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THE PROVISION OF LOW COST HOUSING IN THE LIMPOPO PROVINCE: CHALLENGES FOR POVERTY ALLEVIATION FROM 1994-2008

BY

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A Research Thesis for Doctor of Philosophy (PhD) degree in the

Department of Development Studies,

School of Human and Social Sciences

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DECLARATION

I declare that the thesis hereby submitted by me, to the University of Venda, for a Doctor of Philosophy degree, has not been previously submitted for a degree at this or any other university, that it is my own work and that all ideas borrowed from other authors have been duly acknowledged.

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Date: 06/05/2015

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DEDICATION

The study is dedicated to my parents, Ngwamohula Willie and Mosebjadi Wilhelmina, and Uncle Ngwatshipa Lipson Matabane, for their support throughout my studies.

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ABSTRACT

The major problems in South Africa are poverty and homelessness. This research was carried out to investigate if provision of the state's low cost houses to a person or a group lessens poverty. These are houses that are commonly known as Reconstruction and Development Programme (RDP) houses and shall be referred as such from this point onwards. In addition, the study investigated the extent to which factors such as long waiting period, poverty, poor workmanship, safety, lifespan of the houses, abandonment of housing projects, corruption, self-help concept, unemployment and size of the houses affect the state's provision of RDP houses in the Limpopo Province. This research is human-centred and therefore necessitated the use of qualitative research method. As a result, the study placed a huge responsibility on the researcher to interact with the participants. The nature of the research expected that the perceptions of the participants be put at the core of the study. The study was conducted at different locations in the Capricorn, Waterberg, Mopani, Vhembe and Sekhukhune districts of the Limpopo Province. The sample size was 235 (100 occupants of RDP houses, 5 chiefs, 5 building contractors, 100 ordinary community members, 5 government officials, 5 counsellors, 5 engineers, and 10 workers). The study used interviews, oral discussions, document analysis and observation method to determine whether the provision of RDP houses alleviates poverty. The study used graphic representations such as bar charts, frequency polygons and pie charts for illustration purposes only. The findings from the study show that eighty percent (80%) of the traditional chiefs strongly agree that people take a long period on the waiting list before they are given houses. Forty percent (40%) of the beneficiaries strongly believe that the provision of RDP houses does not alleviate poverty. All Councillors strongly believe that the problem with access to RDP houses is funding. The study shows that the working relations between the Department of Cooperative Governance, Human Settlement and Traditional Affairs (COGHSTA) and local stakeholders are hamstrung by poor consultation. Most of the RDP household communities still experience food insecurity and unemployment. The government needs to engage the Department of Agriculture and Non-Profit Organisations to offer training to beneficiaries on sustainable food gardens and other income creating ventures. There is a need for the government to offer comprehensive low housing projects that are inclusive of other Government and Non-Government Organizations in order to meet the needs (such as water, sanitation, energy, health, transport, education etc.) of low income communities. The eligibility criteria should be reviewed and a thorough needs assessment carried out before allocation of government RDP houses to beneficiaries is made. The study recommends the improvement of RDP houses and the delivery of such will curb disgruntlement and incessant protests in the country.

Keywords: RDP houses, poverty, homelessness, food security, South Africa

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LIST OF ACRONYMS

ANC	: African National Congress
BNG	: Breaking New Ground
CDWs	: Community Development Workers
CPF	: Crime Policing Forum
COGHSTA	: Department of Cooperative Governance, Human Settlements and Traditional Affairs
CPA	: Communal Property Association
DA	: Democratic Alliance
DBS	: Discount Benefit Scheme
DLGH	: Department of Local Government and Housing
EDBS	: Extended Discounted Benefit Scheme
EEDBS	: Enhanced Extended Discounted Benefit Scheme
EIA	: Environmental Impact Assessment
EPHP	: Enhanced People's Housing Programme
GEAR	: Growth, Employment and Redistribution Programme
GNP/pcs	: Gross National Product per capita
HIV/AIDS	: Human Immunodeficiency Virus/Acquired Immune Deficiency Syndrome
HSS	: Housing Subsidy System
ICESCR	: International Covenant on Economic, Social and Cultural Rights
LFG	: LandFill Gas
MEC	: Member of Executive Council
N1	: South African National Route One
NEA	: Not Economically Active
NHBRC	: National Home Builders Registration Council
POP	: Phasing Out Programme
RDP	: Reconstruction and Development Programme
SACE	: South African Council of Educators
SAHRC	: South African Human Rights Commission
SASSA	: South African Social Security Agency
SDFN	: Shack Dwellers Federation of Namibia
SMMEs	: Small, Medium and Micro Enterprises
TDC	: Tema Development Corporation
TUFS	: Thermal Under Floor System
UISP	: Upgrading of Informal Settlements Programme
USAID	: United States Agency for International Development

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CHAPTER 1

INTRODUCTION

1.1 Introduction and background

The housing backlog and poor infrastructural development in developing countries are attributed to underdevelopment. Developed countries drew both mineral and human resources from developing countries to form a base for their own development. Developing countries suffered both resource and brain drainage as its minerals, agricultural products and intellects were outsourced to developed countries. Developing countries were seen as peripheral and meant to support the 'centre' in all aspects of development. Developed countries developed at a rapid pace and at the expense of developing countries.

The Neo-Marxist theorists, most of whom may be regarded as proponents of the dependency theory in one form or another claim that imperialism and colonialism have impeded progress throughout the Third World (Martinussen, 1997). They argue that economic domination by the developed countries on developing countries is a barrier to development in these countries. These Neo-Marxist theorists claim that developing countries' development was consciously and intentionally restricted by the highly industrialised countries. As a result, developing countries became dependant on the developed countries.

Developing countries had to rely on the developed countries for their own development. This is where the modernisation theory fits in. In the 1940s and the 1950s, there was a widespread conception of development as a process of modernisation. Modernisation is a structural change process whereby the traditional and backward Third World countries developed towards greater similarity with the Western, or rather, the North-Western world (Martinussen, 1997). Developed countries stood as models of development which the developing countries were expected to copy. As a result of the underdevelopment in developing countries, developing countries had to catch up with the development in developed countries as they were always lagging behind. This resulted in unequal power relations between the developed and developing countries. The so-called dependency theorists were of the opinion that the colonial powers and imperialism had actively underdeveloped the Third World countries or at least impeded independent development there (Martinussen, 1997). This implies that the Third World countries have been consciously underdeveloped by the First World countries, thus, weakening their resource base.

The relationship between the developed and developing countries is, as a result, skewed and unequal. Central to classical modernization theories is the contrast between tradition and modernity. These

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theories regard the Western industrial countries as modern and developing countries as overwhelmingly traditional (Martinussen, 1997). As a result of unequal power relations, developing countries struggle with the provision of basic services such as housing, adequate food supplies and public amenities for its ever growing population. This is where the crisis related to the provision of basic services and housing specifically emanates.

The theory of underdevelopment can be used in the development of rural and urban areas. The rural areas serve as centres of labour supply to the urban areas. Because the rural areas supply labour to urban areas, they suffer resource scarcity and brain drain. Workers move from rural areas to urban areas. Rural areas are robbed of the workers who could otherwise form the basis for rural development, and this contributes towards rural deprivation. Rural areas are then forced to use urban areas as models for development. This relationship is similar to the one which exists between developed and developing countries. Rural areas are then faced with the challenge of keeping pace with development in the urban areas. The rural areas are then in a constant struggle to catch up with development in the urban areas. The urban areas set pace for development in the rural areas. This affects power relations between urban and rural areas. The urban areas, by virtue of their advanced state of development, dominate rural areas. Thus people continuously move out of rural areas to urban areas.

The rural areas would continue to suffer whilst urban areas develop at the expense of rural areas. The rural areas are underdeveloped and remain under resourced. Poverty has set in, and people can barely afford to satisfy their basic needs such as housing, food and clothing. The deprivation and the inability to provide for rural inhabitants, exerts pressure on the rural areas. This affords urban areas the status of being both trend and pace setters, whilst the rural areas subserviently copy everything from urban areas, including values.

Developing countries are always lagging behind and they are forced to play 'catch up' all the time, a fight developing countries will never win and are unlikely to win, judging by the current pace of development. Similarly, new trends and recent models of development begin in urban areas, and after a while, hit the rural areas. When new developments reach the rural areas, 'new' ones are coming up in the urban areas. It makes the process of catching up extremely difficult. It is like chasing a mirage.

It is a 'dream' that developing countries, as well as the rural areas cannot attain, for developing countries would have to ensure that their Gross National Product per capita is more than that of the developed countries. Catching up would take hundreds if not thousands of years if the non-rich countries' growth levels remain lower than those of the developed countries. The gap between the rich and the poor countries will not close until the ratio of the GNP/pcs (Gross National Product per capita) is equal to the inverse ratio of their growth rates (Seligson & Passé-Smith, 1998).

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Rural areas suffer defective infrastructure such as bad road conditions and poor housing. The majority of housing settlements in rural areas are inadequate. After South Africa's 1994 general elections, there was a rapid spread of informal settlements and the mushrooming of shack settlements as people wanted to be near the cities and their places of work. This was a trend but with the relaxation of laws on migration, many residents of such squatter settlements and shacks are foreign nationals who left their countries due to political and economic turbulence and instability. They flooded South Africa's towns and cities.

The housing backlog experienced countrywide is also the product of the Verwoerdian apartheid policies. By the 1950s, those in control of central government had modified and adapted a variety of local systems of segregation, and codified them into a singular national policy framework (Smith, 1992). As a result of these codified policies, the country saw a huge influx of people from rural areas to the cities. As these codified policies were racially biased and based on segregation, more blacks lived in abject poverty. The policies were meant to exclude blacks from towns and cities. They were then forced to continually search for opportunities in white cities to enhance their living standards and well-being. Most people who moved out of rural settlements had higher expectations about what the city would offer. They perceived the city as a hub for economic activities and a centre for better income and job opportunities.

The continued search for opportunities resulted in the further influx of black people to the cities, a process that influenced urbanisation patterns in South Africa. The movement of black people to cities grew rapidly due to the discovery of diamond deposits and gold ore. In South Africa, the mine owners needed workers to mine diamonds and gold. To get enough mine workers, the mine owners had to speed up the creation of the migrant labour system (Callinicos, 1987). People from different parts of the country, and neighbouring countries flocked to the cities. This impacted negatively on infrastructural development and the capacity of cities to provide housing.

When families move from rural areas to urban areas, they are always faced with the difficulty of finding adequate housing. They then move to squatter communities where there is more living space at lower costs. These people then construct dwellings from all sorts of materials which are often unsuitable for building purposes. For example, they use tins, pieces of plastic and low quality wood (Cloete, 1993). The usage of unsuitable building materials to erect 'houses', is as a result of poverty and landlessness. Landlessness evokes feelings of insecurity and people prefer to stay in shacks. Shacks are affordable and those living in them are free from constraints from the municipality, hostels and compounds, which were subjected to repressive administration.

The escalation of the movement of black people into the cities resulted in the cities failing to provide the necessary infrastructure (especially housing) for its growing population.

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Due to the insufficient housing provision, black people resorted to self-relocation, and they provided shelter for themselves. Informal settlements grew at a very rapid pace where economic opportunities presented themselves. Shack settlements mushroomed as black people sought the advantages of inner city residences where they were able to evade the restrictions of racial 'group areas' legislation (Smith, 1992). Self-relocations were met with vehement hostility by the apartheid government. The apartheid government launched a common attack to rapid urbanisation and housing deficits by discouraging people from moving into cities in the first place, and by removing those who either had no jobs or were living in temporary informal settlements.

The apartheid government fought the shack dwellers with all its might. This created conflict between black people and the apartheid administration. Political events during the 1950s in South Africa were dominated by the growing nationalist struggle against white rule and the apartheid system. While some specifically class issues were taken up, the campaigns, as a whole, were not overtly class based, but were based on the common oppression of black people, especially African people under white rule (Mark, 1987).

The apartheid government resorted to evictions, removals and the enforcement of the Group Areas Act of 1950, which advanced strict segregation within discrete areas and zoned people in accordance with the Population Registration Act of 1950. The racial groups in South Africa, namely Whites, Blacks, Coloureds and Indians, were to strictly stay in separate areas. Of the four groups, the blacks were the most disadvantaged. Their residential areas were barely resourced thus they were forced to move to the white cities in search of better opportunities.

The Housing Act of 1966 declared that local authorities should not be seen as housing institutions. The Act stated that it should remain the responsibility of every citizen to provide his/her own house (Cloete, 1993). This opened the opportunity for people to build cheap dwelling structures for themselves. However, government was determined to demolish such structures. It has been estimated that from 1960 to 1983, a total of 3.5 million people, almost all of them black, were subject, in terms of government policy, to forced removals from one place to another; they were forced to go to where they did not choose to go (Wilson & Ramphele, 1989). Such removals fuelled further tension between the blacks and the apartheid system.

The evictions resulted in conflicts between blacks who wanted to participate in the urban economy and the apartheid government, which wanted to minimise black participation in the urban economy. The evictions affected the political landscape of the country. People's hopes rested in the violent conflicts which tragically characterised so many informal settlements since the mid-1980s (Smith, 1992). Evictions failed to resolve the problem of informal settlements as evictees continued to invade spaces near cities and forcefully sought to be part of the urban economy. This was viewed by blacks as one way

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to access benefits and opportunities offered by white cities. Trying to gain access to such benefits was a daily struggle between the blacks and the apartheid government. Such efforts were always met with force from the state. The conflict between the two parties continued as blacks were not prepared to give into white domination. It resulted in arrests and continued conflicts. For the black South Africans, the daily arrests for purely statutory offences were a continued reminder of the unequal power relations between the blacks and the whites.

The struggle was a result of government's persistence to prevent the blacks from staying in urban areas. For years, one of the central thrusts of government policy in South Africa was to prevent the movement of Africans to the urban areas. As far back as 1921, an official commission argued bluntly that blacks should only be allowed into towns as temporary workers, and that they should be compelled to leave as soon as their job was done (Wilson and Ramphele, 1989). Indeed, blacks were treated as temporary workers. If their jobs were finished, they would, through repressive laws, be sent back to their homes. If they sneaked back into the cities, they would be arrested. Workers, however, defied these laws by staying in white cities even if they were unemployed and homeless, whilst still searching for employment. As black people struggled to survive and gain greater access to the accumulations of wealth represented by cities, African people all over South Africa, by individual and collective action, began to remake the nature of urbanism in the country (Smith, 1992). This exacerbated squatting and shack settlements around the country. The result fuelled further evictions and removals.

The 1960s was a turbulent period for the state. The state began concerted efforts to establish homelands. These were seen as a panacea for the 'African problem'. The main aim of the homelands system was to ensure that blacks were located outside white South Africa as much as possible. The homelands system, however, failed to encourage people to stay in artificial constructions largely because of poverty. Homelands suffered a massive brain drain as they did not have resources like the white cities. For a homeland to function as a national unit, most of its citizens had to live there. However, a substantial number of the black population lived either temporarily or permanently elsewhere (Benbo, 1976).

Most temporary absentees were men, thus, subjecting women to abject poverty in the rural areas. People continued to move out of the homelands to white cities in search of better opportunities. The massive movement of people to cities increased rapidly. The homeland system failed dismally to retain people within their homelands. Blacks were not in any way attracted to homelands as they offered nothing for them.

During the period in which black people all over the country were seeking greener pastures in cities, the homelands suffered dispossession. Male citizens left their families to stay in hostels in cities, in

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order to seek greener pastures. Hostels are a legacy of the influx control and migrant labour system which barred black people from permanent residence in so called white areas (Minnaar, 1993). The majority of the dominantly male black residents of Limpopo Province, which is made up of the former homelands of Lebowa, Venda and Gazankulu, flocked to cities in search of economic opportunities and jobs.

The massive movement of people to the cities impacted negatively on the hostels' capacities to house workers. Some workers were forced to provide housing for themselves by way of constructing backyard rooms in townships, squatting and constructing shacks on illegally occupied land. The movement by blacks to white cities was predominantly a male terrain, as the males were traditionally obliged to provide for their families.

The result was widespread poverty in the homelands or rural areas, as black males left behind female headed households to search for greener pastures in white cities. Absolute poverty was evident in the province, and this manifested itself in various forms, such as lack of proper housing, water, electricity, transport and health facilities. Poverty is characterised by the inability of individuals, households or entire communities to command sufficient resources to satisfy their basic needs (May, 2000).

In the Limpopo Province, a rural province, poverty persists on a large scale, as most females were left behind and had to struggle to feed their families against all odds. This posed a great challenge to the females as they were illiterate and unemployed. They could barely meet their basic needs. The situation of female-headed households subjected most households to abject poverty. Children suffered in the process and their schooling was detrimentally affected as well. Consequently, the education landscape of the Limpopo Province was negatively affected. As a result in 2001, 33.4% of the population in the Limpopo Province had no schooling (StatsSA, 2006). Education was and still is a challenge in the province, and this impact negatively on provincial growth rates. This has dealt severely with the rural women population.

The Human Capital Theory states that education increases economic growth. Growth rates show that the accumulation of skills at the individual level translates into higher economic growth at the country level (Seligson & Passé-Smith, 1998). To combat the challenge, women had to mostly rely on farming. However, subsistence farming was not successful because not all people benefited from it. The climatic conditions were mostly not favourable to the majority and they had to depend on rain water for their farming. Their method of farming was outdated and primitive and, as a result, did not yield enough crops or produce to feed their families. This condition was detrimental as it restricted food production. People lived below the breadline. Some women who could not make it in the agrarian sector had to seek alternative means of survival such as engaging in menial jobs to support

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their families. Their efforts were, however, making little impact as their incomes were very low due to lack of training and education.

Families could not survive only on the incomes brought by male migrant labourers even though they were earning better salaries than rural workers because the migrant labourers had to maintain their lifestyles in cities, which were much more expensive and higher than that of their rural counterparts. The fight against poverty in rural areas was, therefore, a vicious circle. The population of the Limpopo Province suffered as a result of dispossessions, and, to date, it is still declared one of South Africa's poorest provinces.

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Table 1.1: The Provincial distribution of poverty and inequality in 1993

Provinces	% households living in poverty	% individuals living in poverty	Poverty gap(R Million)	Poverty gap as % of GDP
Eastern Cape	40.4	50.1	3303	11.4
Free State	56.8	64	3716	15.7
Gauteng	29.7	41	917	0.6
Limpopo	**61.9**	**69.3**	**2948**	**21.4**
KwaZulu-Natal	36.1	47.1	1159	2
Mpumalanga	33.8	45.1	968	3.1
North West	15.4	21.1	1551	7.3
Northern Cape	38.2	48	257	3.0
Western Cape	14.1	17.9	529	1
South Africa	35.2	45.7	15348	4

Source: Poverty and Inequality in South Africa: Meeting the Challenge (May. 2000)

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By 1993, 61.9% of households in the Limpopo Province lived in poverty, whilst 69.3% of individuals lived in poverty. The provincial households living in poverty exceeded national households living in poverty by 26.7%, whilst individuals living in poverty in the Limpopo Province exceeded national figures by 23.6%. This indicates that, in 1993, households and individuals in the Limpopo Province were economically worse than households and individuals across the country.

When the new system of local government was introduced in 1994, poverty was undoubtedly concentrated in the former homeland areas, which were all classified as rural. According to Van Donk (2008), even though after 1994 poverty was spread between urban and rural areas, the depth of poverty remains deepest in rural areas and the Limpopo Province is the most affected as it is the province with the high unemployment rate.

Estimates of poverty show that the proportion of people living in poverty in South Africa did not change significantly between 1996 and 2001. Limpopo Province had the highest proportion of the poor, with 77% of its population living below the poverty income line. While the poverty rate

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measures the proportion of a region's population living below the poverty line, it does not give any indication of how far below the poverty line poor households are.

A comparison with South Africa shows that employment in the Limpopo Province was scarce. The higher proportion of people who are economically inactive probably reflects discouraged jobseekers, that is, people who do not qualify to be counted as unemployed as they did not take active steps to seek work (StatsSA, 2006:59). The high unemployment rate forced males in the Limpopo Province to search for work in the mining provinces of the country, especially Gauteng. The table that follows shows employment status of the residents of the Limpopo Province and that of South Africa.

Table 1.2: Working-age population by labour market status in Limpopo Province and South Africa

Labour market status	Limpopo Province		South Africa	
	N('000)	%	N('000)	%
Employed	883	28.2	11643	39.7
Unemployed	339	10.8	4135	14.1
*NEA	1912	61.0	13527	46.2
Total	**3134**	**100,0**	**29305**	

**NEA= Not Economically Active*

Source: Limpopo Provincial Profile 2004

The above scenario shows that a high number of people in the Limpopo Province are not economically active as opposed to the 28.2% of the economically active persons. It shows a great burden on the economically active persons and the state. The economically active persons carry a huge responsibility of taking care of a large number of people who are not working and, as such, contribute zero towards the Gross Domestic Product.

After the first democratic elections, people had their own expectations on service delivery. Housing has always been high on the expectation list of the people. The democratic government inherited a legacy of a skewed housing market and the success of government lies in its ability to deliver on basic

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services such as water, electricity, education, health and housing. Municipalities as organs of the state will, therefore, be judged by the civil society on their ability to deliver basic services as promised to the communities in the election manifesto of the ruling party.

People's perception of service delivery is informed by whether people have access to services in the required quantity and quality. The perceptions in the above mentioned municipalities have changed since 1994. The people are given houses through the Reconstruction and Development Programme. The number of such houses is increasing although the quality has gone down. There is need for government to strike a balance between quality and quantity. Construction of houses that do not meet the needs of the occupants is likely to lead to negative results such as the abandonment and illegal sale of such houses. Some could be used as a haven for criminal activities which often compromises the safety of the community. Municipalities have a delegated responsibility to deliver on the mandate of the national government to house the nation. Municipalities are at the coal face of implementing the national directive to ensure that the nation is adequately housed. In delivering on the aspirations of government, municipalities as, organs of the state, must ensure that inhabitants in their jurisdiction are given houses that meet minimum building standards. Provision of RDP houses remains a basic need within which the quality of life of every person evolves.

The Limpopo Province experiences a mushrooming of informal and squatter settlements, especially in its city of Polokwane, and other smaller towns. The Limpopo Province is dominantly characterised by the existence of poor housing, especially in the rural villages and in informal settlements near major towns and the capital city of the province, Polokwane. However, this is not a sight peculiar to Polokwane only. In fact, just about every town and city in South Africa nowadays has one or squatter camps (Cloete, 1993). This development is the aftermath of the apartheid laws and systems. It is felt country wide; hence housing backlog is a national problem. Perceptions on services in municipalities on housing reveal that the state of housing was very poor before 1994. The quality of houses built for poor households between 1994 and 2000 was poor as contractors were not reliable. Since 2000, the quality of houses is improving (Department of Housing, 2008).

Polokwane, the capital city of the Limpopo Province, is experiencing an influx of foreign nationals, especially from Zimbabwe due to political instability experienced in that country. This puts a strain on the province's capacity to house its inhabitants. Since the situation in Zimbabwe is not improving, the shack dwellers are continually being joined by their countrymen in search of a better life and economic opportunities. The political landscape of Zimbabwe has a direct bearing on the provision of housing in the Limpopo Province, hence the mushrooming of shacks and slums next to the city.

Poor housing in the Limpopo Province is not attributed to repressive laws only, but to the migrant labour system, high unemployment and high illiteracy rates. As a result, most of the male workers

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have moved out of the province and left behind female-headed families. These women are unable to provide adequate shelter for themselves as they are economically inactive and some are engaged in menial jobs in the farms. The result of all this, are inadequate housing structures across the province. Some rural villages in the province still have mud houses and houses that are inadequate, unsafe and far from public amenities. Protracted development can also, to some extent, be ascribed to the 'brain drain' which leaves not only the less active but the less educated as well (Benbo, 1976). This has impacted negatively on local economic development in the rural areas, as well as the provision of basic services.

The African National Congress led-government has, since 1994, been addressing the issue of the housing backlog as a means of alleviating poverty. The enactment of the Housing Act 107 of 1997, South Africa's housing policy, and other related pieces of housing legislation, sought to address the imbalances of the past through the provision of adequate and habitable housing to the needy. It is through these legislation processes that government strives to establish socially and economically integrated communities. The policies commit government to a mass delivery of 1 million homes in five years, a people-centred housing processes which prioritise the needs of the poor and vulnerable groups (women, youth and the disabled), and the delivery of a decent product with access to public services and amenities (Khan & Thring, 2003).

The challenge with the provision of RDP houses in order to alleviate poverty is the failure of government to regulate and enforce building standards. The result of this failure is the erection of RDP houses with structural defects. One area that shows government's lack of capacity is the inability by government to regulate building standards, with only 30% of houses constructed since 1994 complying with the standard 30 square metres (Khan & Thring, 2003). The implication is that most of the houses built and completed since 1994 have structural defects. This indicates that the majority of RDP houses beneficiaries live in unsafe houses that put their lives and those of their families at risk.

The establishment of the National Home Builders Registration Council (NHBRC) was meant to ensure the quality of houses built and to protect the poor against unscrupulous contractors. It is argued that NHBRC has brought insignificant changes because the residual is small. The small residual leads to poor quality of houses. The residual ranges from minus R3000 to R7000 (Khan & Thring, 2003). This has resulted in smaller houses, which critics believe are not suitable for human dwellings. The inability of government to provide adequate subsidies for RDP houses is viewed as the major problem and the main reason for the continued decline in the building standards and quality of houses. A smaller subsidy virtually means a smaller house and this compromises the quality of RDP houses. It

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also impacts negatively on the living space, which virtually results in bigger families being crammed in small houses.

The poor quality of RDP houses cannot be solely blamed on contractors who build these houses. There are various reasons why the quality of RDP houses is a challenge. Some reasons are as follows (Khan & Thring, 2003):

- The declining value of the subsidy determines the quality and location of houses. A declining subsidy means smaller houses, but also spatially peripheral developments.
- Cost reduction. The decline in the value of the subsidy, coupled with the escalation of the input cost, has spurred contractors to find cheaper ways to construct low-income housing.
- The availability and non-availability of credit is a key constraint to improved development performance.

All of the above mentioned reasons are in conflict with integrated development, planning, poverty alleviation and sustainable development.

The issue of quality housing is subsidy-driven. The quality of the houses is the backbone of South Africa's current policy, which provides capital subsidies for households earning less than R3500 per month. It works on a sliding scale in relation to income, to a maximum figure of R16000. The capital subsidies have been marred by controversies and political issues 'width versus depth'/'breadth versus depth' (Khan & Thring, 2003). The challenge is the massive construction of smaller houses of poor quality. The ANC led-government is pro smaller subsidies to many. The danger exists that 'quality' and 'quantity' will be seen as mutually exclusive (Khan & Thring, 2003). The dichotomy has an impact on housing development in the country in general and in the Limpopo Province, in particular. The province has many smaller housing units that are incomplete, of poor quality and inhabitable.

The smaller housing units constitute and contribute to poverty as housing is linked to other sectors of the economy such as health. Illnesses such as diarrhoea and tuberculosis are linked to inadequate housing conditions such as dampness, overcrowding, lack of clean water, and adequate sanitation (Khan & Thring, 2003). These illnesses impact negatively on the well-being of the population and children in particular. The impact of the illnesses is more devastating in smaller housing units than in well-spaced living units. Such an impact exacerbates poverty.

Poverty is exacerbated by the fact that beneficiaries of RDP houses are mostly poor, unemployed women and single headed households without a regular source of income. Because the beneficiaries are poor, most of the time, they fail to maintain their houses. Failure to maintain the houses, sometimes, results in loss of sense of ownership. This is indicated by a high rate of people abandoning

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their houses. Some sell them and relocate to old settlements, whilst others have turned such units into taverns and *shebeens*. These practices undermine the state's objective to alleviate poverty.

There is also evidence that recipients themselves do not view their houses as assets. This is shown by their abandonment of the houses and relocation back to shacks, and sale of the houses at a price well below the cost of the unit (Khan & Thring, 2003). This shows that beneficiaries are not sentimentally attached to the houses. Some do not take pride in the ownership of the houses. Some, due to poverty, rent their houses out to foreign nationals. When they transfer the ownership of the houses to second parties, the rightful owners are forced to stay in their old inadequate dwellings.

Some beneficiaries are purely profit-driven. They rake cash out of the sale of these houses. A typical example is the business opportunity seized by the owners of RDP houses (RDPs) in Luthuli Park and Westernburg. According to sources that live in the two neighbourhoods, many of their neighbours, including a municipal councillor living in Luthuli Park, own up to four different RDP houses and rent them all out for staggering sums varying between R2000.00 and R2800.00 per month. Shacks are also built on these properties, and they are also rented out for around R400.00 to R600.00 per month (Venter, 2012). Practices such as these, frustrate the will of government to alleviate poverty through provision of RDP houses.

1.2 The aim of the study

Since the two major problems in South Africa are poverty and homelessness, this study aims to establish if the provision of RDP houses to a person or a group alleviates poverty. Poverty is a relative concept that manifests itself in various ways. The study investigates the extent to which factors such as lack of basic services, poor workmanship, corruption and abuse of power, greed and contravention of the laws affect the state's provision of RDP houses in the Limpopo Province. The extent to which deprivation and the abuse of access to RDP houses have impacted on the residents of the Limpopo Province will be investigated. The study will further seek to determine whether the provision of RDP houses has improved the quality of life of the beneficiaries or not. The research aims to explore ways in which the problem of access to RDP houses in the Limpopo Province can be resolved in order to improve policy development in the provision of RDP houses.

Given that the research aims to establish if provision of RDP houses by the state alleviates poverty or not, the study investigated the extent to which abuse on provision of housing affect, beneficiaries in terms of access, distribution, habitability and poverty alleviation. The following related and ancillary objectives guided this investigation:

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a) To provide for guidelines for the effective provision of RDP houses;

b) To establish the relationship between the provision of RDP houses and poverty alleviation. The study assessed the capacity of the beneficiaries to meet their basic needs as well as the structural quality of houses provided to the people of the Limpopo Province as factors that compound the complex nature of poverty faced by the beneficiaries of RDP houses on day to day basis;

c) To establish the relationship between effective service delivery and access to RDP houses. This was done by exploring the extent to which people wait before they get their houses;

d) To determine the extent at which people classified as meeting the eligibility criteria have access to RDP houses. This study explored if people who are qualified to receive RDP houses experience difficulties or not before they are provided with such houses; and

e) To determine whether the provision of RDP houses can be used as a tool to alleviate poverty for all racial groups.

1.3 Research question

To what extent does the provision of RDP houses alleviates poverty? The research probes whether the provision of the RDP houses lessens poverty in Limpopo Province.

1.4 Statement of Research Problem

There is an increase in the abuse of the right to access habitable RDP housing in the Limpopo Province. This causes poverty. This places limitations on the establishment, completion and distribution of RDP houses to the rightful beneficiaries, thus posing a challenge to poverty alleviation.

Limpopo is predominantly a rural province with 89.3% of the population living in non-urban areas. Poverty is rife in rural areas and, therefore, a high number of people live from hand to mouth in the Limpopo Province. According to StatsSA (2006), a greater percentage of people (33.5%) living in the Limpopo Province work in the informal sector. This reflects the relative absence of formal sector employment opportunities in the Limpopo Province, thus exacerbating poverty in the province.

Lack of formal employment opportunities implies that some households cannot meet basic needs, such as food, clothing and shelter. Such households look upon government to provide RDP houses for them, in order to alleviate poverty. The problem is that the process of house allocation and distribution is marred by corruption, thus placing a huge responsibility on government.

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1.5 Hypothesis

The provision of RDP houses to the poor is subject to abuse and exploitation, thus making it difficult for government to alleviate poverty. The result of this exploitative practice is the allocation of houses to people who do not qualify to receive them. Some turn such houses into *shebeens*, whilst others rent them out.

1.6 The Significance of the Study

This study complements other research studies, which have shown an interest in the provision of RDP houses as a tool to alleviate poverty. The study exposes corrupt practices that impact negatively on the state's provision of RDP houses, and the ensuing poverty. The sharing of knowledge gained through the study is geared towards assisting in shaping the future of the RDP housing and helping in formulating and improving government policies relating to the housing development in the Limpopo Province and the country.

1.7 Research Methods

Research methodology is explained as a philosophy of the research process (Bailey, 1994). It is also referred to as a research strategy (Brynard & Hanekom, 1997). This research is human-centred and therefore necessitated the use of qualitative research method. As a result, the study placed a huge responsibility on the researcher to interact with the participants. The nature of the research expected that the perceptions of the participants be put at the core of the study.

1.8 Research Design

The study made use of the following research designs:

1.8.1 Case studies

A case study is an exploration or in-depth analysis of a 'bounded system', or a single or multiple cases, over a period of time (De Vos, 1998). The study opted for a case study as it offered participants an opportunity to elaborate on whether the provision of RDP houses by government alleviates poverty. The study required participants to elaborate on the impact of ownership of RDP houses on their welfare and the challenges that go with the ownership of such houses. Housing is a social indicator, therefore, the use of a case study helps the researcher to unearth whether the ownership of an RDP house, as a social good, alleviates poverty or not.

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1.8.2 Phenomenological approach

Phenomenology aims to understand and interpret the meaning that the subjects give to their everyday lives (De Vos, 1998). The study attempted to explore and understand what ownership of the houses meant to the beneficiaries. The study sought the beneficiaries' understanding in as far as ownership of such houses is concerned. The study also, explored the day to day challenges that the owners grapple with to arrive at an understanding of the participants' lives. The exercise, gave the researcher an opportunity to interpret the beneficiaries' world view.

1.9 Sample Size

A sample size of 235 respondents from the random sampled districts of the province was chosen to participate in the study as follows. A sample is a small proportion of a population selected for observation or analysis (Best & Khan, 1993). This was done to delimit the scope of the study and to select representatives so as to make the necessary conclusions. Sampling is when the researcher restricts his or her own investigation to a small but well-chosen group of people called a sample (Bless & Smith-Higson, 1995).

1.10 Data Analysis

The study used qualitative method to analyse data. The researcher interacted with the beneficiaries of RDP houses and the affected participants to get first-hand information of their experience of house ownership. The study used interviews and unstructured questionnaires to determine whether the provision of RDP houses alleviate poverty or not. Responses that bore the similar sentiments and views were grouped together and used as basis upon which findings were made. The researcher counted responses that bore same thoughts to help determine numbers and percentages that helped the study to have numerical information to determine whether the provision of RDP houses alleviates poverty or not. The study used bar graphs, frequency polygons and pie charts for illustrative purposes. The research methodology will be fully explained in chapter 3.

1.11 Ethical Issues

The study is about the state's provision of RDP houses and poverty alleviation. The participants were advised to participate in the study voluntarily. They were given consent forms to fill in. The researcher sought permission from participants whose interview was put on record.

The researcher took into consideration the multi-cultural character of the province in terms of lifestyle, tradition and belief systems. The Limpopo Province has diverse ethnic groups such as Tsongas, VhaVenda, Bapedi, Ndebeles, Afrikaners, English, Coloureds and a few Indians. The study

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took ethical issues into consideration when collecting data and when dealing with respondents. The researcher ensured that the privacy of participants was respected. The information given by participants was used for the sole purpose of this study.

1.12 Explanation of Key Concepts

1.12.1 Housing

Housing refers to houses collectively or the job of providing people with accommodation (Collins Dictionary, 2004). The parliament of the Republic of South Africa recognises housing in a broader context to be:

- Adequate shelter that fulfils basic human need;
- As both a product and a process;
- As a product of human endeavour and enterprise;
- As a vital part of integrated development planning;
- As a key sector of the national economy; and
- As vital to the socio-economic well-being of the nation.

The implication is that housing is not just a four walled structure, but certain standards are to be met before a structure qualifies to be called a house. The Constitution further states that government must take reasonable legislative and other measures, within its available resources to achieve the progressive realisation of this right (SA Government Online, 1996).

In the South African context, a house is both a constitutional right and a political product. It is enshrined in the supreme law of the country and used also during the electioneering processes and campaigns.

1.12.2 Development

Development refers to a process of growing or developing or an event or incident that changes a situation (Collins Dictionary, 2004). Nowadays, development is related to sustainability. Sustainable development is future oriented and does not compromise the needs of future generations.

1.12.3 Limpopo Province

It was formerly known as the Northern Province. Limpopo Province is one of South Africa's nine provinces which are predominantly rural. It covers an area of 123910 square kilometres and represents

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10% of the total area of South Africa. It has a low level of industrialisation and 89.0% of its population live in the rural areas (StatsSA, 1999).

1.12.4 Low cost housing

Low cost housing in this research, refers to houses financed through the state's housing subsidy scheme to households with an income of R0.00 to R3500.00 per month, people who have not owned a property previously, and who satisfy a range of other criteria (Department of Housing, 2009). They are houses which in common day-to-day language are referred to as Reconstruction and Development Programme houses (RDP houses). To qualify for the house, one must meet a range of eligibility criteria as set in the country's National Housing Code. The eligibility criteria for one to receive a state's low cost house include the following (Department of Housing, 2009):

- He or she is married or cohabits with any other person or is single and has proven financial dependants;
- He or she is lawfully resident in South Africa;
- He or she is legally competent to contract; he or she is over 21 years of age, if not married;
- The gross monthly household income of his or her household does not exceed R3500 per month;
- The beneficiary or spouse has not previously received a subsidy from government to buy a house; and
- He or she is a first time property owner.

The criteria above set a base for ownership of an RDP house. It is not everybody in South Africa who qualifies to own or receive an RDP house. It has, however, been established that some people outside the eligibility criteria have tried to own or are owning RDP houses through fraudulent means, thus posing a challenge for government's objective to alleviate poverty.

1.13 Structure of the Study

The research study is structured as follows:

Chapter 1: Introduction

The chapter introduces the location of the study. It provides a detailed background to the study, the research problem and hypothesis. Key concepts are explained.

Chapter 2: Literature Review

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The chapter explores different views held by different researchers who conducted research in the same field of study. It unpacks the extent to which the provision of the RDP houses alleviates poverty.

Chapter 3: Research Methodology

The chapter focuses on research method, methods of data collection and techniques used in the study to determine the extent to which implementation of the relevant pieces of legislation and policies promote alleviation of poverty.

Chapter 4: Research findings and Discussions

The chapter outlines the findings of the research. The chapter provides evidence on whether the provision of the RDP houses by the state in the Limpopo Province alleviates poverty.

Chapter 5: Recommendations and conclusion

The chapter tables the recommendations of the study as informed by the responses and feedback from the affected research participants. The purpose is to enhance policy development so as to improve the lives of the beneficiaries of the RDP houses in the Limpopo Province.

The research makes conclusion on the basis of its findings and recommendations. The recommendations indicate ways of improving on the provision of the RDP houses. The conclusion suggests ways of enhancing the existing policies and pieces of legislation that govern housing developments.

1.14 Conclusion

The chapter discusses causes of a housing backlog in developing countries and how underdevelopment by developed countries impacted on the housing needs of the people in developing countries. Dependency theorists believe that colonial powers and imperialism thwarted development in developing countries. The chapter drew a pictorial relationship that exists between developing and developed countries. Key concepts that are used from time to time in the research have been explained.

The next chapter is a literature review chapter and explains the state of housing internationally and within the African continent.

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CHAPTER 2

LITERATURE REVIEW

2.1 Introduction

This chapter explores the views held by different researchers who conducted similar research. It focuses on international and continental housing challenges as well as the history of housing in South Africa. It unpacks the extent to which the provision of the RDP houses alleviates poverty in the province. The study area is the Limpopo Province and the five districts of the province, namely: Capricorn, Sekhukhune, Mopani, Waterberg and Vhembe. These districts are randomly sampled to determine whether the provision of the RDP houses lessens poverty. There is, however, insufficient written material on the RDP houses as the initiative is relatively new in South Africa.

2.1.1 Housing within the international context

Housing challenges cut across all continents. The issue of inadequate housing prevails globally. Even the most developed countries contend with the issue of how to adequately house their inhabitants. Governments have to craft policies and strategies on how best to address inadequate housing and homelessness. Housing challenges are related to poverty and unemployment. The most affluent societies and some developing countries with low poverty rates have a sector of their population that is poor. Brazil ranks amongst the world's highest nations in the Gini coefficient index of inequality assessment. Their ranking shows that Brazil is one amongst the nations that are successful in eradicating poverty, however, the country still has a part of its population that lives in poor conditions. It is on this account, that the then-President, Luiz Inácio Lula da Silva in 2003 launched a program called "*Bolsa Familia*". "*Bolsa Familia*" is a cash transfer program that gives money to poor families and their children under a strict condition that they kept their children vaccinated and in school. This sector of the population is unable to provide adequate housing for themselves and therefore live in *favelas,* a term that can be equated to shack settlements in South Africa. Brazil's housing deficit stands at 7 million units.

The housing challenge in Brazil is attributed to rapid urbanisation and population growth. As cities grew rapidly, available facilities and resources, fail to keep up with the growing population. Rio de Janeiro in Brazil, has a population estimated at 12.7 million. The majority of people and migrants in Brazil are attracted by Rio de Janeiro, which is Brazil's second largest city. The rapid rate of illegal occupation of land in urban areas is a huge challenge in Brazil as people want to live near cities and their place of employment. This has resulted in widespread of shack settlements around the city. The biggest *favela* in Brazil is Rocinha with an estimated residents of 150,000 people. As people flocked

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to the city, they build houses in shanty towns with scrap materials such as iron sheets and wood. Sanitation, sewage system, water and electricity, then become a huge challenge. The housing challenge in Brazil is compounded by the lack of a comprehensive housing policy that would enhance housing conditions for all people throughout the country, although much has improved since the end of the military government in 1986.

Germany had a challenge as well, in providing adequate housing due to the unification of East and West Germany. Unification of East and West Germany led to serious housing challenges because after World War II, West Germany had a severe housing shortage. The housing shortage forced people to share single dwellings. The unification of the two Germanys brought inequalities and differences in the quality of housing in Germany. In East Germany, a lot of the housing was badly planned and poorly constructed whilst in West Germany, the state of housing was bad because the authorities had maintained rent at low levels in a way that funds were not available for essential repairs. The German federal government, however, responded with a high level of housing subsidization which promoted housing ownership.

The federal system and all its three levels of governance; federal government, states and municipalities are actively involved in the provision of adequate housing. The federal government declared decent housing as a basic right in Germany and for that reason, authorities came up with various subsidy schemes to promote ownership and access to housing. Amongst its various housing schemes, the government provides financial aid to households that spend much on housing costs. The aid goes as far as subsidizing rentals and payment of mortgage bonds. This has tremendously increased Germany's housing stock.

The federal government provides financial support to both tenants and providers of rental housing. The 'tenant subsidization' is given to poor households in the form of housing benefit whilst 'property subsidization' takes the form of financial support to certain forms of rental housing. Urban development subsidization is given to urban areas for the purpose enhancing their living environment. The government also encourages effective use of energy that also goes with relevant subsidization programmes. Subsidization programs have, thus far, alleviated glaring housing shortage in Germany. Nevertheless, this does not mean that the problem of homelessness is completely eliminated. Germany still has a number of people who are homeless. In the early 1990s, the number of people who were homeless was estimated to be as low as 150, 000. The good thing is that the homeless in Germany receive aid from the government and charitable organisations.

One of the world's highly industrialised countries, Japan also experiences a high number of people without adequate housing. This is attributed to high housing costs in major Japanese cities. This has led to many overcrowded housing as many young Japanese adults choose to live with their parents,

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rather than finding their own houses. This practice is known as parasite singles. An unusual housing feature in Japan is that houses are presumed to have a limited lifespan and are generally torn down and rebuilt after a few decades, generally twenty years for wooden buildings and thirty years for concrete buildings. This practice indirectly contributes to inadequate housing and homelessness in Japan. In 2003, Japan had 25,296 homeless people. Osaka, Tokyo, and Aichi were areas with the highest homeless populations, while the city of Osaka, and Nagoya had 1750 or more. The Ministry of Health, Labour and Welfare found that about 41% lived in urban parks and 23% along river banks; streets and railway stations also had significant numbers.

Although some developed countries have managed to provide adequate housing for most of its population, there will always be a number of people who are poor and do not afford to provide adequate housing for their families and themselves. Housing costs are relatively high in both developed and developing countries. Canada, for instance, has two markets that are rated moderately unaffordable, while half of its major markets were rated severely unaffordable, including Vancouver, Toronto and Montréal. Ireland's one major market, Dublin, was rated moderately unaffordable. Such exclusive housing costs close doors to aspirant house owners.

2.1.2 Housing within the African continent

Africa is a developing continent. As it is the case with all developing economies, African countries are characterised by high levels of poverty. Poverty in Africa is rapidly becoming an urban feature. Poor housing is prevalent in most of its countries. Poverty manifests itself in homelessness and inadequate housing. The number of people in Africa living in slums and squalor conditions is alarming. In many of Africa's cities and towns, less than 10% of the population live in formal sector housing. In Zambia, 74% of urban dwellers live in slums; in Nigeria, 80%; in Tanzania, 92.1%; in Madagascar 92.9%; and in Ethiopia, a staggering 99.4% (Davis, 2006).

One of Africa's most powerful economies, Nigeria, has rapid spread of shanty towns and slums, which are common in urban areas. The commercial capital city of Nigeria; Lagos, has a high rate of shack settlements in the continent. It is maintained that the city has 200 different slums ranging in size from clusters of shacks underneath its highways to some of its districts like *Ajegunle* and *Mushin*. It is estimated that over two-thirds of the population of Lagos live in the informal settlements or slums that abundantly spread across the city.

The fact that Nigeria's economy is one of the strongest in the continent, but fails to adequately house its citizens shows that provision of adequate housing is not a priority on the government's

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developmental agenda. Although housing is not a core area of focus by the Nigerian government, few programmes were put in place to thwart the spread of shanty towns and informal settlements. One such programme is the "Lagos Slum Upgrading Programme" which was launched in 1999. The aim of the programme was to stop the spread of slums. The challenge with the programme was forceful evictions that were part of the strategies to minimise slum developments. As with most forceful evictions and removals, people are not deterred by such antagonistic exercises and continued to erect shacks on available land as was the case with South African evictions and forceful removals. Nigeria is one amongst many countries that did not achieve successful milestone in providing adequate housing to both its rural and urban dwellers. Contrary to what is happening in Nigeria, are the efforts exerted by the Namibian government to adequately house its citizens.

The Namibian government declared housing one of the top four development priorities. The government launched a rigorous housing programme called a "National Shelter Strategy". The strategy called for full participation from all stakeholders involved in the provision of housing. The stakeholders included communities, private sector, financial institutions and interested individuals. The role of the government was to facilitate provision of housing. The state withdrew from direct construction of the houses and provided technical support and provision of small loans. The government has strengthened its Local Authorities that consist of Village and Town Councils, Municipalities and the City Council of the capital Windhoek. These stakeholders are instrumental in implementing the government's Build-Together National Housing Programme which is part of the National Shelter Strategy. The aim of the programme is to ensure that housing is affordable and instils concept of self-help, deal with rapid urbanisation as well as in-migration. A number of Non-Governmental Organisations, such as Shack Dwellers Federation of Namibia (SDFN) is involved in alleviating the housing shortage in the country. This organisation mobilises community savings to enable residents of informal settlements to have access to land and affordable housing.

Housing in the African continent remains a challenge, even with countries with strong economies like Nigeria and South Africa. The two countries, continue to grapple with the issue of adequate housing despite being economic powerhouses in the African continent. Although the situation in South Africa cannot be equated to the one in Nigeria, housing still remains one of South Africa's daunting challenges.

The issue of housing shortage and inadequacy in Africa will always pose a big challenge because rapid urbanisation perpetuates urban poverty. Secondly, international donors have diverted their focus on supporting funding for housing in Africa. Housing and urban infrastructure have generally not been a high priority for international donors. The World Bank has been the largest donor in the sector. The U.S Agency for International Development (USAID) implemented the successful Housing

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Guarantee (HG) loan program for thirty years until it was discontinued in 2000 (Giddings, 2002). The critical housing shortages and slum development are compounded by a series of negative factors such as lack of coherent housing policy in some African countries, lack of capacity by the public sector to deliver on adequate housing, a shortage of land and lack of human as well as institutional capacity. Most African countries face serious human and institutional capacity shortages in dealing with the rapid pace of urbanisation and the growth of slums and informal settlements (Mabogunje, 2007). Most housing construction is done by small to medium (SMMEs) enterprises which often leads to limited housing production. Subsequently, the quality of the final product is often compromised. Rapid urbanisation in Africa is inevitable and equally not well managed, which evidently exacerbates poverty and poor housing in African cities and towns.

2.1.3 The historical background of housing in South Africa

Researchers hold different views as to the cause of the housing backlog in South Africa. There are those who assert that the current housing shortage in the country is a by-product of natural population growth, whilst others attribute the critical housing shortage to migration and restrictive apartheid legislation. Some believe that all the three factors, natural population growth, migration and apartheid laws have contributed immensely to the current state of housing (Mashabela, 1990).

The study attributes the current housing crisis to the South African repressive laws orchestrated by White rule before the African National Congress led government took power in 1994. The South African housing backlog is traceable to the period beyond 1945 when the National Party came into power. The laws passed by the early settlers discouraged provision of housing for the blacks. In addition to criminalising African job seeking activities, a deliberate policy of not providing family housing was pursued to discourage the permanent settlement of those Africans escaping the pass law net. The only approved accommodation for oscillating migrants was the hostels, or more precisely, labour compounds (Ramphele, 1993). Basically, provision of housing was based along racial lines. Whites were afforded adequate housing, whilst blacks were left to fend for themselves. Their movement to the white cities was also discouraged through the pass laws, thus inhibiting their ability to house themselves. They were forced to stay in poorly built structures outside the white residential areas, in proximity to the city, thus enabling white people access to cheap labour without the burden of excess infrastructure.

It was after the National Party came into power that the policy of separate development, was implemented and intensified. The period from 1950 saw government's concerted effort to segregate people further in terms of race, class and ethnic affiliation. The enactment of the Group Areas Act of 1950 ensured that people of different races and ethnic groups were zoned into different exclusive residential areas. The exclusive nature of residential zones led to inequalities in housing.

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Mixed racial settlements were forbidden by the law, making it a criminal offence to reside in a 'mixed' residence. In the minds of White officials, the apartheid city has always been imagined and naturalised as an organic entity; a body susceptible to contamination and disease by the infiltrations of uncivilised Africans, the metaphorical germs creating the festering sores of the 'septic fringe'. Sanitising the city, cleansing it of impurities, has been a central ritual of renewal for the apartheid urban order (Manona, et al. 1996). It is for that reason that most blacks in the country were from the rural Bantustans, and all cities and towns were exclusively for white people. The dichotomy of separate development was that all rural Bantustans were poor, whilst the white people in the cities had economic opportunities such as jobs and infrastructure. The rural residents, all blacks, lived in abject poverty, whilst the majority of the white people benefited from a racially biased system. The blacks were forced by their socio-economic status to relocate from rural areas to white cities to serve white interests. This culminated in white supremacy, with blacks regarded as inferior and whites as superior. Even in the workplace, whites would occupy higher positions whilst blacks, who made up 76% of the population, were only given menial jobs and positions of less responsibility and influence (Knight, 2001). The black population served the whites and was subjected to exploitation. It is because of their poor socio-economic circumstances that black people became subservient. They were exploited throughout the country. The majority of black people in the country were poor and exploited by their white employers on a large scale. Their low wages translated into poor living conditions.

The blacks' state of poverty was worsened by the fact that during the apartheid era, segregation was mandated by law. Blacks could not live in "white" areas. Instead, they had to live in townships or impoverished areas known as Bantustans (Knight, 2001). The then government purposefully did not make an effort to ensure that the black people were appropriately housed. Instead, very little was built for Africans by the apartheid regime. This resulted in poor housing amongst the black population of South Africa.

It is as a result of mandatory segregation that during the apartheid era, people lived in abject poverty and could not afford basic needs such as housing, land and clean water, as they were largely unemployed. This subjected the majority of people, especially blacks, to dire poverty. They were homeless, landless, and lacked essential amenities such as clean water, sport and communication facilities to mention but a few. Poverty and unemployment, both social ills, evident in the black population during the apartheid era translated itself into poor living conditions and low socio-economic status in black communities. Poverty made it difficult for the black people to adequately house their families. This resulted in black people living in uninhabitable houses without water and electricity both in the rural areas and in the cities. Pangs of hunger forced black males to move to the cities in search of employment, in order to alleviate poverty.

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When the black males moved to the cities and towns of South Africa, they were met with the harsh reality of a critical housing shortage. This led to a huge number of migrant labourers resorting to hostels as a form of alternative accommodation or housing, all this because government did not provide housing for people from the rural areas. Their stay in hostels was never an option. They were forced to stay in hostels, as there was no variety in housing to choose from.

The construction of the hostels, and the regulations governing such accommodation, were provided for under the Natives (Urban Areas) Act 21 of 1923, which amongst other things, was motivated by the need to ensure that further labour requirements be met by housing African men in hostels and barracks in urban areas. These were used as instruments to exclude undesirable Africans from the cities and towns. The construction of the hostels and compounds was a conscious political effort exercised by government to promote a class society based on race and gender. This is evident in the research study conducted by Mamphele Ramphele (1993) on hostel dwellers in Langa, Gugulethu and Nyanga in the Western Cape. The current housing backlog is a by-product of similar efforts exercised by white rule to deprive blacks of decent housing. The construction of hostels in South Africa was not meant to provide housing for the working class, but was meant to achieve political objectives for the government. This was fundamentally meant to prevent black participation in the main-stream economy. The construction of hostels created conflict between labour and capital.

Hostel dwellers, both as migrant workers and as Africans, were excluded through racially discriminatory policies over the years from effective participation in the political and economic institutions of South Africa. Their mobility was also circumscribed by legislative means until the promulgation of the Abolition of Influx Control Act of 1986 (Ramphele, 1993). The status of being both a hostel dweller and an African greatly disadvantaged black workers. These Acts impacted negatively on the provision of housing country wide. Hostels were built in towns and cities across the country to serve the state's political agenda and to promote white capital.

Hostels were used to perpetuate mass exploitation of the blacks and, furthermore, to channel more resources to the white communities. Hostels were an important legacy of a policy of systematic racial discrimination and gross economic exploitation of the indigenous people of South Africa over many decades. They were a logical outcome of the process of conquest (Ramphele, 1993). Africans were needed to keep the wheels of the white economy rolling and the minute they became sick, old or fragile, they were expected to leave the cities to the homelands. Since hostels have been part of the black South Africa for decades, one can forgive the current government if it takes them decades to fully address the current housing backlog. The current housing backlog, due to the fact that it was orchestrated for decades, may not be addressed completely within a few years. Thus the struggle to provide adequate housing for blacks is still a huge challenge, especially in the cities.

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The massive exploitation of black workers due to poor earnings meant that black workers could only afford minimal needs. Thus, housing themselves properly was a dream that could not be achieved in their life time. Adequate housing was more of a class achievement than of an essential need. As housing was an unachievable goal amongst the blacks, they were forced to stay in denigrating circumstances.

The apartheid government's main objective was to strike a balance between demand and supply for labour in white cities. The system was determined to limit African people access to urban areas. The deprivation of resources for blacks, led to poor housing conditions. To enforce the deprivation, the previous government criminalised efforts by blacks to search for meaningful employment. The government ensured that movement of people to cities was constrained by the law. This was done by ensuring that the qualification for legal urban residence was purely determined by one's employment status.

People without employment contracts were jailed or ferried back to their homesteads in the rural areas, an exercise which did not help the black population to establish proper homes for themselves as they were continually on the run. Black people, legally or illegally, could not stop moving to the cities as their rural homes had nothing to offer. Cities and towns were seen as the hub for economic activities. People continued to defy the system even when employed, they could not provide adequate housing for themselves due to lower wages.

Their being in the cities was seen solely as a way to render services which could be replaced with ease, should the need arise. They were not there as residents, but as vehicles to maximize profits for the white economy. They were, therefore, seen as a means to generate income for the urban white economy rather than part of the economy. If their services were no longer needed, they were sent back to the Bantustans. As they did not contribute much during their working days, due to exploitation, the blacks would go back to their poor homesteads, which were poorly housed. Their poorly built houses in the Bantustans were barely maintained due to poverty and lack of resources. The urbanization process and employment of the blacks in the white cities did not bring any form of economic relief or improvement in as far as housing was concerned.

The period between 1958 and 1978 was characterized by the government's further attempt to achieve 'territorial segregation' in the housing environment along racial lines (Mutshinyali, 2000). The Urban Local Authorities were encouraged to provide only hostels for migrant African labourers. The result was that Africans had to share their hostel rooms with others, and this caused a lot of tension because of lack of personal privacy. It is evident, therefore, that the housing of labourers in the hostels, in itself, had negative implications on the welfare of labourers. It meant that workers, after a hard day's

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work, had to go to crammed tiny rooms allocated to them in the hostels. These rooms hardly had any facilities to relax. This was different from what their white counterparts experienced.

White workers were never housed in the hostels. They had their own spacious homes to live in with their families. The apartheid government provided adequate housing for white people. Housing was more of a problem for the black population than for white people. The skin colour of a person in South Africa was a determinant factor in the provision of adequate housing. The darker one's skin was, the grimmer the chances of adequate housing became.

Hostel rooms impacted negatively on 'Black' productivity, subsequently on their mental well-being and health, as the rooms were shared and small. The fact that 'space' in the hostel was small and shared resulted in sour relations amongst black migrant workers across the country and in neighbouring states. Hostels were a centre of conflict, which often ended tragically. Labourers fought and, sometimes, killed each other. The consequences were that those people in the rural areas, who depended on hostel dwellers for survival, were plunged into further poverty that made it difficult for them to meet basic needs.

Sharing of hostels did not only lead to disagreements amongst inmates, but it became a source of ethnic tensions. Different ethnic groups fought against each other. The situation in the hostels did not only affect the labourer's morale, but it translated into abject poverty and subjected the hostel dwellers to a poor hygienic environment. The poor hygienic levels had health implications, which exacerbated their level of poverty.

The labourers were poor in space, and poorer in attaining human dignity as the hostels were literally like cages. The hostel system, therefore, subjected black labourers to all forms of economic, social and spiritual poverty. The only way for a hostel dweller to get space allocation in the hostels was through securing a bed. It meant that the life of any hostel dweller in South Africa, during the apartheid era, was defined by a bed, and it was wholly dependent on it. One's very identity and legal existence depended on one's attachment to a bed. A person would only become a hostel resident only if he has a bed allocated to him in a hostel.

The bed gave meaning to life, and a symbol of acute poverty and lack of economic freedom. This boiled down to resource constraints that prohibited black males from housing their families adequately. A 'bed' conjures the image of space. Space is still a challenge to the ANC-led government today as land is a limited resource.

Though the hostel dwellers were working, this did not bring any difference to their economic life, it did not enhance the living standards of their rural base and the quality of their houses in general. Their

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wages were too low to sustain their basic lives and to afford them the luxury of building adequate houses for themselves. Housing was a luxury that most hostel dwellers never achieved in their lifetimes.

The hostel dwellers suffered economically because their rooms were barely furnished. They were small and too basic. They were equally socially restrained, as they were not allowed to live with their girlfriends, spouses or children until the late 1960s. Most hostels were male residences and females were not allowed to stay in such exclusive residences. Women, even if they were married, were not permitted to visit their husbands in the hostels.

This impacted negatively on the male hostel dwellers' freedom of association, their right to privacy and interaction with people of the opposite sex. Their lifestyles, therefore, were affected as they were introduced to a new culture, 'a man's world', of mono sexual residences, which impacted negatively on their sexuality, spiritual perception and outlook.

The socially restrictive measures applied in the hostels, therefore, negatively affected the marital relationships between the hostel dwellers and their spouses in the rural areas. The exclusive nature of the hostels led to most family break ups. It plunged them into culturally immoral practices of extra-marital affairs, mistresses or *dinyatsi* as they are known in Northern Sotho.

Some of the male hostel dwellers cohabited with women in the townships as a way of getting alternative accommodation. They got a sense of family again, something hostels deprived them. Townships were convenient because they were closer to their workplaces. The cohabitation practice led to some hostel dwellers abandoning their wives and children in the rural areas. They shunned their responsibilities. This did not happen because the hostel dwellers were irresponsible, but because they were forced to come up with ways and means to sustain themselves in the cities. Such practices, for them, were survival strategies. They had to develop strategies to cope with life under white rule.

These males would cut off all forms of contact with their families and shrug off their financial responsibilities. The hostel culture was embedded on a system of mentorship by older residents. However, some of the young hostel dwellers fell through the cracks due to lack of support or a refusal to be controlled by others, alcoholism or loss of contact with the rural base. This ruined many lives. The study conducted in the Langa, Nyanga and Gugulethu Townships has established that these men were branded *amarumsha*. *Amarumsha* referred to those men who had lost touch with the Xhosa customs. Some of those lost ended up '*tshiphile*,' a Xhosa concept used to refer to men who are totally lost to the city (Ramphele, 1993). As they were totally lost to city life and its demands, their families suffered and were further plunged into poverty. This anomaly was not peculiar to the Eastern Cape, but prevalent in all parts of the country.

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It was during the era of the hostel systems that a new breed of names emerged: *makgolwa* in Northern Sotho, *ushiphile* in Xhosa or *ibhunguka* in Zulu, *makholwa* in Xitsonga. All these names were given to men who had left their homes in search of work in the cities and subsequently found new women and abandoned their families. Such abandoned families would struggle to make ends meet and would not be able to look after their housing needs. Such men exacerbated poverty in the rural areas as their wives and children were abandoned and subjected to deprivation, abject poverty and intense vulnerability. Poverty rose rapidly in the rural areas as a result. This, amongst other factors, has led to the African National Congress-led government inheriting a legacy of poverty and housing backlog. The hostel system contributed immensely to the current housing backlog. The hostel system contributed greatly in depriving black people an opportunity to establish adequate housing for their families country wide. The housing of migrant labourers in the hostels failed to provide adequate relief to the housing needs in the 'White city' and in the country generally. Instead, it contributed to the immense housing shortage. Even after the transformation of the hostels into family units, in the post-apartheid era, there are still people who are homeless. Some of these individuals are men and women in the dusk of their lives, and who have no family to go back to and are too old or disabled to care for themselves.

Such remnants of the hostel system look to the state to provide housing for them either in the form of old age homes or the RDP houses. They also add up to the pool of people who expect the state to adequately house them. This puts a strain on effective service delivery countrywide. This is one of the reasons why, after 18 years of democratic society, the South African government still grapples with the issue of housing shortages and informal settlements. The housing backlog is still a challenge today and most poor people are still in the housing list, waiting for government to provide RDP houses for them. This is because the demand for housing is increasing rapidly.

The pre-democratic policies consciously and deliberately did not address the housing needs of the Black South Africans. Instead, the apartheid government was more determined to create exclusive residential areas. The concerted efforts of the apartheid system to separate people along racial lines led to a massive housing backlog amongst black people in the country. The apartheid policies of residential segregation and the migrant labour system did lasting damage to South African family life. The policies created a legacy of fractured families. A study conducted by the Umkhanyakude on Child Support Grant revealed that some children who receive grants have 'missing' fathers (Padayachee, 2006). Missing fathers are those fathers who are not known to be dead, but their whereabouts are not known either. The study attributes the 'missing fathers' to both apartheid and the migrant labour system, as these promoted family separation (Padayachee, 2006). This shows the extent to which the black population endured economic suffering, which affected their capacity to provide housing for themselves.

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The enactment of repressive laws such as the Native Urban Affairs Act of 1923 and the Group Areas Act of 1950, as well as the hostel system exacerbated the housing backlog countrywide. This resulted in separate residential locations of poor standards and the establishment of uninhabitable living areas such as Sophiatown in Johannesburg. Ironically, such uninhabitable living areas attracted throngs of black migrant labourers because they were convenient and closer to the factories and their workplaces.

A rise in the demand for labour in cities is traceable to World War 2. The rapidly increasing demand for labour during this period attracted a high number of African migrant labourers to urban areas (Mutshinyali, 2000). The result is that informal settlements, shacks and squatter settlements mushroomed as black workers, in large numbers, forcefully occupied pieces of land nearer to cities and towns so as to be nearer to their work places because they were not wanted in the cities.

It is areas such as Sophiatown and Alexandra that were found habitable by most, as they were freehold rights areas. People were allowed to build for themselves. The housing structures found in both settlements were unique to the rest of South African townships. The fact that they were found lively and close to the city of Johannesburg by most, attracted throngs of people across the colour bar, a development that was not encouraged by the apartheid system. It was due to Sophiatown's racially mixed nature that blacks were evicted through the Group Areas Act to places such as Meadowlands. This led to riots and *Asikhwele* bus boycott, which showed that people were not prepared to relocate. They were not prepared to incur high transport costs they would have to face if they were removed from the city's vicinity. Such living areas attracted many of black migrant labourers because they were convenient and closer to the factories and their workplaces.

The housing backlog in South Africa reached alarming levels in 1994, when the ANC-led government took power. The post-apartheid government inherited a housing backlog that mostly affected the black population. The government introduced the Reconstruction and Development Programme to address the imbalances of the past. The RDP, as it is commonly known, is based on the Marshall plan. The Marshall plan is a brain child of General George Marshall who, in 1947, argued that the European economy needed regeneration after the devastation and destruction of infrastructure caused by the Second World War. Marshall Aid took the form of fuel, raw material, goods, loans, food, machinery and advisers. It jump-started rapid European economic growth (Clare, 2000).

The objective was to pursue growth and development through reconstruction and redistribution. The plan promoted a leading and enabling role for government to guide a mixed economy. It prioritised the meeting of basic socio- economic needs for the poor majority and argued for a living wage as a pre-requisite for achieving the required level of economic growth. It aspired to attain a people-centered society.

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The RDP is based on five key programmes or objectives, namely: meeting basic needs, developing human resources, building the economy, democratising the state and society, and implementing the RDP. It is through the RDP programme that government wants to eradicate poverty and provide a better life for all (ANC, 1996a). The Reconstruction and Development in its aspiration, envisaged a society in which the poor will be able to satisfy their basic needs, such as water, food, housing, and employment.

The housing backlog in the country was huge. It was after the 1994 elections that this huge backlog translated into socio-political need (Mutshinyali, 2000). After winning the 1994 election, the ANC-led government was faced with a challenge of how best to address the housing backlog not only for the poor, but for the middle income group as well.

The basic needs of the people refer to jobs, land, housing, water and transport (Matlala, 2000). The primary aim of the RDP was and still is, to alleviate poverty by ensuring that the poor satisfy their minimum basic needs. Basic needs are survival needs, needs that people can barely live without. It is one objective of the ANC-led government amongst others, in the RDP document, to provide adequate shelter to the section of the population that cannot do so for itself, hence the state's low cost houses are commonly known as the 'RDP houses'. These houses are meant to benefit mostly the previously disadvantaged individuals such as black women and the disabled.

The RDP as a developmental programme in providing the RDP houses is a constitutional mandate. The Constitution of South Africa, Act no 108 of 1996, section 26 declares that everyone has the right to have access to adequate housing, and that the state must take a reasonable legislative and other measures within its available resources, to achieve the progressive realisation of this right. It is a state obligation in South Africa that, because the poor cannot provide adequate housing for themselves, such a burden be transferred to the state. It becomes mandatory on the part of government to build houses for the economically disadvantaged persons in order to alleviate poverty and to eradicate informal settlements and shacks.

The agenda of government is to provide quality life for all citizens of South Africa. This mandate has been transferred to the provincial governments to execute on behalf of government. It is the responsibility of each province to meet the housing needs of its population. The Limpopo Province, therefore, has an obligation to build RDP houses for its poor residents. The Limpopo Province, unlike other provinces, is one of the poorest provinces in South Africa. However, it does not have a huge housing backlog as Gauteng, as it is sparsely populated. The vision of the Department of Local Government and Housing Limpopo Province now the Department of Cooperative Governance, Human Settlements and Traditional Affairs (COGHSTA) is that by the year 2020 all people of the Limpopo Province should be properly accommodated in a decent, secure, viable and affordable

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housing environment irrespective of their race, gender, ethnic origin, religion, culture and disability (Mutshinyali, 2000).

2.2 The 1994 Election Manifesto

The ANC election manifesto of 1994 prioritised education, housing, employment and healthcare. The election manifesto emphasised the need to provide adequate housing for the entire nation, hence the slogan "Housing and Services for all". The ANC committed itself through the 1994 election manifesto to ensuring that everyone had a roof over his/her head. The manifesto declared that reasonable living conditions are not a privilege (ANC, 1996b). They are basic rights for every human being. The implication of the 1994 election manifesto is that government is capable and prepared to provide adequate houses for everybody in need. This is, however, problematic as there are cost implications.

The aspiration of the ANC in the 1994 first democratic elections, were ambitious as by then 17 million people lived below the poverty datum line in South Africa and, of these, at least 11 million lived in rural areas. Amidst the ravaging poverty that existed then, the ANC, through the RDP, committed itself to redistributing a substantial amount of land to landless people, building over one million houses, providing clean water and sanitation to all, electrifying 2.5 million new homes, and providing access for all to affordable healthcare and telecommunications. The government wanted to accomplish all this in five years (ANC, 1996a). The problematic part of this ambition rested in the availability of state funds to finance the projects and to build adequate houses for the poor. The problem is not only the money to build such houses, but the availability of land, as not all pieces of land are state-owned. In the rural areas, chunks of land belong to the traditional leadership. As a result of all these proble the government failed to achieve its target by 1999.

2.3 The Dichotomy of the Housing challenge in the Limpopo Province

In the cities, there is insufficient land to satisfy the aspirations of all citizens. Some, owing to poverty, cannot afford to buy houses in the cities. Hence, the mushrooming of shacks and squatter camps in cities pose a huge challenge to the government. Those who have shacks near cities, have their shacks erected close to each other owing to space constraints. When one shack catches fire, the whole shack settlement is gutted down by fire.

In Polokwane, the capital city of Limpopo Province, there is a huge shack settlement called Disteneng. The Polokwane municipality has relocated the shack dwellers to extension 44 in Greenside, but the shack settlement continues to grow because some of the shack dwellers come from the rural villages of the province and have already acquired RDP houses. They therefore, do not qualify to stay in extension 44. Some are foreigners from neighbouring countries such as Zimbabwe

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and, therefore, do not qualify to benefit from the South African government's housing subsidy scheme. The challenge is that these people continue to stay in shacks even if constructive attempts are being made to properly house the poor. The city's housing challenge is exacerbated by the fact that even when government relocates the shack dwellers to proper human settlement, they keep coming back to the informal settlements or create new ones. Evicting them is not a solution either, as evictions and relocations are offset by the people's need to stay closer to the cities. This is because South African cities are a hub for economic activities as compared to the rural areas.

2.4 The Challenges Faced by the ANC-led Government under President Jacob Zuma

2.4.1 Land ownership

Land ownership in the rural areas is a challenge for the ANC-led government. Land in the rural areas is owned by the traditional leadership. There are often conflicting interests between government and the traditional leadership in terms of development programmes in rural areas.

2.4.2 Urban bias

Most people are not attracted to the rural areas. Rural areas do not offer equal opportunities as cities do. People continue to move to the cities in great numbers, thus contributing to the increased population density in cities. The urban bias has serious implications on rural provinces such as the Limpopo Province. A large number of people leave the Limpopo Province for provinces such as Gauteng, Mpumalanga and the North-West in search of better economic opportunities. The migration to these provinces results in a brain drain and skills shortage in the province.

2.4.3 Apartheid contradictions

The migrant labour system has created a situation where families stayed as separate entities. Most households are either female headed or child headed as most males have relocated to the cities leaving children or wives to fend for themselves. In the Limpopo Province, females aged between 14 and 49 years headed the highest number of household, followed by those in the age group 50 to 64 years, and then 65+. The lowest proportion was in the age 0 and 14 years. The implication is that most households are single-headed and, in some instances, families are child managed. Another striking feature is the high number of children left to assume parental roles in the absence of parents. Children between the ages of 0 and 18 headed 894 976 during the 2001 population census in the Limpopo Province (StatsSA, 2006). There is a dire need to redress the problems created by the apartheid

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system. Apartheid has disenfranchised families. The relocation of people and families closer to their employment is a huge challenge.

2.4.4 Dependency syndrome

The provision of RDP houses by the state is meant to provide relief to those individuals who cannot afford to provide adequate housing for themselves due to economic constraints. Housing the poor is a constitutional mandate. There are however, reported cases where individuals who can afford to provide housing for themselves expect government to do so on their behalf.

2.4.5 Infrastructural capacity of cities

The movement of people from the rural areas to urban areas would continue, thus putting a huge strain on the infrastructural capacities of various cities across the country. This is mainly because the rural areas are under-resourced and under-developed. The urban bias is perpetuated by government and impacts negatively on housing in the cities. People are, therefore, forced to occupy land illegally and create shacks and tin settlements. Mekhukhu, the name for shacks used by Harry Mashabela denotes a sense of temporary settlements. Overtime, they have assumed the stature of permanent settlements through resistance. The challenge faced by government is how to upgrade the informal settlements. The settlements need social amenities such as schools, water, clinics and roads to make them habitable and suitable for human settlement.

2.4.6 Quality of houses

A third of all the people who were allocated RDP houses are unhappy with their quality. Criticism of the houses includes quality and size. This contributes towards people not taking pride in the ownership of the houses and some resorting to either selling or abandoning the houses. Government needs to improve both the size and the quality of the houses. That would, however, put strain on the public sector spending.

2.4.7 Instilling a sense of house-pride

Some owners of the RDP houses do not have a sense of pride in owning them. They are not well-cared for, they end up dilapidated and unsustainable. There is need to awaken a sense of appreciation and ownership in the people. In the province, however, the then MEC for Cooperative Governance, Human Settlement and Traditional Affairs, Soviet Lekganyane, launched 'My RDP-My Pride' campaign to encourage owners of the RDP houses to keep them clean. It encouraged the RDP beneficiaries to value their homes, which they showed by planting trees, vegetables and maintaining a beautiful environment (Sowetanlive, 2012a).

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2.5 The Provincial Department of Cooperative Governance, Human Settlements and Traditional Affairs

The vision of COGHSTA is that by the year 2020 all people of the province should be properly accommodated in a decent, secure, viable and affordable housing environment irrespective of their race, gender, ethnic origin, religion, culture and disability. It aspires to adequately house its residents by 2020. The implication is that in seven years' time, the province should have housed its population in decent houses. The province had a population of 5, 3 million in 2001 (StatsSA, 2006). The vision may not be achieved, as some of the beneficiaries of RDP houses continue to rent or sell their houses to foreign nationals. Again, the vision will not be achieved if the contractors continue to build houses of poor quality, abandon projects or build small houses which beneficiaries do not take pride in the owning, and subsequently end up abandoning them.

The abandonment of RDP houses frustrates government's efforts to ensure proper housing for its inhabitants. Besides the ill practices in the RDP housing, the time frame to adequately house the residents of Limpopo Province by the year 2020 is too short, whilst the nation's unemployment rates continue to escalate.

The vision to eradicate shacks and informal settlements is a constitutional requirement. The Constitution calls for government to address the housing needs of its population. It means that the poorest of the poor in South Africa have a right to be provided with adequate housing by the state. The provision of housing is, thus, a fundamental function of government. In South Africa, the provision of RDP houses is not only the function of government, but it is also a major focus of government in post-apartheid South Africa. It is government's core function to address the historical inequalities, poor municipal service provision, and contemporary rapid urbanisation.

The White Paper Policy on Housing 1994 prioritised the needs of the poor, encouraged community participation and involvement of the private sector, and committed government to the delivery of 1 million houses in five years. By early 2006, 1 877 958 housing units had been constructed or were under construction, according to the Department of Housing (Khan & Thring, 2003).

In the Limpopo Province, the number of people who are unemployed is high as its economy is unable to create adequate jobs for its growing population. The economic growth rate of the Limpopo Province was 2, 7 % in 2004 (StatsSA, 2006). The implication is that most people in the province are poor and unemployed. The burden on state dependency is, therefore, high as the province's economic growth is lower. This means that a greater number of people entirely depend on the state.

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Amidst the challenges faced by the province, the challenge with South Africa's RDP housing development is the location in which these houses are built. They are mostly built on unserviced townships and urban peripheries (Khan & Thring, 2003). If this development persists, beneficiaries of RDP houses will continue to move out of these houses and erect shacks near the cities as a way to be nearer to resources and potential work opportunities. Most people are unemployed and are often looking for menial jobs in the cities and public amenities.

2.6 The Malaysian Housing Model

The Malaysian government had a housing plan called the Seventh Malaysia Plan (1996-2000). Private housing developers were involved in the provision of high, medium and low cost houses. They were governed by the housing Developer's Act (control and licensing) 1996 (Sallen, 2008). The Malaysian Housing Policy forces the developers to build 30% of low cost houses in their projects. This differs from the South African housing policy in the sense that developers in South Africa are driven by financial concerns in their decision on the type of houses they would like to build. Those who build low cost houses are guided by the building specifications designed by government.

Low cost housing in Malaysia is aimed at households with monthly income not exceeding RM 750 (240 USD), and it is not the sole initiative of the state as is the case in South Africa. Government's commitment towards low cost houses started during the first Malaysian Plan (1966-1970) while the private sector involvement was in the Second Malaysian Plan (1971-1975). The second plan came up when the Malaysian government realised the need and the importance of the role of the private sector in ensuring an adequate supply of low cost houses for the country (Sallen, 2008).

2.7 The State of the RDP Houses in the Limpopo Province

The supply of the RDP houses in the province is frustrated by people who deceitfully benefit at the expense of the people who are rightfully the owners of such houses; the poor. Some people who are involved in corrupt practices are the developers, civil servants or government officials and foreign nationals. The Department of Cooperative Governance and Human Settlements and Traditional Affairs in the province has dismissed five (5) Project Managers who were in collusion with contractors on related fraud and corruption activities (Department of Local Government and Housing, 2008). This shows the extent to which some government officials are prepared to enrich themselves at the expense of the poor or the extent to which government officials can manipulate the system.

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Some government officials stay in RDP houses even if they are not eligible to receive a state low cost house. This does not only reveal the corruption of the officials, but also reveals the weakness of the evaluation and monitoring system of the Department and its capacity to minimize and deal with corruption. Incidents of corruption are experienced in most low state housing projects in the province and, consequently, in the country in general.

Disgruntled community members of Ga Paka village outside Modjadjiskloof in the province were outraged after an RDP house was turned into a *spaza* shop. The Congolese businessman renting the house had pulled down walls that separate the rooms. He had installed shelves on which to display stock for sale (Sakuneka, 2010). This shows that the RDP houses beneficiaries are not immune to corrupt practices. They are party to corruption and a source of it. It is the poor themselves who perpetuate their state of poverty, homelessness and deprivation. The owner of the house was to blame for selling the house. The implication is that the owner does not attach any sentimental value to the house or was forced by poverty to sell his/her house in order to sustain himself/herself. Some owners of the RDP houses are prepared to live without a house for the rest of their lives rather than to own such houses. Whatever the circumstance, the state then, still has people who are homeless and are staying in slums and informal settlements as they would have deprived themselves of an opportunity to own a house in their life time.

The above case is not unique to the Limpopo Province, but happens countrywide. If beneficiaries of RDP houses rent out their houses for money to businessmen, whether local or foreign, the exercise boils down to the defeat of the state objectives and its vision. It is, therefore, going to be difficult for the state to eradicate shacks and informal settlements by 2020 if South African citizens themselves frustrate the efforts of their government. It is going to take the South African government beyond 2020 to eradicate shacks and informal settlements, given the fact that a person qualifies once for a low cost house. Those who sell their houses will forfeit their chances to own a house infinitely.

There are a number of factors that may be attributed to the sale of RDP houses. Poverty is one of those factors blamed for people being corrupt. Beneficiaries are poor, deprived, vulnerable and voiceless. It is not surprising those beneficiaries of RDP houses who are poor and do not have alternative means of income to sustain themselves, are forced to craft their own way of generating income. Like all the other people, they need food, clothing and money to sustain themselves. Renting out their houses to foreign nationals is a way of securing a monthly income for their households. The practice of handing out houses indicates the extent to which people are desperate and poor. Such people are prepared to give up ownership of their own houses just to secure a regular means of income.

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Poverty has made some of the beneficiaries of RDP houses vulnerable. They are vulnerable to exploitation and developers or contractors take advantage of their vulnerability and build houses of poor quality for them. It becomes difficult for the beneficiaries of RDP houses to speak against the quality of houses; hence most of them live in unsafe houses which are likely to put their lives and those of their families at risk. Most RDP houses are built out of poor materials because the contractors want a bargain out of their involvement in building the houses. The idea behind profit maximisation has far reaching implications because the houses end up with structural defects. Some houses have leaking roofs whilst others are on the verge of being blown away by the wind. In some instances, occupants of the houses have put bricks on top of the roofs.

The structural defects in those houses imply that at one stage, the owner will be forced to renovate or rebuild the house. This is beyond their means, as some of the beneficiaries are either unemployed or engaged in menial jobs that attract lower wages and salaries. If the occupants fail to rebuild or renovate their houses, they will be forced to stay in uninhabitable houses until tragedies, such as overblown roofs and cracked walls that may ultimately lead to a structural collapse. This may compromise the safety of the occupants and generally promote slum development. Alternatively, government will be forced to rebuild the houses on behalf of the occupants. The rebuilding of RDP houses will be done at the expense of the tax payer's money. The result is an increase in government spending, which may gradually lead to increased taxes and, consequently, a rise in inflation.

The COGHSTA, has embarked on completing the blocked or unfinished projects. By 2007, about 7,000 units had been completed (Department of Local Government and Housing, 2008). State intervention in rebuilding the houses has cost implications on the part of the state. The usage of poor building materials is also a worrisome development in the province. The quality of bricks used to build RDP houses in Puruaspan (Bochum) in the province, did not meet the South African Bureau of Standards requirements and, furthermore, 109 stands out of 1903 approved units were not suitable for residential dwelling (Matlala, 2000). If some contractors use bricks of poor quality, it is likely that those houses will collapse in the near future, are therefore, likely to injure or kill the occupants.

The other worrisome development in the provision of the RDP houses is the dependency syndrome. The provision of the RDP houses, though meant as an intervention measure to address the imbalances of the past, has however led to some people believing that the state must always build RDP houses for them even if such individuals can build houses for themselves. There are instances where people have extended the houses, an indication that such individuals are capable of providing adequate housing for themselves. The dependency syndrome is evident in most service delivery protest marches. In most of their demands, housing is always listed as one of them. Some people always look to the state to provide for them even if, given some time, such individuals could provide for themselves.

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2.8 Reasons for the Abandonment of the Houses

Most of the houses built in the Limpopo Province are between 30 square meters and 40 square meters. Houses built in Puruaspan, Bochum in the Limpopo Province are 36 square meters. The small size of the houses is the reason why some beneficiaries abandon their houses. The abandonment of such houses impacts adversely on the provision of RDP houses and contributes to a rise in criminal activities in some areas, such as in Mhinga village, where some beneficiaries of the RDP houses prefer mud huts to their crime ridden new houses (Mutshinyali, 2000). When some people abandon their houses, criminals seize them, thus turning some of the houses into havens for criminal activities.

The reason why criminal activities are on the rise in some low cost areas is because the RDP houses are built in secluded areas which render such housing units vulnerable and subject to abandonment. Some beneficiaries of the RDP houses have opted to live in their old dwellings, as their new houses are unsafe, too small, lack amenities and are far from essential infrastructure such as schools, health services and other critical government department services such as the Department of Home Affairs, where the poor would go to apply for birth certificates for the sole purpose of applying for grants.

The sizes of the RDP houses are small nationwide. Some RDP houses are so small and so badly built that people joke that they are so small that you need to go outside to change your mind (Knight 2001). The RDP houses built at Ga Matamanyane and Moletjie, in the Limpopo Province are 40 square meters (Matlala, 2000). A 40 square meter house with three bedrooms, implies that people, given that African families are bigger, are literally crammed, as the place is small, thus impacting negatively on their freedom, privacy and dignity. Smaller house will have smaller living space hence the higher the rate of inhabitability. This has an influence on the level of satisfaction and dissatisfaction of residents. People are not only satisfied by the fact that they own a house, but factors such as the size of the house, location and availability of public amenities also play a vital role.

Residential satisfaction is defined as the feeling of contentment one has when one achieves what one needs or desires in a house. It is an important indicator that the planners, architects, developers and policy makers use in a number of ways. It has been used as a key predictor of an individual's perceptions of general quality of life. It is a tool used to judge the success of developments constructed by the private and public sectors and, an assessment tool of residents' perceptions of the inadequacies in their current environment, in order to improve the status quo (Matlala, 2000). It shows that people do not solely take pride in house ownership, but they take factors such as the quality and the size of the house into account.

In Kuala Lumpur, Malaysia, residents of low cost houses were satisfied with the services rendered by the City Hall workers and with the neighbourhood factors. A big proportion of them felt dissatisfied

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with the characteristics of their dwelling unit. It was reported that the residents of low cost houses in Johor Bahru were only satisfied with public transport and the distance from the city, but they were not satisfied with the size, rental and crowding in the houses (Sallen, 2008).

The houses built by the South African government are small, thus, forcing the beneficiaries to abandon them, rent them out or even convert them into informal businesses. The size of a house plays a critical role in determining the extent to which the recipient is satisfied or not. This is one reason why in Mhinga village, in the Limpopo Province, one of the first housing pilot projects in the country after the 1994 elections, people preferred their old dwellings to their RDP houses. This shows that housing is not only about ownership, but also about the social residential rating of a place.

Housing differs in type, size and design. Whatever form it takes, there is need to measure its quality to ensure that it satisfies the residents' family and cultural norms. People put privacy at the top of their priority list. They will, therefore, opt for human dwellings that offer them adequate space without feeling that their private space has been invaded.

The housing quality can be measured through objective and subjective approaches. Objective measurement of housing is widely used and it evaluates the physical characteristics, facilities, services and environment, however, objective assessment is not able to examine and explain the psychological aspects of residential satisfaction. Subjective measurement which includes perception, satisfaction, aspiration and also disappointment, is closely related to the psychosocial aspects of a person (Sallen, 2008). If people are not satisfied by the structural component of their houses, such people are likely to abandon or neglect their houses, a trend taking place in some parts of the Limpopo Province and, subsequently, in the country in general. If the houses are neglected, they gradually deteriorate structurally. If houses are poorly looked after, they contribute towards shanty human settlements. Such human settlements are negative and frustrate government's objectives and vision to eradicate slums in the country.

In Malaysia, Sungai Bonus is one of the 24 newly designed public low cost houses projects put up by the Ministry of Housing and Local Government in Kuala Lumpur and it is located 20 km from Kuala Lumpur City Centre and it is within the Wangsa Maju-Maluri strategic zone. It is the strategic location of RDP houses which contributes positively towards residential satisfaction. Owners of such houses are unlikely to abandon their houses (Sallen, 2008).

South Africa's low cost houses, compared to those of Kuala Lumpur, are not strategically positioned because they are normally built in the periphery of cities or towns where there are no amenities. In most rural areas, some of the houses are not integrated within the villages. They are far from public amenities such as roads, schools and shops. Owners are forced to walk long distances to access

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services on a daily basis. Even if people are given the houses, they would still need to access essential services which are found in cities and towns. As most of the beneficiaries are not working, they are hard hit by the transport costs incurred in accessing such essential services.

The result is that people move back to the shacks near cities, in order to be closer to essential services. The movement of people back to their old dwellings and shacks perpetuates poverty, as the living conditions and the level of hygiene in the informal settlements are low. The movement exacerbates land invasion as these people would continue to occupy land illegally. If South Africa's RDP houses were integrated in the main-stream human settlement, the number of shacks and the mushrooming of informal settlements would decrease. This, in a way, would improve the livelihood of the poor.

2.9 Legislative Literature Review

2.9.1 The Housing Act 107 of 1997

The Act is the supreme Housing Act in South Africa, and it operates within the South African Constitution Act No. 108 of 1996. The Act recognises that:

Housing, as adequate shelter, fulfils a basic human need;

Housing is both a product and a process;

Housing is a product of human endeavour and enterprise;

Housing is a vital part of integrated development planning;

Housing is a key sector of the national economy; and

Housing is vital to the socio-economic well-being of the nation;

a) Housing as adequate shelter, fulfils a basic human need

The Act recognises that housing as shelter must be good enough in quality to protect the occupants from rain and wind. In the hierarchy of human needs, housing is a basic need for human survival and, therefore, man will die if this basic need is not satisfied. In essence, the provision of the RDP houses should be given priority status as afforded by the Act. The recipients or the beneficiaries, as well as contractors, should treat the provision of housing as such. However, an anomaly exists within the RDP housing sector in which most contractors build houses of low quality and still claim to be conforming to the Act.

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The building of houses of poor quality by contractors is compromising the ability of the needy to satisfy their basic human need. Contractors do not adhere to the stipulations of the Housing Act as they deliberately build houses of poor quality, probably driven by the desire to maximise profits. This eventually, compels government to rebuild such houses. This is evident in the initiative taken by the COGHSTA to rebuild some of the houses in the province. It is critical for government to track down developers who build houses of low quality and bring them to book. It is commendable, however, that some of these contractors have been blacklisted.

Provision of adequate shelter, as prescribed by the Act, means that as soon as the house is built, it must provide the owner with a sense of security and protection. This cannot be said of most RDP houses built in the Limpopo Province, as contractors use inferior building materials and poor workmanship, apparently in a drive to gain profits and the well-being of the occupants is ignored.

b) Housing as both a product and a process

A house is a product of a series of actions that are aimed at bringing change. The process is defined as a series of natural developments, which results in an overall change (Collins Dictionary, 2004). A house is, therefore, not just a four walled structure. It must enhance the owner's life and improve his or her living condition. It is expected that RDP houses, must bring about such a change in the lives of the beneficiaries. The ownership of the RPD houses must bring significant changes and improvement in the living conditions of the occupants.

The claim by some beneficiaries that their roofs leak and that some cannot withstand winds, which in some instances, the researcher has observed to be true, shows that the contractors have failed both the Act and the South African public whose hopes to get a house depends on the state. It is also a waste of tax payers' money, as their monies have been used to build these unsustainable structures, which eventually force the state to re-spend money to repair and, in some instances to rebuild the houses.

c) Housing is a product of human endeavour

Housing is a product of human initiative. People must make an effort to provide adequate housing for themselves. In South Africa, however, the building of RDP houses as a development initiative by government to provide basic needs, has created an entitlement mind-set in many. Some people think that they are entitled to receive RDP houses and have literally stopped trying to find the means and ways to provide housing for themselves. There are people, who by virtue of their household income have a potential to build houses for themselves. Some people go to the extent of falsifying their sources of income just to benefit from the RDP housing scheme.

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d) Housing is a vital part of Integrated Development Planning

Housing must be part and parcel of the mainstream human settlement. Houses must be located where there are amenities. The current location of RDP houses at the periphery, in some parts of the province, is not in tune with the Housing Act. Human residences must not be divorced from public facilities that are necessary for human convenience. People need to be located where there are schools, hospitals, roads, water, electricity, as well as adequate transport. The location of some RDP houses in the Limpopo Province requires the occupants to walk many kilometres to access such services. This serves as a deterrent for people to occupy such houses. Some of the houses stand as white elephants, as people find walking a very tiring exercise. RDP houses in Botlokwa, alongside the N1 road to Mesina (now Musina), are an example of such peripheral located RDP houses. These houses are far from the required public facilities.

e) Housing as a key sector of the National Economy

Provision of RDP houses has a spill over effect in the economy, in the sense that, in the process of providing shelter and housing the nation, job opportunities are created. People are afforded an opportunity to provide for themselves either through temporary employment or through the acquisition of an appropriate skill in the construction industry. Housing serves as an effective tool for the transference of skill. Those who take part in the building of the RDP houses would, in the process, acquire skills and be empowered. This improves their chances of getting employment on a long term basis. The advantages of this are that in the process, poverty is alleviated, and furthermore, crime is reduced as people will be working for an honest living. The Country's Gross Domestic Product is increased. The housing policy, through the quantum and quality of housing delivered, impacts on social stability, productivity, attitudes and behaviour (Housing Policy, 2000).

f) Housing as vital aspect of the socio-economic well-being of the National Economy

The availability or non-availability of adequate housing determines one's social and economic standing in the community. It is a social indicator. It is a critical factor in determining whether the nation is poor or not. A government that has its population housed in informal settlements, shacks and tin locations is evidently poor. It is due to widespread inadequate housing that South Africa is declared a country with a dual economy. The Housing Act Number 107 of 1997 states that the South African Nation should be properly housed in a manner that would bring improvement in the lives of the South African majority. The aspiration has failed because of greedy contractors, dishonest beneficiaries and corrupt government officials.

The challenge lies with the general public who contravene the Housing Act, either consciously or unconsciously. The beneficiaries, due to their lack of education and low literacy levels, sell their houses, which, in essence frustrates the intentions of government to adequately house the nation. The

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contractors are equally greedy and profit-driven because they build houses of low quality, which compromise the well-being of the nation. Government's objectives of pushing back the frontiers of poverty in the post-apartheid South Africa are defeated.

Government also lacks proper mechanisms of controlling, evaluating and monitoring the provision of the state's low housing. It is as a result of poor monitoring and evaluation that government is forced to repair and fix the houses which the contractors did not complete. This shows that government's tools for monitoring and evaluating housing progress and processes are reactive in approach.

2.9.2 Act 108 of 1996

It is the constitutional mandate that every citizen in the country must have a house. If people cannot provide housing for themselves, the state must do so on behalf of those, who owing to economic constraints, cannot satisfy this basic need.

This constitutional directive is more relevant to the Irene Grootboom and others' case. Irene Grootboom and others lived in Wallacedene, a waterlogged informal settlement in Oostenberg Municipality. They lived in abject poverty, devoid of basic services such as electricity and refuse removal. They were on the waiting list for RDP houses for a period of seven years. As time went by, Irene Grootboom and 900 others invaded privately owned land (IDASA, 2000). The private landowner obtained an eviction order against them in the magistrates' court, which left them homeless. It was not possible for them to return to their initial sites as they were occupied by others. They then moved onto the Wallacedene sports field and erected temporary structures and demanded that the municipality meet its constitutional obligation to provide them with temporary accommodation. Without a response from the municipality, Irene Grootboom and 900 others launched an urgent application to the Cape High Court based on the following two constitutional provisions (IDASA, 2000):

- Section 26 of the Constitution provides that everyone has a right of access to adequate housing. It obliges the state to take reasonable measures, within its available resources, to make sure that this right is realised progressively.
- Section 28(1) (c) says that children have a right to shelter.

Although the Cape High Court rejected the first argument, it however placed an obligation on the state to comply with section 28 (1) (c) and to provide the children with shelter as the parents were unable to do so. Government, however, took the decision of the High Court to the Constitutional Court. The Constitutional Court affirmed that the national government bears the overall responsibility of ensuring that the state complies with the section 26 obligations. It was further established that the current housing programme fell short of the state's obligation to provide relief for people in desperate need. It

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said that a reasonable part of the national housing budget should be devoted to providing such relief. If it is not done, the state's housing programme cannot be considered reasonable for the purpose of section 26 (2).

The Constitutional Court also recognised the close relationship between the right to equality and socio-economic rights, including housing rights. It viewed the realisation of the socio-economic right as key to the advancement of equality and the development of a society in which both men and women are equally able to fulfil their potential (Pillay, et al.).

The implication of the case is that if people are evicted from any settlement, irrespective of whether land invasion took place or not, the state is obliged to find alternative accommodation for the unlawful occupiers because the provision of adequate housing in South Africa is considered in the context of the cluster of socio-economic rights such as access to land, health care, food, water and social security. Provision of adequate housing, is therefore, not a brick and mortar matter.

The needs of the children in this regard are of critical importance because, in its ruling, the high court spelled out that the state has failed to meet a further and special obligation, namely the rights of the child as directed by the Constitution. The court pointed out that the child's right to shelter was not qualified by reference to progressive realisation within available resources (Sachs, 2009).

Section 26 of the Act, therefore, should be interpreted in both its historic and textual context. The South African housing shortage and informal settlements are a result of oppressive laws that deprived Black South Africans an opportunity to adequately house themselves. The situation in the Western Cape is as result of coloured labour preference policies. In addressing such racial policies, the government is obliged to level the playing field by housing the most vulnerable sector of the population such as women headed-households, the elderly, disabled persons and children.

In the Irene Grootboom case, the court acted on behalf of women and children; it was justified that the state should provide some form of accommodation for these vulnerable groups. Although their call was for accommodation, that, in itself, was not adequate because in terms of international laws and bodies such as the International Covenant on Economic, Social and Cultural Rights (ICESCR), adequate housing will include legal security of tenure, availability of services, material and infrastructure (clean drinking water, energy for cooking, heating, lighting, sanitation, refuse disposal, site drainage and emergency services).

The fact that the South African Government was initially hesitant to heed their call exposes lack of commitment to the Constitution. The study acknowledges that the provision for shelter is an individual responsibility. However, if the person is unable to do so, the state is obliged to shoulder the

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responsibility. The Constitution of South Africa is sympathetic to the cause of women headed households, children, the disabled and the elderly.

2.9.3 Reconstruction and Development Programme

Reconstruction and Development Programme (RDP) is a basic-need driven initiative. When the ANC introduced the RDP in 1994 as a socio-economic policy, it set its sight on alleviating poverty and addressing the massive shortfalls in social services across the country (ANC, 1996b).

The main purpose of RDP is to transform, largely, the status of the impoverished majority which as a result of apartheid, were left subjected to abject poverty. Its core vision is adequate housing, clean water, electricity, health care, land reform and public participation through the Expanded Public Works Programme. All these initiatives are largely affected by corruption, bribery, embezzlements of funds and government tender process that are channelled to enrich a few elites and the politically cushioned individuals.

2.9.4 Limpopo Province Housing Act 2 of 2006

The main objective of the Act is to promote and facilitate housing developments in the province within the framework of national legislations.

For the purpose of the research, attention is drawn to the mandate given to Members of the Executive Council in the Limpopo Province to determine a provincial policy in respect of housing development that upholds the principles in Section 2 of the Housing Act. The Act requires the Provincial Authority to;

- Comply with the provision of the Code,
- Effectively deals with housing development in a uniform manner across the province.

When reference is made to Section 2 of the Housing Act, the following are found to be grossly violated:

- Giving priority to the needs of the poor in respect of housing development;
- Consulting meaningfully with individuals and communities affected by the housing development;
- Ensuring that housing developments provide a wide choice of housing and tenure options as is reasonably possible;
- Ensuring that the provision of housing is economically, fiscally, socially and financially affordable and sustainable;

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- Ensuring that housing developments are based on integrated development planning; and
- Is administered in a transparent, accountable and equitable manner, and upholds the practice of good government.

When these policy directives are contrasted with housing developments in the province, it becomes apparent that priority is not given to the needs of the poor as prescribed by the Limpopo Province Housing Act 2 of 2006, as contractors do not have the well-being of the needy at heart. They often do not finish their projects, and some projects, if finished, are of poor quality. This has left the owners with structures that are likely to be blown away by wind or washed away by rain.

Community members think that they are inadequately consulted when it comes to issues of housing developments in their respective areas. They do not have a say about where they would wish their houses to be built. Sometimes, they would like to be given options in terms of house plans from which to choose.

Though the beneficiaries see house ownership as fundamental and a form of relief, they think that owning an RDP house comes with its own challenges. If one does not have money, as is the case with most beneficiaries, the owners would be forced to put up with the structural defects of the house for a very long time. They are then forced to improvise. In some instances, the beneficiaries used stones to support the roof structures of their houses. This practice places the lives of the beneficiaries and members of their households in danger.

In some cases, the roofs leak. The leaking roofs add an extra burden on the owners as they are forced to shift their furniture from time to time. It requires them to be at home all the time, so that in the event of rain, they can take precautionary measures. If it rains during the night, they are deprived of their peaceful sleep, as they are forced to wake up. They are sometimes forced to use buckets to ensure that the house is not flooded.

Some houses have cracked floors. The directive of the National Housing Code is that all floors for any building should be strong enough to support its own weight and loads to which it is likely to be subjected without undue distortion. The standard of most floors for RDP houses in the province has failed to meet these specifications.

Other RDP houses are not partitioned, and this, places a financial burden on people who do not have the means. Some have used sheets as 'walls', an exercise that compromises their privacy. In all the incidents, the contractors have ignored the clarion call by the Limpopo Province Act 2 of 2006 to house its population adequately. The affected contractors, therefore, impact negatively on service delivery and indirectly dent the image of government. Their conduct impacts badly on the political

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will of the Provincial government to eradicate sha[illegible]. It also affects voter turnout as people are disillusioned and believe that their votes are enriching a few elites rather than economically emancipating the poor. The provision of housing is a determinant of a better life, as stated in the 1994 election manifesto that aspired for "Housing and services for all".

2.9.5 Growth, Employment and Redistribution Programme (GEAR)

Growth, Employment and Redistribution Programme (GEAR), as a macroeconomic policy of the state, mandates government to tighten its fiscal expenditure with the aim of broadening subsidies and grants that will be spent to support housing initiatives for the poor. The state will only be in a position to build houses if fiscal policy measures are tight. It is incumbent upon the state and its citizens to respond to the demands and the directives of GEAR. Investment in infrastructure should be a key focus of the macroeconomic policy if poverty is to be alleviated. The population is equally responsible to act in the manner that will enable the state to achieve this objective. The current practice of renting, selling and building poor quality RDP houses is not in line with the spirit of GEAR, the Constitution, the Housing Act, the RDP and all relevant pieces of legislation that govern housing developments in the country.

Qualitative data was analysed to form themes which were later used as units for analysis. The themes were as follows; poverty, waiting period, poor workmanship, housing quality, safety, maintenance, lifespan, abandonment, corruption, lack of self-help concept, and demolition of RDP houses.

2.10 Critical Literature Review in Relation to the Study

This research agrees with the researchers like Mamphele Ramphele who believed that housing backlog in South Africa was a product of apartheid system. It is true that in South Africa, migrant labourers were housed in compounds and hostels. Compounds and hostels did not promote housing ownership for migrant workers. Such a housing shortage was therefore, politically constructed. Housing was not top on the development agenda of the apartheid administration. This led to many black people living in appalling housing conditions. The study affirms that during the apartheid era, housing was used as a tool to promote white supremacy. The homelands system equally did not enhance housing needs of the rural people. The aim of the homeland system was to promote a policy of separate development which thwarted housing development in the homelands.

Researchers like Mashabela Harry (1990) saw housing shortage as a result of natural growth, migration and apartheid laws. All these three factors to a very large extent contributed immensely towards critical housing shortage in South Africa. Rapid population growth, which is a characteristic common to all developing economies, strained capacity of cities and towns to meet the housing needs of South Africa's growing population.

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The housing shortage in the country was also architectural as purported by Cloete in his book, Towns and Cities (1993). The architectural planning of cities and towns led to mushrooming of informal settlements across cities and towns in the country. In addition, this study added new perspective on housing dimension. The apartheid government used to provide low cost houses to the middle income group; however, it did not provide housing to the poor.

This study is unique because in the category of low cost housing, its focus is on those people whose income ranges from R0.00 to R3500.00 per month and who meet a range of criteria as set in the National Housing Code. This category is for the poor of the poorest, whose housing needs were never considered by the pre-democratic governments in South Africa. In contrast to previous housing programmes, this one is meant to address the imbalances created by the apartheid government. It is a redress housing initiative of its kind because people get these houses for free. Giving the houses for free comes with its own challenges because such an act of philanthropy by the government is subject to different interpretations. Giving the houses at no cost to the beneficiaries is equated to hand-outs and can be interpreted as a political ploy used by ANC-led government to attract more votes from the poor in South Africa, as the poor are in majority owing to high unemployment rate.

Provision of RDP houses however goes a long way because it provides a roof over the vulnerable sector of the population who could not have done so for themselves in their life time. Like the rest of the housing programmes introduced and implemented by Verwoedian and apartheid systems, the RDP houses in South Africa, are likely to be unsustainable as their provision to the poor is marred by widespread abuse.

In addition, the researcher believes that the issue of high unemployment rate in South Africa, compounds the issue of housing shortage. The current unemployment rate in the country is high (25, 2%). If the unemployment rate was lower, people would be able to provide adequate housing for their families. Youth unemployment which stood at 36, 1% in the first quarter of 2014, also exacerbates housing shortage. A high rate of economically active youth would enhance economic growth besides improving the housing market in South Africa.

The rate of inflation in South Africa is also high. The South African inflation target is between 3-6%. Inflation target refers to a targeted bracket within which the South African Reserve Bank wants the rates of inflation to remain. The South African inflation rate went beyond the inflation target as it stood at 6, 6% in the first quarter of 2014. Inflation impacts on the general price level of goods and services. During inflationary period, prices of immovable property like houses rise. As the South African central bank grapples with inflation control, a sector of the population will find housing unaffordable. This also impacts on housing supply by both private and public sector. This will eventually lead to government building fewer houses for the poor.

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2.11 Conclusion

This chapter outlined the state of housing internationally and continentally. The historical setting in South Africa was discussed and attributed the current state of housing backlog to political processes and events such as apartheid and migrant labour system. These political systems contributed to the current critical housing shortage in South Africa. This led to the ANC coming up with an ambitious election manifesto to provide housing for all. This manifesto, however, was beset by a series of problems such as land ownership, dependency syndrome, infrastructural capacities of cities and towns as well as the quality of the houses amongst others. The said challenges inspired the COGHSTA to strive for the provision of adequate housing to all the citizens of the province by 2020. The researcher, however, found the set period, too ambitious and unachievable.

The size and location of RDP houses in Kuala Lumpur were explored and if the South African housing models were as big as those in Kuala Lumpur, some people would take pride in the ownership of their RDP houses. They would, consequently, not sell or rent out houses to foreign nationals. The beneficiaries of RDP houses would stay in their houses and maintain them better than tenants would, thus reduce 'slums'. This would have a direct positive bearing on housing development in the Limpopo Province and in the country in general. The Malaysian Model may not necessarily be the sole appropriate model for a housing development in South Africa. It is the responsibility of government to design a model peculiar to the South African environment.

The researcher also looked at how this study added value to the existing knowledge on housing. The researcher reviewed the findings made by other researchers on housing and how this research differs with the rest on the topic under review.

Data based on the implementation of Housing Development Act and the Constitution of the Republic of South Africa (Act 108 of 12 1996) were reviewed. The Reconstruction and Development Programme (RDP), Growth, Employment and Redistribution (GEAR), the National Housing Code and supporting documents, whose focus is on housing development, all policies and legislative framework relevant to the study and work of other researchers relevant to the study were also reviewed and acknowledged.

The next chapter discusses the methodology adopted in this study. It explains in detail research methods, data collection methods and techniques used in this research to establish whether the provision of RDP houses alleviates poverty.

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CHAPTER 3

RESEARCH METHODOLOGY

3.1 Introduction

This chapter focuses on research methods used, data collection methods and techniques used in the study to determine the extent to which the provision of RDP houses alleviates poverty. The study used qualitative research methods. The methodological outline followed in the study, presentation of data, interpretation and analysis are qualitative.

3.2 Study Area and Research Methods

The study was conducted at different locations in the Capricorn, Waterberg, Mopani, Vhembe and Sekhukhune districts of the Limpopo Province. The Limpopo Province is one of the nine provinces in South Africa and is situated in the north-eastern part of the country. The province consists of five (5) district municipalities namely, Mopani, Sekhukhune, Capricorn, Waterberg and Vhembe and 25 local municipalities. The researcher interacted with the beneficiaries of RDP houses and the affected participants at Nobody, Monsterlus, Sebayeng, Disteneng, Solomondale, Makurung and Itumeleng communities to get first-hand information of their experience of house ownership and lack of it . The RDP houses built during the apartheid era in Lebowakgomo and the integrated human settlement pilot projects in Bendor Extension 100 and Nirvana in Polokwane were examined.

3.2.1 Research methods

Research methods refer to scientific approaches that researchers apply to answer the research question. There are three types of research approaches; qualitative, quantitative and mixed method. The qualitative approach is idiographic and holistic in nature, and aims mainly to understand social life and the meaning that people attach to everyday life whilst the quantitative approach takes empirical evidence and aims to measure the social world objectively, to test hypotheses to predict and control human behaviour (De Vos et al, 2002).

The researcher employed the qualitative research method. This research is human-centred and therefore necessitated the use of the qualitative research method. The study investigated whether provision of the RDP houses alleviates poverty. As a result, the study placed a huge responsibility on the researcher to interact with the participants. The nature of the research expected that the perceptions of the participants be put at the core of the study. The qualitative method is considered a warm approach to the central problem of research that involves human beings; interpersonal relations,

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personal values, meaning, beliefs, thoughts and feelings (Leedy, 2012). The perceptions of the participants in this research, therefore, represent the truth and subsequently, regarded as new knowledge.

3.2.2Qualitative data collection methods

This research is purely qualitative and therefore applied qualitative collection data methods.

3.2.2.1 Face-to-face interviews

This research is descriptive in nature thus making the need for face-to-face interviews essential. The researcher conducted one-on-one interviews with participants in the study. The interviews were unstructured. Participants were asked open-ended questions. Open-ended questions do not have closed answers. The participants' responses were confirmed to represent their experience on the provision of RDP houses.

3.2.2.2 Oral discussion

This method was used sparingly with two participants at Disteneng who were not comfortable with the researcher jotting down their opinions. The discussion held was put on record. In their opinion, anything in writing had serious implications. Although their wish was granted, the researcher could deduce that they could have had a bad experience with some researchers before. They later revealed that they are from time to time visited by the media which made them a centre of its focus and were later disappointed that what was reported on print misrepresented their opinions.

However, the oral interviewees were subjected to same questions as those who responded to both unstructured questionnaires and face-to-face interviews. They were also given an opportunity to comment on whether the provision of RDP houses alleviates poverty. An opportunity was created, through which the participants were to reflect on whether ownership of low cost houses alleviates poverty. Although they were not given an additional paper to put on any other related housing challenges and benefits they were however given an opportunity to discuss with the researcher any other challenges related to housing and provide possible suggestions that could improve the provision of RDP houses.

3.2.2.3 Telephonic interviews

Telephonic interviews were conducted with three female contractors out of a sample of five, who requested to be interviewed telephonically due their busy working schedule. The limitation presented by this method was high cost on the purchase of air time as well as poor reception. The quality of the

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method is its accuracy. Any misunderstanding could be dealt with immediately. It saved the researcher on travelling costs as she did not have to drive back to fetch the questionnaires later.

3.2.2.6 Document analysis

Although participants were not directly subjected to questions relating to document studies and pieces of legislation, the researcher, however, used the method to analyse policies as well as legislation relating to the provision of RDP houses. This was done with the aim to check and verify if some of the responses contravene legislative framework within which the provision of RDP houses operates. These included; South African Constitution Act no 108 of 1996, the National Housing Code, the Housing Act 97 of 1997, the Reconstruction and Development Programme and Growth, Employment and Redistribution. The aim was to find out if in the process of allocating the state houses these pieces of legislation were adhered to by stakeholders involved. Data based on the implementation of Housing Development Act and the Constitution of the Republic of South Africa (Act 108 of 12 1996) were reviewed. The Reconstruction and Development Programme (RDP), Growth, Employment and Redistribution (GEAR), the National Housing Code and supporting documents, whose focus is on housing development, were also reviewed.

This method was informed by practices such as selling of these houses, occupation by wrong beneficiaries and renting of the houses, amongst a range of practices that are not within the directives of the relevant housing policies and Acts. The researcher used this method to analyse the extent to which stakeholders in the provision of RDP houses contravene Acts and policies that govern this sector.

3.3 Research Design

Research design refers to all the decisions that a researcher makes in planning the study (De Vos, 1998). The researcher used the following qualitative research designs:

3.3.1 Phenomenological design

The study used phenomenological design because the researcher wanted to understand poverty alleviation from the perspective of the participants. Phenomenology originated from the work of Alfred Schutz who aimed to explain how the life world of participants is developed and experienced by them. Life world refers to a person's conscious experience of everyday life and social action (De Vos, 1998). The researcher believed that conceptual definition of poverty by participants would set a baseline to determine if provision of the state's low cost house alleviates poverty.

3.3.2 Case study

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In addition, the researcher used case study because it relates to the phenomenological approach. The researcher was interested in the meaning participants give to their life experiences. The research is descriptive, which warrants for a case study. The researcher acknowledges the fact that even statistics can be descriptive. The following two types of case studies are relevant to the research:

3.3.2.1 Descriptive case study

The descriptive case study is called the intrinsic case study (De Vos: 1998). In this study, the researcher strove to describe, analyse and interpret the impact of the provision of the RDP houses on poverty alleviation.

3.3.2.2 The case study used for explanatory purposes

This kind of case study is called instrumental case study. The case study used for explanatory purposes can be useful for producing theory and new knowledge which may inform policy development. This research is phenomenological and responses by participants are taken to be truthful and a source of new knowledge that can be used to ameliorate housing policy development in the province.

3.4 Sampling

Sampling is a process of limiting the scope of the study. A sample is a small proportion of a population selected for observation or analysis (Best & Kahn, 1993). This is done to delimit the scope of the study and to select representative models and make the necessary conclusion. It is also noted that sampling is when the researcher restricts his or her own investigation to a small but well-chosen group of people called a sample (Bless & Smith-Higson, 1995).

3.4.1 Sampling size

The sample size is two hundred and thirty five (235). This sample size is composed of elements that contain character traits that represent the population that serve the purpose of the study. The sample consists of:

- One hundred (100) occupants of RDP houses who were randomly sampled to comment on how they were chosen to be owners of state provided RDP houses. The aim was to check on the eligibility criteria.
- Five (5) chiefs from randomly sampled villages of the Limpopo Province to comment on housing development in the following districts: Capricorn, Sekhukhune, Mopani, Waterberg and Vhembe.

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- Five (5) building contractors who were sampled to outline problems they encounter in building RDP houses.
- One hundred (100) ordinary community members who are on the waiting list to receive RDP houses. These were required to comment on how long they have been on the waiting list and what hurdles have prolonged their status on the waiting list.
- Five (5) officials attached to the Department of Cooperative Governance, Human Settlement and Traditional Affairs were selected to comment on the extent of housing developments in their department.
- Five (5) councilors were sampled to report on housing developments in their wards.
- Five (5) engineers were to comment on the quality of RDP houses.
- Ten (10) workers (labourers) involved in the building of RDP houses were selected to comment on their practical experiences in relation to building, and their general knowledge on the award of such houses.

The researcher chose a representative sample. The sample consists of different people who were directly involved in the provision of RDP houses. This sample consists of a heterogeneous group as shown above. Participants were selected on the basis of their experience and knowledge on the provision of RDP houses. Participants were from different socio-economic rankings.

3.4.2 Sampling Procedure

The researcher used purposive sampling. The sampling procedure in a qualitative study like this one was guided by a case of interest chosen by the researcher which in her view was of importance to the study. The researcher used purposive sampling so that she could be able to make a judgement on whether the provision of RDP houses alleviates poverty. The researcher formulated pre-selected criteria for the selection of participants. The researcher had to select both participants for the research and the RDP settlements were the study was to be conducted. The criteria used was purely driven by the researcher's judgement as this is a pure qualitative study.

3.4.3 Sampling technique

The researcher used the purposive sampling technique. Participants were chosen on the basis of the researcher's judgment. The technique applied in a qualitative research was not structured, as the technique rested purely on the judgment of the researcher.

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3.4.4 Sampling type

The researcher in this study, used purposive sampling. The first participant chosen to participate in the study was selected on the basis of her in depth involvement on the provision of state's RDP houses. She was once a member of the steering committee that facilitated the provision of the RDP houses at Nobody. The sample snowballed as she referred the researcher to beneficiaries of the RDP houses in the area.

3.4.5 Saturation

The researcher stopped when saturation was reached. Saturation is reached when further responses do not add value to the research anymore. Saturation is a point in the study where the researcher begins to hear the same information repeatedly being reported and no longer learns anything new (De Vos, 1998). In this study, participants had different views on whether the provision of state's RDP houses alleviates poverty. Although the researcher ensured that all perceptions are accommodated, data responses became repetitive. Participants repetitively emphasized on poor workmanship, long waiting list, corruption, lack of food and amenities, demolition of houses and social stigma which were already captured in most responses by the other participants.

3.5 Data Analysis

The researcher used qualitative method to analyse data. It should be noted however, that the bar graphs, frequency polygons and pie charts (quantitative) used in this research are for illustration purposes. The following are qualitative methods used by the researcher to analyse data:

3.5.1 Face-to- face interviews

Face-to-face interview was conducted with some participants in the random sampled Districts of the Limpopo Province. In some settlements, where the literacy level is slow, the researcher read out questions for the participants and wrote down their responses. Content from responses with the same view points were grouped together for analysis.

3.5.2 Telephone interviews

The two contractors who requested to be interviewed telephonically on account of their busy schedule had their unstructured questionnaires read out to them over the phone. The researcher wrote down their responses and added their questionnaires to those who had face-to-face interviews for analysis. The responses were grouped according to themes. This grouping served as basis for deduction and conclusion.

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3.5.3 Oral discussion

Participants narrated their experiences with regard to the provision of state's RDP houses. As they talk, the researcher wrote down their detailed accounts and classified them according to themes developed and analysed responses that have the same dispositions, attitudes and opinions.

3.5.4 Transcription

The researcher transcribed recorded interviews into written text. This was done word for word. She listened at what participants said, and wrote such recorded responses and translated them into text. Once this was done, the recorded responses became part of written texts.

3.5.5 Unstructured questionnaires

The questionnaires had open-ended questions. An open space was left for participants to fill in any answer which in their opinion responds best for a given statement. The responses provided by the respondents were grouped according to themes.

3.6 Qualitative Method as Applied on Different Respondents

3.6.1 Beneficiaries

The researcher interacted with one hundred (100) beneficiaries from the above mentioned ten (10) places. In each area, ten (10) households were interviewed. The researcher issued out ninety (98) questionnaires with open ended questions out of a sample of one hundred. The remaining two (2) preferred oral discussion. The interviews conducted were face-to-face. The interviewer administered the questionnaires herself.

3.6.2 People on the waiting list

The researcher used a sample size of hundred (100), the same as one for the beneficiaries to analyse data. Ten (10) households per RDP settlement were approached and questionnaires distributed to them. Their questionnaires had open ended questions. Even with people on the waiting list to receive RDP houses, the researcher administered the questionnaires. The researcher created a one-on-one platform through which she interacted with participants. This sample was also purposive.

3.6.3 Labourers

Ten (10) labourers involved in the construction of the houses were interviewed. The sample size was (10) ten. The interview was face-to-face. The questionnaire had open ended questions. The researcher

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assisted the labourers in the filling of questionnaires. Some of the participants in this sample could not read and write. The researcher had to read out the question for them and translate the question in Sepedi to ensure that participants understood what was required of them.

3.6.4 Contractors

Five (5) contractors who build RDP houses were contacted to participate in the study. Two (2) filled in the questionnaires in the presence of the researcher whilst the remaining three (3) opted for telephonic interviews. They were provided with clarifications where needed. They were all subjected to open ended questions.

3.6.5 Engineers

The sample size is five (5). The researcher had a one-on-one interview with one researcher attached to a private practice. The remaining four, who render services to COGHSTA, received their questionnaires through a senior official who was tasked by COGHSTA to assist the researcher. The four unstructured questionnaires were completely filled although it could have been ideal for the study if the questionnaires were filled in the presence of the researcher.

3.6.6 Councillors

Five (5) Councillors were given questionnaires with open ended questions to fill in. All the respondents filled in the questionnaires in the presence of the researcher who administered the questionnaires.

3.6.7 Officials attached to COGHSTA

The number of the participants was five (5). The officials were assigned by a senior official to partake in the study. All of them were attached to RDP housing unit of COGHSTA. They all filled in their forms in the presence of the researcher. They were also given unstructured questionnaires.

3.6.8 Traditional Chiefs

The participants in this sample were five (5). It was difficult for the researcher to have one-on-one interviews with participants due to bureaucratic procedures that goes with traditional leadership. Four chiefs (4) of the total sample of five (5) filled in the forms through their senior headmen. Only one (1) chief had a face to face interview with the researcher. Their questionnaire had open ended questions.

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The other questionnaires were designed for residents of Thohoyandou and Bendor Extension 100 for the purpose of expanding the main aim of the study. The researcher wanted to establish whether the provision of state's houses in former exclusive white residential areas alleviates poverty or not.

3.7 Ethical Concerns

In undertaking the research, ethical considerations were critically looked at in order to avoid infringing on the participants' privacy. Ethics in research focus on the degree of harm that subjects in the study are likely to be subjected to. As the researcher carries out the study, she/he should not overlook personal consequences of the project (Bailey, 1994). The study was conscious not to invade the privacy of the participants, as, sometimes, participants feel researchers invade their privacy in their desire to gather information and detail.

The charge of invasion of privacy is most commonly made against survey researchers, but it may also arise from observational studies, document studies or experiments. However, what constitutes 'invasion of privacy' is subjective. In general, any question that arouses feelings of anxiety or guilt in a respondent is invading the respondents' privacy (Bailey, 1994). This is what makes any research task problematic. The researcher may not be aware that he or she has encroached into an area that makes the participant uncomfortable. As a result, participants may withdraw or reduce their participation.

The researcher needed maximum participation from respondents and as such, she avoided deception at all costs. Participants informed of the main reason behind their participation in the research study. Deception occurs when participants are studied either without being informed or without their permission. Such behaviour is deemed unethical, and some persons may feel that such observations, without permission, are tantamount to spying (Bailey, 1994). This study, therefore, called for conscious participation. The questionnaires issued stipulated that participants should take part in the study without cohesion, and that the outcome of the study would not be used to disadvantage them. It was made clear to the participants that this study was being undertaken mainly for academic purposes. Recorded interviews were conducted after permission was granted to the researcher by the participants.

3.7.1Theoretical framework

In chapter 2, the study showed that the current housing backlog is a result of apartheid and migrant labour system. This has led to the ANC-led government inheriting an imbalanced housing market. This is supported by a high demand for the RDP houses by black people. In all the RDP settlements the researcher visited, none of the beneficiaries are from other racial groupings other than the black

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people. This shows that the problem of housing in South Africa affects the blacks more than other racial groups.

The issue of migrant labour system still impacts on the beneficiaries of the RDP houses. They are driven out of their settlements by poverty to towns and cities seeking for better economic opportunities. This trend replicates the migrant labour system and commutation trend of the 1950s. Most of the beneficiaries do menial jobs and as a result are paid lower wages. Their living standard is low and they are the same as those of migrant labourers.

The migrant labourers lived in crammed hostels and tiny shacks which impacted negatively on labour productivity and their pride as human beings. The researcher believes that the same is happening with beneficiaries of the RDP houses. The size of most RDP houses in the Limpopo Province is small. This has resulted in most families being crammed in small structures. The fact that these houses are small, and compounded by structural defects, made some beneficiaries lose pride in the ownership of these houses. This is indicated by abandonment of some houses by beneficiaries. Because provision of RDP houses in the current state cannot be used as a tool to alleviate poverty, therefore, it failed to close the gap between the rich and the poor. The issue of modernisation and catching up theories become important.

3.7.2 Modernisation and catch up theories

According to modernisation theories, internal factors in the countries, such as illiteracy, traditional agrarian structure, the traditional attitude of the population, low division of labour, lack of communication and infrastructure are responsible for underdevelopment (Kuhnen, 1987). The fact that most beneficiaries have low literacy levels means that they will remain poor and stagnant. Their settlements are devoid of amenities and infrastructure which will continuously subject them to poverty and underdevelopment. Because there is disparity in the level of development between beneficiaries of the RDP houses and main stream settlements, beneficiaries are forced to catch up with development in the mainstream settlements. This relationship between beneficiaries of RDP houses and the main stream settlements, reproduce the same outcome as the relationship between rich and poor countries. It creates unequal power relations between RDP and mainstream settlements. Mainstream settlements have more basic infrastructure than RDP settlements.

The RDP settlements are faced with the challenge of keeping pace with development in mainstream settlements. They will also be in a constant struggle to catch up with development in the mainstream. This is exactly how developing countries do. They are in constant struggle to keep pace with development in developed countries.

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3.8 Limitations of the Study

Some of the participants could not read and write. Other participants, owing to low level of literacy, limited education and poor socio- conomic background, when asked questions relating to poverty assumed that the researcher was a government official who, acting on a mandate from the state, was sent to check their houses for structural defects. This diverted their focus from the study. They wanted to know when government would build or fix their houses, and when exactly other people on the waiting list were going to get their houses. Some participants, who had been on the waiting list for many years, believed that their dreams were about to be realised. The researcher had to make clear to the participants the difference between a researcher and a government official.

Their misunderstanding was brought about by the urgency to have their needs satisfied. The researcher observed a feeling of desperation and despondency amongst the participants. This shows that the needs of the poor are often postponed indefinitely. The researcher had to bridge this gap before starting with the actual research. The purpose was also to clear up the misunderstanding that the study was a government directive meant to check for houses that needed repairs, as this would falsely raise their hopes. The researcher has observed a feeling of despair, dejection and hopelessness amongst the participants. Some were emotionally charged, and this could have impacted on the way they responded to the questions.

The themes were developed out of the researcher's interaction with the following groups and individuals in the random sampled districts of the Limpopo Province:

- Occupants of the RDP houses inorder to enable them to comment on the state of their houses and to elaborate on whether ownership of the houses has improved their living standard or not;
- Chiefs in villages to comment on housing developments in their jurisdiction;
- Contractors to outline the problems they encounter in building RDP houses;
- Ordinary community members on the waiting list to comment on the hurdles that prolong their stay on the waiting list;
- Officials of the COGHSTA to comment on blocked projects, on houses which have been rebuilt and repaired;
- Workers to comment on their experience in building the state's low cost houses and their knowledge on how the houses are distributed to the beneficiaries;
- Councillors to report on housing developments in their wards; and
- Engineers to comment on the technical quality of RDP houses in the province.

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When the researcher interviewed officials from COGHSTA, she was presented with the following additional tabular information:

Table 3.1: Completed housing units between 1994-2011

Province	94/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
LP	83147	16667	14953	15810	16514	46813	23609	16864	10940	18500	15514
HH1	415735	83335	74765	79050	82570	234065	118045	84320	54700	92500	77570

Source: DLGH Annual Reports (2012)

Between 1994 and 2001, 83147 houses were built. All these units were built within eight years, which translates to 10393 houses per annum. In ten years, from 2001 to 2011, 196184 housing units were built in the Limpopo Province, which translates into an average of 19618 units per year.

The highest number of units ever built in the province was during the financial year 2005/2006, when 46813 units were built. The Department maintains that the high number of units built during the financial year 2005/2006 was informed by a high housing grant quota for the same period. The researcher can, however, deduce that the high number of units built was as a result of 2006 municipal elections. During electioneering period, political parties go all out to meet the most urgent needs of the people at grassroots levels. The majority of people in the Limpopo Province who qualify to receive RDP houses are not adequately housed, and if government promises to deliver on housing, water and electricity, the ruling party would attract many votes as that is where the urgent needs of most people in the province are located.

From the statistical information provided, each house built benefits five people. This is represented by the HH1 figures. If one house benefits five people, then from the 279331 units built between 1994 and 2011, 1, 396, 655 people in the province have benefited from the RDP houses.

The eligibility criteria of owning a state's low cost house does not have an age restriction. Although placing an age restriction for owning a house might seem discriminative, some occupants of the RDP houses believe that young owners do not place much value on their houses. They easily abandon their houses and relocate to other places if they happen to meet new partners. Such houses then become a haven for criminal activities, which places the lives of the older occupants at risk.

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The legislative pieces relating to housing matters, specifically, Housing Act 107 of 1997 is silent on what should happen to the house if the economic status of the occupant changes. Some RDP houses have been demolished completely and new structures have been built in the place of where RDP houses were initially constructed. For an example, in Solomondale (Capricorn District) an RDP house was demolished and a luxurious structure was erected in its place. The following developments have been observed as taking place in most RDP settlements in the province:

- Houses are not occupied by their rightful owners;
- Some houses are rented out;
- Some have been sold;
- Projects which are incomplete but contractors have been paid;
- Projects that have been abandoned at infancy stage (foundation phase);
- Some structures do not have roofs; and
- Some have been turned into businesses premises.

All these militate against the South African Constitution, the Housing Act and the Reconstruction and Development Programme.

3.9 Conclusion

The research was conducted in the five districts of the province. The researcher used qualitative research methods. The purpose of open ended questionnaires assisted the researcher in establishing whether participants agree or disagree with some questions asked and gave the participants an opportunity to explain what poverty alleviation means to them and how the provision of RDP houses has improved their lives. The qualitative method enabled the researcher to get closer to the respondents. The qualitative research method assisted the researcher to probe for more information on whether beneficiaries' standard of living has improved. It assisted the researcher to make conclusions and recommendations for the research. The role of qualitative data collection methods gave participants an opportunity to elaborate on their experience on ownership of the RDP houses. The use of the observation method assisted the researcher to validate some claims made by the participants.

The use of document analysis helped in establishing whether participants understood pieces of legislation that govern housing in South Africa. The phenomenological design applied in the study assisted the researcher in understanding poverty alleviation from the view of the participants. One – Shot-Case study was used to determine whether the provision of the RDP houses has any effect on the participants.

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A purposive sample of 235 participants was employed, which consisted of beneficiaries, people on the waiting list to get RDP houses, officials from COGHSTA, engineers, building contractors, labourers, councillors and chiefs. Their participation was voluntary. Each participant was given a unique number and stood an equal chance to be chosen to participate in the research. The researcher stopped sampling when the saturation point was reached as most responses were repetitive and did not add value to the research. The responses from participants show that there is a need to popularise people's housing programme amongst the rural households. This will enable rural households to build houses they want to build. Historically, rural households provided their own forms of housing without government support and subsidies. The government can build from this very same base, and encourage people in the rural areas to build sustainable structures by introducing incentivised initiatives for those who are prepared and willing to build for themselves. The multiplier effect of the initiative is that the house will not be located in the periphery of cities, towns and villages. People will build where they are staying. The idea is to afford households an opportunity to stay within easy reach of the public amenities. People would then not abandon their houses. They would stay in their own land and in their own familiar environment. This would create a sense of ownership, pride and belonging. People become emotionally and sentimentally attached to their houses. The result would be high residential satisfaction that would curb the abandonment of houses.

The study was, however, constrained by low levels of literacy and limited education by some participants. The next chapter presents and discusses the findings of the research in detail.

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CHAPTER 4

RESEARCH FINDINGS AND DISCUSSIONS

4.1 Introduction

The chapter outlines the findings of the research. It provides evidence on whether or not the provision of RDP houses by the state in the Limpopo Province alleviates poverty. The research findings are a by-product of the interaction between the researcher and the affected stakeholders who include beneficiaries of RDP houses, government officials attached to the COGHSTA, residents on the waiting list to receive RDP houses, councillors, chiefs, engineers, Polokwane Municipality, and contractors of RDP houses. The findings are discussed as per themes developed.

4.2 Findings Using Different Themes in the Study

4.2.1 Waiting period

People who apply for RDP houses are not given their houses immediately upon application. They enlist their names with the councillors in their wards. The councillors submit the names of the applicants to the municipality. The municipality hires a contractor to build houses which are then presented to the municipality to allocate to the applicants whose names are enlisted with different councillors. The applicants then wait for their councillors to distribute the houses. The waiting period may be either short or long in some instances.

Participants said that the waiting period for people to be provided with an RDP house is too long. Others claim to have been on the waiting list for a period of over five years. An example of an extreme case is of a person at Monsterlus who claims to have been on the waiting list since 1996. The long waiting period seems to demoralise the residents of the province.

The majority of the residents at Disteneng, however, have been on the waiting list since 2008. Although this period is relatively shorter than that of an applicant at Monsterlus, the applicants at Disteneng have become impatient. They believe that five years is too long a period to wait for a house.

The long waiting period impacts negatively on the well-being of the potential beneficiaries. The longer it takes for people to receive their houses, the longer they suffer. It worsens their situation, which is often appalling. It also prolongs their misery and pain. Some have already lost hope that eventually they will get their houses.

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Eighty percent (80%) of the traditional chiefs strongly agree that people wait too long before they are allocated RDP houses. One of the chiefs strongly agrees that the waiting period is long. Some people are sometimes discouraged to apply due to the long waiting period. The sentiments are in line with most responses given by both the beneficiaries of and the people on the waiting list for RDP houses. The long waiting period prolongs the state of deprivation and destitution the applicants of the RDP houses find themselves in. Long waiting periods compound the intensity of poverty that prevails amongst the applicants of RDP houses.

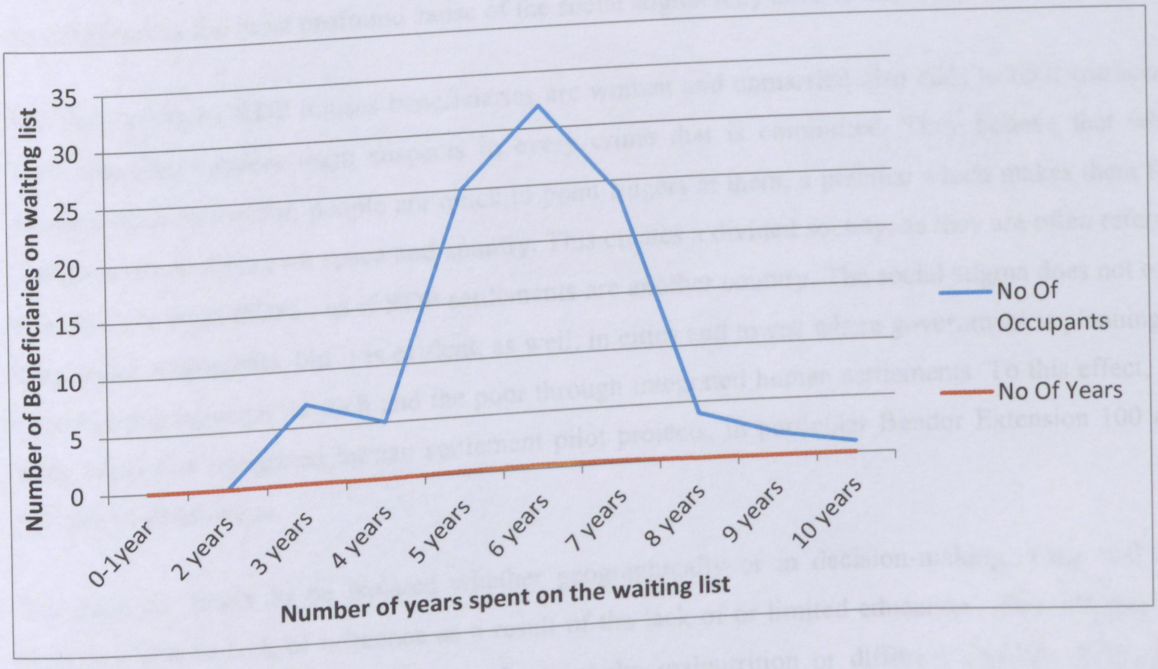


Figure 4.1: Number of beneficiaries and their waiting periods

4.2.2 Location of the RDP houses

Most of the participants who are beneficiaries of the RDP houses strongly believed that the peripheral location of their settlements subjects them and their families to social disgrace. They believe that peripheral location of houses subject them to social stigma. From the sample, 75% are convinced that the occupation of the RDP houses in the Limpopo Province bears social stigma. Their settlements are given derogatory names. They strongly believe that the manner in which most RDP houses are clustered, in a particular zone, distinguishes them from the mainstream human settlements, hence in the Mopani District, some beneficiaries said that their RDP settlements are given names such as *'Serope Mperekele'*, which means "my thigh should work for me", and '*Kokota ka khuru'* in the Capricorn District which implies 'that you must knock with your knee as your hands will be holding

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groceries'. These derogatory names expose the weak social cohesion between house owners in the main settlements and the beneficiaries of RDP houses which are clustered in specific zones and RDP locations.

These derogatory names, furthermore, assert that people from the mainstream settlement associate low cost settlements with social ills such as poverty and crime. This association is viewed by most as a form of discrimination. This is fuelled by the fact that RDP houses settlements do not have the infrastructure needed to support habitable human settlements. The fact that most do not have amenities and facilities such as roads, schools, clinics and water in some areas, is seen by the beneficiaries as the most profound cause of the social stigma they have to deal with on a daily basis.

The fact that most RDP houses beneficiaries are women and unmarried also adds to their ostracism. This ostracism renders them suspects in every crime that is committed. They believe that when criminal activities occur, people are quick to point fingers at them, a practice which makes them feel like intruders in their own space and country. This creates a divided society, as they are often referred to as 'people from RDPs', as if RDP settlements are another country. The social stigma does not only affect rural settlements, but it is evident, as well, in cities and towns where government is planning to close the gap between the rich and the poor through integrated human settlements. To this effect, the study looked at integrated human settlement pilot projects, in particular Bendor Extension 100 and Nirvana in Polokwane.

The poor are likely to be isolated whether geographically or in decision-making. They will feel powerless due to lack of influence as a result of the lack of or limited education. They will become physically weak due to an inadequate food supply, malnutrition or different ailments. The study observed that RDP settlements are characterised by; isolation, powerlessness, physical weakness and vulnerability. These characteristics are prevalent in varying degrees in all settlements where RDP houses are built. Most settlements are geographically located far from the main settlements or villages and this isolates them. They are sometimes built in one identified space away from the main settlement which makes them less involved in the decision- making processes taken in the main village.

Sometimes, they are not subjected to geographical isolation but mental isolation, as they are rejected by some community members like in the case of Bendor Extension 100. When developmental processes are initiated, they are likely to benefit less as they are seen as sub-settlements of the villages they are attached to. The fact that they are seen to be secondary, renders them powerless. This is exacerbated by little or no education of their residents. The literacy levels in most settlements are very low. The issue of geographical isolation and powerlessness that prevails in most settlements is compounded by the high unemployment rate in most RDP settlements. This renders some of the

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beneficiaries physically weak. Their physical weakness, as well as limited education subjects them to both ailments and unscrupulous practices by greedy contractors and political leaders who are involved in the allocation and distribution of houses. The figure that follows shows the extent of deprivation found in most RDP settlements.

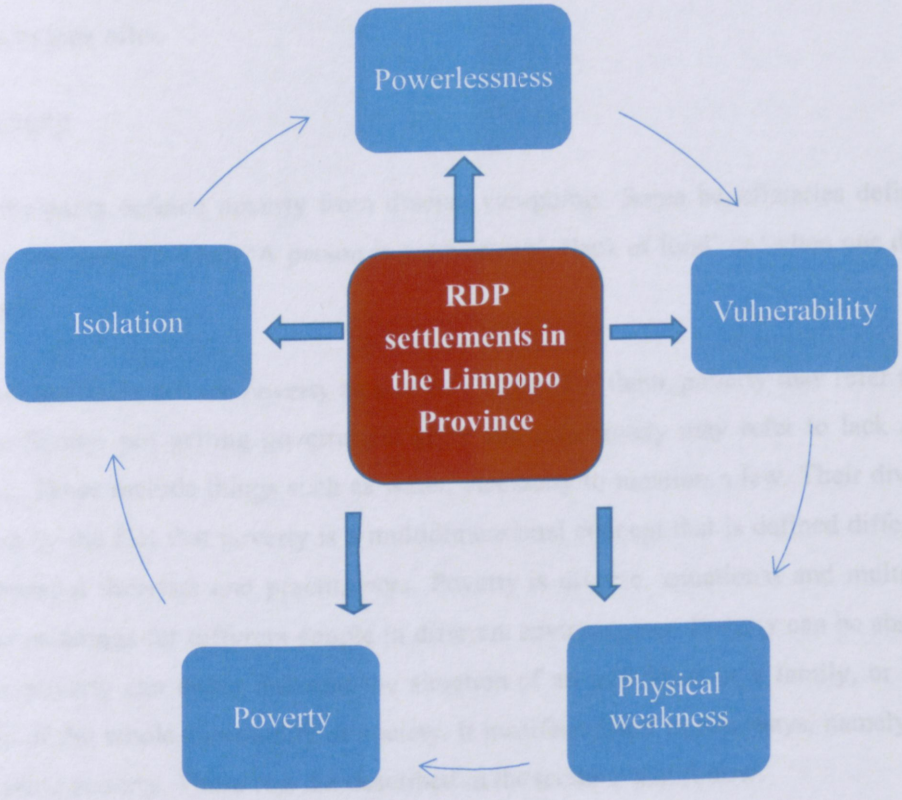


Figure 4.2: Location of the RDP houses

The deprivation trap shown in Figure 4.2 above best describes the situation the beneficiaries grapple with in most RDP settlements. The above ills cannot be alleviated solely by the provision of the RDP houses, especially in their current form. Most of the beneficiaries are subjected to houses of poor quality. The state of these houses in the Limpopo Province is such that in some cases redress measures are needed for some of the houses to be declared homes. Beneficiaries regard the provision of RDP houses as political bait. The state is vocal on RDP houses during elections in order to win the hearts of potential voters amongst the poor of the poorest. Beneficiaries believe that the state uses housing provision as an electioneering tool. After the election, very little is done to ensure that houses of acceptable standards are built as promised during the election period. Even if the houses are built, they do not meet the required standards nor does the state enforce stricter measures to ensure that such houses are fairly allocated. This often results in people being given houses that are not theirs.

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The study also established that the most affected groups are women and children. Of the 32 interviewed, all were women. Twenty of them, (63%) are neither married nor in cohabitation. The implication is that RDP houses in the province are more of a women's issue than men. This is further aggravated by the country's historical migration system that left the province mostly affected. The hardest hit are the older beneficiaries as their burden of responsibility is huge, and they have teenage children to look after.

4.2.3 Poverty

The participants defined poverty from diverse viewpoints. Some beneficiaries defined poverty as a situation that prevails when 'A person is not working', 'lack of food' or 'when one does not receive a state grant'.

The participants do not see poverty as lack of a house. For them, poverty may refer to lack of food to feed the family, not getting government grant and collectively may refer to lack of amenities and facilities. These include things such as water, electricity to mention a few. Their divergent views are informed by the fact that poverty is a multidimensional concept that is defined differently by various developmental theorists and practitioners. Poverty is diverse, situational and multifaceted. It bears different meanings for different people in different environments. Poverty can be absolute or relative. Relative poverty can either describe the situation of an individual or a family, or it can describe a situation of the whole community or society. It manifests itself in two ways, namely relative poverty and absolute poverty. These two are described in the sections that follow.

4.2.3.1 Relative manifestation of poverty

Relative poverty is poverty defined in relation to social norms and standard of living in a particular context. Relative poverty can include the ability of a person to participate in social activities, even if these activities are not necessary for survival. It can, however, also refer to the overall distribution of resources within, or in different countries (Swanepoel & De Beer, 2011). The implication of the conceptual definition is that indicators peculiar to a specific environment, locality, community or a country define poverty. A person or a group may be able to meet survival needs. However, when compared to their counterparts in the same vicinity or different countries, such individuals or groups may be poorer compared to the people they live with, in the same village, place or in other parts of the world. Using the given conceptual definition, the study has observed that in most RDP settlements in the Limpopo Province, the concept poverty means the following: lack of food, unemployment, not receiving a state grant, not having a state's low cost house and lack of water and electricity. The study used the indicators generated by the beneficiaries to test whether the provision of RDP houses alleviates poverty.

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4.2.3.2 Absolute poverty

Absolute poverty is best illustrated in a situation where the next meal means the difference between life and death. Starvation is the most telling aspect of this kind of poverty. People with incomes so low that food, shelter and personal necessities cannot be maintained find themselves in a position of absolute poverty (Swanepoel & De Beer, 2011). It is within this context of absolute poverty that most beneficiaries define poverty. The socio economic conditions of households differ, so is the situation of the beneficiaries. There are households that are relatively poor and those that are absolutely poor. The study acknowledges that whether people are relatively or absolutely poor, such individuals would be negatively impacted upon by the deprivation trap. The same goes with the beneficiaries of RDP houses.

The researcher interviewed a sample of ten beneficiaries in each settlement of a sample of ten RDP settlements. At Nobody, the following transpired: Forty percent (40%) of the beneficiaries strongly believe that the provision of RDP houses does not alleviate poverty, but that it provides some form of relief and, therefore, partially addresses poverty. Their argument is based on the fact that providing mortar and brick fails to address the day to day challenges they face. Their need for food, clothing and medical services remain mostly unmet. Housing provision gave them shelter, but not relief in the respect of other basic needs. They travel longer distances to access basic services such as schools and clinics than the rest of the residents who are located in mainstream human settlements.

At Disteneng for instance, poverty is defined as lack of a house, food, water, electricity, unemployment and in addition, living far from the city may as well impoverish a person. Eighty percent (80%) of the beneficiaries strongly believe that provision of a low cost house by the state alleviates poverty. The researcher believes that this high percentage is informed by the fact that beneficiaries stay in shacks. The only angle that differentiates their definition of poverty from the rest in the sample is the element of staying far from the city. This in the opinion of the researcher shows their dependency on the city.

At Itumeleng poverty is lack of a house, water, electricity, food and employment. When the researcher checks with all the beneficiaries, in their definition, poverty is everything that beneficiaries do not have. In their responses, housing alone cannot address poverty. A once off project cannot be used to eradicate poverty. The most common element in the responses of the beneficiaries is lack of food, water, electricity and amenities. In addition, beneficiaries emphasised the issue of long waiting list, poor workmanship, poor infrastructure, safety of the houses, high maintenance, lifespan of these houses, abandonment and corruption as some elements that make it difficult for them to affirm that the provision of state houses alleviates poverty.

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From the entire sample, 18%, of the total sample of one hundred (n=100) believe that ownership of RDP houses alleviates poverty. Thirty two percent (32%) of the participants believe that the provision of RDP houses does not at all alleviate poverty. This category is poorer than the rest of the participants. They are of working age, are willing to work, but are unable to secure jobs at current wage levels. Their level of education is low, and they are wholly dependent on the state for survival. Five percent (5%) of the participants reserved their comments.

The other eighteen percent (18%) are, however, grateful that government has provided them with a roof over their heads. This is the most optimistic group of the sample. They believe that over the years, the quality of life of the beneficiaries will improve. They are, however, worried about the quality of their houses and lack of amenities within a walking distance. Five participants, constituting 5% of the sample, and who reserved their comments, were despondent. The participants in this category are highly pessimistic. The research revealed that the majority of the beneficiaries acknowledge that ownership of RDP houses cannot be used as a panacea for poverty.

Food is described by the beneficiaries as core to survival. When people have RDP houses, and do not have adequate food supply, such individuals or households in the context of some beneficiaries, are considered poor. This refers to the category of beneficiaries who are unable to feed themselves.

The study confirms that in terms of food security, 60% of the RDP beneficiaries at Nobody for instance; do not have adequate food supplies. This renders them poor compared to the forty 40% in the same settlement who are able to provide adequate food for themselves, thus making them well-off. The study used the same indicators at Monsterlus (Sekhukhune District) to compare poverty levels of Nobody (Capricorn District) and Monsterlus (Sekhukhune District).

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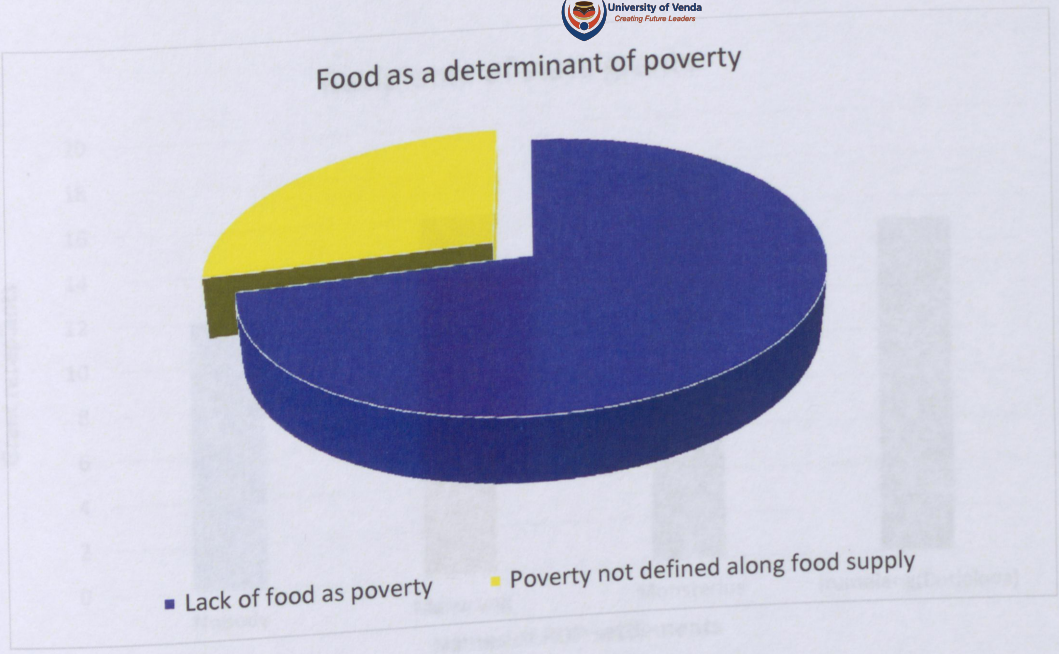


Figure 4.3: Food as a determinant of poverty

When the study compared poverty levels of beneficiaries in the two districts, the beneficiaries of RDP houses at Nobody in the Capricorn District were found to be better off compared to those at Monsterlus in the Sekhukhune District. The beneficiaries in both settlements are unable to provide adequate shelter for themselves. However, their level of poverty differs from household to household and from one settlement to another. Poverty is linked by beneficiaries to receipt or non-receipt of state grant. In their view, a person who does not receive children's grant or old age pension is poor because he/she does not have an "income". This shows lack of understanding on the intention of government in giving welfare grants. They do not seem to understand that the purpose for these monies is to ensure that children and the elderly satisfy their basic needs.

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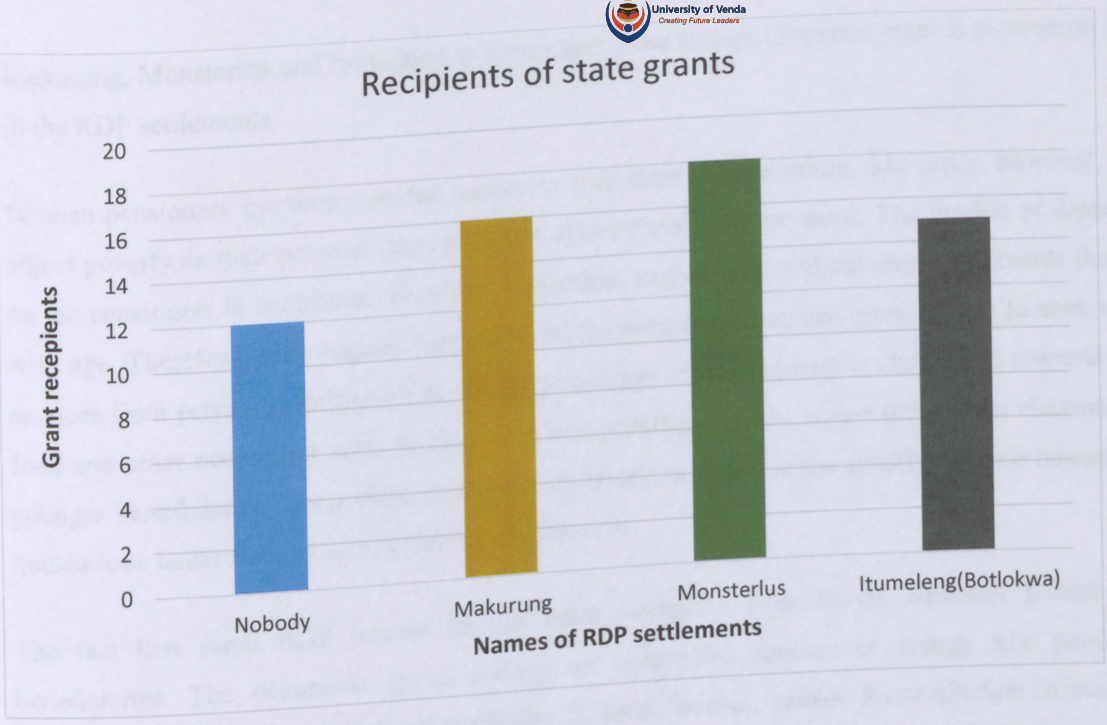


Figure 4.4: Recipients of state grants

The above figure shows that 90% of the beneficiaries at Monsterlus receive state grants, meaning that all these beneficiaries cannot sustain themselves unless government steps in and gives them a lifeline. It also shows that the beneficiaries in the Sekhukhune District are poorer in relation to the beneficiaries in the Capricorn District (Nobody, Makurung and Itumeleng). The study also reveals that within the Capricorn District, which is welloff compared to the Sekhukhune District, settlements that are further away from the city are poorer as compared to those located nearer the city. Nobody is nearer the city, and has a lower percentage of people who depend on grants because the settlement is less than thirty kilometres (30km) away from the city. This close proximity to the city has given Nobody an advantage over others in terms of access to economic opportunities. Makurung, which is furthest of the three, has the highest number of beneficiaries (80%), who receive state grants. This implies that the grant is seen as an income to the beneficiaries, and owing to the distance from the city, they cannot commute daily in search of employment opportunities in Polokwane.

The researcher observed that in general, the majority of the beneficiaries receive state grants either in the form of child support grant or foster care grant. This development is common in rural settlements, and serves as an indicator of poverty and dependency. The implication is that the affected beneficiaries cannot support and sustain their lives without aid from government. The study extended the indicator (receipt of state grant) to other settlements across the province namely; Nobody,

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Makurung, Monsterlus and Itumeleng to determine if the receipt of a state grant is a common feature in the RDP settlements.

Women pensioners use their pension money to feed their grandchildren. The latter, however, live in abject poverty as their pension money cannot afford them a decent meal. The burden of dependency on the pensioners is enormous. They are vulnerable, and complain about chronic ailments that come with age. Therefore, they require constant medical attention. They are often unable to seek medical services from private practitioners as a high percentage of their money is channelled towards buying food and other necessities such as electricity and paraffin in areas where there is no electricity. The younger beneficiaries spend children's grant on trying to improve the quality of their houses. Their houses look better than those of elderly beneficiaries.

The fact that some RDP houses do not have electricity adds to the financial burden of the beneficiaries. The occupants spend money on alternative sources of energy like paraffin. At Solomondale for instance, lack of electricity in some houses, causes dissatisfaction in many. The affected house owners in both RDP settlements of Zorah and Leighton (names of RDP settlements at Solomondale) complain about the high cost of electricity and lack of it as this plunges them into debt and poverty. Ironically, a stone throw away from both settlements, is Sebayeng Township known as Solomondale where all households have electricity. This highlights uneven development.

On the other hand, beneficiaries at Itumeleng settlement expressed that high cost of water adds to the financial strain that goes with the ownership of a low cost state house. Water is one of South Africa's scarce resources. A relatively high number of beneficiaries have access to electricity as opposed to water. The settlements at Makurung, Itumeleng and Monsterlus have electricity, whilst, at the time of the study, Nobody residents did not have electricity. Water provision within the homes of the beneficiaries is a huge challenge. In most settlements, communal taps are used to provide water. The residents of Itumeleng do not have water, and they travel long distances to fetch water. As a result, there are individuals who are selling water to the residents. Some houses do not have electricity and, as a result, residents use wood and paraffin as alternative sources of energy. There are no schools and the only learning institution is a crèche built with corrugated iron.

Water is not a huge problem to beneficiaries of RDP houses only but to the contractors as well. The building industry is water dependent. If the supply of water in the area where houses are to be built is insufficient, the contractors' progress is hamstrung. The delay negatively affects both their profits and their ability to meet deadlines. In a sample size of five, four contractors (80%) strongly believe that the lack of water especially in rural areas is a huge challenge. The remaining 20% think that before the contractor can start the process of building, he or she must liaise with key figures in the community to ensure that all is well.

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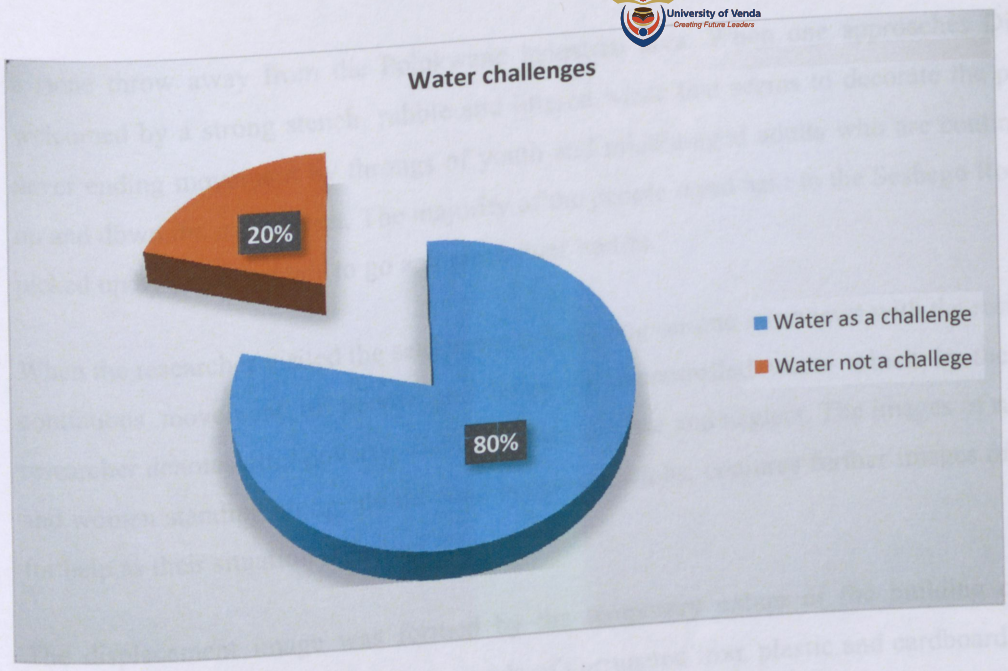


Figure 4.5: Water Challenges

Water is not only a huge problem in rural settlements but in Polokwane, the provincial capital city as well. The critical water shortage is attributed to the fact that the Lepelle Water Board is battling to deliver the agreed volumes of 27mL per day and 24mL per day from the Olifants Sand and Ebenezer plants respectively (Polokwane Online, 2012). The other contributing factor for water shortage is the power failures at different plants. If the provincial capital city does not have adequate water supply, then it is highly likely that the rural settlements would be worse off, especially the RDP houses settlements.

Sixty percent (60%) of councillors strongly agree that the provision of RDP houses alleviates poverty. In their view, the beneficiaries live in abject poverty, some from hand to mouth. If they do not receive the houses, some would be stay in shacks and, eventually, die without proper housing. In cases where the houses are built, local human resources are utilised. This improves the livelihoods of the households and of those who are employed. They are given an opportunity to put food on the table and reclaim their dignity. There is transference of skills as people are equipped with the practicalities of how to build a house. The remaining forty percent (40%) do not find the provision of RDP houses in their current form as alleviating poverty. Mortar and brick are insufficient to be used as tools to lessen the suffering of the poor. The structural deficiencies are life threatening, denigrating, and they are an attack on human dignity.

The beneficiaries and those on the waiting list to receive RDP houses are poor. Some of them live in appalling conditions. An example of a settlement that denotes utter poverty is Disteneng. It is situated

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a stone throw away from the Polokwane industrial area. When one approaches Disteneng, one is welcomed by a strong stench, rubble and littered waste that seems to decorate the place. There is a never ending movement by throngs of youth and middle-aged adults who are continuously strolling up and down the main street. The majority of the people stand next to the Seshego Road waiting to be picked up by city residents to go and clean their homes.

When the researcher visited the settlement to have one-on-one interviews with the residents, she saw a continuous movement of people and heaps of uncontrolled waste which in the opinion of the researcher denotes utter poverty, displacements, disease and neglect. The images of rubble and of men and women standing alongside the road begging for jobs, conjures further images of people shouting for help as their situation is forlorn.

The displacement image was formed by the temporary nature of the building materials used to construct the shacks. The shacks are made of corrugated iron, plastic and cardboard. The structure of the houses denotes the temporal nature of both the structure of the shacks and the state of mind of the occupants. The rubble also shows that the municipality does not recognise the existence of the shack settlement residents; hence it does not collect waste from the settlement or display signs that discourage dumping. The rubble speaks volumes about the level of service delivery in the municipality and the entire province. If people who reside a kilometre away from the city live amidst uncollected waste and are not recognised by the municipality, those who are on the periphery and out of sight are mostly likely to be in a worse state.

The use of temporary building materials such as cardboards reveals the utter poverty that afflicts these people. It also suggests that these are temporary places of abode whilst the occupants are looking for jobs. The Disteneng study has established through oral interviews with the residents that the community comprises people from the Limpopo Province (South Africa), Zimbabwe, Mozambique and a few from Lesotho. The makeup of the population in the settlement itself may mean that Polokwane is regarded as a haven for refugees who are forced out of their countries by both the economic and political climate that do not enhance their livelihoods. The composition of the population also shows that in the Limpopo Province, Polokwane is the centre of resources that are not available in other parts of the province.

The population also reveals the sole dependency of rural areas on Polokwane. One hundred percent of the residents that hail from different parts of the Limpopo Province are from the rural areas. This, in itself shows that the Provincial government must come up with a strategy to decentralise resources so as to avoid a situation whereby the residents of the Province are forced by socio-economic factors to 'relocate' to the peripheries of cities in search of better economic opportunities.

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It is clear that the residents of Disteneng expect the Polokwane Municipality to provide them with serviced sites for permanent settlement. This expectation shows total dependency of the settlement on the organs of the state. Furthermore, the expectation shows how dependent the residents are on the city. Their quality of life and the functioning of their households rely on being close to the city. Their explanation is that they want to be nearer to their places of work, though, contrary to their explanation, most of the residents are not working. A few residents survive on the informal economy such as street vending, domestic work, gardening and other initiatives.

The high rate of unemployment in the area shows the researcher that residing next to the city does not guarantee that people are able to secure employment. The probability is that the majority of those people at Disteneng are not employable, basically because their level of education is low. They are unskilled and their chances of being employed are low because South Africa has a high supply of labour in this category and Polokwane is no exception. The other factor is that some of these people will not be absorbed by the formal sector as they are illegal immigrants. Their stay in Polokwane is illegal and they do not have work permits. Due to this fact, they are subject to massive exploitation by the city residents who 'hire' them to do menial jobs at very unacceptable low rates.

4.2.4 Poor workmanship

The quality of any house lies on its ability to give the owners and occupants a sense of safety and relief. A house must be constructed in a manner that it will withstand adverse climatic conditions.

The employment of the qualitative method (unstructured questionnaires and interviews) has assisted the researcher in uncovering that most houses in the province are characterised by poor workmanship. Some participants maintain that their houses have cracked walls and floors, leaking and weak roof structures.

Questionnaires for Officials attached to the Department of Local Government and Housing, now the COGHSTA in the Limpopo Province show that they agree with the participants, to a large extent, that most houses built in the early years of democracy are mainly characterised by poor workmanship. They, however, maintain that the Department has constituted the quality assurance unit that comprises Municipal Inspectors, External Project Managers, NHBRC (National Home Builders Registration Council) and Departmental Project Managers. The Officials of COGHSTA are convinced that the formation of this structure has changed the quality of the RDP houses in the province for the better. Contrary to this conviction, there is an outcry by some occupants of RDP houses that these houses compromise their safety.

The Officials strongly believe that the current employment of high capacity contractors will improve the quality of the RDP houses and subsequently the living standards of the occupants of RDP houses

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in the Limpopo Province. Their claim is based on a number of awards received by the Department in housing delivery. The Department received the National Govan Mbeki Award for the financial years 2007/2008, 2008/2009, for the best housing delivery in the country, as well as the Premier Service Excellence Award in housing delivery for the financial year 2009/2010.

The awards received versus the arguments laid by the occupants of the RDP houses is an indication that government has not yet resolved housing problem in the province completely and this intensifies the depth of poverty in the province. Though efforts to alleviate poverty by the COGHSTA are nationally acknowledged, the outcry by most residents in the province who are both on the waiting list for RDP houses and the owners of such houses, is heard in many corridors of power.

Although the efforts by the COGHSTA attracted the above listed awards, the number of people in the province who are state dependant in terms of provision of housing, is huge. The national standards of assessing the provision of housing in the country are generally low. This is evident in the need to rebuild some houses in the province and the initiatives taken by the Department to rebuild some of the RDP houses. Some participants feel that their houses are a mockery. However, the COGHSTA Limpopo Province, are convinced that there is substantial improvement in the number of RDP houses built in the Province.

4.2.5 Quality of the houses

The common responses from random sampled districts of the province revealed that although ownership of RDP houses is appreciated in their current state of structural deformity, occupants find themselves frustrated by the inability of some of the houses to provide them with security during the rainy season. From the field work, the researcher observed the following common elements in the houses: leaking roofs; walls not partitioned and not plastered, especially those houses built in the early years of democracy. Some of the houses are built on the periphery of the main-stream human settlements.

Eighty percent (80%) of the councillors strongly agree that some of the contractors use low quality materials that are often blamed for weak walls and roof structures. The contractors have been observed using bricklayers that are inexperienced. These two aspects are seen as the major contributors to poor quality housing.

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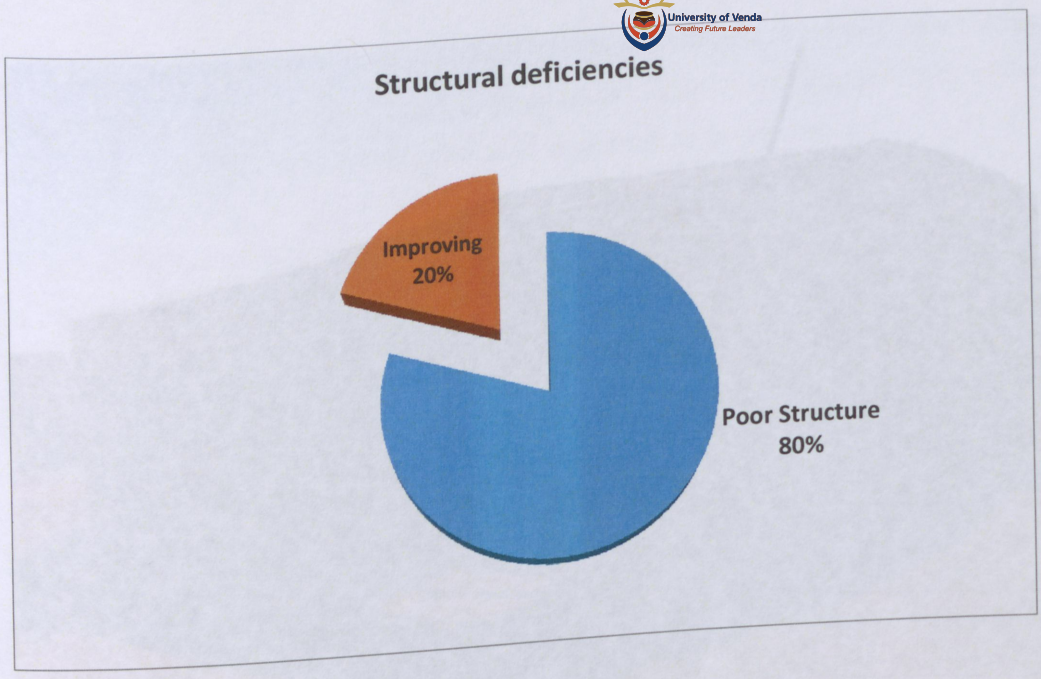


Figure 4.6: Structural deficiencies

The study can, however, reveal that the structural deformity of most houses in the province offsets the benefits of house ownership. The fact that most RDP owners are economically inactive, poor and unable to provide for themselves, places a huge burden on the beneficiaries. The structurally defective houses add more troubles for the beneficiaries than benefits. Most of the house owners in all the random sampled settlements were worried about the structural deformities of their houses.

Most participants know that it always takes time to have their houses fixed by the state. In some cases, such houses are never fixed as the owners do not have any means to support themselves, let alone to maintain the houses. Some of the houses are occupied by the elderly or children. These categories are the most vulnerable amongst the poor.

The roof of the house below, which is situated in Sebayeng village (next to Leruleng Secondary School), was blown away by the wind some time ago and the occupants are unable to repair the house as they are orphans. The children were forced to seek refuge from extended family members. Such incidents show how, sometimes, government does not respond immediately to the plight of children. The Constitution upholds the needs of the children as very important, meaning that they should be the focal point of government's poverty alleviation programmes. Failure on the part of the programmes to take care of the children often results in displacements. The researcher has brought the plight of the children who lived in the house (discussed above) to the attention of the officials of the COGHSTA for intervention.

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Figure 4.7: Poor workmanship at Sebayeng village

The study established, however, that the Department of Human Settlements is on a national drive to have all houses with structural defects repaired and fixed. The initiative will go a long way in addressing blocked projects. This initiative will alleviate the fears of the affected house owners, thus improving the quality of life of those who will benefit from this drive.

The national drive to repair houses with structural defects shows lack of accountability on the part of the state and that there is a waste of public monies. Exercises of this nature are uneconomic and fruitless. The money to re-build these structures could have been used to meet the other socio-economic responsibilities of the state, rather than subjecting the taxpayer to a double cost.

The roofs of many houses at Nobody were blown away by wind in 2003. Participants claim that they still live in fear because they believe that the roofs of their houses cannot withstand strong winds. Thus, some of them have placed rocks on top of their houses to support the roofs, which is not safe for the occupants.

All the houses built in Nobody (Capricorn District), just like most in Monsterlus in the Sekhukhune District, are neither plastered nor partitioned. In Nobody, for instance, a fifty-nine (59) year old disabled woman had to use her disability grant to plaster her RDP house. The implication is that for those who are not working, their houses will not be plastered or partitioned in the near future as they

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do not have the means to do so. In another instance, an occupant at Nobody used curtains to divide the house. The use of curtains as 'walls', undermines the integrity and human dignity of the beneficiaries. The Housing Act No 107 of 1997), Section 1 (iv) commits government to:

"the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities, and to health, educational and social amenities in which all permanent residents of the Republic will , on a progressive basis, have access to-

- Permanent residential structures with the secure tenure, ensuring internal and external privacy and providing adequate protection against the elements; and
- Potable water, adequate sanitary facilities and domestic energy supply" (IDASA, 2000).

The fact that most of the houses at Nobody are given to the beneficiaries unpartitioned, contravenes the privacy element that a house should provide to its occupants.

The implication is that the privacy of the occupants is invaded and infringed upon. This is an aspect that the occupants of houses which are unpartitioned viewed as degrading and uninhabitable. The issue of major structural defects in RDP houses is widespread. Rocks placed on top of house roofs are a common sight across the province where RDP houses are built. The implication is that the even the provision of a house, as a basic need, comes along with burdens and costs. If this happens, its function is compromised. Some occupants are frustrated by the inability of the house roofs to give them maximum security during the windy seasons. The structural defects of houses put financial strain on the occupants. This does not only negative financial implications, but it also contradicts what government's Reconstruction and Development Programme stands for.

All contractors acknowledge that houses built in the early years of democracy were of poor quality. They believe that contractors then did not have the capacity to execute projects of such a magnitude. The contractors were inexperienced and had not been orientated to the building industry. Their argument is that contractors did not have sufficient capital to choose their suppliers well; most of the time, they entered into an agreement with local dealers to supply bricks. The suppliers, also due to profit motives, strive to produce as much as possible within a short space of time. NHBRC recommends that brick manufactures must all wait twenty-one (21) days to allow the bricks to dry up before they are utilised. However, suppliers found the waiting period too long and, therefore, ignored the recommendation. Sometimes the contractors would put pressure on the suppliers as they wanted to meet set deadlines. The results were cracked walls and weak structures.

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They further assert that with time, the quality of houses will improve. This is attributed to stricter controls and punitive measures that the Department now takes against transgressors. The contractors find the introduction of the blacklisting of contractors very effective and commendable. Interestingly, some of the contractors (60%), who are women, believe that houses built by women contractors are of a better quality than those built by their male counterparts. This is because they understand the pain the beneficiaries go through as housing and poverty are more of a women's issue.

Eighty percent (80%) of the chiefs in the sample affirmed that the quality of the houses built in their villages is poor. They are worried about the structural deficiencies of most houses in their jurisdiction. One of the chiefs (20%) maintains that the quality of houses is improving.

The sample size (n) for this category was five (5). Four (4) of the engineers (80%) agreed that most of the houses have structural defects. One (20%) confirmed that although some of the houses have structural defects, the quality of the houses is improving. One of the engineers is convinced that 70% of the houses are structurally compromised. Three (60%) of the engineers agree that the provision of RDP houses alleviates poverty as short term employment opportunities are created. One (20%) thinks 70% of these houses do not qualify to be called homes due to their structural deficiencies which compromise the quality of life of the beneficiaries. The other one (20%) did not comment on whether the provision of the RDP houses alleviates poverty or not.

The outcry is that the structural deficiency of most RDP houses promotes a vicious circle of poverty and dependency. The sustainability of most RDP houses is highly questionable. At Botlokwa, Nobody and Makurung (ga-Mphahlele), roofs of most houses are supported with stones and bricks as an indication of both structural deficiencies and a sign of poverty. The implication is that the houses will cease to exist in few years' time unless government intervenes. The living condition of both children and women in these settlements is compromised. This contravenes Section 28 of the South African Constitution that upholds the welfare of the child as being of paramount importance.

The houses that the state provides are allocated to adult females and males, but at the centre of the whole process lies the well-being of the child. The state is constitutionally obliged to house the children whose parents cannot do so. This is the main reason why a group of women, under the stewardship of Irene Grootboom in Wallacedene, Western Cape, won an eviction case against the state. This is not solely because Section 26 of the Constitution upholds the obligation of the state to provide adequate housing within reasonable measures and within its available resources, but fundamentally because Section 28(1) (c) says that the children have a right to shelter.

These houses do not appreciate value like most houses that appreciate in value over the years. They are often built in less attractive areas that do not support the lifestyles of the youth. It is for this reason

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that such settlements suffer brain drain. Most residents are the children and the elderly who have nowhere else to go. Labour migration is higher and rife in rural RDP settlements than in the urban areas. This impacts badly on the welfare of children.

Some of these houses are situated at Botlokwa, a settlement called Itumeleng, alongside the N1 road to Musina. This settlement shows a high level of deprivation. At Itumeleng, for instance, the majority of the houses are supported with stones and bricks, and they do not have water. The level of deprivation is higher than in the rest of the settlements studied in this research. The common sight at Itumeleng is of most houses with rocks and bricks on top of their roofs, evidence of poor workmanship. The ablution system is poor and appalling. Their pit toilets are full and beneficiaries do not know what to do in order to address this challenge. The state of their toilets, in the view of the researcher is likely to cause an outbreak of diseases. This raises questions about the monitoring strategy of government.

The fact that the contractors who build the houses are paid also raises questions about the credibility of government's procurement procedures and standards. The government should engage the services of suppliers who will deliver final products of the highest quality. This seems not to be the case with Itumeleng and most RDP settlements across the province. In general, RDP settlements in the Limpopo province are characterised by poor workmanship.

From a sample of one hundred respondents, 41% of the participants were convinced that the RDP houses lack permanence. Twenty five (25%) of the participants on the contrary, were hopeful that with time, their standard of living will improve and, so will their house structures. Thirty four (34%) of the participants were undecided. The hopefuls are optimistic that over time, the quality of their houses might improve.

4.2.6 Maintenance of the houses

The maintenance of the houses is high due to poor workmanship. Some have cracked walls that need to be fixed. Others are in a state that needs to be re-built. Some houses are not partitioned nor plastered. As the researcher interviewed participants, she came across a household that used a curtain to divide the house.

4.2.7 Poor infrastructure

It is through the interviews with the participants that the researcher established that most RDP settlements in the province are devoid of infrastructural support. These include water, electricity, roads and schools to mention a few. Learners from the Nobody RDP settlement for instance, cross the road daily and walk for no less than 30 minutes to Mapudi Thomo Primary School and Mmapelwana

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Secondary school. This means that these learners are likely to arrive at school late and fatigued. Occupants of RDP houses at Nobody told the researcher that they are relegated to areas where there is no life supporting infrastructure such as schools and clinics. The ownership of a house does not take them out of poverty.

The same applies to the sanitation system. Initially, the bucket system was used, and these buckets were emptied from time to time. However, the municipality could not sustain the routine of emptying the buckets and so replaced the bucket system with long drop toilets. However, it did not demolish the initial toilets. A strong stench from the old toilets permeates the homes of people at Nobody, a development the occupants are very worried about. The bucket system at Nobody brings painful memories of the apartheid system.

The researcher believes that further research must be conducted by experts in the medical field to establish if the stench from the bucket system used at Nobody compromises the health of the occupants. Such a study will assist the occupants in determining whether their health is at risk or not. If they are in a compromised state, they will be able to apply corrective measures and the occupants' fears as alluded to before, will be alleviated.The most striking similarity between Nobody and Disteneng is that there is an unofficial dump site in which rubble containing plastics and disposable nappies is visible a few meters from the houses. The stench from the toilets, coupled with the uncollected waste, strengthens the need for further research.

The lack of infrastructure such as roads, water and electricity perpetuates poverty. Water supply is critical in all settlements. There were few visible communal water taps at Disteneng. Residents claim that the water supply in the settlement is unreliable and irregular. At the time the interviews were conducted on the 19th of December 2011, there were only drips and drops of water coming out of the taps, something the residents claim to be the order of the day. Provision of communal taps by the municipality indicates that the residents are not treated as individuals. Lack of water exposes RDP settlements to low hygienic standards. Households need water for critical basic needs such as drinking, cleaning and cooking. If the provision of water is hamstrung, households suffer. The erratic supply of water exposes the degree of suffering the residents put up with on a daily basis.

4.2.8 Safety

During the interviews, beneficiaries of RDP houses indicated that safety is a big challenge. The safety challenges are criminal and structural in nature.

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4.2.8.1 The structure of the houses

The defective structure of some houses compromises the safety of the occupants. Occupants and beneficiaries of such houses feel unsafe in those structures. They often put stones on top of the roof to support and strengthen the house, an exercise seen by the participants to be unsafe. The issue of safety is linked to poor workmanship.

From a sample of one hundred respondents, 67% of the participants believe the structural defectiveness of these houses is likely to put their lives at risk. The fact that these houses have weak roof structures, often with stones on top is viewed by beneficiaries to be dangerous. Sometimes, the quality of houses is compounded by the level of neglect subjected to these houses. The level of neglect in terms of the maintenance of the houses is high for the poor rural beneficiaries. In urban areas the cost of maintaining houses is higher due to municipal rates. This implies that should anything happen, they will not be able to fix the houses, which will force occupants to live in unsafe structures. This is exacerbated by lack of time as urban dwellers are either working or constantly looking for jobs in nearby cities so as to sustain their basic needs of food, clothing and transport. A house below shows how unsafe some of these houses are owing to defective structural aspects.



Figure 4.8: Safety at Nobody and Itumeleng

4.2.8.2 Criminal perspective

The researcher interviewed ten (10) beneficiaries from Nobody and eight (8) of them think RDP settlements have a high crime rate. They attribute their fear to houses that are abandoned. Some beneficiaries believe that apart from settlements infested with crime, they too, are seen as criminals.

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The worst scenario was a case of the stabbing of a Grade 12 learner who was killed during the night on his way home. Before his death on the twenty-second of December 2011 (22/12/2011), he was awaiting his end of year external 2011 examination results. The issue of criminal activities being on the rise is caused by the fact that RDP settlements in some areas are geographically secluded. Most RDP houses are built on the periphery of the cities and villages. The nature of their location places them in a vulnerable position. To criminals, they appear weak and less secure because in such settlements, there is no infrastructural support like police stations. Apart from the peripheral nature of the RDP location, composition of the population is different from the usual ones in villages, where people would build near to their next of kin. Everybody is related to each other, thus in some way, solidifying the community. In such human settlements where people are related, the crime rate is less as everyone cares about who comes in and out of their neighbourhood.

Participants at Disteneng for instance, blame the high crime rate in their settlement on poor police patrols. They acknowledge that, often, police show their face in their areas but cannot get inside the settlement as there are no streets and the shacks are built close to one another, making it difficult for vehicles to pass through.

The study acknowledges this problem, but the safety of people in the community starts when the residents commit themselves to police forums. The study has established that when meetings are called, only the South Africans living in the settlement attend. Although the residents of Disteneng strongly believe that they are united against crime, non-attendance of meetings by non-South Africans reveals an underlying sense of division. The division goes a long way because when the Polokwane Municipality decided to relocate the people of Disteneng to a new serviced area, which, according to the participants, was in the pipeline for the 2012/2013 budget allocation, non-South Africans were left out.

There are some residents of Bendor in Hillary Drive who believe that the crime levels in the area will increase if the RDP houses are amongst the houses to be built. Such participants constitute 70% of the total sample. The remaining 30% are convinced that poverty is not always a factor when criminal activities are committed. In their view, it is erroneous to link crime with poverty. The fact that people from mainstream settlements perceive RDP residents as criminals show how beneficiaries are treated with suspicion by mainstream residents. The researcher came across sentiments of lack of trust at Bendor Extension 100 where integrated human settlement is being implemented. There is a high degree of mistrust detected by the researcher in her interaction with the participants. The same participants who are convinced that the crime levels would rise have displayed mistrust towards the beneficiaries and occupants of RDP houses, and these constitute 70% of the total sample.

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Although there are most participants at Bendor Extension 100 who do not link poverty to crime or have trust issues, the general perception is that people should be located in terms of class. Their argument is based on the value of the property. They argue that mixed racial settlements are commendable but should be in accordance with what people earn. This is seen by the study to be a class struggle between the rich and the poor.

The same participants who link RDP houses to crime pointed out that should the RDP houses be built in Bendor Extension 100, they will sell their houses and move to other settlements in the city where there are no RDP houses. This confirms their strong mistrust of the beneficiaries of the RDP houses. The fact that some beneficiaries anticipate relocating should the settlement incorporate RDP houses exposes the weak social cohesion that exists in the society. Social cohesion is the capacity of a society to ensure the welfare of its members, minimise disparities and avoid polarisation. A cohesive society is a mutually supportive community of free individuals pursuing common goals by democratic means (Hulse and Stone, 2009).

4.2.8.3 Class mind-set

The fact that some participants still believe in class settlements shows that some people are still stuck in the past. Allocating houses and zoning them in terms of the socio-economic status of people is tantamount to separate development. All development processes that classify people in terms of their social, economic and political standing or along racial lines do not have a place in the new South Africa because this is discriminative and, subsequently, unconstitutional. The fact that there are people who think that should the settlements have RDP houses, the likelihood is that some of the owners of the houses will sell or rent out their houses to foreigners, who will, in turn, break into the residents' houses, exposes deep hatred that South Africans have for non-South Africans.

A small number of respondents in Bendor (20%) are not interested in what is taking place in the construction sites where integrated human settlement projects are being erected. Their lack of interest is spawned by the fact that they believe that, even if they have an objection to the project, government always pays little attention to the propertied, as the pool of voters for the ANC-led government comes from the poor and the rural populations. The 80% keen on the events in construction sites consist of participants who are unhappy about the settlements and those who say that they will relocate to other areas.

4.2.8.4 Continued land invasions

Municipalities always strive to ensure that residents in their jurisdiction get RDP houses. The challenge becomes the other sector of the population which cannot be catered for as they are

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foreigners. The problem of shack settlements will haunt municipalities because even when all South Africans in their areas are allocated RDP houses, non-South Africans will be forced to occupy land illegally. The non-locals will not go back to their original countries or to other places because they do not qualify to receive RDP houses.

The Polokwane municipality for instance, is upgrading Disteneng shack settlements, but even after all residents are properly located, there are always new arrivals coming to the Limpopo Province, in particular to Polokwane. If the municipality does not put measures in place to prohibit new invasions and even eliminate the influx of people, the settlement will grow. The current population of non-residents in the settlement is a challenge because when these people are deported, they always find their way back to Disteneng. This is a national crisis as foreigners who illegally enter South Africa, when deported; they always come back to South Africa.

4.2.9 Fire outbreak

It is not in all settlements that the safety of people is threatened by the outbreak of fire. However, at Disteneng, this is a serious safety issue. One participant said: "Fire outbreaks are common in our area, especially during winter. The challenge is; if one shack catches fire, the rest of our shacks go into flames as well. Last year, in 2013, two children died as a result of fire. We are not safe."

4.2.10 Lifespan

On whether the lifespan of the houses was shorter or not, the contractors said that houses built in the early years of democracy have a shorter life span, while those built in the later years of democracy have a longer life span. The researcher, however, has come across houses built in 2010, which also have structural defects. These houses are found at Makurung (ga-Mphahlele) in the Capricorn District. Beneficiaries of the RDP houses as well, asserted that the lifespan of their houses is shorter. The lifespan of the houses is shortened by poor workmanship which results in defective structures and subsequently puts the lives of beneficiaries at risk.

The majority (65%) of parents who participated in the study are worried that, unlike other parents in the mainstream human settlements, they cannot give these houses to their children as an inheritance. The structural deficiencies of the houses make it difficult for parents to believe that the houses will sustain their children after their death. The fact that some houses have cracked walls and leaking roofs is seen as an act of disinheritance. Their children, compared to those in the mainstream settlements will never use RDP houses as collateral or as a form of security if they wanted to apply for loans in future. These houses cannot be passed on to the next generation in their current form, as their poor structural quality renders their lifespan shorter. According to the participants, the structural defects

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found in some houses, exacerbate and worsen their level of neediness, instead of alleviating and lessening poverty for them.

The engineers have divergent opinions on the lifespan of the houses. Two of them (40%), believe that the lifespan of the houses is 15 years, one (20%) believes the houses will last up to fifty (50) years. The remaining two (40%) strongly believe that the lifespan of the houses depends on the efforts the beneficiaries put in maintaining the houses. Three of the engineers (60%) agree that some houses in the Limpopo Province must be rebuilt, whilst two (40%) do not think that the houses in the Limpopo Province should be rebuilt. The three engineers that agreed that some houses need to be rebuilt recommended different strategies. One of the engineers (20%) recommended the use of strip foundation because most developers are not good on the raft foundation. One (20%) recommended that the use of engineers and NHBRC during inspection be encouraged as it has improved the quality of houses. One (20%) advised that quality should be monitored and that contractors should appointed for a longer duration to ensure skills and capacity development for best quality houses. The remaining two (40%) did not make recommendations to this effect.

4.2.11 Abandonment

Participants believe that the rate of abandonment is high. They attribute this to poor workmanship and lack of consultation on house design and location of RDP houses. The study revealed that during the early years of democracy in South Africa, most RDP locations in the rural areas were characterised by settlements with units left abandoned by the contractors. The chiefs attest to the fact that the practice is declining. In their view, the current crop of contractors display some commitment in ensuring that housing units that are allocated now are of a better quality compared to early years of democracy. They attribute the change in attitude to the blacklisting of contractors, tight monitoring and control measures. The same sentiment was echoed by officials of COGHSTA, however, their current structural state drive people out of these houses due to poor workmanship which includes weak roof structures, cracked walls and floors. Of the 5 officials interviewed, 4 (80%) of them, believe that the current structural deficiencies of the houses are improving. Eight (80%) of the labourers who built some of the RDP houses also agree that the houses are structurally compromised. They blame the poor quality of these houses on specifications given to them by contractors and their supervisors. The labourers said: "Some contractors draw cheap labour from non-South Africans who are not better trained in the built industry".

4.2.12 Corruption

The participants were able to show in their responses to questionnaires that the provision of RDP houses is characterised by widespread corruption. These include sale of the houses, renting and

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occupation by wrong occupants who are South Africans and some non-South Africans. Others own a state house even when they do not meet the eligibility criteria as set by National Housing Code. There are cases across the country and in the province where RDP houses have been sold. There are houses allocated to well off people who are renting them out to generate money. Most of these houses are in Westernburg (Capricorn District), Phalaborwa (Mopani District), Musina (Vhembe District), and Burgersfort in the Sekhukhune District (Matlala, 2011).

Corruption is widespread in the provision of the RDP houses. It includes practices such as selling of the houses by beneficiaries, renting and occupation by wrong occupants. Some beneficiaries go to an extent of converting these houses into business premises.

Two (40%) contractors did not want to respond to the question on corruption as they believed that their role was only to build houses and hand them over to the COGHSTA. The remaining three (60%) agreed that the provision of RDP houses is marred by corrupt practices. These corrupt activities include the allocation of houses to wrong beneficiaries, houses occupied by people who do not meet the eligibility criteria, and occupation by non-residents.

The contractors, however, blame the current situation on dishonesty on the part of the beneficiaries and poor monitoring and control. They agree that the allocation of houses is not within their duties, and that they are merely expressing an opinion. The researcher, however, came across cases of occupants who were not the original owners. Some blatantly refused to say whether the houses they lived in had been purchased or being rented out. This is because they were aware that such practices are unlawful. They claimed that the owner had given the house to them temporarily.

Sixty percent (60%) of councillors maintain that the provincial data base is always tempered with by officials who are tasked with allocating houses to people. People who have good relations with these officials and those who are politically cushioned are given preferential treatment in the allocation and provision of RDP houses. The remaining two (40%) did not respond to the question on whether the provision of RDP houses in the Limpopo Province is marred by corruption or not.

In all the districts of the provinces of the Limpopo Province, Vhembe District has a high prevalence of corrupt practices in the allocation of RDP houses. The high rate at which gross violation in the allocation and provision of RDP houses occurs in the district has led to an enquiry by the COGHSTA. The findings are contained in the final report on Illegal Acquisition of RDP houses/stands in Musina, case AD/002/09/10. The Department's risk and security management revealed that RDP houses that were initially for the destitute are now occupied by the wrong occupants. The risk management unit set up a task team to determine the manner in which the RDP houses were taken away from the lawful beneficiaries.

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The most glaring instances of corruption occurred at Extension 8 Matswale (Nancefield) where the investigation was conducted. In 1998 the rightful beneficiaries were advised by the officials in the Musina Municipality to go to a law firm, contracted by the municipality as the middle man in housing-related matters, to sign for building materials for their houses. The affected parties did so, and have waited for a long time (since 1998) for their houses to be built.

After a long period of waiting, they lodged their complaint with the Department. The Department upon enquiry found that the beneficiaries, due to the fact that they cannot read and write, were made to sign and to take an oath that they were donating their stands. The deed of donation is in the possession of the law firm contracted by the municipality to act as the middle man. One of the affected stands is occupied by a man, who is now married to a ward councillor, and the official attached to the municipality who advised the beneficiaries to sign away their ownership, whose name is known to the Department has passed away.

Another similar case involves the occupation of stand number 3765/81 by a teacher who works in the neighbouring area. The interesting part about the stand is that it does not appear in the Department's Housing Subsidy System (HSS), which means in terms of the provincial records, such a house does not exist. The other cases involve the widespread general sale of stands and houses by beneficiaries as they have houses in other parts of the province. The prices of the houses and stands range from R2500.00 to R10000.00, as contained in report AD 002/09/10 on Illegal Acquisition of RDP houses in Musina.

The fact that government officials, ward Councillors and municipal employees are the ones defrauding the system indicates that the code of conduct in various work environments exists only on paper. The Ward Councillor in question should have been dealt with according to the codes of Conduct of Councillors. A proposal should have been sent to the South African Council of Educators (SACE) to level a charge against the educator for bringing the teaching profession into disrepute. Such acts from the perpetrators should be dealt with as dismissible offences. The very same report (AD 002/09/10) has proven that the initial houses allocated to the destitute in Musina have been taken away from the lawful beneficiaries. Some RDP houses have been demolished to pave way for bigger houses or mortgage bond structures with the banks.

The corrupt incidents at Extension 8 Matswale reveal the following consequences:

4.2.12.1 Widespread corruption

In all parts of the province, housing provision and allocation are marred by widespread corrupt practices. Most houses are given to wrong occupants at the expense of the rightful beneficiaries.

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Whilst they wait in vain, some beneficiaries are not aware that their houses have been allocated to other people. Such individuals are unlikely to have a state's low cost house in their lifetime.

4.2.12.2 Exploitation of the illiterate

Some municipal employees and ward councillors take advantage of the poor who cannot read and write and use their inability to interpret written documents and texts to sign away their Constitutional rights. The case of sending people to a middle man to sign away their stands as donation as per report AD002/09/10 is evidence of fraudulent action. It depicts the ruthlessness and greed some of the enlightened officials display against the poor. Officials attached to government departments and organs of the state are expected by the Constitution and the Batho Pele principles to safeguard the well-being of the poor and ensure that they satisfy their basic needs. However, the people who are supposed to be custodians of government programmes and initiatives are the ones manipulating the system.

4.2.12.3 Planned fraud

The fact that the teacher's RDP house (report AD/09/20100) does not appear in the Department's Housing Subsidy System (HSS) is not an omission. It was pre-meditated and planned. The purpose was to ensure that such houses do not exist on record so as to deliberately obscure their existence. This shows that there are houses in the Limpopo Province whose existence is not known to the provincial authorities as they have been allocated to individuals who have influence or are related to the powers that be.

4.2.13 Self-help concept

The use of qualitative method assisted the researcher in revealing that the self-help concept is lacking in most beneficiaries of RDP houses. A lot of responsibility in housing provision is abdicated to the state. It is on this note that the researcher feels that the public needs to know, through government-driven community campaigns, that housing is everyone's business. South African citizens must start to shoulder responsibility in housing themselves, as government cannot meet the housing challenge alone. All housing role players, including the private sector, local communities, those inadequately housed, community-based structures and Non-Governmental Organisations must be engaged in meeting the housing challenge. Housing is, therefore, a by-product of concerted efforts of all the above mentioned stakeholders. Seventy percent (70%) of the beneficiaries show lack of the self-help concept. Most of participants have an entitlement mind-set. Most beneficiaries have abdicated the housing responsibility to the state.

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It will be practically impossible for government to house each person in need, if the private initiatives and those of all affected parties are not set in motion to act and respond to the housing needs of the nation. The entitlement mind-set that exists within the RDP houses sector must be systematically dealt with, as it is economically unviable. The government, given the limited resources, cannot provide houses to all those in need, unless those who are able to do so over time can take responsibility for their own housing needs rather than to pass on the responsibility to the government.

4.2.14 Size of the houses

The size of most RDP is viewed by the respondents to be too small. Seventy percent (70%) of the respondents blame high rate of abandonment on the small size of the houses. In their opinion, whilst small, some are not partitioned. This infringes upon the occupants' privacy and this is an anomaly viewed by most as a factor that leads to abandonment, renting and selling of the houses. They believe that it is on account of the small size of the house that beneficiaries do not derive satisfaction on the occupation of these houses.

In 2010, the MEC of Cooperative Governance, Human Settlement, and Traditional Affairs, Soviet Lekganyane, made a call to the communities whose houses were never completed to come forward and register their cases because they were determined to change the lives of the poor people in the province by building them better homes (SA News, 2012). The call by the then MEC is confirmation that some of the houses are in such a state that they did not qualify to be called homes. If their state does not give the beneficiaries safety and warmth expected of a home, then such structures cannot alleviate poverty.

Poverty in the urban areas is visible in the quality of houses built in specific locations or areas. Housing is a highly visible dimension of poverty (Gilbert & Gugler, 1992). Whether a house is in the rural or urban areas, the quality of the house speaks volumes about the level of poverty or affluence in the area or about the owner's status.

In the urban areas, the level of impoverishment is seen first and foremost in the structural quality of houses, and whether the house is big enough for the dwellers or not. An over-crowded house compromises the well-being of the dwellers, and room density plays a vital role in telling whether people in a specific household are space deprived or not. A spacious room or less spacious room is a key determinant of the freedom of the owners. In most urban areas, space is a scarce product that many are unable to afford. In urban China, homes are so crowded that every person occupies an average of only 4.8 square metres. In Ghana, room densities ranges from 2.5 to 3.2 in the cities of Takoradi, Kumasi and Accra whilst in Nigeria, the average density in Lagos dwellings is 4.1 persons per room. In essence, the urban population is living at standards that are unacceptable when compared

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to the way most Europeans or North Americans live (Unhabitat, 2004). The same scenario applies to both rural and urban housing in South Africa in general and the Limpopo Province in particular.

In terms of space and overcrowding, the rural areas are better off than their urban areas. Rural residents, although poor, are endowed with cheaper building materials like thatch, mud and stones to build their numerous huts and flat houses in accordance with their huge family sizes. Rural residents do not use plastics, cardboards and zinc as most shack dwellers in urban areas do.

Employment is not always a panacea for poverty. For many families, employment alone does not lead to economic self-sufficiency. In 2003, a parent who had a full-time job and made the minimum wage earned below the poverty line ($18,400/year for a family of 4). Nationally, 25% of workers earned less than $8.70 an hour ($18,000 a year) before taxes or health insurance. This put a family of four under the federal poverty level (Wilson & Ramphele, 1989). The study, however, acknowledges the fact that when people are employed, they earn an income and are able to use the income to meet basic needs.

In 2005, the issue of poverty was cross-cutting and a global problem that subjected 1.4 billion people to extreme poverty. In sub-Saharan Africa, about two fifths of the people lived on less than $1.25 per day (Weil, et al. 2011). South Africa in general, in particular Limpopo Province is no exception to this dilemma.

The size of the house itself compromises the quality of life of the occupants. The youngest owners of the houses at Nobody are twenty two (22) years old whilst the oldest is fifty nine years (59 years). Their quality of life is also age-driven. Young owners are on the move and rarely attached to their houses. They are more prone to rent out their houses than the older owners. They lead a relatively better life than older occupants. Their ambition is to get married and have money to improve on the structural appearance of their houses. The older owners of RDP houses are grateful that they have a roof over their heads, and they are poorer than the younger owners. They do not have money to partition nor plaster the interior walls of their houses. Their ambition is not to improve on the value of their houses. The burden of dependency is greater for them. They look after their grandchildren who are left in their care. Food security is a huge challenge as they support their grandchildren from the R1,200 social grants they receive monthly. They are dependent on the state to repair, partition and plaster their houses.

Most of the participants, who are beneficiaries of RDP houses, strongly believe that the peripheral location of their settlements subjects them and their families to social disgrace. They believe that the peripheral location of houses subjects them to social stigma. From the sample, 75% are convinced that the occupation of RDP houses in the Limpopo Province bears social stigma. Their settlements are

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given derogatory names. They strongly believe that the manner in which most RDP houses are clustered, in a particular zone, detaches them from the mainstream human settlements. These derogatory names expose the weak social cohesion between house owners in the main settlements and the beneficiaries of RDP houses which are clustered in specific zones and RDP locations.

These derogatory names, furthermore, assert that people from the mainstream settlement associate low cost settlements with social ills such as poverty and crime. This association is viewed by most as a form of discrimination. This is fuelled by the fact that RDP houses settlements do not have the infrastructure needed to support habitable human settlements. The fact that most do not have amenities and facilities such as roads, schools, clinics and water in some areas, is seen by the beneficiaries as the most profound cause of the social stigma they deal with on a daily basis.

The fact that most are women and unmarried also adds to their ostracism. This ostracism renders them suspects in every crime which has been committed. They believe that when criminal activities occur, people are quick to point fingers at them, a practice which makes them feel like intruders in their own space and country. This creates a divided society, as they are often referred to as 'people from RDPs', as if RDP settlements are another country. The social stigma does not only affect rural settlements, but it is evident, as well, in cities and towns where the government is planning to close the gap between the rich and the poor through integrated human settlements. To this effect, the study looked at integrated human settlement pilot projects, in particular Bendor Extension 100 and Nirvana in Polokwane.

The poor are likely to be isolated whether geographically or in decision-making. They will feel powerless due to lack of influence as a result of the lack of little or limited education. They will become physically weak due to an inadequate food supply, malnutrition or different ailments. The study observed that RDP settlements are characterised by isolation, powerlessness, physical weakness and vulnerability. These characteristics are prevalent in varying degrees in all settlements where RDP houses are built. Most settlements are geographically located far from the main settlements or villages and this isolates them. They are sometimes built in one identified space away from the main settlement which makes them less involved in the decision- making processes taken in the main village.

Some beneficiaries believe that the state uses housing provision as an electioneering tool. After the election, very little is done to ensure that houses of acceptable standards are built as promised during the election period. Even if the houses are built, they do not meet the required standards nor does the state enforce stricter measures to ensure that such houses are fairly allocated. This often results in people being given houses that are not theirs.

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The study also established that the most affected groups are women and children. Of the 32 interviewed, all were women. Twenty of them, (63%) are neither married nor in cohabitation. The implication is that RDP houses in the province are more of a women's issue than men. This is further aggravated by the country's historical migration system that left the province mostly affected. The hardest hits are the older beneficiaries as their burden of responsibility is huge, and they have teenage children to look after.

4.2.15 Unemployment

The unemployment rate at the RDP settlements is high. Participants informed the researcher that most of them are unemployed while some do menial jobs and others rely on state grant for survival. Some affirmed that they often use children's grants to buy food and electricity. The issue of unemployment has more devastating effects on the RDP house occupants as these owners are faced with a number of social challenges. Like the rest of the people who are unemployed, they are faced with the challenge of meeting basic needs. In addition, they must either partition or plaster their houses, which in most cases, are handed over to them unplastered or unpartitioned.

Most beneficiaries do not have stable jobs. Therefore, they do not get any income in addition to the children's grants which they receive from the state. They are unable to afford basic needs. Some beneficiaries are hired to do domestic work in Polokwane, Mankweng and Groblersdal. Their average income is between R1000.00 and R1500.00 per month. The bulk of their spending pattern is on food, transport and energy. Some of the beneficiaries have acknowledged that they often use the children's state grants to purchase households necessities instead of using it for the purposes for which the grants were intended. This aspect, in itself, emphasises the vulnerability of both children and the women.

The study revealed that the employment level of beneficiaries at Nobody is relatively higher than that of Monsterlus (Sekhukhune District) due to the settlement's proximity to Polokwane city. Although the majority of the beneficiaries are working, most sell their labour in the informal sector. Some work as domestic workers, whilst others work as street vendors in the city. The study, using Nobody as a rural settlement, proved that when the settlements are nearer the city, the livelihood of the beneficiaries improves. This is indicative of the fact that the four-walled structure provided by the state alone cannot be used as a measure to enable beneficiaries to address other basic needs that are core to their survival.

4.2.16 Demolition of RDP structures

The study has established that not all beneficiaries of RDP houses are the poorest of the poor who are wholly dependent on the state to provide shelter for them. There are legitimate cases of people who genuinely need shelter but cannot get it because they are poor. There are people who want land rather

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than houses. Such cases are prevalent in Extension 44 and in most settlements across the Limpopo Province. Most RDP houses in Extension 44 have been renovated and developed into bigger structures. The one shown on the next page stood above the rest. It is evident that the owner of the house and many of the beneficiaries who have completely given their houses a face lift, have money to provide shelter for themselves. However, they could not do so as they were living on invaded land. This calls for a needs analysis on the part of the state.

The Housing Act (1997) does not prohibit beneficiaries from adding value to their houses. As a result, people take advantage of the gap created by the silence of the Act on this matter. People who acquire RDP houses and later dismantle the initial structures and build their own dream houses are not guilty of an offence because these people are not selling or renting out the houses. The study sees a need to diversify the current model to fit in with the needs of the applicants, in order to avoid a situation where the houses are dismantled to pave way for the houses that best meet the needs of the beneficiaries. The house on the next page is a classic example of beneficiaries who should have been given serviced sites instead of RDP houses.

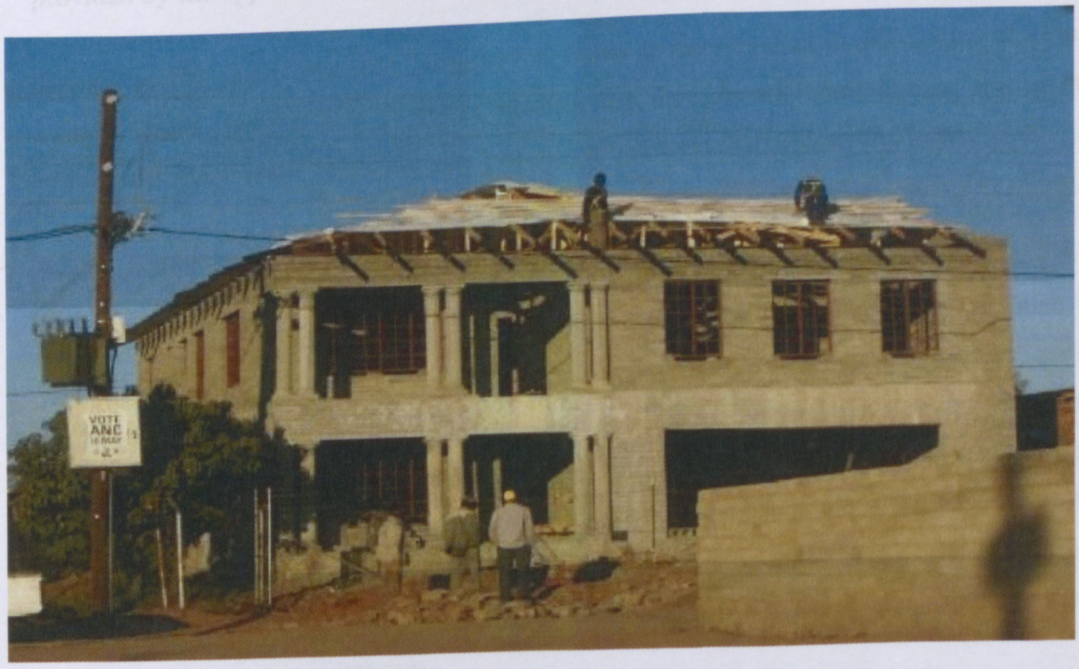


Figure 4.9: Structure of a house on an RDP land at Extension 44

The above picture shows that the socio-economic mobility of people changes from time to time. The Housing Act should outline processes to be followed if the socio-economic status of the beneficiary

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improves. For example, the Act could stipulate whether the person should be given a site to build his or her own bigger structure and the RDP house given to the truly destitute. It is evident that some individuals, if given stands, will be able to build for themselves.

Dismantling an RDP house is viewed by the researcher to be a waste of the taxpayer's money. The government should, alternatively, introduce an incentive to be given to individuals, so that when their status changes, they are given a cash incentive to build the structures they want in a different site. This will minimise the number of RDP houses that are being demolished across the province. The practice of dismantling the houses is common in most RDP settlements across the province. Though the trend of dismantling the houses is a common sight in Extension 44, similar sporadic cases are found in other settlements, as well. The study finds such cases to have cost implications on the part of the state. Other similar cases of demolition of RDP structures are found at Solomondale. The beneficiaries could have been given empty sites instead of houses. This could have saved the state's money and the dismantled houses could have been given to those in need. This also exposes a lack of honesty on the part of the beneficiaries. People sometimes falsify their economic status, in order for them to meet the eligibility criteria. The government also does not verify and screen adequately the information provided by the applicants of RDP houses.

The researcher discovered that the need for shelter is more evident in urban areas than in rural areas. In rural areas, people live in abject poverty but they do not often live in shacks and informal settlements. RDP settlements are also better in urban areas than in the rural areas.

4.2.17 Integrated human settlement

The study further interacted with the residents of Bendor and Nirvana to establish the level of receptiveness the middle and high income groups have on the RDP houses once they are built in their vicinity. Bendor has been identified as a nodal point for piloting government's plan on integrated human settlements. Nirvana is a former Indian community and the study wanted to establish whether the building of RDP houses in integrated settlements alleviates poverty. The responses received vary and the most common sentiments included: crime, mistrust, class struggle, relocation, rigid mind-sets, xenophobia and lack of interest. The study randomly chose ten (10) households as a representative sample of the residents of Bendor.

The study used Extension 44 in Greenside, Polokwane, to determine the level of over-crowding in urban RDP settlements in the province. Although the rural poor are better in space and density levels, most RDP houses in the rural areas compared to RDP houses in the cities do not have an adequate water supply and running water. In all the rural random sampled settlements, the study found that the settlements do not have an adequate water supply. In Monsterlus, in Sekhukhune District, all houses

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do not have running water. The beneficiaries get water from communal taps. The same applies to beneficiaries at Itumeleng in Botlokwa. The residents walk to neighbouring villages to fetch water on daily basis. All the houses at Greenside (urban), however, have running water.

The differences that exist in the rural and urban areas indicate that the provision of housing in the rural areas does not necessarily bring about significant changes in the quality of life of the beneficiaries as those houses do not have life-enhancing services such as water. Whilst the urban areas do have such amenities, the different standard used in building houses in both rural and urban areas has advantaged urban dwellers. The standard in the rural areas is to build a four walled structure and a toilet at the corner of the yard, whilst in urban areas sites must be serviced first before a house is built. This affords the beneficiaries an opportunity to have inside toilets and water before the occupation of the houses. The different standards applied differentiate levels of development in rural and urban areas.

Although the housing condition is a by-product of a number of factors, most of the criteria by which housing and conditions are judged in poor countries are highly subjective and ethnocentric. While the poor of India would no doubt welcome flush toilets in their homes, it is unlikely that they view the absence of such a facility in the same cataclysmic way as would a European or North American (Gilbert & Gugler, 1992).

4.3 Urban Poverty

Urban poverty is not unique to Limpopo Province or South Africa, but it is a worldwide challenge. Housing shortage is a challenge in most African countries. In Nigeria, despite the importance of housing to the socio-economic development of the nation, housing problems remain endemic and intractable, particularly in urban centres. It has become increasingly clear that most of the urban population live in dehumanising housing environments while those that have access to average housing do so at a very high cost. Rents in major cities of Nigeria are about 60% of an average workers' disposable income, which is much higher than the 20-30% recommended by the United Nations. The housing deficit in Nigeria was about 8 million units in 2009 (Otubu, 2009).

Ghana, like the rest of the African countries, has a similar crisis. The Ghanaian government had three development plans during the Kwame Nkrumah era. The first was the five year plan (1951-1956), which made provision for mass housing in Ghana. The Tema Development Corporation was established in 1952 with the aim of promoting housing for the industrial low-income workers in a new town around the newly created Tema post. The second development plan was the five year plan (1959-1964), which focused on encouraging individuals to build their own houses. Four main programmes shaped the policy, namely (Unhabitat, 2004):

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- The Roof Loan Scheme;
- Self-help building;
- Assistance from employers in the form of loans; and
- Sites and services scheme through which suitable tracts of land were to be made available for housing.

The Roof Loan Scheme was started in 1955. The scheme was implemented by the Department of Social Welfare and Community Development and it granted loans to beneficiaries, usually in the form of roofing sheets, nails and timber. The maximum loan given to a beneficiary was c800 (216.21 USD) payable over a five year period, with a year's moratorium at 10 % interest rates. The beneficiary's houses had to be constructed up to the wall plate level and then inspected by the Regional Rural Housing Assistant before the roofing materials were released (Unhabitat, 2004). The lesson to be learnt from the housing scheme in Ghana is that an initiative should not be tailor-made to suit all or should it be a one-fits-all model, as such a uniform housing initiative cannot be used to address poverty because even among the poor, different needs exist. Each household has different needs that call for a differentiated approach.

4.4 Reflection on People's Mind-sets

The fact that there are homeowners at Bendor who intend to sell their houses should there be a construction of RDP houses near their homes shows the intense damage the apartheid system has on the oppressed and the black people in general. During the apartheid era, white people did not want to live in the same residential areas with the black people, and that was seen as racism and segregated development which the world abhorred. Blacks were regarded by whites as inferior, sub-humans and criminals. The fact that some participants believe that if RDP houses are established near their homes, crime rate will increase, shows how poverty is criminalised by the rich. Their interpretation of poverty equals criminality.

According to some participants, because these people cannot afford basic needs, such individuals, owing to deprivation and powerlessness, will be driven to committing crimes. Interestingly, one of the participants happened to be a policewoman who is strongly convinced that house-breaking will be on the rise. Her argument lies in the fact that house breaking at Legae la Batho and Luthuli Park in Seshego (a township northwest of Polokwane) rose due the construction of the RDP houses nearby. There is a great need for the African society to decolonise. The fact that some participants believe that as soon as the houses are finished, South African beneficiaries will rent out the houses to foreigners who will then commit all sorts of criminal activities is xenophobic.

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Linking criminal activities to poverty is erroneous. The poor are less likely to commit white collar crimes. The poor, when they falter, do not take much like white collar criminals do. The term white-collar crime was coined in 1939 by Edwin Sutherland, who defined it as a 'crime committed by a person of respectability and high social status in the course of his occupation' (Henrickson, 2012). Although the research acknowledges that blue collar crimes such as arson, burglary, theft, assault, rape and vandalism do take place, the amount of money lost is usually less than what white collar criminals pocket for their own enrichment.

The Bendor Extension 100 is a classic example of a class struggle that permeates all societies. During the apartheid era, the struggle was racial in nature, now it is a class-oriented; the high and middle income group versus the poor. The middle and high income group does not want to intermingle with the poor as there is a perception that the poor will steal from them should they be allowed to be located in the same area as the middle and high income groups.

The study noted that some residents in Hillary Drive are also xenophobic. The fact that some participants link ownership of RDP houses and occupation by the foreigners with the perception that they will eventually break into their houses, exposes the deep hatred for non-South Africans. The linkage is worrisome because not all blue collar crimes are committed by non-South Africans. There are cases of burglary, theft, assault and vandalism that are committed by South Africans on fellow South Africans. Blue collar crimes are crimes committed by an individual from a lower social class as opposed to white-collar crime committed by individuals of a higher social class (Henrickson, 2012). The study acknowledges that although these are the contemporary perceptions of Bendor residents, there will be a rise in the number of households selling their houses in the short term. House owners will subsequently get used to integrated settlements and the turmoil will subside.

To expand the main aim of the study, which is to establish whether the provision of RDP houses alleviates poverty or not, the researcher studied a community in Polokwane called Nirvana. The study selected Nirvana because poverty is a cross-cutting issue which affects all racial groupings. During the apartheid era, Nirvana was an exclusive Indian township. It was known to be an affluent suburb. Nirvana is situated at the entrance to Polokwane on the N1 highway. Recently, there have been some changes in and around Nirvana, which impact on its community. The study interviewed some of the residents to get an insight into how the community are affected by post-apartheid events and developments, and to check if there is a need for RDP houses in the former Indian community.

Recently, a new road and bridge (Lawton Bridge) was constructed and opened, in order to connect Nirvana to a former Coloured community called Westernburg. Westernburg has many newly developed RDP houses. The main reason for connecting the neighbouring suburbs was to make all areas easily accessible. Before the construction of the bridge, the communities of Westernburg,

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Nirvana and a neighbouring suburb, Rainbow Park, were divided by a railway line and the residents had to drive kilometres via the city to access one another, as well as to access public transport (Polokwane Online, 2012).



Figure 4.10: Lawton bridge: A Colonisation mind-set

The government, through its Integrated Human Settlement initiative, plans to construct RDP houses in Nirvana, a development most participants in the community are unhappy about. The sentiment is common in areas that were previously exclusive and were meant for occupation by a certain racial grouping. This is the hurdle government must overcome to achieve integrated human settlements. The initiative to have RDP houses constructed in Nirvana unsettles some residents of Nirvana as they feel exposed to threats as opposed to how the apartheid system protected the area through the Group Areas Act. The new construction, which promotes integrated human settlement, has created much controversy in Nirvana. The feelings of insecurity and uneasiness are compounded by the construction of new RDP units set to be developed near Nirvana.

A total of 30 questionnaires were handed out to the residents of Nirvana to explore and obtain information on the thoughts and feelings of the residents regarding the new developments in the area. The researcher noted from the respondents that poverty does exist in the former affluent Indian community. The researcher has, however, noted that to some extent, poverty is concealed by the residents of Nirvana. Government's initiatives to alleviate poverty are not for a specific race, however the residents in this community do not want to publicly declare their economic status. This conceals urban poverty in the so called 'affluent' areas, and makes it appear as if poverty is overlooked in such areas and similar areas in other provinces of South Africa.

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There are a number of residents in Nirvana facing financial problems as their homes are being repossessed by banks. The situation has resulted in a shortage of money to buy food. Unfortunately, the degree to which this is occurring has been difficult to establish, as the level of poverty and those experiencing poverty remain hidden for fear of being stigmatised.

There are community structures which have been constituted which indicate that poverty in Nirvana has reached alarming levels. The committees' scope of operation is to help the families that are struggling to meet both basic needs and to keep abreast with their former status of affluence. There are currently two non-governmental organisations, namely the Polokwane Muslim Trust Welfare Fund (PMT Welfare Fund) and Bariq-al-Amal (Glimpse of Hope). Both these community forums raise funds to pay for the daily needs of the underprivileged families. They also raise funds for projects that assist communities such as schools, Madressas (an Islamic learning centre) and other learning programmes.

Since Nirvana is widely known to be an affluent suburb, the impression prevails that the status quo should be maintained. This perception has placed the residents under a huge burden. The residents themselves do not want to be associated with poverty. People who are poor feel stigmatised, labelled, and ostracised for being financially underprivileged. Whilst data on poverty was collected, statistics on the level of poverty in Nirvana have been hampered by concealment of the true picture by the residents. Some of the participants felt that the issue of poverty, to an extent, impacts on people's privacy. The perception has a huge impact in determining whether any poverty alleviation programme and the provision of the RDP houses, to be specific, alleviates poverty.

The study checked with the participants to find out if they would apply for RDP houses if they found themselves in a dire need. The majority indicated that this would reveal their financial status and expose them to rejection from the community. Applying for an RDP house, in the opinion of most participants, would embarrass them, especially because they were rich before. The researcher interacted with some of the participants to check if they would apply for the RDP houses or not.

Twenty-seven (90%), out of a sample of thirty in Nirvana, maintain that they will not apply for RDP houses in their current state, basically because these houses are given to people for free. The fact that these houses are given like hand-outs makes the beneficiaries appear poor and this impacts on the ego of individuals, especially the ones who were in a good financial position prior to their impoverished state. It is still difficult for some to be seen by other racial groupings as struggling. This perception reveals hidden poverty in former affluent settlements. If people are encouraged, through community structures to come out in the open and embrace poverty initiatives by government, such as the provision of RDP houses, hidden poverty in affluent areas, to a certain extent, will be alleviated.

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Although some participants do not think they will apply for RDP houses, other participants did not oppose the idea of the RDP houses coming up in Nirvana as they think it would improve the lives of many, if they were allocated properly and maintained accordingly. Some of the respondents argued that the RDP houses should benefit Nirvana residents, as well as reduce poverty amongst other racial groups where it tends to go unnoticed or is overlooked. Interviewees felt that RDP homes were given to those who were undeserving and who actually made money out of them by turning the houses into businesses or renting them out.

There were negative responses with regards to whether the RDP houses actually alleviate the current poverty crisis. Eight (8) respondents felt that the houses made matters worse, as they promote dependency on the state by the residents. All respondents felt that there was a need for job creation. Equal opportunities are vital and should first be achieved in order to meet the directives of the Reconstruction and Development Programme. Respondents believe that once dwellers are given these homes, they become too lazy to actually find a job and, instead, resort to other means such as stealing to earn an income. Some (40%) think that, to some extent, the attitude of laziness is actually there, as many feel it is their right to free housing because they are poor.

The demand for jobs is much greater than that for shelter. Sixty six percent (66%) of the respondents felt that equal opportunities need to be created for everyone, especially for Indian communities. This by implication means that some racial groups do not as yet feel that the country's policies are inclusive. They feel that there should be business opportunities, career development programmes to increase job opportunities and skills development programmes to empower unemployed individuals.

Only two (2) respondents brought up the fact that current poverty in the former affluent communities is created or made worse by high rates and taxes, as well as high electricity and water rates. They felt that if these were reduced, it would be easier for them to make ends meet, thus, solving the crisis faced by Nirvana residents and those of other communities.

Thirteen percent (13%) of the respondents felt that RDP homes to be built in Nirvana are a waste of government's time and money, and that the money and time should have been spent on building and maintaining other infrastructure needed in the province. It was felt that much of what the government had done recently is either incomplete or badly maintained. There was one respondent who felt that there were people who could not afford to purchase land in Polokwane, even though they wished to do so. They questioned why they were not given the land instead of building RDP homes, as land in Nirvana is scarce.

The major concerns of participants, with regards to the construction of RDP houses in Nirvana are fuelled by the Lawton Bridge which connects Westernburg and its newly built RDP houses to

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Nirvana. Residents were and still are deeply unhappy about the bridge. They feel the decision was taken without consulting the residents. They also feel that the decision was taken by those who do not live in Nirvana and who do not know what a negative impact it would have on the residents of Nirvana. Whilst the construction of a bridge can be seen as a good infrastructural development in a community, the residents of Nirvana hold different views. The participants (50%) think that the opening of the bridge has spoiled the environment, the peace and harmony that used to prevail in Nirvana before the bridge was constructed. There has been an increase in traffic, and, in particular, speeding taxis which frequent the area, thus putting the lives of many at risk. The road connecting Nirvana to Westernburg passes the Taxila Primary School and these compromises the safety of school children in the mornings and afternoons.

Some participants (55%) are convinced that new developments in Nirvana, including the construction of the RDP houses, have brought with them an increase in unemployed individuals loitering in the streets and many homeless children begging from door to door. The bridge, in their observation, has increased criminal activities in Nirvana. According to the Nirvana Crime Policing Forum (CPF), there have been many reports of hijackings taking place in Lawton Drive (the connecting road and site for the new Nirvana RDP houses). According to the CPF, the road is being used as a getaway for many criminals and an easy access route for drug dealers to access Nirvana itself, hence increasing drug abuse in the area. There have also been several complaints from domestic workers in Nirvana being robbed of their salaries and wages.

This has caused an increase in the concerns of Nirvana residents regarding the building of the RDP houses. Feelings of insecurity and fear regarding the crime in the area have increased. It is feared that this will only become worse. Others have similar concerns as residents of Bendor. For example, thirty percent (30%) of the respondents felt that building of the RDP houses would impact negatively on the values of their properties, especially in Lawton Drive and Delhi Street, as well as close by houses. There is fear that the value of their houses will depreciate.

Some participants (40%) are concerned that the new development would impact adversely on the area's infrastructure and that it will damage the roads which government is failing to repair and maintain. There were four (4) respondents who were also concerned that it will negatively affect the appearance of the city.

One person (3, 33%) suggested that RDP houses should be built, but only as rental (low rental) units, which can be bought by the dwellers over a period of time. The houses according to the participants should be subsidised by government. Perhaps that would solve the matter of maintaining the RDP houses and allow residents of Nirvana and other suburbs that are experiencing financial crises and

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poverty a chance to own shelter which is not given to them as hand-outs. This will motivate people and reduce the stigma that goes with the provision of RDP houses.

Interaction with the participants from Nirvana revealed that some participants view RDP houses as being biased towards pro-racial groupings that were previously disadvantaged. The other racial groups, other than blacks, see RDP houses as a political product designed for blacks because most beneficiaries are black. Although the demographics of the province show that a high number of the residents are black, there is need to attract beneficiaries from other racial groupings. According to the ANC, 95% of South Africa's poor are Black, 5% Coloured and less than 1% Asian/White (ANC, 1996b).This should not be misconstrued to mean that the needs of the other racial groups are less important.

Resistance against integrated settlement is also evident in how government has taken too long to kick-start the integrated settlement at Bendor Extension 100 in Polokwane. When the then Member of the Executive Council (MEC) for Local Government and Housing, now the COGHSTA, Maite Nkoana Mashabane announced in 2008 the government's plan to establish an integrated human settlement at Bendor, an uproar broke out, with owners of properties at Bendor fighting against the project (Jouber, 2012). The initiative, it was thought, would have a negative impact on the value of the properties in that area. The tension was no longer between Blacks and Whites, but between the propertied people (both black and white) and the poor and lower income groups. The thought of RDP and lower income houses being established in an affluent settlement is seen as a major factor in the devaluation of properties.

The objective of government, on the contrary, is to do away with islands of riches and pockets of poverty that characterise human settlements throughout the country. Such settlements have located the poor in rural areas and townships, devoid of amenities such as roads, water, adequate housing, electricity and job opportunities. The results of this are rapid migrations from rural areas to the cities and towns. Such a movement burdens the poor people who are obligated to go to work or find work in the cities and towns. Government aspires to close such a gap through integrated human settlements.

The implementation of the initiative did not materialise during Maite Nkoana Mashabane's tenure. Her successor, Soviet Lekganyane did not popularise the Integrated Human Settlement, but instead advocated for the blacklisting of the contractors who rendered shoddy work. The newly appointed MEC, Clifford Motsepe introduced the issue of the integrated settlement at Bendor. The department maintains that it does not want to commit the same mistakes by building RDP houses of lower quality next to an upmarket area such as Bendor. The study questions why it took government three terms to implement the Bendor project. Likely the pressure from the property owners at Bendor was so overwhelming that government had to take three terms to allow the dust to settle.

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The study, however, acknowledges the influence of property owners at Bendor on government as now the focus is on quality and habitability to ensure that the houses in the integrated human settlement do not resemble poorly built houses found across the Limpopo Province. As a result, the government has undertaken to build world class RDP houses of the best quality. Such a call has never been made elsewhere in the province. This is likely because people in the rural areas are poor and voiceless. In contrast to the Bendor residents, the rural poor have nothing to protect them. The Bendor residents are vocal on protecting the value of their properties which the rural residents do not have. Some people who will occupy the houses in the integrated settlement will work in the households of the property owners. While the people at Bendor and Nirvana worry about the value of their properties, it should be noted that in terms of the Constitution of South Africa, Section 21 (3), every citizen has the right to enter, remain in and to reside anywhere in the Republic. The study acknowledges that people, irrespective of whether they are rich or poor, deserve to stay in an area of their choice, an area which enhances their living standards.

Although Bendor is an upmarket area, it is befitting in terms of the Constitution to have other people from different socio-economic backgrounds located in the city so that they can also enjoy the benefits endowed to the rest of the citizens by the country's constitutional democracy.

The initiative though not well received by some residents of Bendor, will ensure that government achieves its goal to create a non-racial society. Furthermore, the interests of the children cannot be overemphasised. The potential beneficiaries of Bendor Extension 100 probably have children whose interests and well-being must be constitutionally upheld. The children deserve to receive education in an area where the facilities are geared towards quality public education similar to that of children of the advantaged residents who live in exclusive residential areas. Bendor Extension 100 reveals the following:

i) Rejection by own people

Potential beneficiaries are not rejected by the people of a different racial group, but by people of their kind. The majority of the residents at Bendor are black. The rejection is black on black; this is neither a race issue nor a cultural one. Some of the beneficiaries are domestic workers of the property owners at Bendor. The bone of contention is the availability and non-availability of resources. The dividing line is poverty versus affluence; it is a class struggle.

ii) Mind-set entitlement

The rich believe that they are entitled to stay in an exclusive area and that they can only be joined by people from the same financial league as themselves. The rich view the poor as property devaluators

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and criminals. Some participants associate poverty with crime, an accusation which the study finds too general because not all crimes are committed by the poor.

iii) The power of money

The time taken by government before implementing the project is a sign of an authority that treads carefully around the rich and the propertied. The fact that it took the authorities three terms implement the project in Bendor Extension 100 shows that government's financial base is low and that it has no capacity to manage perceptions.

iv) Realisation of the 1955 Freedom Charter

The aspiration of the ANC in the pre-democratic South Africa was to afford the disadvantaged the opportunity to live in areas of their choice hence the slogan: South Africa belongs to all who live in it.

4.5 Non-existence of Municipal By Laws

There are no by laws in place for municipalities to deal appropriately with transgressors. Because of the absence of these laws, there is a widespread practice of RDP houses being sold and some being rented out across the province. However, municipalities cannot bring the people who do this to book. The municipalities are handicapped in applying punitive measures that will discourage house owners from selling their houses to generate income and profits out of state properties.

The other challenge that complicates matters in this case is the deliberate concealing of information by both the house beneficiaries, purchasers and the lessees. Some occupants would maintain that they are the relatives of the house owners and that the houses have been left in their care. The question arises that if people were given houses out of their dire situation, how do they then compromise their well-being by accommodating others? Where do they live and why did they decide not to live in the houses that are rightfully theirs? Such cases are more prevalent in Nobody, Monsterlus and Solomondale. Such philanthropic acts are difficult to prove as concealment of information is pre-planned, deliberate and purposive.

4.6 Upgrading of Informal Settlements

The study revealed that Disteneng is amongst settlements in the country that will benefit from the Upgrading of Informal Settlements Programme (UISP). Initially, Disteneng was divided into four sections, namely Section A, B C and D. One thousand (1000) households were moved from Disteneng section A and B to extension 44.The Polokwane Municipality does not allow people to settle on this area to curb the widespread invasion of land.

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The relocated residents of Disteneng are now residing in Extension 44. They live within a walking distance to the city of Polokwane. Unlike the rest of the RDP settlements across the Limpopo Province, the residents of Extension 44 are well off. They have most life supporting facilities that ideally all settlements should have. The place has running water, well-established ablution system, roads and a state of the art school. They have amenities that are barely found in other settlements. The standard of living of people in Extension 44 is higher than that of the rest of people in other RDP settlements across the province.

The remaining sections, namely C and D, will be upgraded through the Upgrading of Informal Settlements Programme (UISP). This is a directive of the revised National Housing Code of 2009. In general, UISP applies where the settlements manifest themselves in the following ways:

a) Illegality and informality

The residents of informal settlements live in a state of legal-social insecurity as these settlements lack legal recognition due to the unlawful occupation and unauthorised use of land and/or illegal construction of houses on the land.

b) Poverty and Vulnerability

Since inhabitants of these settlements are mostly poor and have basic educational qualifications, they are typically dislocated from the formal labour market. The inhabitants are also vulnerable to high risk diseases and possible loss of life due to their poor living condition.

c) Social stress and crime

The informality of settlements, characterised by high population densities, absence of demarcated roads, poor lighting and under-developed public open spaces, provide an ideal space for criminal activities. Poverty, in these settlements, provides fertile ground for social stress which can manifest itself in high levels of inter-personal crime, which includes domestic violence, child abuse and various social pathologies (Department of Human Settlement, 2012).

Disteneng has character traits that fit well in the prescription outlined above. During the data collection exercise, the researcher's interaction with residents of Disteneng proved that the settlement is in social distress. This is as a result of the illegal occupation of the land. The residents of Disteneng were, as a result, ignored by the municipality in the provision of services. It is due to the illegality of the settlement that the residents of Disteneng are vulnerable and, often, victims of crime. Constricted service delivery has made them even poorer.

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Upgrading the shack settlement in Disteneng is viewed by the municipality as the right step towards achieving its vision of eradicating shack settlements by 2014. Although this is one way of realising this dream, between 2012 and 2014, the municipality is only left with two years to achieve this vision. The remaining period is too short. Moreover, there are still a considerable number of households residing at Disteneng shack settlement and still waiting for the municipality to provide them with RDP houses.

Upgrading the settlement, however, will not discourage a new influx of people from the rural parts of the province and neighbouring countries from invading any vacant piece of land that is closer to the city. The same situation that forced people of Disteneng to invade land illegally may happen in future as there are no measures in place to deal with land invasions. The challenge is, if people are not working, face grim situations and can barely satisfy their basic needs, it could be argued that the state is forcing them to bend the rules.

The municipality believes that upgrading the settlement will allow them an opportunity to house the remaining people in social housing units. The social housing units will work for those who can afford to pay rent. The people at Disteneng who are not working and will not be catered for by the Upgrading of Informal Settlement Programme will not go back to their countries of origin or from whatever parts of the province they come from. Even when deportation operations are carried out, people always find their way back and relocate themselves where they believe they will be better off. The chances are very minimal that by 2014 the Limpopo Province would have eliminated all shack settlements. The remaining period from 2013-2014 is too short for the province to have properly housed all its citizens. Apart from the limitation set by time, availability of land is a huge challenge for all municipalities, especially municipalities that are urban. Not all available land belongs to the municipality. Even in the rural areas, huge tracts of lands belong to the traditional leadership. This system constrains the provision of housing in both rural and urban areas.

Although the study highly commends the initiative by the Polokwane Municipality to have the settlement upgraded, it has been noted with concern that by 2013, while the researcher interacted with the residents of Disteneng in 2011, nothing has been achieved yet. The living conditions of the residents of Disteneng and the lack of services have deteriorated to a point where the plight of the residents has attracted the attention of the Democratic Alliance (DA), the main opposition party in South Africa. The Democratic Alliance (DA) made a request to the South African Human Rights Commission (SAHRC) in Limpopo to investigate the appalling conditions in which the residents of Disteneng informal settlement are subjected to. According to the DA, an estimated 27 000 people who live at Disteneng share 20 self-made toilets and three taps of water. Sanitation facilities were found to be totally inadequate in the informal settlement (Erasmus, 2013).

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The call by the DA to investigate the appalling conditions at Disteneng was viewed by SAHRC in a serious light and as a the commission was set up through its Provincial manager, Victor Mavhidula, to carry out an inspection of the settlement as sanitation is an essential service in the country. The SAHRC argued that its mandate is to investigate all human rights violations (Rachuene, 2013). Media reports about the dire situation at Disteneng is an indication that the Polokwane Municipality is under severe strain, especially its infrastructural capacity, to maintain both the city and the informal settlement. It is also a sign that the municipality does not have a strong system to control the influx of both South Africans and non-South Africans who invade the settlement, thus posing a challenge for both the provincial COGHSTA and the national Department of Human Settlements to eradicate shack settlements countrywide by 2014 and 2020, respectively. Both goals are not achievable for the Limpopo Province and the National Department of Human Settlements.

The other factor that compounds the issue of habitability is the need for basic infrastructure in the area. Even when the city upgrades the settlement, the need for schools, roads, clinics, water and electricity, as well as a sound ablution system will remain major challenges for the municipality. Any settlement that is devoid of amenities is uninhabitable. Such settlements put an obligation on the residents to walk long distances to access such amenities.

4.7 Non-existence of Service Agreement with Service Providers

Municipalities do not enter into agreements with service providers. Such lack of contractual obligations leads to the construction of houses with structural defects. When shoddy service is rendered, municipalities do not have punitive measures in place to deal with deceitful contractors. This is the reason why, across the province, most houses are structurally impaired. Although the government has introduced a system of blacklisting such contractors, this system was introduced after huge costs had been incurred in building defective houses. This is the reason why the National Department is on a drive to repair the houses. Most contractors, especially those who built the houses in the earlier years of democracy, got away with seriolus criminal conduct.

The study, however, commends the introduction of the 'black book', as it will motivate contractors to build decent structures. The Black book is a register in which the department records contractors who rendered shoddy service in building RDP houses. Such contractors were barred from doing business with the department. However, blacklisting them is too lax a punitive measure as there are cases in the province where blacklisted contractors, after mending their ways, are given government tenders to build further housing units. This practice renders the blacklisting system useless.

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4.8 Clustered Challenges

The study uncovered numerous challenges that were brought to the attention of the researcher by various participants. Such challenges include: separate development, funding, lack of consultation, community tension and traditional leadership. These are discussed below:

4.8.1 Separate development

The study observed different standards in the building of RDP houses. In rural areas, the state provides basic structures and toilets. In urban areas, before the houses are built, the sites are first serviced. Roads, water, electricity, sewerage and an ablution system are put in place before the building of houses takes place. This makes the houses in urban areas more habitable than those in rural areas. In Nobody, Solomondale, Monsterlus, Makurung, Botlokwa, most houses have weak roof structures. These settlements have challenges such as lack of roads, schools, water and electricity, while in some settlements, such as Extension 44 do not have such hurdles. Rural settlements are characterised by social ills such as poverty and unemployment, which are relatively minimal in Extension 44. The picture below was used to compare and contrast the level of development in rural and urban settlements.



Figure 4.11: RDP houses with strong roof structure in Extension 44

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Most of the houses in Extension 44 do not have rocks on top of their roofs as compared to many houses in the rural settlements across the province. The contrast is an indication that there is poor monitoring in the building of houses in rural settlements and these compromise the rural beneficiaries. Whilst most RDP settlements in rural areas do not have schools, at Extension 44, an urban settlement, there is a state of art the school.

The structural quality of state of the art school in Extension 44 shows skewed levels of development. When one looks at the level of development between rural and urban RDP settlements, one would think the two settlements are not found in one country. It shows that the development gap between the rich and poor is widening.

4.8.2 Funding RDP houses

All of the respondents (Councillors) strongly believe that the problem with access to RDP houses is funding. The government does not have adequate funding to provide a house to each individual in need. The challenge creates a contest for ownership of the houses. Fraudulent practices such as wrong allocation emanate from the fact that people are aware that there is not enough money to house everybody in need. This results in the fiddling of the provincial data base. There are instances where people whose names are listed and who are allocated sites, but who are left out in the final phase of housing allocation. New names are put in the place of theirs.

In addition, councillors strongly believe that the working relations between the COGHSTA and them are constrained by poor consultation. The Department always pays the contractors without informing councillors. The result is that contractors are paid before completing some houses. If there was proper consultation, councillors would be able to give the department a good report on the status of the houses before the contractors are paid.

4.8.3 Lack of consultation

Councillors who participated in the study agree that there is lack of consultation in the provision of RDP houses. The Department lacks good consultative systems. The government needs to involve the councillors on this aspect.

4.8.4 Community tension

The directive that goes with building RDP houses is that contractors must act and serve as a tool to transfer skills to the communities within which the houses are being built. Before external person

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power or human resource is employed, the contractor must give preference to the local pool of labourers that the local community has to offer. This creates tensions in the community as people compete for jobs. There will always be people who are left out due to capacity constraints. This often creates tensions that often results in conflicts that impair progress. Sometimes the tension builds up to an extent that the community is divided into camps that are either against or for the project. Such forces cause delays that have financial implications for the contractor.

4.8.5 Traditional leadership

Some contractors believe that traditional leadership has its own modus operandi that often contradicts what contractors believe to be right. Traditional leaders are the custodians of most of the land in the rural areas. It is for this reason that traditional authorities feel it is incumbent upon them to select members in the community to participate in the building of such houses. This does not only happen with houses, but also with the building of schools and the construction of roads. Selection, if not given the blessings of the traditional leadership that uses '*Dikgoro*' (traditional councils) as institutions to facilitate these projects, are likely to be marred with constant challenges that often frustrate contractors. All contractors believe that the traditional leadership has great influence in fast tracking the building of the houses, but can also cause delays through its actions. The chiefs have, however, in addition, proposed that the allocation of RDP houses be left in the hands of the traditional administration. This sentiment shows an underlying tension between the traditional authority and political administration.

4.9 Key Findings and Discussions

The study found that most RDP houses in the province have structural defects that caused discomfort to the beneficiaries. The majority of the occupants were concerned about the lack of houses which provide them with maximum security against adverse climatic conditions. The researcher interacted with the occupants of houses at Monsterlus in the Sekhukhune District, as well as Nobody in the Capricorn District. Although the study used the two districts as models for such structural deficiencies, it would appear that the feelings of insecurity are shared by most beneficiaries across the province, as poor workmanship is visible in most houses. The figure 4.12 below is a typical example that in the opinion of the beneficiaries displays absolute sub-standard work and a shoddy service.

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Figure 4.12: Evidence of poor workmanship and shoddy service at Monsterlus

Some houses in the Limpopo Province are so badly built that they need to be rebuilt. To avert community conflicts, the COGHSTA in the Limpopo Province has embarked on completing the blocked or unfinished projects. Since the beginning of this exercise about 7000 units have been completed. There are still, however, some houses in the Sekhukhune District which are structurally defective. The discussions held with the participants revealed that amidst widespread insecurities due to the structural deficiencies of the houses across the province, Disteneng residents are vulnerable and likely to contract diseases as they live within rubbles of dirt and waste.



Figure 4.13: Uncollected waste at Disteneng

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The discussions also revealed that the lives of the residents are at immediate risk of fire outbreaks that occur from time to time due to the poor building materials used by the residents to construct their shacks.

From the interviews with the shack dwellers at Disteneng and from the onsite visit, the study deduced that the situation calls for an immediate response from the Polokwane Municipality. The level of neglect in the settlement is very high. This is shown by the fact that the residents still use communal taps and communal toilets, as well as that there are mounds of uncollected waste in the area. The situation is a fertile breeding ground for outbreaks of diseases such as malaria, diarrhoea and cholera.

The fact that the shacks at Disteneng are built with poor and unsuitable building materials such as cardboards and plastics, will continue to put the lives of the shack dwellers at risk. The development will, furthermore, exacerbate fire outbreaks in the area. The study, however, commends some of the residents who, amidst the high levels of poverty, attempt to escape from the shackles of poverty by finding an honest means of generating income to feed their families.

Although the residents have the will to fend for themselves, lack of service delivery and deprivation is highly visible in the area. The residents use communal toilets and taps, which deprive them of their privacy. The discussions held with the participants in the randomly sampled districts of the Limpopo Province show that indeed most houses have weak roof structures that often compel the beneficiaries to use stones to support their roofs. The practice is common in most RDP settlements across the province. The use of stones reveals both shoddy work on the part of the contractors and the inability of the beneficiaries to provide for themselves.

The researcher observed that most houses built in the early years of democracy were given to the beneficiaries as mini-halls as they do not have dividing walls. Some of the beneficiaries cannot afford to divide their houses and have come up with alternative ways to resolve the problem. The beneficiaries of such houses are unhappy about the development and feel that their right to privacy has been infringed.

4.10 Insight from the Study

After interacting with the affected participants, the researcher believes that the provision of RDP houses has given some people an opportunity to have a roof over their heads. Some of these people would not have afforded to have a house in their lifetimes. Such affected individuals are grateful because they have a place of their own. However, there is a great difference between houses and

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homes, especially if a given house comes with its own financial burdens such as costly repairs as is the case with some houses of some beneficiaries. A house must give the owner a sense of peace and security. From the researcher's interaction with some beneficiaries, it became apparent that the costs of maintaining an RDP is an added obligation to the owners as most are not working. As a result, they are in no position to repair and to maintain the houses on their own.

The intense level of corruption that seems to prevail at an alarming rate within the sector impoverishes potential beneficiaries, as well as current ones. The fact that in most settlements there are housing units that are incomplete and unfinished implies that those who were meant to occupy these houses are still waiting for them to be allocated. This is the reason why lists of people waiting to be given RDP houses by the state are long in most municipalities. Thus, people wait many years before they are allocated the houses.

Providing a four walled-structure to people is a good step in lessening the pain of poverty, but it cannot be seen as a tool to alleviate poverty because poverty is multifaceted and means different things to different people. When people have a place to live, such individuals do not visibly appear to be poor. However, providing one with a house cannot be a panacea for poverty.

Any house, whether self-provided or state allocated, if it is equipped with amenities such as water energy and a sound ablution system, gives the occupants the essentials of life. The well-being of households depends on the availability and non-availability of such amenities. Building four-walled structures and awarding them to beneficiaries without the essential services such as those mentioned above does not alleviate poverty. The absence or inadequate provision of water, and poor drainage and sewage services poses serious health problems.

The lack of safe drinking water is one of the clearest signs of poverty. People, especially children, suffer from poor health as a result of drinking unsafe water. With no proper sewage system, (for instance pit latrines) rainwater washes sewage into streams and stagnant pools. Such developmental anomalies exist in most rural settlements in the province. Such houses are either without water or electricity, or in some instances, they do not have both. At Malemang RDP settlement in the Capricorn District, beneficiaries do not have water, electricity, and use pit latrines. Deprivation in this settlement is higher than in most rural RDP settlements in the province. However, their houses are structurally better than most as they were built recently.

4.11 Conclusion

The research has revealed that factors such as long waiting period, poverty, poor workmanship and social stigma amongst other factors make it difficult for these houses to be used as instruments to

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alleviate poverty. The South African government acts in terms of socio-economic framework to ensure that the poor meet their basic needs. It is, however, regrettable that there are some people who profit from the plight of the poor. This is evident in the manner in which stakeholders within the industry conduct themselves. It is greed that offsets the benefits that go with the developmental policies and initiatives that were constitutionally meant to improve the living conditions of the poor. The research findings call upon government and the stakeholders to use the resources allocated to them in a manner that would benefit all. Better life for all, one of the manifestos of the ruling party (ANC), can only be achieved if corrupt practices are dealt with. The next chapter makes recommendations of the study as informed by the research findings. The conclusion made is drawn from the research findings.

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RESEARCH RECOMMENDATIONS AND CONCLUSION

5.1 Introduction

The chapter makes the recommendations of the study as informed by the responses and feedback from the affected research participants. The conclusion will be drawn from the recommendations. The aim of the chapter is to enhance policy development so as to improve the lives of the beneficiaries of the RDP houses in the Limpopo Province.

5.2 Recommendations

5.2.1 Policy on waiting period

The researcher recommends that the government should set maximum timeline an applicant should wait before he/she receives a state house. Some applicants have been on the waiting list for too long. This is because when there is no time frame set, other issues like people jumping queues become inevitable.

5.2.2 Integrated planning

The researcher recommends that the provision of state's RDP houses should be a comprehensive project if it is to be used as a tool to alleviate poverty. The fact that beneficiaries have listed basic services such as water, electricity and food as what is needed, calls for integrated planning on the part of government. As a result, The study recommends the following:

5.2.2.1 Water harvesting method

The water supply is rarely a problem in RDP houses that are built in urban areas. Availability of water symbolises high levels of hygiene, good health and a good life. People have enough water to bath, and this has a bearing on personal hygiene. On the contrary, lack of water in most state's RDP houses in the rural areas implies that the hygienic well-being of the beneficiaries is compromised. Beneficiaries are forced to travel long distances to fetch water. This is a time-consuming exercise that requires hard labour. It burdens both the women and the children.

RDP houses must be provided with water tanks to harvest rain water during rainy season. The study finds it ironic that even during rainy season, beneficiaries continue to walk and fetch water from

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communal taps whilst they could have stored water w[illegible]. The study relegates this duty to the state as some of the beneficiaries are poor and cannot afford to buy the water tanks.

The government can also construct water dams so as to ensure regular supply of water. In some RDP settlements, there are communal water taps but the supply of water is irregular. If there are dams, the problem of water shortage can be alleviated. Preservation and responsible use of water is important. The Department of Water Affairs can be brought in to educate beneficiaries on the effective use of water.

Community involvement into housing project will give a sense of ownership and involvement in this project. Some of the problem encountered in this housing project could be eliminated.

5.2.2.2 Food gardens

The government should engage the Department of Agriculture and Non-Profit Organisations to offer training to beneficiaries on sustainable food gardens. This will improve on food supply in various households. This initiative is already implemented in poor schools where the government is implementing feeding schemes. Such identified schools are given training on sustainable food gardens to supplement food provided to such schools. The same initiative can be implemented in the provision of RDP houses in order to address inadequate food supply. Food remains a basic need on which human's survival depends. An adequate food supply is dependent on one's level of income.

5.2.2.3 Entrepreneurial skills

Unemployment levels in most RDP settlements the researcher studied is high, thus posing a challenge of getting a balanced nutrition. A large number of people in most RDP settlements are not working, thus, implying that food security is a critical issue in most households. The fact that most are not working, further impels the residents to continue moving to the cities, in this case Polokwane, in search of better economic opportunities. To curb this movement, training on food gardens can be expanded to community gardens and agricultural cooperatives. Community members can be given a piece of land for agrarian purposes and sell the produce for a living. This will enhance the living standard of the beneficiaries and provide them with an income. This will reduce the high rate of unemployment in most RDP settlements.

Beneficiaries can also be encouraged to partake in the building of community housing projects. The government will have to support and promote skills development by creating centres to train the beneficiaries in building their own houses. This will enhance both the quality of the houses and beneficiaries' livelihood.

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Unemployment is a cause of poverty because when [illegible] not working they would not have the money to pay for life's supporting necessities like medical services. They would also not be able to take their children to school or help themselves in attaining adult education that would help them to get meaningful jobs. This would result in a vicious cycle of poverty and powerlessness, and, thus, posing a challenge to sustainable community livelihoods.

5.2.2.4 Provision of amenities

The provision of RDP houses should be accompanied by the setting up of schools, and educational programmes for the adults. The Limpopo Department of Basic Education views education as a pre-condition for development, for communities in Limpopo. RDP settlements, in their planning, should be equipped with schools to alleviate poverty in the long term. The researcher observed how children in Greenside in the Capricorn District, which is an RDP settlement, are living near a state of the art school, which, eventually would result in a higher number of learners attending school and proceeding to institutions of higher learning in the long term, thus reducing poverty.



Figure 5.1: A State-of-the-art school at Extension 44

In the coming ten years, the settlement is likely to have a higher number of graduates and professionals than any other settlement in the Limpopo Province, and thus reducing the number of

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people who are poor. The model used in Greenside (Ref 14), if used in most RDP settlements in the Limpopo Province, would alleviate poverty in the long term. Education has positive spill over effects.

People cannot be declared self-sufficient only on the basis of having a house provided by the state. Poverty can be the absence of material things, as well as non-material. When people cannot provide for their own needs, their psychological make-up and mind-sets are detrimentally affected. Their self-esteem and confidence are negatively affected, thus, making it difficult for them to make sound decisions in as far as dealing with issues that affect their destiny and their future is concerned. If they are unable to do so, they expect government to provide houses on their behalf, hence the entitlement mind-set. When the psychological make-up of people is free from restricting factors, people are able to come up with strategies and ways to help them to craft means to sustain themselves. For example, they can organise themselves and constitute organisations and sustainable small businesses to generate incomes to enhance their living standards without the government's help. People's mind-set is that of entitlement; when they are unable to identify opportunities, they push the responsibilities to the state.

The planning in most RDP settlements has marginalised the beneficiaries geographically. The fact that the houses are built together in an identified zone creates a rift between them and the community members. It is as if government is building pockets of poverty and islands of riches in one country. When people are marginalised, economically, socially, politically and geographically, such individuals will be poorer because they are overlooked in one way or another. The geographical locations of RDP houses have an impact on how people perceive the beneficiaries of RDP houses. More often than not, they are associated with criminal activities, and, in some cases, their RDP townships are devoid of basic infrastructural development needed in everyday life. This forces them to walk daily to non-RDP settlements to access such services and amenities. Such a tedious exercise renders them poor.

5.2.2.5 Solar energy

i) Electricity

This is an essential energy source that makes cooking faster and efficient for the households. Urban settlements have electricity. Electricity adds value to the quality of life of households. Most of the rural settlements have electricity supply challenges. As a result, beneficiaries are denied access to a life of convenience that comes along with the availability of electricity. Beneficiaries are forced to resort to other alternative sources of energy like paraffin and wood. The use of paraffin has cost

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implications for the people. Going to the forests for wood is equally unsafe, as in some instances women and girl-children are killed and/or raped in the process.

Some DRP settlements do not have electricity. Households can be provided with solar panels to generate electricity. This method will provide cheap energy to beneficiaries. It will save them on the high cost of electricity. Some might as well use solar refrigerators to preserve their food. The method is also environmental friendly. The government can as well introduce the use of biogas. Biogas is energy generated as landfill gas (LFG). This kind of energy is produced from wet decomposed waste, however, the generation of this kind of electricity differs from country to country. In Germany, the world's largest producer of biogas, this gas is extracted from co-fermentation of energy crops called 'NawaRo', an abbreviation of 'nachwachsende Rohstoffe' mixed with manure. In Pakistan, biogas is used to run diesel engines, gas generators, kitchen ovens and geysers. If this initiative is promoted in South Africa, rural communities will benefit. Other cheap methods include the generation of electricity from cow dung. This form of electricity is equally cheap.

5.2.2.6 Thermal Under Floor System (TUFS)

The study recommends the use of new innovative methods like the Thermal Under Floor System (TUFS) in the provision of the RDP houses. TUFS is a tongued and grooved 1.2m x 1.2 m x 40mm thick Expanded Polystyrene Sheet (EPS) that is glued together and placed under the ground floor concrete slabs to act as a thermal insulator. The design of the system is such that a TUFS insulated floor is less expensive than the traditional 85 mm concrete floor slab. The TUFS sheets reduce the concrete thickness by 20 – 25 mm. The EPS is cheaper than the concrete it replaces (Hulse & Stone, 2009). The use of TUFS has dual benefits in the sense that it offers warmer structures at lower prices than the concrete slabs.

Since the beneficiaries of RDP houses are poorer than most members of the society, they are badly affected by high costs of energy. The use of paraffin subjects the beneficiaries to high costs, especially in areas where the settlements do not have electricity. The use of TUFS will afford the beneficiaries an opportunity to live in homes that are energy efficient. The usage of TUFS will lessen additional costs that ordinary houses built with concrete floor slabs bear on a day-to-day basis, thus saving the beneficiaries heating and cooling costs. The system bears the following advantages:

- Heat which is generated goes where it is intended (into the building as opposed to the floor slab);
- Instead of using the under floor system continuously, it can be operated for a couple of hours with the same net effect;

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- It can also be used vertically in walls to create a thermal insulating and moisture resistant cavity divider; and
- It is also cost effective as the cost of TUFS insulated floor slabs is about 10 – 15 % less than a traditional concrete slab (Hulse & Stone, 2009).

The use of TUFS is a win-win situation, as government will save on costs whilst the beneficiaries will receive houses that are energy efficient.

The government can also introduce insulated panels. The insulated panels are versatile and economical; they are lightweight and efficient building systems. The advantages of insulated panels are:

- It is customisable to any size and application;
- It saves time, labour and money due to the shorter construction time involved. The panels are available in any length. Doors are pre-fabricated in a single panel and easily installed on site;
- There are no thermal breaks, thus saving energy (Matlala, 2000).

The insulated panels are more relevant in controlled atmosphere rooms, pack house storerooms, schools and classrooms, crèches, offices, as well as RDP houses amongst a range of suitable options.

5.2.3 Enhanced People's Housing Programme (EPHP)

The study found the Enhanced People's Housing Programme (EPHP) more relevant in alleviating poverty than the massive construction of housing units by developers who serve as middlemen, who upon completion of the houses, are expected to hand over the houses to the state so that the government can hand over the houses to the beneficiaries. Developers' involvement in the construction of the houses is gestural, in the sense that the main aim of the contractors is not essentially to alleviate poverty, but to seize business opportunities. The process is a business transaction that calls for adherence to deadlines and profit maximisation on the part of the builders.

The programme cascades from a 2004 Breaking New Ground (BNG) initiative, which outlines a plan for the development of sustainable homes. It promotes the mobilisation of communities in partnering government in the delivery of housing. EPHP provides for a process in which the beneficiaries actively participate in decision-making processes and the housing product. They will make contributions in a manner that the following benefits are derived:

a) Beneficiaries are empowered individually and collectively so that the community actively takes control of the housing process. This includes identifying the land,

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planning the settlement, getting approvals and resources to begin the development, contracting out or building the houses and providing the services, living in and upgrading their homes, and continually improving the community.

b) Various partnerships are created.

c) Housing citizenship is built, with beneficiaries being aware of their housing rights and responsibilities.

d) Houses that are better suited to the needs of the individual households are built.

e) Women and the youth are more directly involved in the process, thus ensuring skills transfer (Department of Housing, 2008).

The study finds the EPHP is more beneficial as it sets a multiplier effect in motion. The fact that beneficiaries are directly involved in the building process of their houses instils a sense of ownership and pride. People always own up to processes and products that they were part of from the inception stage. The fact that the houses are not built in a uniform manner means that people are able to build houses that are tailor-made to meet their needs. This would minimise construction of smaller houses that the majority of beneficiaries in most RDP settlements across the province find uncomfortable. When beneficiaries are hands-on in the building of houses, they acquire life skills that will be utilised beyond the completion of their houses. Such skills will make them employable, thus, enabling them to generate income for their households.

Because beneficiaries contribute labour, time and commitment towards the construction of houses, this would develop a sense of ownership among the beneficiaries as opposed to a situation where the houses are built on behalf of the beneficiaries and are given in the form of hand-outs. The giving of houses to beneficiaries without any effort results in a sense of entitlement, a mind-set common amongst many in RDP settlements. The government should rigorously promote EPHP as it limits land invasions. The fact that people are organised and work together with the local authority promotes stability.

The eligibility criteria used in EPHP requires the applicants to be responsible. Some key pillars of the eligibility criteria of the programme include:

a) **Resident**: he/she is lawfully a resident of South Africa (that is a citizen of the Republic of South Africa or in possession of a permanent residence permit. Certified copies of the relevant documents must be submitted with the application);

b) **Competent to contract**: he or she is legally competent to contract (that is over 18 years of age or legally married or legally divorced and of sound mind); and

c) **Not yet benefited from government assistance**: neither that person nor his or her spouse has previously derived benefit from the housing subsidy scheme, or any other state-funded or

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assisted housing subsidy scheme which conferred benefits of ownership, leasehold or deed of grant. Such previous beneficiaries may, however, qualify for the purchase of a vacant serviced site.

In the case of a divorced applicant, previously derived benefits from the housing subsidy scheme, or any other state-funded or assisted housing subsidy scheme, which conferred benefits of ownership, leasehold or deed of grant or the right to convert the title obtained to either ownership, leasehold or deed of grant, it is the terms of the divorce order which will determine such an applicant's eligibility for any further benefits under this programme. Divorced applicants, who derived a benefit from the sale of a residential property as part of the dissolvent of the joint estate, will be disqualified from accessing any further housing subsidy, except that such an applicant may purchase a serviced stand developed as part of a project financed from any of the National Housing Programmes (Department of Housing, 2008).

The eligibility criteria applicable in the EPHP programme are more specific and, thus, reduce ambiguity, as opposed to the eligibility criteria set in the National Housing Code. Contribution by the beneficiaries in the building of the house is core and critical for sustained human settlement. No person will build a shoddy house, knowing well that the house will subsequently belong to his or her household. People know that they build houses for themselves and, as such, will strive to construct structures that are of quality and able to withstand adverse climatic conditions. The result is the construction of houses of the highest quality that beneficiaries will be proud to be associated with. The interesting part about the beneficiaries' contribution is that it is not expressed in monetary terms, but in terms of time, leadership and commitment, which are declared compulsory by the directives of EPHP.

The fact that beneficiaries are required to form a project steering committee instils a sense of responsibility and accountability. Contribution in the form of land, whether individual or collectively owned in a Communal Property Association (CPA), promotes residential satisfaction. This is because people are given the right and responsibility to locate their houses in areas that satisfy the beneficiaries, thus, reducing abandonment and geographical isolation.

5.2.4 Household profiling

The government, through the ward councillors, should have a profile of each individual that aspire to be a beneficiary of the state's low cost house. Such information is vital in determining whose housing need is more urgent, and therefore requires immediate attention. The study found it awkward when beneficiaries as young as twenty-two years were given RDP houses whilst a fairly vulnerable old person who has been on the waiting list for years struggles to acquire a house. The profile system

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should have information such as age, number of dependants, earnings, qualifications and prospect for future employment, amongst a range of eligibility criteria.

The information provided will show the person's status and whether it is likely to improve in the near future or not. There are cases of people working in the public and private sectors that were given RDP houses. However, in less than two years after the houses had been allocated, the beneficiaries got employed. As soon as the person is employed, he or she dismantles the structure, sells or rents out the property to make money. This practice can be curbed if profiles of individuals are well looked into. Declaring a person poor on the basis of him/ her not getting an income or falling within a specific income bracket, as one directive of the eligibility criteria is too generic an assumption. The profiling system must prove beyond any reasonable doubt that the person is in dire need, and that without state intervention, such a person would not be able to provide shelter for him/herself or the family.

5.2.5 Needs analysis and assessment

It is vital to verify if an applicant needs a site or a house. There are cases where people are desperately looking for sites to build houses, and these people are mistakenly classified as looking for houses. Immediately the house is allocated, the initial structure is demolished. If a thorough needs analysis is made, the state will save a substantial amount of money. The money utilised for building materials will be used to build a house for a person who is genuinely in need of a house. The needs analysis will alleviate the housing backlog that is very high in the Limpopo Province.

The result of poor needs analysis is the abandonment of houses. More often than not, houses that are abandoned, sold or rented out are as a result of a poor needs analysis. The process of needs identification by Community Development Workers (CDWs) must be given urgent priority. Sometimes CDWS do a need analysis and identify individuals in distress, who need houses. However, such cases are not given the urgency they deserve. People in this category will not sell, rent out or abandon their houses because for them, a house is a need they cannot survive without. This group attaches a lot of value to their houses as these houses give meaning and hope to their lives. These houses stand as beacons of hope for them.

The CDWs are in direct contact with the most vulnerable sector of the society. The CDWs deal with the identification of the rightful beneficiaries. Their identification is sound and well informed. There is a great need for councillors to work closely with CDWs. The relationship that exists between CDWs and councillors needs to be strengthened because such collaboration will uplift the livelihood of the people in need. The role of CDWs in the community cannot be overemphasised.

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5.2.6 Eligibility criteria

There are some individuals who meet the eligibility criteria which are as follows:

- He or she is married or cohabits with any other person or is single and has proven financial dependants;
- He or she is lawfully resident in South Africa;
- He or she is legally competent to contract: and he or she is over 21 years of age, if not married;
- The gross monthly household income of his or her household does not exceed R3500 per month;
- The beneficiary or spouse has not received a subsidy from government to buy a house previously; and
- He or she is first time property owner.

If an unmarried South African, a university student who is over 21 years and has a child applies for a house, such an individual qualifies in terms of the eligibility criteria, as this person is not working and his/her income is between R0-R3500 per month. In essence, however, this person is not in need of a house as he/she still depends on his/her parents or guardian for support. It will be erroneous to classify such a person as needy. The researcher came across cases of people who were allocated houses whilst they were still studying or looking for employment. Because they did not receive an income, they were declared as meeting the eligibility criteria. These people are currently working; and some of them are government officials, who are staying in RDP houses. These people no longer meet the eligibility criteria. The Housing Act 107 of 1997 is not clear as to what should be done if a person gets employment which gives him or her income above the R3500.00 threshold. The silence of the Act (Housing Act 107 of 1997) unfairly benefited these individuals.

5.2.7 Amendment of the Housing Act

The Housing Act 107 of 1997 states that it shall be the condition of every subsidy that beneficiaries shall not sell nor alienate his or her dwelling or site within the eight years from the date on which the property was acquired. However, the Act does not stipulate measures to be taken against the transgressors. People continue to sell, rent or convert their dwellings into business premises with impunity.

The absence of stipulated measures against transgressors renders the Act toothless and ineffective. Eventually, this impacts negatively on the fair allocation and distribution of houses in the Limpopo Province and South Africa in general. The municipalities, therefore, do not have recourse to the law

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against these people. Although beneficiaries know it is wrong and unlawful, they continue with the practice as in their view, municipalities are powerless to act against those individuals who are transgressing the law. Beneficiaries take advantage of the gap created by the Act. In order to minimise the illegal practice of selling or renting RDP houses, this study recommends that corrective measures such as the ones below be applied:

- Those caught should be imprisoned;
- They should be subjected to a fine; and
- They should have their houses confiscated.

If these measures are enforced, the number of houses sold, rented out or turned into business premises will be reduced. As long as the condition is not tightened and left open to individual interpretation, municipalities will find it difficult to deal with offenders.

5.2.8 Different housing standards

The issue of parallel housing standards within the housing sector is an extremely worrisome one. The urban standards of building require sites to be serviced. This, in essence, provides urban beneficiaries with life enhancing amenities such as running water, electricity, roads, refuse removal and the sewage system. This development is non-existent in rural areas, if it happens, it will benefit rural beneficiaries. The quality of the houses in urban and rural locations differs considerably. The study observed, across the province, that structural deficiencies of the houses are more prevalent in rural than in urban areas. See figures on the next page. RDP houses settlements in urban areas hardly have bricks and stones on top of their houses to support their roofs.

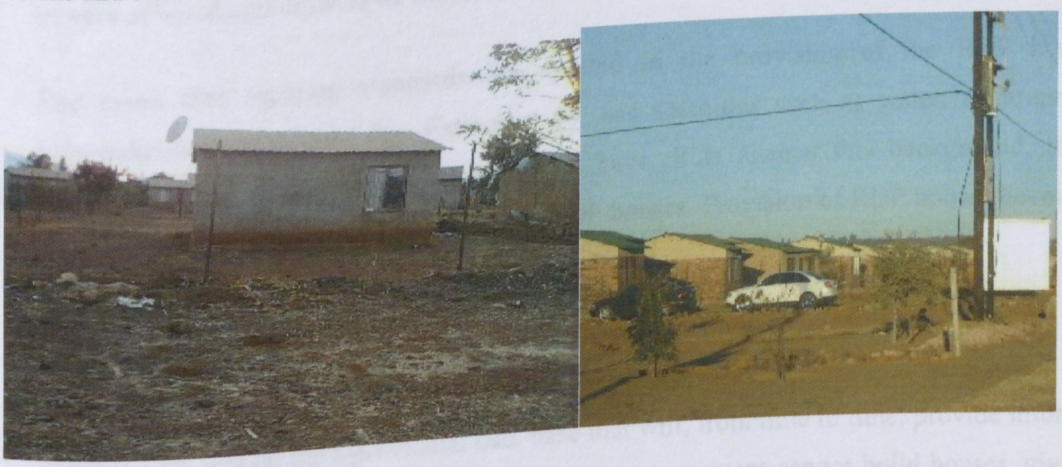


Figure 5.2: Different housing standards at Extension 44 Lebowakgomo

The study recommends that the inspection of the quality of the houses in rural areas be intensified. Project managers and engineers that endorse the habitability of these houses even when they do not

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meet the required standards must be subjected to disciplinary measures. Most houses in the rural areas do not meet safety standards and place the lives of the occupants at risk, yet they have been approved. This is a result of corrupt practices. To root out such elements, offenders must be subjected to departmental internal disciplinary procedures and, where need be, they must be disciplined.

The issue of separate development is also evident in the provision of services. The availability of amenities in the urban RDP houses versus rural RDP houses shows significant differences. The following are the implications of availability and non-availability of facilities and services:

i) Roads

Availability of tarred roads enhances the regularity and flow of transport. It makes the settlement accessible. Some of the rural RDP settlements are inaccessible as the state of the roads is very poor. Accessibility to the houses is very critical and cannot be overemphasised. The availability of roads is additionally crucial during urgent situations such as when there is a need for ambulances or the police to get through.

ii) Schools

The RDP settlements in the city and some townships have schools that are not available in rural settlements. In the initial planning of houses in urban areas and townships amenities are made available. This improves the quality of life for both the beneficiaries and their children. The vision, in the long term, is to create sustainable livelihoods and an educated workforce for the future. Lack of amenities perpetuate poverty and continues to subtly subject the beneficiaries to lifelong lives as hewers of wood and drawers of water, an objective of the apartheid government.

The claim that separate standards are applied in the provision of the RDP houses is true. Lebowakgomo settlement, like Extension 44, has amenities such as water, electricity, roads and schools that most rural RDP houses do not have. It is against this background, that the study recommends uniformity in the provision of RDP houses. Provision of RDP houses devoid of essential services renders the houses uninhabitable.

5.2.9 Provincial data base

There is a great need for a provincial data base that will, from time to time, provide information about occupancy and non-occupancy of the houses. The government cannot build houses, give them away, and not worry about the state of the houses. The government has invested a lot of resources in the construction of RDP houses. It would, thus, be commendable if monitoring and evaluation of these houses is placed at the core of the activities of the municipalities. A unit should be established to

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specifically deal with the monitoring of the houses. Further monitoring should provide information on the total number of the houses built already, where these houses are located, who stays in those houses, their state of habitability, whether there is full occupancy or non-occupancy.

5.2.10 Payments to the RDP fund

The socio-economic status of people changes from time to time. The study recommends that when the status of the beneficiary changes, they must, as required by the law, make a once off contribution to the RDP fund. Such contribution would ensure that the RDP fund is sustained. The government must determine what percentage each income category should contribute to the fund. This will minimise the dependency syndrome that is ravaging the society. It will instil a sense of responsibility on the citizens. The researcher believes that the rate at which the RDP fund is being used, without contributions from the people who benefit from it, is highly unsustainable. If the South African government continues with the fund in its current form, taxpayers will be strained.

5.2.11 Promotion of integrated human settlements

The researcher recommends that beneficiaries should be given sites within or near the main-stream settlements to build their houses. This will ensure that they enjoy amenities and public facilities that are found in these mainstream settlements.

Geographical isolation of beneficiaries makes them vulnerable to ostracism and discrimination. The phobia that goes with their ostracism is huge because they are literally seen as 'outsiders,' the 'criminals' and 'forces' that devalue properties once their houses are built near much valued property. A classic example of human settlements integration is the Bendor Extension 100 in Polokwane. The fact that the sites are serviced first and that they are built near main-stream settlements enhances the quality of life of beneficiaries. Figure 5.3 below shows construction site at Bendor Extension 100.

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Figure 5.3: Integrated human settlement pilot at Bendor Extension 100

There is a need to popularise integrated settlements and strive as much as possible to build houses where mainstream houses are built. Apart from strengthening social cohesion, integration promotes a sense of belonging. The people will be placed in the vicinity of already existing amenities and infrastructure. Segregated development is expensive to maintain. As soon as RDP houses are built, the need for schools, clinics, and other amenities arises. However, if people are placed near mainstream settlements, resources would be mutually shared and costs that the state would have incurred averted.

5.2.12 Minimum wages

The researcher recommends the introduction of minimum living wages for labourers of RDP houses. The introduction of a minimum living wage will enhance the standard of living of the labourers within the building industry. Improved wages will achieve the following:

5.2.12.1Curb illegal practices

Some participants said that the commonest illegal practices that often occur in the building industry are the sale of cement, window panes and door frames by some labourers. They often do this, in order to supplement the pittance wages they earn. The practice compromises the quality of mortar; this eventually results in cracked or weak wall structures. The practice impacts on the quality of lives of the beneficiaries. If living wages are implemented, the practice can be curbed, thus improving the quality of the houses across the province.

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5.2.12.2 Improved service delivery

The country, as a whole, is experiencing a spate of service delivery protests. Very often when the protests take place, the issue of housing dominates. Improved structures will curb disgruntlement from those on the waiting list and the potential beneficiaries.

5.2.13 Subsidising own initiatives

The study recommends incentives for own initiatives. Poor people who initiate the building of their own houses must be given incentives or subsidies. Once off cash grants can be given to those who are willing to house themselves. An incentive is an extrinsic motivation in itself. The initiative is likely to encourage people to build houses for themselves, and not abdicate the responsibility to the state in anticipation for state incentives. This has a direct bearing on homelessness as many people will strive to get shelter, thus, reducing shack settlements and uninhabitable dwellings. As soon as this level of positive development is reached, the welfare of most will be improved. Housing is a social indicator that reflects on the living standards of the population. If a sustainable number of people lives in suitable dwellings, the welfare of most in the province and the country as whole, will improve.

The recommendation bears the following advantages:

a) Promotion of integrated settlement

People will stay within mainstream communities. This will instil a sense of belonging and class division which comes as a result of separate development will be dealt with. Integrated human settlements promote non-racial societies and non-sexism.

b) Promotes sense of ownership.

When people are involved in the building of their own houses, they develop a sense of ownership. They do anything against the odds to fortify, protect and fight for any project that is internally driven. If government incentivises own initiatives, people would be attached to their houses, something that has proven difficult in some cases. If people come up with their own projects and are given incentives, they will develop sense of ownership and would, therefore, not sell or rent out their houses. Such houses will be well-taken care of and this will eventually minimise the high number of houses with structural defects. This will generally improve the living standard of the poor in the country.

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5.2.14 Denouncement of dual ownership

There are some cases where applicants were unmarried when an application for a house was made. When the individual's marital status changes and he/she marries another beneficiary, the couple might end up with two state RDP houses. The result is that the owners might be compelled to sell or rent out one of the houses. If the Act denounces such a development, the number of houses on the market can be reduced. Some of these houses are occupied by non-South Africans who pay monthly rent. It is within this background that the study calls for the confiscation of such houses as they no longer serve the purpose they were built for. Such houses, if re-allocated, will assist and lessen the pain of the deserving individuals on the waiting list. Dual ownership stands in the way of people who are genuinely waiting to be allocated RDP houses.

5.2.15 Punitive measures against falsification

There are individuals who meet the eligibility by not disclosing all the sources of their income. This is viewed by the researcher as intentional falsification. These include women married through customary law because they prefer to be unmarried on records, thus misrepresenting their economic status. Such individuals enjoy financial support from their husbands, and this places them above the R3500.00 income threshold. Such cases should attract punitive measures as stipulated in the Housing Act. However, this is currently not the case. People are swindling the state.

Others have civil marriages, but there is no link between the records at Home Affairs and those in the COGHSTA. It is, thus, impossible to detect if the couple were given the state's RDP house before they got married. The absence of integrated system in government departments, results in some couples owning two houses. The inevitable thing to do is to turn one into a business venture.

The researcher would like to see a situation where, after the contractors have been blacklisted, are denied further opportunities to build RDP houses. The reason is that when dealing with housing issues, people's lives are affected. The state cannot continue to place the lives of the poor in the hands of contractors who cannot deliver quality houses. The state should take stringent measures against contractors who deliberately compromise the quality of lives of the country's inhabitants. The state is constitutionally obliged to protect and fortify the well-being of the vulnerable sector of the population, in particular children and women, whose rights supersede the interests of black entrepreneurs that the state aims to capacitate through the broad based Black Economic Empowerment.

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5.2.16 Verification

As soon as applications for RDP houses are made, it would be beneficial if information provided by the applicants is confirmed and verified. This would ensure that houses are allocated to the right people. Even after houses are allocated, the verification process should continue to ensure that the right house is given to the right beneficiary and, indeed, the house is occupied. The last lap of the process should be to take stock of houses not occupied or wrongly occupied and provide the state with a report with a view of confiscating and reallocating the houses to those in need. The recommendation will ensure that deserving people receive houses.

Continued verification will tighten the government's monitoring and evaluation process. When people are conscious that they are being checked from time to time, they are likely to do the right thing. There is great need to have an independent body that oversees the development of housing schemes in various provinces.

5.2.17 Access of employment for the youth

No country will achieve a high economic growth if its youth population is economically inactive. The Limpopo Province is one of the provinces with a high youth unemployment rate. Youth unemployment in the province stands at 26, 8%. The state, therefore, needs to create a platform which will be conducive for youth employment. This will reduce the number of people who are state dependant. If people are not working, they are likely to solicit social grants from the state and, later, they will expect the state to house their children. This will eventually add to the housing backlog in the country. If programmes that will either enable the youth to work for themselves or start their own businesses are introduced, this would create a crop of self-sufficient citizens who would be able to provide for themselves. When people are self-sufficient, they develop a sense of pride. It is that sense that instils values such as hard work and a sense of responsibility. The sense of entitlement that reigns supreme amongst the youth population will be dealt with.

5.2.18 Exemplification of good morals

Leaders (political and non-political) are role models in the societies where they serve. If leaders are corrupt and corruptible, so will the members of society. Some leaders have succeeded materially through corrupt practices. This has a bearing on junior officials, contractors and beneficiaries, as well. The study acknowledges that the behaviour of leaders influences and increases corrupt practices. If leaders lead by example in their administration, their subordinates will follow the good example. It would be possible for leaders to implement directives of the legislation without fear, thus ensuring fair distribution and allocation of houses. Transgressors would be dealt with accordingly.

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Many people involved in the provision of state houses negatively contribute towards unfair distribution of these houses. Each party shares in the ills that are found in the RDP settlements. Some contractors see an opportunity created by the gap in the legislation and build houses of low quality. The beneficiaries also see the same money making opportunities, and involve themselves in the selling and renting out of the houses.

5.2.19 Encouraging ownership across the colour bar

Ownership of RDP houses is generally associated with the black people. The houses are commonly associated with the black population more than other racial groups in the province. However, poverty cuts across racial lines. The government must encourage people from other racial groups who meet the eligibility criteria, to apply for the RDP houses. This is in line with government's objective to create a non-racial society. In their current form, these houses stand as pockets of poverty that represent black deprivation.

South Africa's housing settlements are a result of the history of separate development. The current human settlements are remnants of the apartheid system. Apartheid located people in terms of colour, race and ethnic groupings. Rural areas and townships were for black people, whilst towns and cities were for the Whites, Coloureds and Indians. In the case of black people, their location was further determined by their ethnic groups.

Integrated Human Settlements should not only be promoted in cities, but they should be encouraged in townships and rural areas as well. The influx of the rural population to the towns and cities is due to the fact that rural areas do not have infrastructure to support the needs of the modern people. The government must provide facilities and amenities in rural areas, just as they do in cities and towns in the country. The Limpopo Province is predominantly rural. Making rural areas attractive human settlements will reduce the influx of residents to the towns and cities. If rural areas continue to be underdeveloped, as it is the case now, people will continue to find rural areas less attractive. This will put a strain on the capacity of the cities and towns to provide for the growing population.

5.3 Reflection on the Similarities between the Apartheid Township Houses and RDP Houses

The study revealed that there are striking similarities between the apartheid township houses and the post-apartheid RDP houses. In her reflection, the researcher compared and contrasted the characteristics found in both housing systems. For the purpose of this study, the researcher used Lebowakgomo as an example.

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Lebowakgomo was the capital city of the former homeland of Lebowa. It lies southeast of Polokwane and is surrounded by villages such as Mogodi and Phutimolle on the northeast, Mamaolo on the east, Makurung, Makuswaneng and Hwelereng on the southeast. The name Lebowakgomo is derived from two Sepedi words: "*Lebowa*" (north) and "*kgomo*" (cow). The township was established in 1974. The township falls within the Lepelle-Nkumpi local municipality.

The population of Lepelle-Nkumpi was estimated at 241,414 in 2007. Lebowakgomo was one of the three townships in the former homeland of Lebowa, the other two being Mahwelereng and Seshego (Henrickson, 2012). The houses were allocated to the people on a rental basis over the years until they were given an opportunity to buy. Those who could not, were given the houses through the Enhanced Extended Discounted Benefit Scheme (EEDBS). EEDBS is a new policy used by government to transfer publicly-owned housing stock to qualifying occupants. It superseded both the Discount Benefit Scheme (DBS) and the Phasing Out Programme (POP). DBS was instituted in terms of Section 3(5) b of the Housing Act, no 107 of 1997, as a subsidy mechanism to transfer free-standing houses to their qualifying occupants. POP was instituted in terms of Section 14(9) of the Housing Act no 107 of 1997, in order to normalise housing administration and the housing environment (The National Housing Code, 2009).

5.3.1 Similarities between houses at Lebowakgomo and RDP houses

The quality of houses built by government at Lebowakgomo and the RDP houses across the province, all display a degree of poor workmanship. The houses built by government before democracy was of a poorer quality than those built in white cities. The same feature is evident in the quality of most RDP houses built by the state after 1994. The quality of most RDP houses across the province is also poor compared to the quality of most houses in mainstream human settlements. The similarity in apartheid and RDP houses is brought by the idea behind their construction. The common factor is that the houses are meant for the poor and very often, the poor are voiceless and powerless. Below is a picture of the interior of a house in Zone A Lebowakgomo which shows structurally defective walls. The structural defects are also found in most RDP houses across the province.

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Figure 5.4: Similarities between houses at Lebowakgomo Zone A and RDP houses

The current RDP settlements experience widespread abandonment of houses by the beneficiaries as some do not take pride in the ownership of the houses. Although the rate of abandonment is not the same as at Lebowakgomo, there are, however, a number of houses at Lebowakgomo Zone A that have been abandoned. The reason why both RDP houses and those at Lebowakgomo suffer abandonment is that people did not have a sense of ownership. In both cases, beneficiaries were not at the forefront of decision-making and their participation was non-existent.

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Figure 5.5: Abandonment of houses at Lebowakgomo Zone A

The reasons for abandonment given by the occupants of the houses at Lebowakgomo are the same as those listed by the beneficiaries of RDP houses. For example, some of the occupants of the houses at Lebowakgomo have houses elsewhere in the province; the same can be said of some beneficiaries of RDP houses. This has resulted in the houses being abandoned.

Most RDP houses lack privacy. If an aspect in the house compromises personal space of the occupants it can infringe on the personal privacy of an individual. Although the houses at Lebowakgomo have separate bedrooms, unlike most of the RDP houses, most of the bathrooms have shared toilets and a shower/bathtub. This kind of a set-up is not appropriate for families, as it means that if one person takes a shower or a bath, then other members of the family have to wait to use the toilet, no matter how desperate their situation is. The researcher finds such planning denigrating.

It proves that the motive behind the establishment of Lebowakgomo was not to afford blacks decent housing, but it was meant to keep the blacks from going to white areas. The same element is evident in most RDP houses which are not partitioned. This erodes the privacy and the dignity of the occupants. The toilet facilities for both settlements are basic. Lack of privacy was also found in houses which are not partitioned.

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Figure 5.6: An RDP house partitioned with a curtain at Nobody

Initially the houses at Lebowakgomo were allocated to people on a rental basis. The rentals deprived the occupants a sense of ownership. The same sentiment is created by giving away the RDP houses to the beneficiaries for free of charge. It has created a sense of secondary ownership, with the state being seen as the primary owner of RDP houses. The occupants of the state-built houses at Lebowakgomo, have in the recent years, started to take great care of their houses after they were given to the rightful occupants through the Discount Benefit Scheme (DBS), the Phasing Out Programme (POP) and, subsequently, the Enhanced Extended Discount Benefit Scheme (EEDBS).

5.4 The Contrast between the Houses at Lebowakgomo and the RDP Houses

Lebowakgomo is typical of township houses that were provided to blacks during the apartheid era (Figure 5.7a). The houses at Lebowakgomo are relatively bigger than the RDP houses across the province. The sizes of most RDP houses are between 45 and 50 square metres. The claim that the current RDP houses (Figure 5.7b) are smaller than the apartheid "match boxes" houses is true to some extent. Contrast in size between RDP houses at Lebovakgomo with houses build by apartheid government are shown below.

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Figure 5.7: Contrast between houses built by apartheid and ANC-led government

From the picture in Figure 5.7 above, it is evident that the RDP houses are smaller compared to the houses in the same area built during the apartheid period. The sizes of the houses at Lebowakgomo give the occupants a sense of freedom and privacy as they have between two and three bedrooms, a factor that does not exist in most RDP houses across the province.

The roof structure of houses at Lebowakgomo is stronger than the houses of most RDP houses across the province. Houses with rocks on top of the roofs as support mechanism in most RDP settlements is a common sight across the province.

5.5 Need for Environmental Impact Assessment (EIA)

Before houses are built in any settlement, it is expected that an assessment will be made of the soil structure, to determine whether that type of soil is suitable for human settlement. The interaction the researcher had with one town planner revealed that an application must be done by the town planner on behalf of the developer. The site must be surveyed and analysed to check if the soil type is safe and suitable for residential settlement.

The Environmental Impact Assessment (EIA) must be conducted to investigate the impact of the development on the environment and the surrounding environment. The flood line must be investigated to see the threat of flooding of any nearby rivers and dams for a period of 50 to 100 years and so forth. The procedure is mandatory, especially in a residential site, as people's lives are involved.

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The need to analyse and investigate for ground water and geological features (soil characteristics) is essential in guiding and ensuring that the soil is suitable for the development. It is vital to determine the ability of the soil to withstand the development for years to come. Some soil tends to expand in certain temperatures whilst some sink in after a certain period of time due to the weight of the development or houses built. The process of investigating the soil character by the engineers is called geotechnical investigations.

The study observed that in most RDP settlements, such an assessment was not made. The Malemang RDP settlement is amongst the settlements that show such a discrepancy. The type of soil at the Malemang RDP settlement is clay and, according to the residents, it becomes difficult to access the settlement during the rainy season as vehicles get stuck in the mud. An incident in which an ambulance was stuck in the mud was cited by some residents as an example. This is also an indication of lack of accessible roads. Figure 5.8 below shows the quality of the soil at Malemang RDP settlement.



Figure 5.8: Soil texture at Malemang

The study agrees, to a large extent, with the claim made by the residents. The soil structure at Malemang RDP settlement is clay and, therefore, not suitable for human settlement. The settlement was established in 2011 for twenty one (21) households. One would therefore, expect that nineteen years into democracy, settlements would be built in areas where the soil texture is suitable for human residence. However, this is not the case.

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Although the study acknowledges that the quality of the houses is better than most in the province, the houses at Malemang are devoid of water and electricity, which makes the lives of the residents quite difficult. The good thing about the settlement is that, unlike in most RDP settlements across the province, none of the houses have rocks on top of the roofs. The size of the houses at Malemang RDP settlement is also bigger than most RDP houses built in rural villages of the province. The houses have plastered and partitioned interior walls.

5.6 Poverty and Housing

Poverty will never be abolished completely as it is a relative concept. There will always be a sector of the population that lives below the bread line. Such people need additional support from the state. It is, therefore, the responsibility of the state to ensure that when services are rendered to the public, resources are fairly and equitably allocated.

It is incumbent, therefore, upon the state to conduct a comprehensive enquiry on corrupt practices that take place in the provision of RDP houses, as people's living standards are negatively affected. Although it is commendable that there is an initiative to provide the poor and the children with shelter, it is sad to note that the majority of the stakeholders (contractors, beneficiaries, government officials) conduct themselves in a corrupt and improper manner.

It is because of this background that the researcher highly recommends an enquiry to expose and punish those who unfairly enriched themselves through corrupt practices in the process of providing and allocating the states RDP houses in South Africa in general, and the Limpopo Province, in particular. The study has proven that the provision of RDP houses in the Limpopo Province is marred by widespread corrupt practices. It would thus be commendable to see government taking sterner measures to curb these corrupt practices in the building industry, practices that result in the building of houses of inferior quality, which often compromises the well-being of the beneficiaries.

It is commendable that the South African Government, through the Reconstruction and Development Programme, strives to ensure that the poor are given an opportunity to meet their basic needs. Identification of housing as a priority area is a good step towards improving the lives of those in need and those displaced by the migrant labour system. The challenge, however, is that, in its current form, the system is subject to widespread abuse and corrupt practices. The system is compromised and perpetrators are the contractors and government officials, who are the extended arms of the state and the beneficiaries who are meant to be custodians of the houses. The beneficiaries are expected to protect ownership of the houses.

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Practices within RDP houses that offset poverty initiatives, as well as policies by government are alarming. This frustrates the intentions of the Constitution, the Housing Act, and the Reconstruction and Development Programme. The profit motive and the desire to accumulate wealth precede the philanthropy that goes with the spirit of the Reconstruction and Development Programme.

The aspiration of RDP is to redress the imbalances of the past by promoting access to basic needs for the people who are vulnerable and voiceless. The good intentions of the RDP are undermined by, amongst others, service providers in the construction industry unfairly profit on the plight of the poor. The capitalist attitude that goes with profit maximisation has created common sights of people living in abject poverty and housing structures of lesser value and safety than those initially provided by the apartheid 'match box' houses. It is undeniable that even though such houses were smaller in size, their structural quality was better than most of the RDP houses in most rural areas and across the province.

The Housing Act 107 of 1997 has provided a platform and a framework within which housing, as both a constitutional call and human right, can be realised. However, it has gaps that corrupt individuals capitalise on to enrich themselves at the expense of the poor. There is a great need for policy makers to amend the Act, as well as the eligibility criteria in the Housing Code. Doing so would tighten the screws to ensure that the poor are well served. The silence of the Act on crucial matters, such as stipulating measures to be taken against shoddy work and transgressions such as illegal sales, occupation by wrong occupants and leasing out the houses is very detrimental to housing developments, not only in the poorest provinces such as the Limpopo Province but country-wide.

The ownership of land by traditional authorities in rural areas needs to be respected. Maximum involvement of the traditional authorities in facilitating the allocation of RDP houses is critical in the rural areas. The adversarial relationship that often exists between traditional leaders and political powers, in some cases deters, and delays housing developments. It would be commendable if facilitation of housing developments in rural areas is left with the traditional administration. This makes sense because traditional authorities are custodians of communal lands in their jurisdiction.

Leaving the facilitation of housing developments in the care of politicians, such as councillors has, in some instances created a conflicting relationship between politicians and traditional leaders. Such tension-filled relationships impede housing allocation and developments. Housing, as a basic need, cannot be handled as a political game because housing, like education and health, are the tools used to alleviate poverty.

It is sad that most people see housing in South Africa as a tool used by government for electioneering purposes. If this attitude and mind-set do not change, eventually people would play the same game to hold government at ransom during election time. They will use slogans such as RDP houses now or

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no votes. The thinking is influenced by a lack of distinction between housing as a social good and housing as a political product. It is a fact that the functionality of different administrations is informed by effective service delivery. It is therefore, erroneous to think that housing is a function of a political process and a function of party debates. When housing needs, like water and electricity are not met, people take to the streets in protest against the current administration.

There is a great need to be apolitical in facilitating the provision of essential services such as housing, education, and health. The quality of lives of people depends on the provision and allocation of essential and basic services. If inadequately allocated and provided, the well-being of the people is compromised. The Limpopo Province is one of the provinces that are relatively peaceful, but poor service delivery would eventually ignite unwarranted protests that would impact negatively on the stability that currently prevails. There have been a number of protests on service delivery, with housing listed amongst the major demands, and if the provincial government does not apply proactive measures, such protests may escalate as peoples' basic needs cannot be deferred indefinitely.

It rests with the state to instil a culture of paying for services amongst the vulnerable people in the society. It makes economic sense for everybody to at least pay for such services for the purpose of sustainability and continued usage. There are cases where certain categories of households can be exempted from paying as these individuals are indigent. However, advocating for payment of services would largely curb the dependency syndrome. South Africans after 1994 elections have been made to believe that the state carries the responsibility of providing services to the citizens at no cost. The dependency syndrome feeds heavily on the state's coffers and the pockets of law abiding tax payers. There is a substantial number of people who can afford to make a little contribution, but are unwilling to do so as they believe that the state is responsible for their welfare. The mind-set of entitlement takes a huge toll on government's budgetary plans and allocations.

The study acknowledges the plight of child-headed households, the elderly and the disabled, who need additional support from the state. However, there are people who can afford to contribute minimally for service usage, but do not want to do so because they believe it is government's responsibility. If their views do not change, the building and allocation of RDP houses cannot be sustained by the ANC-led government.

The current backlog that exists across municipalities in the province will not be reduced. The backlog is a result of the escalation in youth unemployment and HIV/AIDS pandemic that is ravaging the economically active population. As a result, high mortality rates leave children to fend for themselves and this fuels poverty in hard hit provinces such as the Limpopo Province. This development will add to the current housing backlog.

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The study acknowledges the awards given to the DOGHSTA for housing delivery, but such achievements do not necessarily mean all ills in the industry have been dealt with. The awards are a function of the National Department of Human Settlements with criteria set by the National Department of Human Settlements. This affords government a portfolio of being a player and a referee at the same time. Although the awards are an acknowledgement of the good work carried out by officials, the situation would be far much better if this function was delegated to an independent body. Delivering a specific number of housing units and reaching targets, cannot be used as the only standard to measure progress and to alleviate poverty. The success of housing delivery cannot be measured merely through the number of houses built, but also needs to take into account the quality of housing and access to services by the poor (StatsSA, 2009).

South Africans need to uphold and exalt the values enshrined in the South African Constitution, Act 108 of 1996 that places the needs of children at the core. The state has a responsibility to house the children if those responsible cannot do so. The Constitution sees the well-being of children as vital. This, therefore, means that when state's RDP houses are built, there should be schools and clinics as these services have a direct bearing on the future and well-being of the children. Education and health are constitutional rights. If the children are housed where there are no amenities, their rights to education and health are violated.

Housing has proven to be more of a women's issue than a men's. Women are the ones who constantly grapple with the issue of poverty and housing in their lives than men. Women in the Limpopo Province are victims of the labour migrant system that has left some homeless. The challenge for such women is bringing up and providing shelter for their children, whilst their husbands are in provinces like Gauteng seeking for better economic opportunities. The Limpopo Province is amongst the poorest provinces in the country, which means that women in the Province are poorer than most women in other provinces. Thus, if housing in the Limpopo Province is marred by unfair practices, the women are further impoverished and plunged into further poverty and deprivation.

A long waiting period is a worrisome factor that compromises the right to decent housing within reasonable bounds of time. Most participants alluded to the fact that it takes many years before the housing of the poor in the Limpopo Province is addressed. Some of those people on the waiting list are the elderly and the possibility is that some of them would die before they are allocated a house like Irene Grootboom in the Western Cape. This category will, therefore, not have houses in their lifetime. To them the dream of owning a house is forlorn and far-fetched. The study acknowledges that if the provision of the RDP houses was controlled and monitored properly, poverty would be alleviated. The majority of the beneficiaries and those on the waiting list are poor. If the houses were allocated fairly and per the needs of the individuals, the lives of many would improve.

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If the provision of RDP houses is accompanied by amenities like schools and health facilities, the lives of the beneficiaries and children would improve for the better. The study commends the infrastructural development in Extension 44, specifically the state of the art school built in that area for the betterment of the lives of children. Education is a tool to push backwards the frontiers of poverty. Extension 44 serves as a model towards the development of the poor. If all housing settlements in the Limpopo Province were planned the same way as Extension 44, the lives of the beneficiaries would have been enhanced. Placing the vulnerable sector of the population, such as the elderly, women, children and the disabled where there are no amenities, exacerbate poverty. The researcher believes that learning facilities as the one below compromises the educational well-being of the South African children.

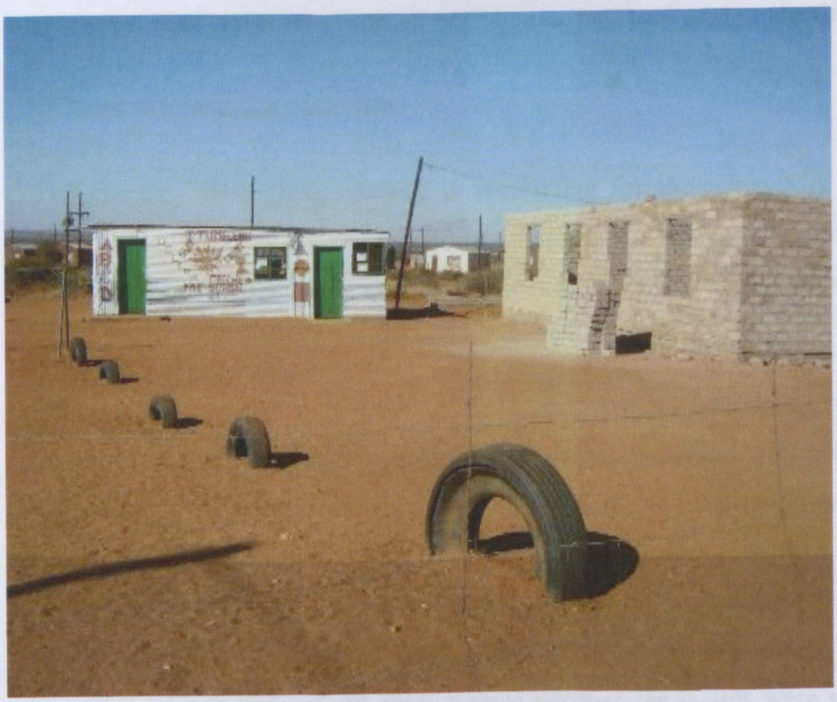


Figure 5.9: Corrugated iron crèche building at Itumeleng (Botlokwa)

The study attests to the fact that the provision of RDP houses in the Limpopo Province is marred by corrupt practices which defeat the use of housing as a poverty alleviation initiative. The corrupt practices compromise the well-being of the beneficiaries and those individuals who aspire to become beneficiaries. Some of these individuals have sadly been too long on the waiting list.

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The enquiry conducted by the office of the Public Protector, Thuli Mandonsela, on the RDP houses confirms the findings of the study. She held public hearings on the alleged widespread corruption that exists in the provision of RDP houses. She urged the COGHSTA to compel shoddy RDP contractors to pay heavy fines after being blacklisted for their substandard workmanship (Mabeba, 2012). The complaints received by the Public Protector range from alleged planning inadequacies to procurement irregularities including corruption and fraud. This has led to defective houses and allocation irregularities posing challenges such as missing title deeds and the illegal sale of RDP houses (Mashaba, 2012). The call made by the office of the Public Protector's office bears the following implications for the study:

i) Widespread corruption

There are widespread corrupt practices in the provision of RDP houses. The existence of such corrupt practices renders the provision of RDP houses as a tool used to alleviate poverty ineffective.

ii) Need for punitive measures

The current blacklisting method is ineffective for the contractors of RDP houses. In addition to blacklisting, there is a need for sterner measures. The contractors need to be fined heavily so as to deter others from providing shoddy services at the expense of the poor.

iii) Alarming queries

The fact that the office of the Public Protector is inundated with queries that are related to the RDP houses shows that the provision of RDP houses in the Limpopo Province has left many of the poor in the cold. The Limpopo Province is one of those provinces with a high number of complaints (SA News, 2012). Of the1165 cases received by the Public Protector from the Limpopo Province since March 2012, 298 are related to RDP houses. In Phalaborwa alone (Mopani District), 162 applicants for RDP houses did not get their houses because the houses were corruptly allocated (Sowetanlive, 2012b). It contradicts the gestural value of the awards bestowed to the COGHSTA. The awards are, thus, superficial and an example of posturing.

iv) Attending to the plight of the poor

The voice of the poor is loud enough to capture the attention of the office of the Public Protector. South Africa is twenty years into democracy and the provision of RDP houses started in 1994. However, after almost two decades, all is not well in the provision of basic needs and service delivery in general. The deprivation is so huge that the voiceless cannot keep silent any more.

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It is evident that government is aware that it is unlikely to achieve its aim to eradicate shack and informal settlements across the country by 2020 as the period is too near and the housing backlog is growing fast. The National Department of Human Settlements under Tokyo Sexwale's ministry introduced "Vision 2030" in which government plans to hold a Vision 2030 Youth Summit to engage the youth on participation in Human Settlements.

Key elements of Human Settlements Vision 2030 are as follows:

- The total eradication of the backlog of plus 2.1 million housing units, which translates into approximately 12.5 million people;
- The outlay of the Human Settlements budget as opposed to that of mere housing, in order to create more employment opportunities and thus contribute to increased economic growth and development via the roll out of bulk infrastructure development such as sanitation, water and so on;
- The creation of integrated community settlements encompassing facilities and amenities like schools, hospitals, places of worship, sporting facilities and, most importantly, commercial and industrial areas within reasonable distances from residential areas;
- The utilisation of densification and inner city high rise strategies to harness economies of scale and, thus, house more people per square metre;
- The encouragement and facilitation of the People's Housing Process where residents can construct their own houses, thus, making them less dependent on government. South Africa is a developmental and not a welfare state;
- The total eradication of ghettos including the potentially explosive issue of backyard dwellers, many of whom have been in dire straits long before those who are recent land invaders; and
- Soliciting a greater buy-in by the corporate sector as government's partner, labour and community stakeholders in campaigns such as the "Each-One-Settle One" campaign due to be launched (Marks, 1987).

The shifting of goal posts from 2020 to 2030 is an indication that the housing backlog in South Africa is way above the capacity of government to provide adequate housing to its inhabitants. The fact that in the Vision 2030 the Minister of Human Settlements, acknowledges that South Africa is not a welfare state shows that the burden of dependency on the state is too great and surpasses the financial resource capacity of the state to provide. The mind-set of entitlement created after 1994 had an adverse impact on the ability of government to provide citizens with adequate housing.

Vision 2030 intends to totally eradicate a backlog of 2.1 million by 2030 an objective which the study believes is unachievable within the coming sixteen years (from 2014 to 2030). The fact that some of

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the current houses built by government are unsustainable due to poor workmanship, coupled with corruption in the public sector, will restrict the attainment of Vision 2030. Corruption usually inhibits development when leaders help themselves to money that would otherwise be used for development projects. It also generates economic distortions in the public sector by diverting public investment into capital projects where bribes and kickbacks are more plentiful (Wilson and Ramphele, 1989). The South African government will have to eliminate corrupt practices that are rampant in the provision of RDP houses if it needs to adequately provide shelter for 12.5 million people as aspired for by Vision 2030.

The promotion of integrated human settlements equipped with schools, churches, hospitals and other amenities is amongst the critical core objectives of Vision 2030. This is an acknowledgement, on the part of government, that the current housing model has failed to provide adequate housing as most settlements are devoid of such amenities, which would enhance the quality of lives of the beneficiaries. The study supports the intention of Vision 2030 to encourage and facilitate People's Housing Processes. This will essentially result in people building their own houses. The outcome will be achieved if political parties do not use the provision of RDP houses to buy the votes of the poor and to win elections. The challenge for government will be to change the entitlement mind-set which prevails amongst most people in South Africa, a mind-set fostered by the African National Congress-led government.

In conclusion, the study has achieved the following intended aims:

- Determined whether the provision of the RDP houses alleviates poverty or not;
- Determined the extent to which lack of access to housing contributes to poverty in the Limpopo Province;
- Exposed the effects of the abuse of RDP houses on the residents of the Limpopo Province;
- Looked into the eligibility criteria set by the National Housing Code and determined as to whether contraventions in the allocation of RDP houses exist or not;
- Determined as to whether the provision of RDP houses in the Limpopo Province is marred by corrupt practices or not;
- Sought ways in which the problem of access to RDP houses provision in the Limpopo Province can be solved; and
- Established factors that lead to the abandonment of some RDP houses in most parts of the Limpopo Province.

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Given that the research aimed to investigate the extent to which the provision of the RDP houses alleviates poverty or not, in terms of access, distribution and habitability, the following related and ancillary objectives were looked into:

- Provision of guidelines or model for effective provision of the RDP houses;
- Establishing the relationship between the provision of the RDP houses and poverty alleviation. The study checked on the structural quality of the houses provided to people in the Limpopo Province;
- Establishing the relationship between effective service delivery and access to RDP houses. This was done by exploring the extent to which beneficiaries waited before they received their RDP houses; and
- Determining the extent to which people classified as meeting the eligibility criteria have access to RDP houses. The study looked into factors that hinder eligible people from accessing RDP houses as directed by the National Housing Code.

South Africa and its Provincial authorities should act with caution in the provision of RDP houses to reduce the housing backlog similar to that faced by many countries in the continent, such as Ghana. Despite having introduced various housing schemes like the Tema Development Corporation (TDC) to promote housing for the industrial low income workers, self-help initiatives like The Roof Loan Scheme, assistance from employers in the form of loans and sites and services schemes through which suitable tracts of land were to be made available for housing, Ghana still faces a housing deficit in excess of 400,000 units (Unhabitat, 2004). The situation in most countries is exacerbated by high building costs which make it difficult for people to provide adequate housing for their households. This situation has compromised housing development in Ghana. The figure of US$9000 is now being quoted by the Ghanaian government as the minimum price of an affordable house under the low cost housing project. Given the current minimum wage of 1.3 cedis per day, it will take someone on the current minimum wage 17 years to service the loan that is excluding the interest, and committing his or her entire salary to it (Unhabitat, 2004).

In South Africa, the challenge with the provision of housing as a tool to alleviate poverty is the relationship between policy formulation and implementation, which often results in a huge gap between intentions and achievements. The directives of Vision 2030, if implemented by the government would yield beneficial spatial outcomes that will improve the landscape of housing in the country.

Vision 2030, though, seeks to create a society free of informal and shack settlements. Its directives will be hampered by high poverty rates, especially in the poorest provinces of South Africa such as

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Limpopo. The province features quite prominently in South Africa's poverty rankings as being one of the least developed provinces in the country. In 20[illegible] Statistics South Africa reported that the Limpopo Province, as well as the Eastern Cape Province remain the poorest in the country (Gyekye & Akinbode, 2003). The country is also not likely to achieve all the objectives of Vision 2030 owing to a high unemployment rate. The high unemployment level in South Africa which stands at 24.9% are compounded by homelessness and corruption, which are likely to frustrate the intentions of Vision 2030 (StatsSA, 2011).

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Annexure 1: A letter written to the respondents

Box 15069

Florapark

Polokwane

0787

Dear respondent

Re: The study on the provision of low cost houses in the Limpopo Province: Challenges on poverty alleviation from 1994-2008.

You are requested to freely complete the questionnaires to assist the researcher establish if the provision of RDP houses alleviates poverty or not. The information will not be used against you, but primarily to assist the researcher towards the completion of a PhD Degree with the University of Venda. You are, in addition, requested to answer the questions in a sincere manner and to reflect your true experience.

The study is conducted under the guidance of Professor Rachidi Richard Molapo of the University of Venda, School of Human and Social Sciences.

Thank you for taking your valuable time to complete the questionnaire.

Yours faithfully

Mohlapamaswi M.L

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Annexure 2: Consent form

I, ----------, do agree to participate in the research study meant for the completion of a PhD Degree (by Mohlapamaswi M.L, student no 11595883) with the University of Venda, Limpopo Province, South Africa. I understand that my participation in the study is voluntary and that contributions made will not be used against me.

Signature of the participant Date

_____ _____

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Annexure 3: Interview schedule

Part One: Occupants of RDP houses

1.1 How long did it take you to own a low cost house?

Long	√	Not long	

If long, state years and explain

Eight (8) years. Some people jumped queues and often we do not know how these houses are allocated. Sometimes the houses are occupied by non-South Africans.

1.2 Agree or disagree with the statement.

The quality of your house is relatively safe

Agree		Disagree	
Strongly disagree		Strongly disagree	√

If you disagree, comment

The roof structure is weak. I have put stones on top of my house because the roof cannot withstand strong winds. During rainy season, water leaks and wets my furniture. The houses have cracked walls.

1.3 Agree or Disagree with the statement

Your house needs to be rebuilt or repaired

Agree		Disagree	
Strongly agree	√	Strongly disagree	

If you agree, comment on the extent of the repairs to be made

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The house has threatening cracks. The house needs a s[illegible]ver roof structure. I also think the inside of the house needs to be plastered. The house must also be partitioned. Not only should the house be repaired, but our toilets as well. The pit toilets are full and we do not know what to do next.

1.4 List any other problem(s) that you face as the occupant of a low cost house

Water is a big challenge. There are no schools, clinics and other amenities nearby. My children walk long distance to school. They also have to cross the N1 road to fetch water. This exercise puts both our lives and those of our children at risk.

1.5 Agree or disagree with the statement

There are corrupt practices involved in the distribution of RDP houses

Agree		Disagree	
Strongly agree	√	Strongly disagree	

If you agree, explain

Some people who enlisted their applications for the house later than me were given the houses before me. We do not seem to know how these houses are allocated. We do not know how foreigners have access to the houses. The distribution is done discreetly. The process is not transparent.

If you disagree, comment

1.6 Agree or disagree with the statement

Ownership of the state's low cost house has improved my living conditions

Agree	√	Disagree	
Strongly agree		Strongly disagree	

If you agree, comment

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Basically the house gave me a roof over my head however I am not working. I need money to buy food and other necessities. I also do not have money to fix my house. I do not afford to buy cement to plaster my house.

If you disagree, substantiate

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Part two: Questions for Chiefs

2.1 Agree or disagree with the statement.

In your community, there are RDP houses that were not completed

Agree		Disagree	
Strongly agree	√	Strongly disagree	

If you agree, comment

Houses were built and not finished. Later they were finished.

If you disagree, explain

2.2 Comment on the quality of RDP houses in your community.

The quality is not so good, but fair. It is better to have a poorly built house than not having a house at all.

2.3 Agree or disagree with the statement

There are many people who qualify to have RDP houses but have been in the waiting list for too long

Agree	√	Disagree	
Strongly agree		Strongly disagree	

If you agree, comment.

It is true that there are people who have been on the waiting list for long. Some of us have lost hope that we will ever be given these houses.

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If you disagree, say why

2.4 What can be done to address housing developments in your community?

The waiting lists must be kept by the traditional administration office and not by the councillors.

2.5 Agree or disagree with the statement.

There is a backlog of housing in your community

Agree	√	Disagree	
Strongly agree		Strongly disagree	

If you agree, comment

As stated above, there is a backlog. The waiting lists are long. The government does not have money.

If you disagree, comment

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Part Three: Contractors

3.1 List the problems that are faced by owners of RDP houses (RDP)

Sometimes the local leaders want us to employ the local people. It becomes a problem as some do not have the required skills. This causes tension and we are then forced to use inexperienced bricklayers. Contractors do not have sufficient capital to choose their own suppliers. This forces contractors to enter into agreement with the local suppliers. The problem arises in the production of bricks. NHBRC recommends that all brick manufacturers must wait for 21 days to allow bricks to dry up before they are utilised. Suppliers do not wait for a stipulated period and this is the reason why the houses have cracked walls.

3.2 Agree or disagree with the statement.

Housing developments in the Limpopo Province are marred by corrupt practices

Agree		Disagree	
Strongly agree	√	Strongly disagree	

If you agree, comment

I agree, but our role is to build the houses and hand over the houses to the Department.

If you disagree, state reasons

3.3 Agree or disagree with the statement

Community members complain that the quality of houses built by contractors is poor and that these houses are not safe

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Agree		Disagree	
Strongly agree	√	Strongly disagree	

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If you agree, explain

Houses built in the early years of democracy were of poor quality because contractors did not have the capacity to handle housing projects of this magnitude. The quality of the houses is improving and this I attribute to stricter controls and punitive measures that the department has introduced.

If you disagree, substantiate

3.4 Agree or disagree with the statement

The lifespan of RDP houses in the Limpopo Province is short; the houses will collapse within the next few years

Agree	√	Disagree	
Strongly agree		Strongly disagree	

If you agree, give reasons

Not all the houses but some. This include houses with cracked walls and weak roof structures.

If you do not agree, explain

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3.5 Of the houses built by your company, how many housing project(s) did you not complete and why?

Very few. I left and later completed my units. The problem is that I was not paid on time.

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Part four: Individuals on the waiting list to receive RDP houses.

4.1 Agree or disagree with the statement

You have been on the waiting list for a long time

Agree	√	Disagree	
Strongly agree		Strongly disagree	

If you agree, give reasons

I have been on the waiting list for eight (8) years. I think eight years is too long for a person to wait for a house.

If you do not agree, explain

4.2 List the problems that stand in the way of getting a state's low cost house

I do not have children of my own. I was told I cannot get a house because I do not have children.

4.3 Are people who occupy RDP houses in your area better or worse than before they are given state houses?

They are better off. I struggle because I have to buy cement to build my own house. If I had an RDP house, I would not be struggling this much.

4.4 How will the possession of the state's low cost house improve your standard of living?

I will be able to buy food instead of the cement. I will also pay monthly contributions with my burial society.

4.5 Comment on the quality of RDP houses (RDP houses) in your area

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I think the quality is relatively good.

4.6 Agree or disagree with the statement

I am satisfied with the way RDP houses are allocated to the beneficiaries

Agree		Disagree	
Strongly agree		Strongly disagree	√

If you agree, comment

---If you disagree explain

People who applied for RDP houses long after me have the houses and I do not have one. Some people jumped queue.

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Part five: Officials attached to the Department of Cooperative Governance, Human Settlements and Traditional Affairs

5.1 Agree or disagree with the statement

Do you think that enough has been done in the provision of state's RDP houses?

Agree	√	Disagree	
Strongly agree		Strongly disagree	

Comment,

The COGHSTA has constituted the quality assurance unit that comprises of Municipal Inspectors, External Project Managers, NHBRC and Departmental Project Managers. The formation of this structure has improved the quality of housing in the province. Current employment of high capacity contractors will improve the quality of the houses as well.

5.2 Do you know of housing projects which were not completed by the contractors?

Yes√ /No

Comment

The government is on a national drive to complete houses that were left unfinished by contractors.

5.3 Does your Department have measures in place to deal with contractors who have abandoned their housing projects?

Agree		Disagree	
Strongly agree		Strongly disagree√	

5.3.1 If yes, explain

The government blacklists contractors who render shoddy service. Such contractors are prevented from doing business with the government.

5.4 Do you think that some of the houses need to be rebuilt?

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Agree	√	Disagree	
Strongly agree		Strongly disagree	

5.4.1 Comment on whether houses built need to be rebuilt or not

Some houses are not plastered. Some have cracked walls whilst others are a danger to the society as they are unsafe. Such must be repaired and others be rebuilt.

5.5 Comment on the quality of RDP houses in the Limpopo Province;

The quality is improving. The current contractors are better placed in the provision of quality houses than those who were employed at the early stage of democracy.

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Part six: Councillors

6.1 Comment on the extent to which people who qualify to receive RDP houses have access to such houses in your ward.

The applicants enlist their names. Some are identified by Community Development Workers (CDWs). The houses are allocated according to the official waiting list. The problem is funding as not everyone can get a house on application as the government does not have enough money.

6.2 Agree or disagree with the statement

The allocation of RDP houses is marred by corrupt practices

Agree	√	Disagree	
Strongly agree		Strongly disagree	

If you agree, comment

The data base that is done at provincial level has some flaws. This causes disruptions in the allocation of the houses. The list that is submitted to the department is tempered with by officials who have interest in the allocation of the houses.

6.3 Do you think that some of the houses build in your ward need to be rebuilt?

Agree		Disagree	
Strongly agree	√	Strongly disagree	

If you agree, explain

Sometimes, contractors use building materials of lower quality. Some bricklayers are inexperienced and do shoddy work. Some houses have cracked walls.

6.4 Agree or disagree with the statement

Do you have incomplete projects in your ward?

Agree		Disagree	
Strongly agree	√	Strongly disagree	

If you agree, explain

Contractors are paid by the higher offices without consultation with the ward councillors. This results in contractors getting their full payments before completing their assigned projects.

6.5 Comment on the extent to which the allocation of RDP houses has alleviated poverty in your ward.

Most of the households/beneficiaries are relieved from building their own houses. The little money accumulated by beneficiaries is then used for other family needs. These houses alleviate poverty.

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Part seven: Engineers

7.1 Comment on the quality of RDP houses in any municipality in the Limpopo Province.

Some houses are of poor quality. Quality must be monitored and contractors be appointed for a longer period to ensure skills and capacity development for best quality houses.

7.2 If you were to determine the lifespan of some of the RDP houses in the Limpopo Province, what will be your comment?

The lifespan of a house depends on the efforts beneficiaries put in maintaining their houses. Some houses can however last for up to fifteen (15) years owing to structural deficiencies.

7.3 Agree or disagree with the statement.

Do you think that some of the RDP houses in the Limpopo Province need to be rebuilt?

Agree	√	Disagree	
Strongly agree		Strongly disagree	

If you agree, elaborate.

Some houses with structural weaknesses must be rebuilt to save lives. Houses with cracked walls and weak roofs are likely to injure or kill the occupants.

7.4 Comment on the quality of RDP houses and make recommendations.

The quality of RDP houses is improving. Houses built in early years of democracy are of poor quality. I recommend the use of strip foundation because most developers are not good on raft foundation. For the quality of the houses to improve, the employment of engineers and NHBRC during inspection of the houses, must be encouraged.

7.5 Comment on the extent to which the allocation of RDP houses has alleviated poverty in the Limpopo Province.

Provision of the RDP houses alleviates poverty in the short term as it provides temporary employment opportunities. It also give the beneficiaries an opportunity to have their own homes. The setback is when the beneficiaries are not working because provision of a house alone cannot sustain a person's life.

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Part Eight: Labourers

8.1 Comment on the quality of RDP houses you built.

Some houses are in a bad state whilst others are in good condition.

8.2 Agree or disagree with the statement.

Do you think that some of the houses need to be repaired?

Agree		Disagree	
Strongly agree	√	Strongly disagree	

If you agree, explain.

Some houses are not plastered, not partitioned and are about to collapse. Their safety cannot be guaranteed.

8.3 Agree or disagree with the statement.

Is there any project that your company was not able to complete?

Agree	√	Disagree	
Strongly agree		Strongly disagree	

Comment;

Yes, sometimes the contractor runs out of funds and fails to pay the workers and to buy enough building materials.

8.4 Agree or disagree with the statement

Do you think that the houses you have built are safe enough and habitable?

Agree		Disagree	√
Strongly agree		Strongly disagree	

If you disagree, comment.

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These houses are not safe. They are small and fam[illegible]ammed. Where people live in a small space, the spread of diseases is inevitable.

8.5 Report on the overall quality of RDP houses

In general, the quality of the houses is poor. Some have cracked walls and roofs supported by stones and bricks. In some areas, the houses are always flooded during rainy seasons.

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Part nine: Nirvana residents

The following unstructured questionnaire forms part of a research project focusing on whether the provision of RDP houses alleviates poverty or not in Polokwane and the surrounding areas of the Limpopo Province. You have been chosen to complete the questionnaire as you are residents of the Nirvana community and/or are members of community forums with knowledge of the current difficulties experienced in the community. The questionnaire has 11 questions and will take approximately 10-15 minutes to complete. Your responses will be used to obtain data to complete the thesis for a Doctor of Philosophy Degree. The questionnaire does not require much personal details and is mainly opinion based. Your responses will be treated with confidentiality.

9.1 Gender:

Male√	Female

9.2 Race:

Black	White	Coloured	Indian√	Other

9.3 Occupation/Profession: Businessman

9.4 Are you a member of any community forum?

Yes	No√

If yes, please state which one -------n/a----------

9.5 Nirvana, the former Indian township, is known to be affluent. Do you think poverty in the community exists?

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Yes√	No

If so, do you think it is acknowledged? Please explain ----------People conceal poverty for fear of being ostracised. Poverty is stigmatised. Residents do not want to be associated with poverty.----------

---

9.6 Do you think government recognises poverty in urban-suburban areas like Nirvana?

Yes	No√

9.7 If the poor in Nirvana's community were encouraged to apply for RDP houses, do you think they would apply for a house?

Yes	No√

If no, please state why

These houses are given to people as hand-outs. This is not good because people become lazy to look for work.

9.8 In your opinion, does the provision of RDP houses alleviate poverty?

Yes	No√

If no, please explain:

The houses promote dependency on the state. People need to earn an income if poverty is to be alleviated.

9.9 Do you think the newly opened bridge connecting Nirvana to Westernburg has impacted on Nirvana in any way?

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Yes√	No

If yes, please explain

The bridge has disturbed the peace in our area. The traffic volume has increased tremendously. Our children are not safe as there is a high number of taxis travelling at a high speed in our streets now.

9.10 How do you feel about the RDP houses development plans in Lawton Drive, Nirvana?

I am unhappy. The government must build houses for people to lease. Instead of building the RDP houses, the government must come up with employment generating programmes.

9.11 What impact do you think the above development will have on the residents of Nirvana? Please elaborate.

It will increase the crime rate, which is already increasing as a result of the construction of the Lawton Drive Bridge. The construction of the RDP houses will impact negatively on the value of houses in the area.

Thank you for your co-operation and support

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Annexure 4: Translated interview schedule

Seripa sa Pele: Badudi ba dintlong tša boleng bja fase tša mmušo

1.1 Go go tšere nako ye kaakang go ba le ntlo ye e bago ya gago?

Telele	√	E sego telele	

Ge e le telele, e fa mengwaga o be o hlaloše

Mengwaga e seswai (8). Batho ba bangwe ba fofišwa lenaneong la kabo ya dintlo. Nako ye ngwe ga re tsebe gore dintlo di abiwa bjang le gona nakong e ngwe dintlo tše di dulwa ke matšwantle.

1.2 Dumela goba o ganetše statamente

Go tia ga ntlo ya gago go bolokegile

Ke a dumela		Ke a ganetša	
Ke dumela kudu		Ke ganetša kudu	√

Ge o ganetša, hlaloša

Marulelo a ntlo ya ka ga se a tia. Ke beile maswika godimo ga ntlo ya ka ge marulelo a yona a ka se kgotlelele diphefo. Sehleng sa di pula meetse a tsena ka ntlong a thapiša fenešara ya ka. Dintlo tše di phatlogile maboto.

1.3 Dumela goba o ganetše statamente

Ntlo ya gago e nyaka go lokišwa

Ke a dumela		Ke a ganetša	
Ke dumela kudu	√	Ke ganetša kudu	

Ge o dumela, laetša gore ntlo ya gago e nyaka go lokišwa go fihla kae

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Dintlo tše di phatlogile la go tshoša. Ntlo ye e nyaka go lokišwa. Maboto a ka gare a nyaka go polesetelwa. Ntlo e nyaka go kgaolwa ka maboto ka gare. Ga se ntlo feela eupša le dintlo tša botshwela mare, di tletše ebile ga re tsebe gore re dire eng.

1.4 E fa mathata ao o kopanago le ona bjalo ka modudi wa ntlo ya boleng bja fase tša mmušo

Meetse ke tlhohlo e kgolo.Ga go na dikolo, dikliniki le ditlabelwa tše dingwe. Bana ba sepela leeto le le telele ge ba e ya sekolong. Ge re e ya meetseng re tshela tsela ya lephefo ya N1. Go tshela tsela go beya bophelo bja rena le bana kotsing.

1.5 Dumela goba o ganetše statamente

Go na le bomenetša kabong ya dintlo tša boleng bja fase tša mmušo

Ke a dumela		Ke a ganetša	
Ke dumela kudu	√	Ke ganetša kudu	

Ge o dumela, hlaloša

Batho ba bangwe ba ngwadišitše dintlo morago ga ka eupša ba di fiwa pele ga ka. Ga re na tsebo mo kabong ya dintlo. Ga re tsebe gore matšwantle ona a hwetša bjang dintlo. Kabo ya dintlo ga e pepeneneng.

Ge o ganetša, hlaloša

1.6 Dumela goba o ganetše statamente

Go ba le ntlo ya boleng bja fase ya mmušo go kaonafaditše bophelo bja ka

Ke a dumela	√	Ke a ganetša	
Ke dumela kudu		Ke ganetša kudu	

Ge o dumela, hlaloša

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Go mphile lefelo leo nka fihlago hlogo gona. Ke hloka tšhalete ya go reka dijo le tše dingwe. Ke hloka tšhalete ya go lokiša ntlo ya ka. Ga ke fihlelele theko ya disamente le go poleisetela maboto a ntlo ya ka.

Ge o ganetša, hlaloša

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Seripa sa bobedi: Dipotšišo tša magoši

2.1 Dumela goba o ganetše statamente

Mo motseng, go na le dintlo tšeo di sa fetšwago go agwa

Ke a dumela		Ke a ganetša	
Ke dumela kudu	√	Ke ganetša kudu	

Ge o dumela, hlaloša

Dintlo di agilwe tša tlogelwa di se di fele eupša ka morago di ile tša fetšwa.

Ge o ganetša, hlaloša

2.2 Hlaloša ka boleng bja dintlo motseng wa gago

Khwaliti ga se ya boemo bja godimo eupša di kaone. Go kaone go ba le ntlo ya go agwa bošaedi go fetwa ke ge o se na ntlo.

2.3 Dumela goba o ganetše statamente

Go na le batho bao ba nago le maswanedi a go fiwa dintlo tša di RDP bao ba lego lenaneong la dintlo lebaka le le telele

Ke a dumela	√	Ke a ganetša	
Ke dumela kudu		Ke ganetša kudu	

Ge o dumela, hlaloša

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Ke nnete gore go na le batho bao ba le go mo lefelong la dintlo lebaka le le telele. Ba bangwe ba fena ga re sa na tshepho y gore re tla hwetša dintlo tše.

Ge o ganetša, hlaloša gore ka lebaka la eng

2.4 Go ka dirwa eng go hlabolla boemo bja dintlo motseng wa gago?

Lenaneo la boingwadišo la dintlo le swanetše go swarwa ke kgoro mošate, e sego makhanselara.

2.5 Dumela goba o ganetše statamente

Go na le tšhalelo morago ya dintlo motseng wa gago

Ke a dumela	√	Ke a ganetša	
Ke dumela kudu		Ke ganetša kudu	

Ge o dumela, hlaloša

Go na le pitlagano mo kabong ya dintlo. Lenaneo la go leta le tšea lebaka le le telele.

Ge o ganetša, hlaloša

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3.1 E fa mathata ao beng dintlo tša boleng bja fase tša mmušo ba lebanego le ona

Nako ye ngwe baetapele ba nyaka re thwala badudi ba mo gae. Taba ye e ba bothata ka gore o hwetša batho ba gona ba se na bokgoni bja maleba. Go ba le thulano ge go swanetše go thwalwe batho ba go aga ge batho bao ba se na maitemogelo. Bothata bjo bongwe e ba tsweletšo ya ditena. NHBRC e rata batsweletši ba ditena ba ema matšatši a masomepedi tee ka morago ga tsweletšo ya ditena gore di kgone go oma. Barekiši ba ditena ba bona nako ye e le e telele gomme ba di rekiše ke ka fao maboto a dintlo tše dingwe a pharogilego.

3.2 Dumela goba o ganetše statamente

Boemo bja dintlo Profenseng ya Limpopo bo aparetšwe ke bomenetša

Ke a dumela		Ke a ganetša	
Ke dumela kudu	√	Ke ganetša kudu	

Ge o dumela, hlaloša

Ke a dumela eupša karolo ya rena ye kgolo ke go aga dintlo ra di fa kgoro ya maleba.

Ge o ganetša, e fa mabaka

3.3 Dumela goba o ganetše statamente

Maloko a šetshaba a ngongorega ka go tia ga dintlo tša boleng bja fase tša mmušo tša go agwa ke borakontraka gore ga se di bolokege

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Ke a dumela		Ke a ganetša	
Ke dumela kudu	√	Ke ganetša kudu	

Ge o dumela, hlaloša

Dintlo tšeo di agilwego mengwageng ya mathomong ya demokrasi ke ya khwaliti ya fase ka lebaka la gore baagi e ba se na maitemogelo a go ka aga di projeke tša bogolo bja kago ya dintlo. Khwaliti ya dintlo e a kaonafala, seo ke bona gore ke ka lebaka la gore kgoro e tsentše tirišong mekgwa ya kgalemo.

Ge o ganetša, fahlela

3.4 Dumela goba o ganetše statamente

Bophelo bja dintlo tša boleng bja fase tša mmušo mo Profenseng ya Limpopo ga se bjo botelele ka ge di ka phuhlama lebakeng la mengwaga e mmalwa.

Ke a dumela	√	Ke a ganetša	
Ke dumela kudu		Ke ganetša kudu	

Ge o dumela, e fa mabaka

Ga se dintlo kamoka eupša tše dingwe. Tšona di akaretša dintlo tšeo maboto a tšona a phatlogilego le tša go ba le marulelo ao a sego a tia.

Ge o ganetša, hlaloša

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3.5 Go dintlo tšeo di agilwego ke kontraka ya gago, ke projeke tše kae tšeo o se go wa di fetša, le gona ka lebaka la eng?

Tše dingwe ke ile ka se di fetše eupša ka morago ka di feleletša. Bothata ke gore ga se ke patelwe ka nako.

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Seripa sa bone: Batho bao ba le go lenaneong la go emela dintlo tša boleng bja fase tša mmušo

4.1 Dumela goba o ganetše statamente

O bile lenaneong la dintlo lebaka le le telele

Ke a dumela	√	Ke ganetša	
Ke dumela kudu		Ke ganetša kudu	

Ge o dumela, e fa mabaka

Ke bile lenaneong la kabo ya dintlo mengwaga ye seswai, ke gopola gore mengwaga ye seswai ke nako ye telele gore motho a ka emela ntlo.

Ge o ganetša, e fa mabaka

4.2 E fa mabaka ao a go sitišago go hwetša ntlo ye e le go ya gago ya boleng bja fase ya mmušo

Ge ke na bana bao e le go ba ka. Ke boditšwe gore nka se fiwe ntlo ka ge ke se na bana.

4.3 Naa batho bao ba na go le dintlo tša boleng bja fase tša mmušo seemo sa bona se kaonafetše go phala bja gago pele ba fiwa dintlo goba aowa?

Ba kaone. Nna ke a sokola ka gore ke swanelwa ke go rata disamente gore ke age ntlo yeo e le go ya ka. Ge nka be ke na le ntlo ya RDP, nka be ke sa sokole ka tsela ye.

4.4 Go ba le ntlo ya boleng bja fase ya mmušo go ka kaonafatša boemo bja gago bja bophelo bjang?

Ke tla kgona go reka dijo sebakeng sa disamente. Ke tla kgona le go lefa sosaete sa poloko kgwedi ka kgwedi.

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4.5 Hlaloša ka go tia goba khwaliti ya dintlo tša boleng bja fase tša mmušo mo ga geno

Ke gopola gore khwaliti ya dintlo tše e kaone.

4.6 Dumela goba o ganetše statamente

Ke kgotsofetše ka tsela yeo dintlo di abiwago le go fiwa beng dintlo tša boleng bja fase tša mmušo

Ke a dumela		Ke a ganetša	
Ke dumela kudu		Ke ganetša kudu	√

Ge o dumela, hlaloša

Ge o ganetša, hlaloša

Batho ba ba dirilego dikgopelo tša ntlo ka morago ga ka, ba di filwe mola nna ke se na ntlo. Batho ba bangwe ba fofišwa mo lenaneong la dintlo gomme ba phaya batho.

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Seripa sa bohlano: Bašumi ba kgoro ya Tirišano, Bodulo le Merero ya Setšo

5.1 Dumela goba ganetša statamente

Naa o gopola gore go dirwa go tletše seatla mo kabong ya dintlo tša boleng bja fase tša mmušo?

Dumela	√	Ganetša	
Dumela kudu		Ganetša kudu	

Hlaloša

Kgoro ya Tirišano, Bodulo le Merero ya Setšo, e hlomile lekala la go setša boleng. Lona le bopša ke Bahlahlobi ba Masepala, bo Mmanejara ba di Projeke go tšwa ka ntle ga kgoro, NHBRC le bo Mmanejara-ba di Projeke ba kgoro. Go bopša ga lekala le go kaonafaditše khwaliti ya dintlo mo Profenseng ya Limpopo. Go hirwa ga bo rakontraka ba tsebo ya godimo le gona go thusitše.

5.2 O tseba ka di projeke tša dintlo tšeo borakontraka ba paletšwego ke go di fetša?

Ec√ /Aowa

Hlaloša

Mmušo o mo lesolong kgoparara la go feleletša dintlo mo nageng tšeo di tlogetšwego di se tša fela.

5.3 Naa kgoro ya geno e na le mekgwa yeo e na go le yona kgahlano le borakontraka bao ba tlogetšego di projeke tša dintlo ba se ba di fetša?

Dumela		Ganetša	
Dumela kudu	√	Ganetša kudu	

Ge o dumela, hlaloša

Mmušo o beile bo rakontraka lenaneong la batho bao ba senyegilego maina ka ge ba file mmušo tirelo ya go sodiša.

5.4 O gopola gore tše dingwe tša dintlo di nyaka go lokišwa?

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Dumela	√	Ganetša	
Dumela kudu		Ganetša kudu	

Hlaloša ge e le gore tše dingwe tša dintlo tše di agilwego di nyaka go agwa lefsa

Tše dingwe tša dintlo ga se di polesetelwe. tše dingwe di phatlogile maboto gomme di ka bea bophelo bja batho kotsing.

5.5 Hlaloša ka khwaliti ya dintlo tša boleng bja fase tša mmušo mo Profenseng ya Limpopo

Khwaliti ya dintlo e ya kaonafala. Borakontraka ba bjale ba kaone mo go ageng dintlo tša khwaliti ya godimo go feta bao ba thwetšwego mengwageng ya pele ya demokrasi.

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Seripa sa botshelela: Makhanselara

6.1 Hlaloša gore naa batho mo wateng ya gago bao ba na go le maswanedi a go humana dintlo ba di fihlelela bjang

Bakgopedi ba ngwadiša maina a bona. Ba bangwe ba hlaolwa ke basomedi ba mmušo ba tlhabollo. Dintlo di abiwa go ya ka lenaneo leo batho ba ngwadišitšego ka lona. Bothata ke mašeleng ka ge mmušo o ka se be le mašeleng ago agela batho kamoka.

6.2 Dumela goba o ganetša statamente

Kabo ya dintlo tša boleng bja fase tša mmušo e aparetšwe ke bomenetša

Dumela	√	Ganetša	
Dumela kudu		Ganetša kudu	

Ge o dumela, hlaloša

Lenaneo la kabo ya dintlo leo le fiwago legatong la profense le aparetšwe ke bomenetša. Lenaneo leo le fiwago kgoro le hlapelwa ke dikgahlego tša bašumi ba mmušo bao ba na go le kgahlego mo kabong ya dintlo.

6.3 O gopola gore tše dingwe tša dintlo di swanelwa ke go agwa leswa?

Dumela		Ke a ganetša	
Dumela kudu	√	Ke ganetša kudu	

Ge o dumela, hlaloša

Nakong ye ngwe bo rakontraka ba somiša ditlabelo tša go aga tša boleng bja fase. Baagi ba bangwe ga ba na bokgoni le maitemogelo ka gona ba fetša ba abile tirelo tša maemo a fase. Dintlo tše dingwe di phatlogile.

6.4 Dumela goba o ganetše statamente

O na le di projeke tša dintlo wateng ya gago tšeo di se go tša fela?

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Seripa sa botshelela: Makhanselara

6.1 Hlaloša gore naa batho mo wateng ya gago bao ba na go le maswanedi a go humana dintlo ba di fihlelela bjang

Bakgopedi ba ngwadiša maina a bona. Ba bangwe ba hlaolwa ke basomedi ba mmušo ba tlhabollo. Dintlo di abiwa go ya ka lenaneo leo batho ba ngwadišitšego ka lona. Bothata ke mašeleng ka ge mmušo o ka se be le mašeleng ago agela batho kamoka.

6.2 Dumela goba o ganetša statamente

Kabo ya dintlo tša boleng bja fase tša mmušo e aparetšwe ke bomenetša

Dumela	√	Ganetša	
Dumela kudu		Ganetša kudu	

Ge o dumela, hlaloša

Lenaneo la kabo ya dintlo leo le fiwago legatong la profense le aparetšwe ke bomenetša. Lenaneo leo le fiwago kgoro le hlapelwa ke dikgahlego tša bašumi ba mmušo bao ba na go le kgahlego mo kabong ya dintlo.

6.3 O gopola gore tše dingwe tša dintlo di swanelwa ke go agwa leswa?

Dumela		Ke a ganetša	
Dumela kudu	√	Ke ganetša kudu	

Ge o dumela, hlaloša

Nakong ye ngwe bo rakontraka ba somiša ditlabelo tša go aga tša boleng bja fase. Baagi ba bangwe ga ba na bokgoni le maitemogelo ka gona ba fetša ba abile tirelo tša maemo a fase. Dintlo tše dingwe di phatlogile.

6.4 Dumela goba o ganetše statamente

O na le di projeke tša dintlo wateng ya gago tšeo di se go tša fela?

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Dumela		Ganetša	
Dumela kudu	√	Ganetša kudu	

Ge o dumela, hlaloša

Bo rakontraka ba patelwa ke kgoro ntle le go rerišana le makhanselara. Se se dirwa gore ba lefiwe ba se ba fetše mošomo kamoka.

6.5 Hlaloša ka bo kgole bja kabo ya di ntlo wateng ya gago

Bontšhi bja batho bo imollogile ka ge ba se sa ikagela dintlo tšeo e le go tša bona. Bonnyane bja mašeleng ao ba a kgobokantšhitšego, ba kgona go a somiša dinyakweng tše dingwe tša lapa. Dintlo tše di immolla bohloki.

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Seripa sa bošupa: Bo radiengineere

7.1Hlaloša ka khwaliti ya dintlo masepaleng wo mongwe le wo mongwe mo Profenseng ya Limpopo

Khwaliti ya dintlo e boemong bja fase. Go nyakega gore khwaliti ya dintlo e lekolwe le go hlokomelwa. Bo rakontraka ba swanetše go hirwa lebaka le le telele gore ba kgone go abela batho tsebo le bokgoni.

7.2 Ge o be o ka akanya, o ka reng ka bophelo bja dintlo tša boleng bja fase tša mmušo Profense ya Limpopo?

Bophelo bja ntlo bo letše godimo ga mong gore naa o e hlokomela go fihla kae. Tše dingwe tša dintlo di ka swarelela go fihla mengwaga e lesome hlano(15) ka gore di na le mafokodi.

7.3 Dumela goba o ganetše statamente

Dintlo tše dingwe tša boleng bja fase tša mmušo di swanelwa ke go agwa leswa

Dumela	√	Ganetša	
Strongly dumela		Ganetša kudu	

Ge o dumela, hlaloša

Tše dingwe tša dintlo di na le mafokodi ka gona go tla nyakega gore re di agwe leswa gore maphelo a batho a bolokege.

7.4 Hlaloša ka khwaliti ya dintlo tša RDP o be o dire dikakanyo

Khwaliti ya dintlo e a kaonafala. Dintlo tšeo di agilwego mathomong a mengwaga ya demokrasi di na le mafokodi. Go nyakega tsebo ya fantišene ya seterepe (strip) ka ge borakontraka ba bantšhi ba palelwa ke fantišene ya rafote (raft). Go nyakega gore ge khwaliti ya dintlo e lekolwa, bo radiengineere le NHBRC ba be gona.

7.5 Hlaloša bokgole bjo kabo ya dintlo tša boleng bja fase tša mmušo e kaonafaditše bohloki Profenseng ya Limpopo

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Kabo ya dintlo tše e tliša kimollo lebakanyana le le kopana feela. E fa batho menyetla ya go ba le ntlo yeo motho a ka e bitšago ya gagwe. Tshitišo ke ge beng dintlo ba sa šome ka gore go ba le ntlo feela ga go tloše bohloki.

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Seripa sa seswai: Baagi ba dintlo tša boleng bja fase tša mmušo

8.1 Hlaloša ka khwaliti ya dintlo tša boleng bja fase tša mmušo tšeo o di agilego

Dintlo tše dingwe di boemong bjo bobe.

8.2 Dumela goba o ganetše statamente

O gopola gore tše dingwe tša dintlo tša boleng bja fase tša mmušo di swanelwa ke go lokišwa?

Dumela		Ganetša	
Dumela kudu	√	Ganetša kudu	

Ge o dumela, hlaloša

Dintlo tše dingwe ga se di polesetelwe, goba go kgaolwa ebile di ka phumega.Polokego ya tšona o ka se e netefatše.

8.3 Dumela goba o ganetše statamente

Go na le projeke ya dintlo yeo khamphani ya gago yeo o e šometšego e se go ya e fetša?

Dumela	√	Ganetša	
Dumela kudu		Ganetša kudu	

Hlaloša

Nakong ye ngwe rakontraka o felelwa ke mašeleng gomme a palelwe ke go lefa bašomi le go reka dikago tšeo di lekanego.

8.4 Dumela goba o ganetše statamente

O gopola gore dintlo tšeo o di agilego di bolokegile ebile di a dulega?

Dumela		Ganetša	√
Dumela kudu		Ganetša kudu	

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Ee√	Aowa

Ge go le bjalo, o gopola gore batho ba a bo amogela, hlaloša

Batho ba fihla bohloki ga ge ba tšhaba gore ba tla hlaolwa mo setšhabeng. Bohloki bo filwe kgobogo.

9.6 O gopola gore mmušo o lemoga gore metse setoropo ya go etša Nirvana le yona e na le bohloki?

Ee	Aowa√

9.7 Naa o gopola gore bahloki ba Nirvana ba ka hlohleletšega go dira dikgopelo tša dintlo tša boleng bja fase tša mmušo tšeo di bitšwago dintlo tša di RDP?

Ee	Aowa√

Ge go se bjalo, hlaloša mabaka

Dintlo tše di fiwa bjalo ka mphiwa feela. Taba ye ga ya loka ka gore batho ba thoma go tšwafa go nyaka mošomo.

9.8 Go ya ka kgopolo ya gago, kabo ya dintlo tša go bitšwa RDP kaonafatša bohloki?

Ee	Aowa√

Ge go se bjalo, hlaloša

Dintlo tše di direla gore batho ba hwe moya wa go iterela.Batho ba swanelwa ke go ba le le tseno gore ba fenye bohloki.

9.9 O gopola gore leporogo le leswa leo le kopanyago Nirvana le Westernburg le ama bophelo bja Badudi ba Nirvana?

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Ee√	Aowa

Ge go le bjalo, hlaloša

Leporogo le le sitiša khutšo ye e bego e le gona mo motseng wa rena .Sephethephethe sa dikoloi se oketšegile kudu. Bana ba rena ga ba bolokege ka ge bo radithekisi ba otlela ka lebelo la godimo mo mebileng ya rena.

9.10. O ikwa bjang ka lenaneo hlabolla la dintlo tša boleng bja fase mo Lawton Drive, Nirvana?

Ga se ke thabe. Mmušo o swanelwa ke go aga dintlo o hiriše batho sebakeng sa go aga dintlo tša RDP, mmušo o swanetse go hlola dikgoba tša mešomo.

9.11 Naa tlhabollo ye ya ka godimo (21), e tla ama bjang Badudi ba Nirvana? Hlaloša

E tla oketša bosenyi, bjo bo setšego bo goletše godimo ka lebaka la go agwa ga leporogo la Lawton Drive. Go agwa ga dintlo tša RDP go tlo ama boleng bja dintlo tša rena bošaedi.

Ke leboga tirišano le thekgo ya gago

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