provision of Reconstruction Development Programme houses?

The first question sought to find out the challenges of the provision of Reconstruction Development Programme houses. During the interview, participants reported that there are many challenges when it comes to the provision of RDP houses. This is how they reported it:

Participant A

The Municipality doesn't inform the community about anything, which shows that there is a poor relationship between the Municipality and the community.

Participant B

The challenges of the provision of RDP houses include mixing politics with work, ownership of land and site allocation.

Participant C

Corruption is a major problem and it hinders development.

Participant D

Yoooh, there is discrimination and favouritism, most leaders practice nepotism. Those who are in charge do as they please. They only give houses to people they like.

Participant E

Makhado Local Municipality does not provide houses. It helps the Department of Co-GHSTA in the coordination of housing developments because the Municipality is the one which is closest to the people, and the other challenge is availability of land.

Participant F

To me, the challenge of the provision of RDP houses is that the application for RDP houses is made through a third party and not directly between the Department of Co-GHSTA and the applicant. The Department of Co-GHSTA provides little houses to the people and more people are in need of houses.

Participant G

It's been years now, and no houses are being provided, they used cheap materials while building previous RDP houses and when it rains water comes inside. People who are given tenders take time to build houses because they lack the capacity to build houses.

Participant H

I don't think the government knows the statistics of people who are on a waiting list for houses because not everyone is benefiting. There are too many people who need RDP houses as some are living in shacks.

Participant I

I'm not sure what could be the challenge in the provision of houses because every time when we ask, we are told that the problem is the budget, but we can't experience the same problem each and every year because each and every department gets a new budget to render services. I even lost interest in attending *Imbizos* and voting.

Participant A indicated that there's poor communication between the Municipality and the community. Information related to the provision of RDP houses should be easily accessible to the communities. Participant A also stresses that the Municipality should

avoid giving empty promises because during *imbizos* they promise us things that they know they can't do. Participant B is of the view that Municipal officials mix politics with work. Municipal officials are divided into groups based on their political parties and that hinders development within the Municipality. Participants B and E pointed out that the other challenge of the provision of RDP houses is the availability of land. The majority of land is controlled by tribal chiefs and contractors often express concerns about securing suitable land for the provision of RDP houses. Participants C, D and E stated that the other challenges in the provision of RDP houses are corruption and nepotism. Participant D further states that those who are in charge of allocating RDP houses give RDP houses to those they like. In addition, Participant D revealed that the majority of the people who are given RDP houses do not even qualify.

Participants E, F and I pointed out that the Municipality does not provide RDP houses, the Municipality helps Department of Co-GHSTA in the coordination of housing development projects by making land available for such developments. Participant I further stated that the Department of Co-GHSTA does not have enough budget allocation for the provision of RDP houses. Participants F and H mentioned that there is a big gap between the demand and supply of housing. Participant F mentioned that the Department of Co-GHSTA provides little houses to the people and more people who are in need of houses. Participant G replied that tenders are often awarded to people who fail to allocate adequate resources to complete the projects successfully. It can be concluded that there is poor communication between the Municipality and the community, lack of budget allocation, corruption, housing backlog and lack of capacity to provide RDP houses.

QUESTION 2: What is the status of RDP houses provided by Makhado Local Municipality?

The second question sought to find out the status of RDP houses provided by Makhado Local Municipality, and participants revealed the following:

Participant A

There is an improvement in the quality of RDP houses built in recent years compared to those constructed previously.

Participant B

The demand for RDP houses exceeds the current supply, leading to a backlog in the provision of RDP houses.

Participant C

The Department of Co-GHSTA delivers little houses, and people are still struggling to get houses.

Participant D

The status of the provision of RDP houses is very good as most communities have been provided with RDP houses.

Participant E

Most communities have been provided with RDP houses while few are still on the waiting list.

Participant F

People are struggling to get RDP houses; many community members are still waiting for the provision of RDP houses.

Participant G

RDP houses could not be built in the year 2021/22 financial year due to Covid-19, and therefore, we believe and hope that soon, people will be given houses.

Participant H

The current housing allocations are insufficient to meet the target.

Participant I

Very good, those who qualify to get RDP houses are receiving houses but what we must know is that the government cannot meet the needs of all people at the same time.

Participant A indicated that the status of the RDP houses in Makhado local Municipality was poor, but now it is good; even the materials that are used to build houses are of good quality. Participants B, C, F and H indicated that many community members

have been waiting for the Municipality to provide RDP houses. Participant B emphasised that there is a gap between the demand and supply of houses. Participants B, C and H stated that little houses are provided to the community while more people are on a waiting list. Participant D mentioned that the status of the provision of RDP houses is good because those who are applying and qualify to get RDP houses are receiving them, and only a few people are on a waiting list. Participant G replied that the status of the provision of RDP houses is good, but houses could not be built in the year 2021/22 because of COVID -19. Participant G further stated that soon people will be provided with houses.

Participant I mentioned that the status of the provision of RDP houses is very good; those who qualify to be allocated RDP houses are receiving them. Participant I further mentioned that the government can't meet the needs of all the people, and at the same time, people must remain patient and trust that their housing needs will be addressed. From the above data, a conclusion can be drawn that there are people who received RDP houses but there are more who are still on the waiting list. There is a huge backlog at Makhado Local Municipality. It was found that even those who had received RDP houses experience challenges, when it rains as the water comes inside the houses, i.e. a number of these houses leak. Therefore, it is suggested that the Municipality should ensure that houses that are built are of good quality and the people who are awarded tenders should be required to have experience in building houses.

Question 3: What are the initiatives in place to provide RDP houses in Makhado Local Municipality?

The third question was to find out the initiatives in place to provide RDP houses in Makhado Local Municipality.

Participant A

The Department of Co-GHSTA plays a key role in managing and coordinating the provision of RDP houses.

Participant B

The Municipality works with the ward councillors to allocate houses.

Participant C

The Municipality coordinates the delivery of housing to make sure that houses are delivered at the right time.

Participant D

The Municipality works with traditional Leaders and ward councillors to allocate RDP houses.

Participant E

The Department of Co-GHSTA allocates a specific number of houses to be built and submits the information to the Municipality and the Municipality, in collaboration with Ward Councillors, subsequently allocates these houses to different wards within the Municipality.

Participant F

The Municipality works with Traditional Leaders, Ward Councillors, and ward committees to identify people who qualify to be allocated RDP houses.

Participant G

During *Imbizos*, the government gathers information regarding the needs of the people so that the government can know what to provide to the people.

Participant H

Non- government organizations donate funds that can be used to provide houses and traditional leaders help the Municipality with the provision of land to build RDP houses.

Participant I

The Municipality works with community organisations to identify people who qualify to get RDP houses.

Regarding the initiatives in place to provide RDP houses in Makhado Local Municipality, participants A and E indicated that the Department of Co- GHSTA ensures the efficient administration and provision of RDP houses. Participant E further indicated that the Municipality and councillors help the Department of Co-GHSTA in dividing the number of houses available according to Municipality wards. Participants

B, D, E, F and I pointed out that the Municipality works with community organisations: ward committees, ward councillors, SANCO members, traditional leaders and CDW to provide RDP houses. Participant C stated that the Municipality coordinates the delivery of housing to ensure that housing projects are delivered at the right time and with specified quality. Participant G mentioned that the government gathers information regarding the needs of the community members during *imbizos* and public meetings. Participant G further mentioned that community inputs help in drafting IDP, and the government became aware of the services that must be delivered to the people which includes the provision of RDP houses. Participant H shows that Non-Government Organisations provide financial support in the provision of RDP houses. It can, therefore, be revealed that the Department of Co-GHSTA, the Municipality, Traditional Leaders, Ward Councillors, Ward committees, Members of SANCO and Community Development Workers work together to deliver RDP houses.

Question 4: What are the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality?

The fourth question sought to find out the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality and participants revealed the following:

Participant A

In response to the fourth question, the participant stated that “People who are awarded tenders must use quality materials when building RDP houses and tenders must be awarded to people who have experience in building houses.”

Participant B

Community members must apply for RDP houses directly to the Department of Co-GHSTA and not through a third party.

Participant C

Planning and knowing the statistics of people who are in need of RDP houses will improve the provision of RDP houses.

Participant D

The Municipality now is accredited level two. When the Municipality obtains accreditation for a level three license, the Municipality will be getting money straight from the national government to deliver houses to the community. The process will be easy for the Municipality to deliver houses because it is the one which is closest to the people.

Participant E

Imbizos and good communication between the Municipality and the community should serve as a strategy that will help in the provision of RDP houses.

Participant F

Traditional leaders and community structures must be involved in the provision of RDP houses.

Participant H

Those who are in charge of delivering houses must be trained so that they can understand and know their responsibilities in the provision of RDP houses and also community members must be educated on how the Municipality operates through workshops.

Participant I

Community structures must represent the needs of the community and corrupt officials must be held accountable and dismissed from their positions.

With regard to the above question on the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality, participant A suggested that tenders must be awarded to people who are experienced and capacitated to deliver houses. Participant B suggested that if it was allowed for community members to apply for RDP houses directly to Co-GHSTA not through a third party, it was going to improve the delivery of RDP houses and limit corruption. Participant D and I reported that community structures such as ward committees, ward councillors, members of SANCO and CDW must be involved in housing provision. Participant I further reported that ward councillors must focus on addressing the community's needs and those

who engage in corrupt practices should be dismissed from their positions to maintain public trust.

Participant C suggested that having accurate data on the demand for RDP houses enables better planning resulting in improved provision of RDP houses. Participants E and H indicated that the Municipality must communicate with community members about the provision of RDP houses. Participant H emphasised that Municipality staff and community structures must be trained so that they can know their responsibilities in the provision of houses and also that community members must be educated on how the Municipality operates. Participant D mentioned that after getting accreditation for a level three license the Makhado Local Municipality will be able to deliver houses to the community in a sustainable and effective manner because it will be receiving money straight from the national government.

4.4. CONCLUSION

This chapter presented, analysed and interpreted the data collected through questionnaires and interviews. This chapter was divided into two sections, namely the analysis of data collected through a questionnaire and analysis of data collected through interviews. The data obtained from participants was presented, analysed and interpreted in tabular and narrative form. The data obtained indicated that there is a poor working relationship between the Municipality and the community. The study also revealed that there is poor communication between the Municipality and community members. The next chapter presents the discussions of findings, recommendations and conclusions on challenges of the provision of Reconstruction Development Programme houses.

CHAPTER 5

FINDINGS, RECOMMENDATIONS AND CONCLUSIONS

5.1 INTRODUCTION

The previous chapter presented the analysis and interpretation of the collected data by discussing the sampled population's responses as a way of providing an understanding of the nature of the research findings on the challenges facing Makhado Local Municipality in the provision of RDP houses. In this chapter, the researcher presents a synthesised discussion of findings, makes a recommendation on the challenges in the provision of RDP houses as well as recommendations for a future research study on a related subject.

5.2. OVERVIEW OF THE STUDY

The study was about the challenges in the provision of RDP houses. This study was conducted to answer the research questions that arose from the challenges facing Makhado Local Municipality in the provision of RDP houses, assess the status of RDP houses provided by Makhado Local Municipality, initiatives in place to provide RDP houses in the Makhado Local Municipality and the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality. The researcher reviewed the literature which is relevant to the provision of RDP houses. The study applied a mixed method where qualitative and quantitative research methods were used. The aim of this study was to investigate challenges facing Makhado Local Municipality in the provision of RDP houses and recommend strategies that can be used to improve the provision of RDP houses by Makhado Local Municipality. Non-probability sampling technique and its subtype, which is purposive sampling, were used. The researcher used questionnaires and interview schedule to collect data. Data was analysed using Statistical Product and Service Solutions (IBM: SPSS), the latest version 29.0, and thematic analysis. The information was presented in a graphic table to present respondents' perceptions in terms of frequencies and percentages as well as narrative form followed by a brief synthesis. The specific objectives of the study were:

- To determine the challenges facing Makhado Local Municipality in the provision of RDP houses.

- To assess the status of RDP houses provided by Makhado Local Municipality.
- To explore initiatives in place to provide RDP houses in the Makhado Local Municipality.
- To recommend strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality.

The critical research questions of the study attempted to answer the following:

- What are the challenges facing Makhado Local Municipality in the provision of RDP houses?
- What is the status of RDP houses provided by Makhado Local Municipality?
- What are the initiatives in place to provide RDP houses in Makhado Local Municipality?
- What are the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality?

5.3 MAJOR FINDINGS OF THE STUDY

In this section, the researcher presents the major findings of the study which arose from specific objectives of the study. The following specific objectives of the study benchmarked the realisation of the main aim of the study: to determine the challenges facing Makhado Local Municipality in the provision of RDP houses, to assess the status of RDP houses provided by Makhado Local Municipality, to explore initiatives in place to provide RDP houses in the Makhado Local Municipality and to recommend strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality. From the interview schedule, the researcher posed questions which addresses the causes of challenges facing Makhado Local Municipality in the provision of RDP houses.

5.3.1. Major findings on the challenges facing Makhado Local Municipality in the provision of RDP houses

The first objective sought to determine the challenges facing Makhado Local Municipality in the provision of RDP houses, and the majority of the respondents indicated that the Municipality does not have enough financial and human resources to provide RDP houses. This indicates that the provision of RDP houses is negatively affected by finance and human resources, which results in an increased level of people

living in shacks. Findings of the study show that the majority of the respondents disagreed that the Municipality has a good working relationship with residents and ward councillors. The study findings revealed that the majority of the respondents agreed that community stakeholders understand and know their participation in the provision of RDP houses. The researcher discovered that the majority of the respondents agreed that traditional leaders provide land for the provision of RDP houses. This is an indication that there's a good working relationship between the traditional leaders and Municipality. The researcher found that the majority of the respondents pointed that there are qualified officials to implement policies for housing in the Municipality.

From the interview conducted to determine challenges of the provision of RDP houses in Makhado Local Municipality, the study findings revealed that there is poor access to information from the local government. The researcher found out that challenges of the provision of RDP houses include mixing politics with work, ownership of land and site allocation. The findings of the study discovered that corruption is the major problem that hinders development. The study reveals that there's discrimination and favouritism when it comes to RDP houses allocation. It was discovered that most leaders practice nepotism. The study findings further reveal that the application for RDP houses is made through the third and not directly between the Department of Co-GHSTA and the applicant. The researcher discovered that the Department of Co-GHSTA provides little houses to the people and more people are in need of houses. The study discovered that businesses that are given tenders take time to build houses because they lack the capacity to build houses. The researcher discovered that the Municipality does not have enough budget for the provision of RDP houses.

5.3.2. Major findings on the status of RDP houses provided by Makhado Local Municipality

The second objective of the study was to determine the status of RDP houses provided by Makhado Local Municipality. The findings reveal that the majority of the respondents disagree that the Municipality is striving to address housing demand. The data collected revealed that the majority of respondents disagree that there's a healthy relationship between the Municipality and community members. The study findings discovered that the majority of the respondents indicate that planning is an important

tool for the Municipality to achieve the objectives of RDP houses. The study findings confirmed that the majority of the respondents disagree that RDP houses are delivered to communities in a sustainable manner. The researcher discovered that the majority of the respondents believe that community stakeholders play an important role in the provision of RDP houses. This is an indication that the community must be involved in the provision of RDP houses to improve the provision of RDP houses.

From the interviews that were carried to determine the status of RDP houses provided by Makhado Local Municipality, the researcher discovered that there is an improvement in the quality of RDP houses built in recent years compared to those constructed previously. The research findings reveal that the demand for RDP houses exceeds the current supply of RDP houses. The findings also revealed that the Department of Co-GHSTA delivers little houses, and people are still struggling to get houses. The study found that most communities have been provided with RDP houses. The study revealed that there are some of the community members who are still on the waiting list. The research findings reveal that people are struggling to get RDP houses. Findings revealed that RDP houses could not be built in the year 2021/22 financial year due to Covid -19. The findings showed that the current housing allocations are insufficient to meet the target. The findings also showed that those who qualify to get RDP houses are being allocated houses.

5.3.3. Major findings on the initiatives in place to provide RDP houses in the Makhado Local Municipality

The third objective sought to investigate the initiatives in place to provide RDP houses in Makhado Local Municipality, and data collected revealed that the majority of the respondents agreed that ward councillors work with the Municipality to provide RDP houses. The study also found that the majority of the respondents agreed that Non - Government Organizations (NGOs) are allowed to participate in the provision of RDP houses. This indicates that Non-Government Organizations can solicit donations or sponsorships to support RDP housing initiatives. It was also found that the majority of the respondents agreed that community-based organisations work with the Municipality to deliver RDP houses. The study revealed that the majority of the respondents agreed that the Department of Cooperative Governance, Human Settlements and Traditional Affairs (Co-GHSTA) work with the Municipality to deliver

RDP houses. The researcher also found that the majority of respondents agreed that there is co-ordination and co-operation between the different spheres of government in the provision of RDP houses.

From the interview on the initiatives in place to provide RDP houses in the Makhado Local Municipality, the researcher discovered that the Department of Co-GHSTA manages and coordinates the provision of RDP houses. The study found that the Municipality works with ward councillors, traditional leaders, SANCO members, Community Development Workers to allocate RDP houses. The study also confirmed that the Non-Government Organisations can provide funding for RDP housing projects. The findings also affirmed that the budget for the provision of RDP houses is managed by the Department of Co-GHSTA.

5.3.4 Major findings on the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality

The last objective of the study sought to make recommendations towards strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality, and the study found that the majority of the respondents indicate that the Municipality must improve transparency and fairness in the provision of RDP houses. The researcher discovered that the majority of the respondents indicate that there are policies that address the provision of RDP houses. The study findings confirmed that the majority of the respondents indicate that the Municipality should ensure that community members are aware of the matters related to the delivery of RDP houses. The researcher discovered that the majority of the respondents suggest that the Municipality should ensure that there are control measures for proper RDP housing provision. The researcher also found that most of the respondents disagreed that the Municipality fully interacts with the community to ensure the effective provision of RDP houses.

From the interview on the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality, the findings revealed that people who are awarded tenders must use quality materials when building RDP houses and tenders must be awarded to people who have experience in building houses. The researcher found that community members must apply for RDP houses directly to the Department of Co -GHSTA not through a third party. The information collected suggests that

planning and knowing the statistics of people who need of RDP houses will improve the provision of RDP houses. It was found that when the Municipality obtains accreditation for a level three license, the Municipality will be getting money straight from the national government to deliver houses to the community. The findings revealed that imbizos and good communication between the community should serve as a strategy that will help in the provision of RDP houses. The findings suggest that traditional leaders and community structures must be involved in the provision of RDP houses. The study findings suggest that Municipal officials should be trained so that they can understand and know their responsibilities in the provision of RDP houses. The study findings revealed that Community members must be educated on how the Municipality operates through workshops.

5.4. SYNTHESIS OF THE RESEARCH FINDINGS

The most important findings of this research study from the research questionnaire can be summarised as follows:

- Most respondents revealed that the Municipality does not have enough financial and human resources to provide RDP houses.
- Most respondents revealed that the Municipality does not have a good working relationship with residents and ward councillors.
- Community stakeholders understand and know their participation in provision of RDP houses.
- Traditional leaders provide land for the provision of RDP houses.
- There are qualified officials to implement policies of housing in the Municipality.
- The Municipality is not striving to address housing demand.
- There's no healthy relationship between the Municipality and community members.
- Planning is an important tool for the Municipality to achieve RDP houses objectives.
- RDP houses are not delivered in a sustainable manner.
- Community stakeholders play an important role in the provision of RDP houses.
- Ward councillors work with the Municipality to provide RDP houses.
- Non-Government Organisations are allowed to participate in the provision of RDP houses.

- Community Based Organisations work with the Municipality to deliver RDP houses.
- The Department of Co-GHSTA works with the Municipality to deliver RDP houses.
- There is co-ordination and co-operation between the different spheres of government in the provision of RDP houses.
- There is no transparency and fairness in the provision of RDP houses.
- There are policies that address the provision of RDP houses.
- Community members are not aware of the matters related to the delivery of RDP houses.
- There are control measures to ensure proper RDP housing provision.
- The Municipality does not interact with the community to ensure the effective provision of RDP houses.

From the data collected through the interview, the following is the synthesis of the study:

- Regarding the challenges facing Makhado Local Municipality in the provision of RDP houses, it can be concluded that there's poor communication between the Municipality and the community.
- People mix politics with work and it was also indicated that there is nepotism in the provision of RDP houses.
- It was also found that there is corruption in the provision of RDP houses.
- Majority of contractors who are awarded tenders lack skills and capacity to build houses.
- Participants suggested that there should be transparency and fairness in the provision of RDP houses.
- It is suggested that training should be provided to Municipal officials so that they can know their responsibilities in the provision of RDP houses.
- Municipality should involve community organisations in the provision of RDP houses.

5.5. RECOMMENDATIONS OF THE STUDY

The following section recommends the strategies that can be used to improve the provision of RDP houses which are based on the findings of the study. The recommendations emanated from the major findings on the challenges facing Makhado Local Municipality in the provision of RDP houses, status of RDP houses provided by Makhado Local Municipality, initiatives in place to provide RDP houses in the Makhado Local Municipality and the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality.

5.5.1. Recommendation on the challenges facing Makhado Local Municipality in the provision of RDP houses

The researcher recommends that there should be a good working relationship between the Municipality and community members. The researcher recommends that there must be enough financial and human resources for the provision of RDP houses. It was found that Municipal officials mix politics with work, and therefore the researcher recommends that Municipal officials must not mix politics with work. RDP houses must not be applied through the third party; it must be between the Department of Co-GHSTA and community members. Municipal officials must be trained so that they know their responsibilities in the provision of RDP houses. The study further recommends that there must be sufficient budget for the provision of RDP houses. The research study recommends that those who practice corruption must be disqualified. Mixing politics with work, poor personnel, nepotism, discrimination and poor communication must be addressed. All employees involved in the construction of RDP houses must have adequate working skills and receive training. Committees that are service delivery oriented should be established to fast-track the provision of RDP houses.

5.5.2. Recommendations on the status of RDP houses provided by Makhado Local Municipality

The researcher recommends that the Municipality should maintain healthy relationships with community members. The researcher recommends that RDP houses must be delivered to communities in a sustainable manner. There is still a need for the Municipality to address housing demand. Planning is an important tool for the Municipality to achieve RDP houses objectives. Contractors must use quality

materials when building RDP houses. The study recommends that the Department of Co-CHSTA must have sufficient budget for the provision of RDP houses. The research study recommends that there should be communication between the Municipality and community members so that community members can be aware of the process of RDP houses provision.

5.5.3. Recommendations on initiatives in place to provide RDP houses in the Makhado Local Municipality

The study recommends that the Municipality should work with community structures namely: ward councillors, ward committees, traditional leaders, SANCO members and Community Development Workers, to provide RDP houses. Non-Government Organisations should be allowed to participate in the provision of RDP houses. Ward councillors and ward committees should work with the Municipality to identify people who qualify to get RDP houses. The Department of Co-operative, Governance, Human Settlements and Traditional Affairs (Co-GHSTA) must work with the Municipality to deliver RDP houses. There must be co-ordination and co-operation between different spheres of government in the provision of RDP houses.

5.5.4. Recommendations on the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality

The study recommends that there should be transparency and fairness in the provision of RDP houses. The researcher recommends that there must be policies that address the provision of RDP houses. It is recommended that community members must be aware of the matters related to the delivery of RDP houses. The study recommends that the Municipality should fully interact with the community to ensure the effective provision of RDP houses. There should be control measures to ensure proper RDP housing provision. The study recommends that the Municipality should obtain accreditation for a level three license so that the Municipality can get money straight from the national government to deliver RDP houses to community members. The researcher recommends that the Department of Co-GHSTA should know the statistics of people who are in need of RDP houses.

It is recommended in this study that contractors use quality materials when building RDP houses to reduce the risk of accidents, injuries, and fatalities due to structural collapses. The researcher recommends that community stakeholders should also be

involved in policy-making for RDP houses. There should be consultation between the Integrated Development Plan and RDP housing stakeholders to ensure alignment with the development goals of the Municipality. Lack of communication, accountability, corruption, and nepotism should be dealt with to promote the provision of RDP houses. The researcher recommends that ward councillors and ward committees should do their task to represent the interests of the community. The researcher recommends that imbizos should be arranged to listen to the needs of the community.

The Municipality should ensure that it has a good relationship with people. The researcher recommends that tenders for building RDP houses should be awarded to experienced contractors. Increasing site supervision, use of South African Bureau of Standards (SABS) approved materials and continuous training for contractors can improve the provision of RDP houses. The Municipality should be in full control of the delivery and improvement of RDP houses. The Housing policy should be reviewed and aligned. It is recommended that proper monitoring and control be introduced in order to observe progress in the provision of RDP houses. Involving the public in municipal affairs is essential.

5.6. RECOMMENDATIONS ON PRINCIPLES OF PUBLIC ADMINISTRATION

This section presents the recommendations on the principles of Public Administration and such recommendations arose from the findings on the challenges facing Makhado Local Municipality in the provision of RDP houses, status of RDP houses provided by Makhado Local Municipality, initiatives in place to provide RDP houses in the Makhado Local Municipality and the strategies that can be used to improve the provision of RDP houses in the Makhado Local Municipality.

5.6.1. Recommendation on policy and policy making

Policy is a direction from the council of what their intentions are in terms of governance. Policy is a political direction from the Municipality. Policy addresses a problem or issue that is generally perceived. Policy making is the process of developing plans of action for the Municipality. The adopted policy has a reasonable chance of achieving the set goals and objectives of the Municipality. Policy directs administrators on good governance and accountability. The study recommends that policies of Makhado Local Municipality need to be properly planned so that municipal affairs can work efficiently. The Municipality should make strict policies to fight against corruption. Policy makers

should be aware of challenges facing Makhado Local Municipality in the provision of RDP houses. The study findings recommend that community members must be involved in the process of policymaking.

5.6.2. Recommendations on organising

Organising refers to the process of arranging people to work together and accomplish a common goal. Goals cannot be achieved without a plan. The study recommends that Makhado Local Municipality must within its administrative and financial capacity establish and organise its administration in a manner that would enable the Municipality to be responsive to the needs of the local community and ensure that its political structures and staff members align their roles and responsibilities with the priorities and objectives set in the Municipality's Integrated Development Plan. The organizational structure of Makhado Local Municipality needs to be transparent. It is essential that the Department of Human Settlements has accurate data of housing applicants to inform its strategic decision -making.

5.6.3. Recommendations on financing

Financing addresses matters regarding the management, creation, and study of money and investments. Effective financial management in the Municipality ensures that there are funds available to implement council policies. The researcher recommends that the Department of Co-GHSTA should have a yearly financial budget for successful implementation of the provision of RDP houses. Makhado Local Municipality as a public institution is funded by the Department of Co-GHSTA to finance the provision of RDP houses within its local communities. They need to budget effectively so that they control and maintain organisational activities. Finances should be utilised wisely. Funds should always be sufficient to finance the provision of RDP houses. The researcher recommends that Non-Government Organisations must work with the Municipality to deliver RDP houses.

5.6.4. Recommendations on personnel administration

Personnel is about staff members who perform institutional duties. The researcher recommends that the Municipality must employ people with relevant qualifications for the proper provision of RDP houses. Municipalities must employ people with a passion for working with communities. Staff members must be trained so that they can know

their roles and responsibilities in the provision of RDP houses. Contractors that are awarded tenders must have relevant skills and experience.

5.6.5. Recommendations on control

The researcher recommends that policy makers must ensure that policies on the provision of RDP houses are implemented. Proper control over its employees so that they can ensure ethical practices when performing duties. Control measures should be tightened up so that there is improvement in the provision of RDP houses.

5.6.6. Recommendations on work methods and procedures

The researcher recommends that municipal officials must be trained to achieve the objectives of the provision of RDP houses. The researcher recommends that the methods and procedures of doing the job should always be reviewed so that they do not become overly familiar with their tasks, potentially leading to inefficiencies or exploitation.

5.7. RECOMMENDATIONS FOR FUTURE STUDIES

The main aim of the study was to investigate challenges facing Makhado Local Municipality in the provision of RDP houses and recommend strategies that can be used to improve the provision of RDP houses by Makhado Local Municipality. This research focused only on the Makhado Local Municipality and not on other municipalities within Vhembe District. The researcher recommends that the same research should be conducted in other municipalities with the same topic to detect challenges on the provision of RDP houses. The findings in the study that must be conducted will assist DHS to improve the provision of RDP houses. It is recommended that the municipal officials and community should provide accurate information for future researchers to help them find ways to improve the provision of RDP houses. Future researchers must protect the confidentiality of the participants.

5.8. LIMITATIONS OF THE STUDY

The researcher failed to reach the Municipal manager as planned by the study. Some Municipal officials refused to be part of the study. The other challenge was that some of the participants were initially unavailable for interviews at the scheduled time, but the researcher managed to find them at a later stage.

5.9. CONCLUSIONS

The study was about the challenges of the provision of Reconstruction Development Programme houses at Makhado Local Municipality. In the first chapter, the study presented the introduction, historical background, problem statement, aim of the study, specific objectives of the study, research questions, significance of the study, delimitation of the study, definitions of operational concepts and the organization of the study. The objectives of the study were to determine challenges facing Makhado Local Municipality in the provision of RDP houses, to assess the status of RDP houses provided by Makhado Local Municipality, to explore initiatives in place to provide RDP houses in the Makhado Local Municipality and to recommend the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality. This study investigated challenges facing Makhado Local Municipality in the provision of RDP houses and also the strategies that can be used to improve the provision of RDP houses by Makhado Local Municipality

In the second chapter, the researcher discussed literature review on the challenges of the provision of RDP houses in Makhado Local Municipality. Chapter two discussed theoretical framework, legislative framework on the provision of houses in South Africa during apartheid era, post-apartheid legislative framework in the provision of RDP houses, the evolution of the provision of RDP houses in selected Southern African developing countries, historical background in the provision of RDP houses, the importance of housing, the role and responsibilities of the three tiers of the government in the provision of RDP houses, the role of Co-GHSTA in the provision of RDP houses, challenges of the provision of houses as a service delivery function in local municipality, ramifications of housing inadequacy in South Africa, the relationship between housing and health, and mechanisms to address the provision of RDP houses in South Africa.

Chapter three presented the research methodology in which a mixed method was used to collect data. The study was conducted at Makhado Local Municipality. The researcher chose to conduct the study at Makhado Local Municipality looking at the availability of participants who have the characteristics that the researcher was looking for. Non-probability sampling was appropriate for this study because the researcher selected the participants based on their availability, convenience, or representing

some characteristics or features the researcher wanted to study. Two data instruments were used, namely questionnaire and interview. Data collected through questionnaires was analysed by SPSS and data collected through interviews was analysed through nine Creswell's steps. The ethical issues which were followed in this study indicated the appropriateness of the study.

Chapter four discussed data presentation, interpretation and analysis of data collected by discussing the sampled populations' responses as a way of providing an understanding of the nature of the research findings to the challenges of the provision of RDP houses in Makhado Local Municipality. Data analysis involves what was seen, heard and read in order to analyse the data collected. The chapter focused on reporting the empirical investigation, by providing answers to the perceptions and understanding of challenges facing Makhado Local Municipality in the provision of RDP houses. The data regarding the challenges facing Makhado Local Municipality in the provision of RDP houses was collected using qualitative and quantitative methods, which involved the application of questionnaires and interviews from the respondents. The responses to the questionnaire items were presented in a tabular form, followed by a brief synthesis of the findings and the responses to the findings. The chapter was divided into two sections, namely the analysis of data collected through questionnaires and the analysis of data collected through interviews.

The final chapter presents the findings, recommendations and conclusion. The major findings of the study that arose from the research objectives of the study are to determine the challenges facing Makhado Local Municipality in the provision of RDP houses, to assess the status of RDP houses provided by Makhado Local Municipality, to explore initiatives in place to provide RDP houses in the Makhado Local Municipality and to recommend strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality. The chapter also presented recommendations on the principles of public administration and recommendations for future research.

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ANNEXTURE A

UHDC APPROVAL MASTERS PROPOSAL LETTER



University of Venda

OFFICE OF THE DVC: RESEARCH AND POSTGRADUATE STUDIES

TO : MR/MS F. BONYANE
FACULTY OF MANAGEMENT, COMMERCE AND LAW

FROM: PROF. N.N FEZA
DVC: RESEARCH AND POSTGRADUATE STUDIES

DATE : 20 JANUARY 2025

DECISIONS TAKEN BY UHDC OF 20th JANUARY 2025

Application for approval of Masters Proposal Evaluation Report in the Faculty of Management, Commerce, and Law: F. Bonyane (19022308)

Topic: "An investigation into the challenges facing the Makhado Local Municipality in the provision of reconstruction development programme houses to poor households."

Supervisor
Co-Supervisor

UNIVEN
UNIVEN

Dr. E. Maemu
Dr. M.M Nekhavhambe

UHDC approved the Masters Proposal



PROF. N.N FEZA
DVC: RESEARCH AND POSTGRADUATE STUDIES

FMCL/24/PDN/32

ANNEXTURE B

ETHICAL CLEARANCE CERTIFICATE

ETHICS APPROVAL CERTIFICATE

RESEARCH AND INNOVATION
OFFICE OF THE DIRECTOR

NAME OF RESEARCHER/INVESTIGATOR:
Ms F Bonyane

STUDENT NO:
19022308

PROJECT TITLE: **An investigation into the challenges in the provision of Reconstruction Development Programme houses: A case of Makhado Local Municipality.**

ETHICAL CLEARANCE NO: **FMCL/24/PDN/32/3009**

SUPERVISORS/ CO-RESEARCHERS/ CO-INVESTIGATORS

NAME	INSTITUTION & DEPARTMENT	ROLE
Dr MM Nekhavhambe	UNIVEN, Public and Development Administration	Supervisor
Dr E Maemu	UNIVEN, Public and Development Administration	Co-supervisor
Ms F Bonyane	UNIVEN, Public and Development Administration	Investigator-Students

Type: **Masters Research**

Risk: **Minimal risk to humans, animals or environment (Category 2)**

Approval Period: **September 2024 – September 2025**

The Research Ethics Social Sciences Committee (RESSC) hereby approves your project as indicated above.

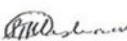
General Conditions

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 course of the project.
 - Annually a number of projects may be randomly selected for an external audit.
- The approval applies strictly to the protocol as stipulated in the application form. Would any changes to the protocol be deemed necessary during the course of the project, the project leader must apply for approval of these changes at the REC. Would there be deviated from the project protocol without the necessary approval of such changes, the ethics approval is immediately and automatically forfeited.
- The date of approval indicates the first date that the project may be started. Would the project have to continue after the expiry date; a new application must be made to the REC and new approval received before or on the expiry date.
- In the interest of ethical responsibility, the REC 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 any 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 A it necessary

ISSUED BY:
UNIVERSITY OF VENDA, RESEARCH ETHICS COMMITTEE
Date Considered: September 2024

Name of the RESSC Chairperson of the Committee: Prof TS Mashau

Signature 


UNIVERSITY OF VENDA
PRIVATE BAG X5050, THOHoyANDOU, 0950, LIMPOPO PROVINCE, SOUTH AFRICA
TELEPHONE: (015) 962 8504/8313 FAX: (015) 962 8060
"A quality driven financially sustainable, rural-based Comprehensive University".



ANNEXURE C

PERMISSION LETTER TO CONDUCT THE STUDY FROM MAKHADO LOCAL MUNICIPALITY



MAKHADO MUNICIPALITY

Vision: A dynamic hub for socio-economic development by 2050
Mission: To ensure effective utilization of economic resources to address socio-economic imperatives through mining, agriculture and tourism

INTERNAL MEMORANDUM

Ref no.: 5/3/1 & 5/4/2
Enquiries: E M Nangambi

TO: THE MUNICIPAL MANAGER
FROM: CORPORATE SERVICES DEPARTMENT
(HUMAN RESOURCES DIVISION)
DATE: 17 OCTOBER 2024

SUBJECT: REQUEST TO ALLOW MS BONYANE F PERMISSION TO CONDUCT RESEARCH UNDER THE TITLE: AN INVESTIGATION INTO THE CHALLENGES OF THE PROVISION OF RECONSTRUCTION DEVELOPMENT PROGRAMME HOUSES: A CASE OF MAKHADO LOCAL MUNICIPALITY

STRATEGIC OBJECTIVE

Good Governance and Administrative Excellence

PURPOSE

To seek approval by the Municipal Manager in respect of Ms Bonyane F to be granted a permission to conduct study research based on the subject mentioned above.

DETAILS

Ms Bonyane F is currently a registered student at University of Venda under the Department of Public and Development Administration in the school of Management & Sciences with student number 19022308 is hereby requesting a permission to conduct research on Investigation into the challenges of the provision of reconstruction development programme houses : case of Makhado Local Municipality. Attached herewith please find her request letter.

COMMENT

It therefore recommended for Ms Bonyane F to be granted a permission to conduct the above-mentioned research, subject to best practice and conventions for students that undertake research on council's records viz.

1. Research activities will not disturb the normal operation of the Municipality.
2. Prompt and timeous arrangements must be made with the Departmental Head concern when assistance is required.
3. Copy of the research findings / thesis must be submitted to the Municipality.
4. The Municipality has no power over research conducted with community members and this part will be performed with the community at their own free will.
5. Research will be for a period of six months which can be extended for a further period determined by the Municipal Manager.
6. Confidential records / information must not be reflected in thesis documents.
7. The collection of data for research will be conducted based on prior arrangements to be made before the meeting with the Director Development Planning.
8. The Municipality is indemnified against any claims for damages by the applicant which may result directly or indirectly from the research activity.
9. Research information may not be used for any form of publication media other than the applicant's studies expect with permission of the Municipality.

SUBJECT: REQUEST TO ALLOW MS BONYANE F PERMISSION TO CONDUCT RESEARCH UNDER THE TITLE: AN INVESTIGATION INTO THE CHALLENGES OF THE PROVISION OF RECONSTRUCTION DEVELOPMENT PROGRAMME HOUSES: A CASE OF MAKHADO LOCAL MUNICIPALITY

10. The Authorization is granted in line with provisions of the Municipality Access to Information Manual read with the Promotion to Access to Information Act, and the National Archives Act and approved by the relevant Head of the Department (HOD) with regards to the classification of information.

FINANCIAL IMPLICATIONS

None

POLICY

It's part of Training and Development

LEGAL IMPLICATIONS

None

RISK IMPLICATIONS

None

ENVIRONMENTAL IMPLICATIONS

To promote good Governance.

CHANGE MANAGEMENT IMPLICATIONS

It therefore recommended for Ms Bonyane F to be granted a permission to conduct the above-mentioned research.

CONSIDERATION (RECOMMENDATION)

It is therefore recommended that Ms Bonyane F be granted to permission to conduct the above-mentioned research.

.....
MR. EM NANGAMBI
SENIOR ADMIN CLERK (HR)

17/10/2024
DATE

RECOMMENDED / NOT RECOMMENDED

.....
MR. S G MAGUGA
DIRECTOR CORPORATE SERVICES

17/10/2024
DATE

SUPPORTED / NOT SUPPORTED

.....
MR NG RALIPHADA
CHIEF FINANCIAL OFFICER

2024/10/18
DATE

APPROVED / DECLINED

.....
MR. K M NEMANAME
MUNICIPAL MANAGER

27/10/18
DATE

ANNEXURE D

LETTER TO THE RESPONDENTS

Enquiry: Bonyane F

P.O Box 30

Cell:0607599567

Makhado

Email: bonyanefulufhelo@gmail.com

0920

DEAR sir or Madam

I, Bonyane Fulufhelo, am a registered students at the University of Venda, under the Department of Public and Development Administration in the School of Management Sciences. My research topic is "AN INVESTIGATION INTO THE CHALLENGES OF THE PROVISION OF RECONSTRUCTION DEVELOPMENT PROGRAMME HOUSES: A CASE OF MAKHADO LOCAL MUNICIPALITY"

I humbly request you to be part of the study by providing your perspective on the challenges of the provision of RDP houses. The information that you will provide will be used for the purpose of the study.

Thanking you in anticipation,

Yours sincerely

.....

Bonyane F

Student number :19022308

ANNEXTURE E

INFORMED CONSENT

I, Bonyane Fulufhelo, am a registered students at the University of Venda, under the Department of Public and Development Administration in the School of Management Sciences. My research topic is “AN INVESTIGATION INTO THE CHALLENGES OF THE PROVISION OF RECONSTRUCTION DEVELOPMENT PROGRAMME HOUSES: A CASE OF MAKHADO LOCAL MUNICIPALITY”. In this study the researcher will provide informed consent to the respondents for them to understand the study. Their participation is voluntary, and they are free to decline or withdraw at any time. All responses will be kept confidential. Your identity will not be disclosed during or after the study. The information provided by the respondents will only be used for the purpose of the study.

This study will not harm the respondents or give punishment during the interview. The researcher will also make sure that all participants remain as they were in the past. The information that will be provided by the respondents will not be used for any other purpose, expect to help the researcher to meet the academic comprises. Any questions or any further clarifications concerning the study can be directed to:

.....

Bonyane F (Ms)

Cell:0607599567

Email: bonyanefulufhelo@gmail.com.

.....

Date

ANNEXTURE F

RESEARCH INSTRUMENT: QUESTIONNAIRE

AN INVESTIGATION OF THE CHALLENGES OF THE RECONSTRUCTION DEVELOPMENT PROGRAMME IN THE PROVISION OF LOW - COST HOUSES: A CASE OF MAKHADO LOCAL MUNICIPALITY, LIMPOPO PROVINCE, SOUTH AFRICA.

The study focuses on the challenges of the provision of RDP houses: A case of Makhado Local Municipality. I humbly request you to be part of the study by providing your perspective on the challenges of the provision of RDP houses. Note that there is no right or wrong answer. Please put a cross (X) where you feel it is appropriate.

SECTION A: BIOGRAPHICAL DETAILS

1. Gender of participant

Female	
Male	
Other (specify)	

2. Age of participant

Less than 21 years	
22 to 30 years	
31 to 40 years	
41 to 50 years	
51 years and above	

3. Position of participant

1.	Municipal Manager	
2.	Integrated Development Plan (IDP) officials	
3.	Local Economic Development (LED) officials	

4.	Department of housing Staff in Municipality	
5.	Community Development Workers (CDW)	
6.	Traditional Leaders	
7.	Ward councilors	
8.	SANCO Members	
9.	Community members	

4. Educational qualifications

National senior certificate (Grade 12) and below	
Bachelor's degree /National diploma	
Honors degree/B- Tech	
Master's degree/M –Tech	
Doctoral degree/D-Tech	

SECTION B: CHALLENGES OF THE PROVISION OF RECONSTRUCTION DEVELOPMENT PROGRAMME HOUSES

Item no	Challenges facing Makhado Municipality in the provision of RDP houses.	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
5	The Municipality has enough financial and human resources to provide RDP houses.					
6	The Municipality has good working relationship with residents and ward councillors.					
7	Community stakeholders understand and know their					

	participation in provision of RDP houses.					
8	Traditional leaders provide land for provision of RDP houses.					
9	There are qualified officials to implement policies of housing in the municipality.					

Item no	Status of RDP houses provided by Makhado Local Municipality	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
10	The Municipality is striving to address housing demand.					
11	There's a healthy relationship between Municipality and community members					
12	Planning is important tool for Municipality to achieve RDP houses objectives.					
13	RDP houses are delivered to communities in a sustainable manner.					
14	Community stakeholders play important role in the provision of houses.					

Item no	Initiatives in place to provide RDP houses in the Makhado Local Municipality	Strongly agree	Agree	Not sure	Disagree	Strongly Disagree
15	Ward councillors work with the Municipality to provide RDP houses.					
16	Non-Government Organization are allowed to participate in provision of RDP houses.					
17	Community – Based Organization work with the Municipality to deliver RDP houses					
18	Department of Cooperative Governance, Human Settlements and Traditional Affaires (COGHSTA) work with the Municipality to deliver RDP houses.					
19	There is co-ordination and co-operation between the different spheres of government in the provision of RDP houses					

Item no	Strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
20	There is transparency and fairness in the provision of RDP houses.					
21	There are policies that address provision of RDP houses.					
22	Community members are aware of the matters related to delivery of RDP houses					
23	There are control measures to ensure proper RDP housing provision.					
24	Municipality fully interacts with community to ensure effective provision of RDP houses.					

“THANK YOU FOR YOUR PARTICIPATION”

ANNEXTURE G

INTRUMENT- INTERVIEW – SCHEDULE

AN INVESTIGATION AN INVESTIGATION OF THE CHALLENGES OF THE RECONSTRUCTION DEVELOPMENT PROGRAMME IN THE PROVISION OF LOW -COST HOUSES: A CASE OF MAKHADO LOCAL MUNICIPALITY, LIMPOPO PROVINCE, SOUTH AFRICA.

The study focuses on the challenges of the provision of RDP houses: A case of Makhado Local Municipality. I humbly request you to be part of the study by providing your perspective on the challenges of the provision of RDP houses. Note that there is no right or wrong answer. Please put a cross (X) where you feel it is appropriate and answer the questions that follow.

SECTION A: PERSONAL INFORMATION OF PARTICIPANT

4. Gender of participant

Female	
Male	
Other (specify)	

5. Age of participant

Less than 21 years	
22 to 30 years	
31to 40 years	
41 to 50 years	
51 ears and above	

3. Position of participant

1.	Municipal Manager	
2.	Integrated Development Plan (IDP) officials	
3.	Local Economic Development (LED) officials	
4.	Department of housing Staff in Municipality	
5.	Community Development Workers (CDW)	
6.	Traditional Leaders	
7.	Ward councillors	
8.	SANCO Members	
9.	Community members	

4. Educational qualifications

National senior certificate (Grade 12) and below	
Bachelor's degree /National diploma	
Honors degree/B- Tech	
Master's degree/M –Tech	
Doctoral degree/D-Tech	

SECTION B: CHALLENGES OF THE PROVISION OF RECONSTRUCTION DEVELOPMENT PROGRAMME HOUSES

5. What Are the challenges facing Makhado Local Municipality in the provision of RDP houses?

.....

.....

.....

.....

6. What is the status of RDP houses provided by Makhado Local Municipality?

.....

.....

-
-
- 7. What are the initiatives in place to provide RDP houses in Makhado local Municipality?**

.....

.....

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.....

- 8. What are the strategies that can be used to improve the provision of RDP houses in Makhado Local Municipality?**

.....

.....

.....

.....

“THANK YOU FOR YOUR CONTRIBUTION”

ANNEXTURE H

THE EDITORIAL LETTER



Ramaleba
Editing Services
Editing for a better future

REG NO: 2022/872140/07

Date: 30 January 2025

CERTIFICATE OF EDITING

This letter confirms that I have rendered copy-editing and proofreading services to Ms F. Bonyane's dissertation titled "An Investigation Into the challenges in the provision of Reconstruction Development Programme Houses: A Case of Makhado Local Municipality".

I have edited and proofread mechanical errors such as spelling, punctuation, grammar and consistency. The copy-editing also includes ensuring the logical flow of text, clarity of expression, and reducing ambiguities and wordiness.

I am a member of the Professional Editors Guild and hereby confirm that I have upheld the editing and professional practice standards.

The content of the work edited remains that of the author.

Note : I am not accountable for any changes made to this document by the author or any other party subsequent to my edit.

Sincerely,



Professional
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Mashudu Ramaleba
Associate Member

Membership number: RAM004
Membership year: March 2024 to February 2025

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ANNEXTURE I

Bonyane F-Masters

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