

**GUIDELINES TO APPLY THE INTEGRATED HOUSING NEEDS SYSTEM TO
ALLOCATE HOUSES IN THE MPUMALANGA PROVINCE, SOUTH AFRICA**

by

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DECLARATION

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I declare that guidelines to apply the integrated housing needs system to allocate houses in the Mpumalanga Province, South Africa is my own work and that all the sources that I have used or quoted have been indicated and acknowledged by means of complete references.

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ABSTRACT

Mpumalanga Provincial Department of Human Settlements in partnership with the National Department of Human Settlements has launched a new integrated system known as the Housing Needs Register (HNR) to manage potential housing beneficiaries. This study was aimed at refining the integrated system in terms of providing guidelines and processes in the allocation of affordable houses.

A total of 88 878 records captured on the HNR were profiled, and the results show that in approximately 86% of the records, family factors and better economic circumstances were given as the main motivation towards a desire to own a house in a particular area of residence. These findings emphasized the importance of understanding beneficiaries' needs with regard to housing. Providing guidelines in the application of this knowledge in a fair and consistent manner could assist in curtailing the spread of informal selling or demolishing of state subsidized houses and other forms of corruption.

KEY CONCEPTS: Potential Beneficiaries, Affordable houses, Waiting list, Housing Needs Register, Housing Code, and Housing Backlog

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CHAPTER 1 (BACKGROUND OF THE STUDY)

1.1 INTRODUCTION

Provision of houses and basic services to low-income groups and previously disadvantaged populations became a priority of South Africa's democratic government since 1994. This led to the development of the Housing Policy in 1994, which became a framework for the development of the Housing Act of 1997 (Act No 107 of 1997), aimed at providing adequate housing to poor households and thereby reducing housing backlog (Charlton and Kihato, 2006: 254).

Subsequent to the introduction of a housing policy, several housing programmes were introduced to address housing backlog. The South African Government and its partners have attempted to address the inadequate supply of affordable housing by introducing programmes that accommodated the creation of mixed income housing developments. This included programmes such as the Individual Housing Subsidy, Institutional Subsidy, People's Housing Process, Informal Settlement Upgrading, Consolidation Subsidy, Project-Linked, Rural Housing Subsidy, and Farm Worker Assistance (Gauteng Department of Housing, 2009: 24; Manie & Tapela, 2004:1; Charlton & Kihato, 2006: 265; and Huchzermeyer, 2009: 65).

Furthermore the National Department of Human Settlements came up with a strategy called Breaking New Grounds (Charlton & Kihato, 2006: 257-258). This was aimed at integrating all housing programmes into one instrument to develop sustainable human settlements. This integrated system aims to achieve a number of socio-economic goals through the medium of housing by directly linking housing, economic development and social upliftment (Charlton & Kihato, 2006: 264).

Despite the significant progress made in housing delivery, it appears that the housing backlog is probably one of the greatest challenges facing the South African Government. Previous studies showed that people living in rural areas and informal

settlements still require a wide range of basic services such as affordable housing and better quality services in health, education, water, sanitation, and electricity (Lloyd, Dick, and Howells, 2004: 80; Nieuwoudt and Mathews, 2005: 1217).

To date, Mpumalanga Province lacks a comprehensive, reliable and credible database (waiting list) for potential beneficiaries of affordable houses. This could hamper its effort to meet its targets of providing Sustainable Human Settlement, and moreover to meet the country's international obligations in terms of the Millennium Development Goals. The aim of this study is therefore to explore the information and application of the current Housing Needs Register (HNR) and to develop guidelines and fair processes for the allocation of affordable houses.

1.2 BACKGROUND TO THE RESEARCH PROBLEM

The importance of addressing poverty, lack of housing and infrastructure and health related challenges especially in developing countries was emphasized on 8 September 2000, when the United Nations member states committed themselves to create an environment which is conducive to development and to the elimination of poverty. This has led to the adoption of eight goals, the Millennium Development Goals (MDGs) each with more refined targets to address poverty and ill health. This initiative represents the most comprehensive strategy in history to improve the quality of lives of people (UNDP, 2010).

Millennium Goal number 7 (To ensure environmental sustainability) is of particular importance for this study. Important targets embedded in the MDG are:

- to halve the proportion of the population without sustainable access to safe drinking water and basic sanitation by 2015, and
- to significantly improve the lives of slum dwellers by 2020.

Of the billion persons that live in slum areas worldwide, which are characterized by poverty and inferior living conditions, the stated goal of the South African Government is to overcome the housing backlog of an estimated three million, by 2014 (Del Mistro and Hensher, 2009: 333).

Housing delivery requirements, however, vary from region to region and are influenced by the population landscape and the characteristics of individuals within a particular jurisdiction. In the United Kingdom, a systematic review by Gallent (2009: 263) revealed that the social composition of rural areas should be taken into consideration, to develop a focused and appropriate strategic approach for housing policies and to provide the necessary developmental support (Gallent, 2009: 263-264). Illustrative of the above mentioned principle is the critique by Brun and Lund (2009: 10) about the level of politics involved in the national housing policy in Sri Lanka after the post-tsunami recovery in 2005. The study by Brun and Lund (2009: 10) showed that the housing policy in Sri Lanka has not sufficiently embedded the reconstruction practices in local realities and people's own preferences and contributions.

Smith, Rayer and Smith (2008: 289), studied the impact of population growth, aging and disability for households in the United States, and concluded that an estimated 21% of households will have at least one disabled resident in 2050. This trend will result in a growing need for housing units with features that will improve the accessibility for disabled persons. Fritz (2009: 62) studied the implications of gender for the United State's housing policy, and concluded that gender is an important factor in relation to housing and the effects of cultural and social norms and has an impact on the political aspects of housing.

According to Pillay & Naude (2006: 872), South Africa is faced with a low-income housing crisis, with the current estimated backlog reaching more than three million units. Nengwekhulu (2009: 341) investigated delivery challenges of public services in South Africa, and found that there are a number of key factors that result in the slow

pace of service delivery. Among others these factors include shortage of skills, corruption, nepotism and political agendas within the administration of departments (Nengwekhulu, 2009: 341). The Department of Local Government and Housing (2005: 8) established that inadequate resource allocation and capacity restraints contribute largely to the backlog of provision and allocation of houses. Furthermore, the study revealed that housing policies did not cater for the varied needs of beneficiaries and lack strategic goal setting and coordinated implementation plans (Department of Local Government and Housing, 2005: 8).

1.2.1 Demographics of Mpumalanga and Housing Backlog

Mpumalanga Province is demarcated into three districts, namely, Ehlanzeni, Nkangala and Gert-Sibande Districts Municipalities. These districts have been divided into 18 local municipalities. Ehlanzeni District is located in the north eastern part of Mpumalanga Province, and is bordered by Mozambique and Swaziland in the east. The Ehlanzeni District Municipality comprised of five local municipalities, namely, Bushbuckridge, Mbombela, Nkomazi, Thabachweu, and Umjindi Local Municipalities. Gert-Sibande District is located in the Southern of Mpumalanga Province, and comprises of seven local municipalities, namely, Albert Luthuli, Dipaliseng, Govan Mbeki, Lekwa, Mkhondo, Msukaligwa, and Pixley Ka Seme Local Municipalities. Nkangala District Municipality is found in the Western of Mpumalanga Province, and comprises of six local municipalities, namely, Delmas, Dr JS Moroka, Emakhazeni, Emalahleni, Steve Tshwete, and Thembisile Local Municipalities (Demarcation Board GIS Spatial data files, 2010).

According to Statistics South Africa's mid-year estimates of 2011, Mpumalanga Province is home to about 3.7 million individuals, which represents 7.2% of the South African Population (Statistics South Africa, 2011). The housing backlog in the province is estimated at approximately 240,511 across the entire provincial districts municipalities (Statistics South Africa, 2007). This represents about 6.5% of the population in Mpumalanga Province without adequate housing.

The table below shows the housing backlog figures calculated from the Labour Force Survey conducted in 2007 for Mpumalanga Province. Gert-Sibande and Nkangala Districts Municipalities have the largest share of the housing backlog in the province of 37% each, whereas Ehlanzeni District has the smallest share of the housing backlog of approximately 26% (Statistics South Africa, 2007).

Table 1.1 Analysis of housing backlog for Mpumalanga Province

| District Municipality | CS 2007/HC Stats 08/09 analysed backlog |
|------------------------------|--|
| <i>Nkangala District</i> | <i>88226</i> |
| <i>Gert-Sibande District</i> | <i>89529</i> |
| <i>Ehlanzeni District</i> | <i>62756</i> |
| Total Captured | 240511 |

Source: Labour Force Survey, 2007

1.2.2 National Housing Needs Register

According to Section 9(1) of the National Housing Act of 1997, municipalities are tasked to take all the necessary steps to ensure that their inhabitants of their areas have access to adequate housing (Act No 107 of 1997). This means that each municipality is required to take the responsibility for identifying land suitable for housing development, the building of affordable houses, managing application processes for housing subsidies and to develop its own waiting lists and allocation procedures for beneficiaries.

However, a study on factors affecting housing delivery in South Africa showed that information on waiting lists, and the use of waiting lists developed by the different municipalities were inconsistent and showed limitations in the data, thus causing confusion and discrepancies in those municipalities. This resulted in uncoordinated and inconsistent management of housing backlog (Burgoyne, 2008:45).

Inaccessibility of paper-based records used in the various municipalities in Mpumalanga Province prompted the Provincial Department of Human Settlements to invest in an electronic based record system, the National Housing Needs Register to manage

housing beneficiaries for the Province (Mpumalanga Provincial Government (MPG), 2009). According to Rob & Coronel (2007: 4-5), good decisions require good information, whereas, the effective management of large volumes of data requires an effective database management system which does not only provide an opportunity to store and keep data, but also be comprehensive and appropriate to enable strategic decision making.

1.3 PROBLEM STATEMENT

According to Burns and Grove (2007:98), a research problem is a statement that summarises the problem and indicates the existing gap in the knowledge and understanding of the study field.

The problem identified for this study relates to the fact that the Department of Human Settlement in Mpumalanga Province did not have a single integrated waiting list that accommodates all potential beneficiaries for affordable houses in the Province. This has resulted in abuse of current processes for the allocation of affordable houses. A local paper in Mpumalanga Province reported on a beneficiary of a state subsidized low income housing unit which was demolished soon after it has been allocated to make way for a bigger house, suggesting that the person needed a site to build on rather than a house (Mpumalanga Mirror, 2010:4). In other instances there are many low income houses in Mpumalanga Province which are not occupied because beneficiaries on the waiting lists could not be traced. This results in people who are not on the waiting lists invading these empty houses (Mpumalanga Mirror, 2010: 3). Due to such challenges, the Mpumalanga Department of Settlements adopted the initiative undertaken by the National Minister of Housing in 2005 to implement a revised National Housing Needs Register. The purpose of this register entails a system to reduce discrepancies through better control, consistent practices and improved management systems.

The application of the National Housing Needs Register includes

- The identification of housing needs.
- Monitoring the backlog of housing provision in the Province.
- Minimizing duplication of potential beneficiaries across South Africa.
- Managing the geographical movement of potential beneficiaries.
- Assisting in the allocation of the budget for the various housing programmes.
- Integrating various existing databases e.g. between Housing Subsidy Scheme and the National Housing Needs Register.

The problem that will be addressed in this study is that there are no clear guidelines for the application of the integrated National Housing Needs Register in Mpumalanga.

1.4 AIM OF THE STUDY

The aim of this study is to provide guidelines and assess processes for the allocation of affordable houses in Mpumalanga Province.

1.5 RESEARCH OBJECTIVES

Burns and Grove (2007:552) define research objectives as clear, concise, declarative statements expressed to direct a study; they focus on identifying and describing variables and relationships among variables.

The objectives of this study are:

- To explore the available data on the profile of applicants for affordable houses in Mpumalanga Province.
- To explore the main reasons provided as a motivation for applying for affordable houses.

- To formulate guidelines that will:
 - assist in the allocation of affordable houses across Mpumalanga Province.
 - help prioritize potential beneficiaries with special needs.
 - ensure that the process of housing allocation is fair, transparent and standardized across the Mpumalanga Province.

1.6 ASSUMPTIONS

According to Burns and Grove (2007:37), assumptions are statements that are taken for granted or are considered true, even though there is no adequate evidence or a scientific test to support this belief. The authors further highlighted that these assumptions are universally accepted truths. Theories and research instruments are developed on the basis of assumptions that may or may not be recognized by the researcher. These assumptions further influence the development and implementation of the research process. They influence the logic of the study, and their recognition leads to more rigorous study development. In addition, Burns and Grove (2007:37) further indicate that recognition of assumptions by the research is strength, and not a weakness.

For the purpose of this study, the researcher assumes that:

- There are a number of contributory factors that should be considered when allocating affordable houses
- The strategy for the allocation of houses differs in each Province due to the geographical area and socio-economic factors

1.7 SIGNIFICANCE OF THE STUDY

According to Burns and Grove (2007: 438), the significance of a study is associated with the practical importance of the findings.

Reduction of the housing backlog in Mpumalanga requires a comprehensive database coupled with a comprehensive objective process or standards for the allocation of affordable housing. This study will provide information on the common reasons provided as a motivation for affordable housing, thereby proving new knowledge that will assist policy developers in decision making during policy development processes.

As discussed in Rob and Coronel (2007: 7-8), the benefits of a comprehensive electronic-based record include:

- Improved data sharing, where end users have better access to more and better managed data.
- Better data integration, providing wider access to well managed data.
- Minimizes inconsistency.
- Improved data access, to provide speedy results to ad hoc queries.
- Improved decision making, by providing quality information.
- Increased end-user productivity empowers end users to make quick and informed decisions.

1.8 DEFINITION OF TERMS

1.8.1 Child Headed Households

Child headed households refer to households where all members are under 18 years, i.e. a household consisting only of children (Meintjes, Hall, Marera and Boulle, 2009:1).

1.8.2 Household

A group of persons who live together and provide themselves jointly with food and/or other essentials for living, or a single person who lives alone (Statistics South Africa, 2010:37).

1.8.3 Sustainable Human Settlements

Sustainable human settlements refer to well-managed entities in which economic growth and social development are in balance with the carrying capacity of the natural systems on which they depend for their existence and result in sustainable development, wealth creation, poverty alleviation and equity (Department of Local Government and Housing, 2005).

1.8.4 Waiting List

A waiting list for the purpose of this study is a computerized database system previously used by the Department and individual Municipalities to record particulars of households in need of housing assistance (Gauteng Department of Housing, 2009: 6).

1.8.5 Housing Subsidy

A housing subsidy refers to a once off grant by Government to qualifying beneficiaries for housing purposes. This grant is paid either to a seller of a house, or in new developments, the grant is used for the construction of the house that complies with the minimum technical norms and standards (Department of Human Settlements, 2010:22).

1.9 VALIDITY

Babbie and Mouton (2006: 122) define validity as the extent to which an empirical measure adequately reflects the real meaning of the concepts under consideration. For

the purpose of this study, content validity was used to ascertain the effectiveness of the questionnaire used to collect data. According to Babbie and Mouton (2006: 123), content validity refers to how much a measure covers the range of meanings included within the concept.

1.10 ETHICAL CONSIDERATION

Gostin (2003: 178-181) defines public health ethics as the principles and values that help guide actions among public health system actors, which are designed to promote health and prevent injury and disease in the population. Whereby the principle values include the salience of population health, safety, and welfare; fairness and equity in the distribution of services; and respect for human rights.

To ensure the ethical conduct of the study, permission to conduct the study was sought from the Research and Ethics committee of the University of South Africa (Department of Health Studies). The study was submitted to the Head of Department for Mpumalanga's Department of Human Settlements for approval. The study did not involve any human respondents, other than their personal information, already captured in the Housing needs register. For ethical reasons all names and personal information of potential beneficiaries and their identity documents were omitted.

1.11 OUTLINE OF THE STUDY

The composition of study is made of five chapters comprising different headings.

- **CHAPTER ONE (Background of the study)**

This chapter provides a reflection on the background of the study. It is also in the background that an overview of the setting and the population is detailed. Statement of the problem, aims of the study, objectives of the study, significance of the study, clarification of the main concepts, research methodology, ethical considerations, and validity of the study are also discussed.

- **CHAPTER TWO (Literature Review)**

In this chapter, the existing knowledge that will inform and direct the researcher is discussed. It further provides the scientific and theoretical basis to justify this research.

- **CHAPTER THREE (Research design and Methodology)**

In chapter 3 the scientific approach, research design and methodology are explained and justified.

- **CHAPTER FOUR (Findings of the study)**

The findings of the study are analyzed and interpreted in chapter 4. This discussion will form the basis for the conclusions and recommendation that will be discussed in chapter 5.

- **CHAPTER FIVE (Conclusion and Recommendations)**

Based on the findings, the researcher contextualizes the results and concludes the study and further provides recommendations.

1.12 CONCLUSION

In chapter 1, a detailed reflection on the background to the study was discussed. It also introduced the statement of the problem, aims of the study, objectives of the study, significance of the study, clarification of the main concepts, and the conceptual framework of the study. Furthermore, the methodology of this study was discussed, which included among others the population, data collection processes and the ethical issues pertaining to the study.

CHAPTER 2 (LITERATURE REVIEW)

2.1 INTRODUCTION

Although the provision of affordable housing and basic services to all previously disadvantaged South African communities as inscribed in the Housing Act of 1997 is a priority for government, a number of factors continue to affect the success of this project. As a key stakeholder in the delivery process, Government has developed numerous policies and legislation to facilitate the provision of affordable housing to its citizens. The literature review focuses on aspects related to policies and processes in the application and allocation of housing, as well as factors that may directly or indirectly influence these processes.

Multiple database searches were conducted to identify recent publications. Search terms were limited to publication dates ranging from 1988 to 2011 (inclusive). All identified documents were examined and those that were relevant were retrieved for inclusion in the review. These included a number of recommended sources, accredited journals, articles, government publications, term papers, and research papers. These were consulted to enhance the researcher's understanding of the theoretical basis and developmental processes that informed and influenced the affordable housing sector. Sources used were obtained through the use of the libraries at University of South Africa and the University of Limpopo, and the use of online computer search for articles and journals through the Google search engine and the Pubmed database. A number of various policy/information documents were also consulted to get a broader view on the subject.

2.2 HISTORICAL DEVELOPMENT LEADING TO THE HOUSING CRISIS IN SOUTH AFRICA

It is important to analyse the historical legacy of housing planning and delivery in South Africa in order to have an understanding of the current housing market crisis and the challenges the country is faced with. A clear understanding of this challenging environment also provides an opportunity for proper preparation, planning and strategizing towards creating sustainable and decent human settlements.

The Conference Report on Land Reform in Southern Africa (2001: 12) states that the planned marginalization, by exclusion and eviction of people through the 1913 Natives Land Act, the Natives Administration Act of 1927, the Natives Trust and Land Act of 1936, the 1950 and 1966 Group Areas Acts, is regarded as the single greatest cause that has contributed to the widespread of poverty in South Africa today. As a result of this legislation an estimated 3.5 million people lost land rights due to forced removals since 1913.

According to Hendler (1988: 2) the lack of black residential accommodation, as well as the relatively high price charged for township services, have been a cause of discontent amongst inhabitants. Since a large majority of township residents lived in houses rented from the local authorities, the revolt against the government has often been centered on rent and service charge boycotts which undermined the financial stability of these local authorities governing these areas. Hendler (1988: 3) further questions the reasons for these uprisings as many of the residents were poor and unemployed and questioned their ability to afford the rental of these units.

2.3 THE DEVELOPMENT AND CONTEXT OF LEGISLATION AND POLICIES

2.3.1 The National Legislative Framework

The Constitution of the Republic of South Africa (Act No. 108 of 1996) states that housing delivery falls within the ambit of national and provincial government. The

primary function of provinces with regards to housing is annotated in Part 3 (7) of the National Housing Act (No. 107), of 1997:

‘Every provincial government must, after consultation with the provincial organisations representing the municipalities as contemplated in section 163 (a) of the Constitution, do everything in its power to promote and facilitate the provision of adequate housing in its province within the framework of national housing policy’

To further elaborate on this objective, provincial governments are encouraged to formulate their own legislation and policies in respect of housing, provided that such legislation does not undermine national legislation. The intended consequence behind provinces being able to devise their own housing legislation and policies is to support and promote national level housing policies and procedures. The National Housing Code (2000:108) states that there is a need to customize housing policy to the specific housing needs of that particular province, which can vary from province to province.

2.3.2 Roles of Government

The Housing Accord signed at Botshabelo on the 27 October 1994 included signatories representing National Government, the International Community, COSATU, Developers, National Housing Forum, Homeless and the Financial Sector (Housing the Nation, 1994:1). These sectors of society, including government at all levels committed themselves to assisting all South Africans who are inadequately housed. The Housing Act of 1997 and its amendments have assigned different roles to various levels of government. Housing Policy is formulated and funded mainly by the national government, but is implemented primarily by provincial and local government. The Public Service Commission in its report on the Evaluation of the National Housing Subsidy Scheme (2003: 12-15) outlines the roles of housing for the various tiers of Government.

a) National Government

The primary role of National Government, acting through the powers of the Minister of Housing (or more latterly Minister of Human Settlements) is to:

- Formulate national housing policy, including national norms and standards, for implementation on National Housing Programmes. The most important function at national level is the design of the Housing Subsidy Scheme coupled with the allocation of finance and resources.
- Develop national norms and standards which are incorporated into the National Housing Code.
- Determine nationwide delivery targets through a multiyear strategic plan with appropriate apportionment of funds allocated from the South African Housing Fund.
- Continuous evaluation of performance related to the delivery targets and funding allocations.
- Assist and enhance capacity of provincial and local government to meet targeted objectives.

b) Provincial Government

The role of the Department of Housing within the provincial government is to:

- Devise provincial policy within the framework of National Housing Policy. The policy must enable the development of adequate housing in the province.
- Promotion of provincial legislation that promotes effective housing delivery.
- Providing a supporting function to municipalities and to intervene where municipalities cannot or do not perform their duties as defined by the Act.
- Prepare and maintain a multi-year strategic provincial housing plan. This plan will be in line with housing delivery targets determined by the province. These programmes must be carried out in line with National Housing Policy.

c) Local Government

According to the Housing Act of 1997: All municipalities, as part of their function to promote integrated development planning must utilize the framework of national and provincial housing legislation to ensure that:

- The local residents of its area of governance have access to adequate housing opportunities.
- The health and safety of residents are adhered to.
- Infrastructure services in respect of water, sanitation, electricity, roads, storm water drainage and transport are provided in a viable manner.

2.3.3 Housing Policy

Bekker, Creighton, Mavuso, Steyn, Streltz, Treisman, van Niekerk, Beets and Wiechers (1991:6) outline the requirements for a housing policy as follows:

- A housing policy must be all inclusive and available to all South Africans. The policy must offer the best housing opportunity to all South African households and not merely those limited to the middle and lower income brackets. Unless these housing needs are addressed, a large number of people will end up in overcrowded shelter that has many hazardous and security risks and that the efforts of both the state and private sector will be overwhelmed by land invasions.
- The housing policy must respect the principal of equality of treatment by the government. Outdated practices which treat households differently on the basis of imputed racial identity have no place in the allocation of housing in South Africa.
- Housing policy must effectively mobilize all resources and gain as much support as possible from all spheres capable of making a contribution. This requires an unprejudiced assessment of the experience and capabilities of the various role players involved in the housing arena.
- Finally, a housing policy must be sustainable. A robust housing policy must be capable of application in a context of modest economic growth (at least 3.5% per

annum). Should higher growth periods be realized, it would always be possible to achieve more in a shorter period of time.

2.4 HOUSING STATISTICS: HOUSING BACKLOG

In the 1994 Housing White Paper it was estimated that the housing backlog would be approximately 1.5 million units in 1995. It was also estimated that the urban housing backlog would grow at a rate of 178,000 units per year. In addition there were an estimated 720,000 serviced sites in urban areas requiring upgrading, and an unknown number of rural houses lacked access to basic services (The White Paper on RDP, 1994).

It should be noted that it is difficult to accurately assess the housing needs and housing backlogs due to a lack of consistent definitions for adequate and inadequate housing and difficulties in assessing the depth of overcrowding. Official figures for the housing backlog compound the confusion surrounding the exact number of the backlog, the official housing backlog doubled from 1.4 million housing units in 1995 to 2.8 million units in 2000. This can be attributed to the fact that the 1995 figure was an estimate of urban areas only, whereas the 2001 figure seems to include inadequately housed households in rural areas (Department of Housing: 1995 – 2001).

According to New Housing Policy and Strategy in South Africa (1994), the consequences of this backlog are physically reflected in overcrowding, squatter settlements and increasing land invasions in urban areas, and generally by the poor access to services in rural areas. Socially and politically, this backlog gives daily impetus to individual and communal insecurity and frustration, and contributes significantly to the high levels of criminality and instability prevalent in many communities in South Africa. The National Department of Human Settlements estimate the current housing backlog to be approximately 2.2 million, while new household

formation continues at approximately 3% per annum (Department of Human Settlements, 2010: 5).

2.5 CHALLENGES ASSOCIATED WITH THE DELIVERY OF AFFORDABLE HOUSING

According to the Public Service Commission Report on The Evaluation of The National Housing Subsidy Scheme (2003:16), some of the key challenges and problem areas identified in the Department of Housing Paper presented at the National Housing Conference (December 1999) were:

- The number of houses delivered has been quite impressive, though it was accepted that there was no reliable method to accurately assess the housing needs and backlogs (p 2,4).
- The quality of residential environments remains a cause for concern (p.4).
- Affordable and well located land for integrated and holistic housing development is a problem (p.7).
- There was a lack of end user beneficiary contribution in any form to the subsidy amount (p.5).
- Service delivery and civil responsibility remained a problem (p.4).
- There is a need to increase skill and recruit suitably qualified and experienced candidates in all spheres of government and throughout the housing sector (p.7).
- There was no systematic approach to planning for housing across all spheres of government. The housing environment has been firmly entrenched, but not been sufficiently transformed, especially with regards to access to housing finance (p.3-4).
- Areas of concern that required urgent attention were matters related to subsidy fraud and mal-administration (p.3-4).

Furthermore, additional challenges associated with delivery of affordable houses in South Africa are informal selling, demolishing and renting-out of state subsidized houses. According to Smith (2008: 41), informal selling and buying of state subsidized houses was in some instances occurring when the owner of the house died or moved away, resulting in people who can afford to buy houses for themselves from the property market rushing to buy houses meant for the poor (Smith, 2008: 85). Mpumalanga Mirror (2010:4), reported on a beneficiary of a state subsidized low income housing unit demolishing soon after it was allocated to make way for a bigger house, suggesting that the person needed a site to build on rather than a house (Mpumalanga Mirror, 2010:4).

2.6 SUBSIDY MARKET

According to the National Department of Human Settlements (2010), a government housing subsidy is a grant by government for qualifying beneficiaries which is specifically reserved and utilized for the provision of housing accommodation. This housing grant is not paid in cash to any of the qualifying beneficiaries, but paid directly to the seller of a housing unit or directly to the developer of a new housing unit which is built according to the minimum specifications and regulations as required by the National Department of Housing.

Applicants for the housing subsidy must satisfy the following criteria:

- The applicant must be married or in a proven relationship. A single person with financial dependents in the form of children or family members is also eligible to apply.
- An applicant must be a South African citizen or have permanent residency status.
- The applicant must be legally able to enter into a Contract (over 21 years of age) and be of sound mind.
- An applicant's gross household monthly income must not exceed R 3,500.

- The applicant must be a first time home owner who has not previously received a housing subsidy or aid from government.

The South African Subsidy Housing Scheme for subsidy amounts for the period 2010/2011 in respect of various subsidized housing programmes is summarized in table 2.1 below, and further explained below (Department of Human Settlements (DHS), 2010).

Table 2.1: Housing Subsidy Scheme

| Housing Subsidy Amounts: 11 March 2010 till 31 March 2011 | | |
|---|-------------------------------|------------------------|
| Subsidy Programme | Household income group | Subsidy quantum |
| Integrated Residential Development Programme (IRDP) Subsidies: | R0 to R3 500 | R55,706.00 |
| Enhanced People's Housing Process: | R0 to R3 500 | R55,706.00 |
| Rural subsidies: | R0 to R3 500 | R54,906.00 |
| Farm Resident Subsidies: | R0 to R3 500 | R54,650.00 |
| Consolidation Subsidies: | R0 to R3 500 | R54,906.00 |
| Institutional subsidies: | R0 to R3 500 | R52,427.00 |
| Individual Subsidies: | R0 to R3 500 | R84,000.00 |

Source: Adapted from Department of Human Settlements (www.dhs.gov.za)

2.6.1 Integrated Residential Development Programme (IRDP) Subsidies:

As outlined on DHS (2010), the Integrated Residential Development Programme provides for planning and development of integrated housing projects, which allows the projects to be planned and developed in phases and thus, provides for a holistic development orientation. It replaces the Project Linked Subsidy Programme, which provided housing units built by contractors who were employed by the province or municipality for various groups of people that qualify for subsidies (DHS, 2010).

2.6.2 Enhanced People's Housing Process:

The Enhanced People's Housing Process aims to support households who wish to enhance their housing subsidies by building their own homes. The Enhanced People's

Housing Process can be accessed through the Integrated Residential Development Programme, Project Linked Consolidation, Institutional, or Rural Subsidies as well as technical and other forms of assistance in the house building process (DHS, 2010). Here people are in charge of the construction of their own homes and are supported by a registered support organization.

2.6.3 Rural Subsidies:

The Rural Subsidy Programme is used to extend the benefits of the Housing Subsidy Scheme to those individuals living in areas referred to as “rural” areas where they enjoy functional security of tenure as opposed to legal security of tenure. Only individuals forming part of a community, whose informal rights are uncontested and are therefore unlikely to lose those rights during a land reform process, will be assisted. The subsidies are only available on a project basis and beneficiaries are supported by implementing agents. Beneficiaries also have the right to decide on how to use their subsidies either for service provision, or building of houses or a combination thereof (DHS, 2010).

2.6.4 Farm Resident Subsidies:

The Programme provides capital subsidies for the development of engineering services, should no alternative funding be available, and adequate houses for farm workers and farm occupiers. The farm owner plays an important role under this Programme (DHS, 2010).

2.6.5 Consolidation Subsidies:

The consolidation subsidy is available to a beneficiary who has already received assistance through government to acquire a serviced residential site under the pre-1994 housing schemes. This subsidy is applicable to serviced sites that were obtained on the basis of ownership, leasehold or deed of grant and must be utilised to construct

or upgrade a top structure on the relevant property. This programme is also limited beneficiaries with a household income not exceeding R3 500 per month (DHS, 2010).

2.6.6 Institutional Subsidies:

Institutional subsidies are available to Housing Institutions that provide tenure arrangements alternative to immediate ownership (such as rental, installment sale, share block or co-operative tenure) to subsidy beneficiaries. The subsidy will enable Housing Institutions to undertake approved projects and to enable them to create affordable housing stock for beneficiaries to live in subsidised residential properties. The rental unit may not be transferred to the beneficiary within the first four years of occupation. A further condition is that the legal entity must in addition to the subsidy make its own capital investment in the property (DHS, 2010).

2.6.7 Individual Subsidies:

Beneficiaries of the individual subsidy scheme can acquire an improved property or house building contract which is not part of a departmental approved house building program. This Programme provides access to state assistance where qualifying households wish to acquire an existing house or a vacant serviced residential stand, linked to a house construction contract through an approved home loan. These properties are available in the normal secondary housing market or have been developed, as part of projects not financed through one of the National Housing Programmes (DHS, 2010).

2.7 DEVELOPMENT PLANNING: NATIONAL NORMS AND STANDARDS

Appropriate development planning is important to ensure decent sustainable integrated affordable housing settlements. According to the Second Edition Environmental Implementation Plan (EIP) (2009:19), the Minister of Housing determines the national

policy on national norms and standards in respect of housing development. All residential developments that are funded by various National Housing Programmes are to adhere to the basic minimum norms and standards criteria as outlined in table 3.3 below.

Table 2.2: Minimum levels of services in terms of the National Norms and Standards

| Type of service | Minimum Level |
|------------------------|--|
| Water | Single standpipe per stand (metered) |
| Sanitation | VIP or alternative system agreed between the community, municipality and the Member of Executive Council (MEC) for Human Settlements |
| Roads | Graded or gravel paved road access to each stand. This does not necessarily require vehicle access to each property |
| Storm water | Lined open channels |
| Street Lighting | High mast security lighting for residential purposes where this is feasible and practical, on condition that such street lighting is not funded from the Municipal Infrastructure Grant or from other resources. |

Source: EIP, 2009

The minimum size of a permanent residential unit to be developed with the housing subsidy is 40m² of gross floor area. Each dwelling must be designed and constructed to the following minimum specification:

- two bedrooms.
- a separate bathroom containing a toilet, shower and hand basin.
- a combined living area and kitchen with wash basin.
- an electrical distribution board.

Based on historical information collated and maintained by the National Department of Human Settlements, table 2.3 below indicates the delivery statistics on houses built for the period April 1994 to 31 March 2010.

Table 2.3: Annual number of houses built: 1 April 1994 to 31 March 2010¹

| Delivery Year | Number of Houses Built |
|----------------------|-------------------------------|
| 1994/95 | 60 820 |
| 1995/96 | 74 409 |
| 1996/97 | 129 193 |
| 1997/98 | 209 000 |
| 1998/99 | 235 635 |
| 1999/2000 | 161 572 |
| 2000/2001 | 170 932 |
| 2001/2002 | 143 281 |
| 2002/2003 | 131 784 |
| 2003/2004 | 150 773 |
| 2004/2005 | 148 253 |
| 2005/2006 | 134 023 |
| 2006/2007 | 153 374 |
| 2007/2008 | 146 465 |
| 2008/2009 | 160 403 |
| 2009/2010 | 166 758 |
| Total | 2 376 675 |

Source: Department of Human Settlements, 2010

Housing delivery statistics from the table indicate that a total of 2 376 675 affordable houses were delivered by the end of 2010 financial year. Of these houses delivered, approximately 1 669 683 title deeds had been matched back to housing beneficiaries by July 2008 (Department of Housing, 2010: 33), and 706 992 title deeds were yet to be handed over to housing beneficiaries. For Mpumalanga Province, only a total of 7 800 units were delivered during 2009/10 financial year (Department of Human Settlements, 2010).

¹Note: The statistics above do not include the serviced sites provided where this was the housing opportunity delivered in specific projects

2.8 HOUSING IN OTHER COUNTRIES

2.8.1 Housing in the United State of America (USA):

The government of the USA developed a policy to prohibit discriminatory practices in the provision of houses. According to the Fair Housing Act of 1968, discrimination according to race or colour, religion, sex, national origin, family status and disability is forbidden. The main objectives of this Act were to:

- Curb the spread of discrimination in sales and rental of housing thereby providing procedures for handling individual complaints of discrimination.
- Prevent housing providers from giving minorities false information about the availability of housing.
- Prevent discrimination against any person in terms of conditions, or privileges of sale or rental.
- Prevent housing advertisement notices to refer to housing facilities as reserved for white or other race or colour.
- Prevent a person from selling a house by telling a person that people of a particular race or condition are moving into the neighbourhood.

Shapleigh (2008:3) indicates that the USA is experiencing housing challenges along the Texas-Mexico Border. An increase in the population size coupled with a high poverty rate leaves many on the Border unable to afford decent housing. According to Shapleigh (2008: 9), low incomes, high poverty rates and few affordable housing options create a great need for subsidized housing. Furthermore, it was found that five out of six low income Texan families who qualify for government housing assistance do not receive it because of the shortage of subsidized housing in Texas.

2.8.2 Housing in Canada:

According to Walker (2008:3-4), as one of the developed countries, Canada is experiencing housing challenges whereby over-crowding and poor housing conditions

were found to vary regionally. The study found over-crowding high amongst the indigenous (People of the First Nation who are predominantly Inuits) population than in the non-indigenous population. Furthermore, indigenous people in Canada have a more challenging time finding and keeping affordable housing than the non-indigenous population, and the home ownership rate in Canada is considerably lower for indigenous households. Analysis of the census data conducted in 2001 of the housing circumstances of indigenous people in metropolitan areas showed that 25 percent were in need of housing, as their housing was inadequate, unsuitable and, most commonly, unaffordable (Walker, 2008:4). Analysis of the 2006 statistic data on housing challenges found that the off-reserve indigenous population experienced crowding (that is, one or more people per room) at a rate of 11 percent, compared to a rate of 3 percent in the non-indigenous population (Walker, 2008:5). Furthermore, over half of the 1 172 790 indigenous people lived in urban areas, and their housing was significantly more crowded and in poorer repair than that of non-indigenous people.

Canada's approach in dealing with the challenges is through the establishment of community organizations who have firsthand information of local housing challenges. As indicated in the study that non-indigenous housing organizations, at both the local and provincial levels, have demonstrated over the past 15 years that they are able to respond innovatively and reliably to the challenges presented by a new housing policy environment (Walker, 2008:15).

2.8.3 Housing in Cuba:

Housing provision in Cuba received a relatively high priority following the 1959 Revolution, which began with passing legislations that were aimed at eliminated multiple ownership, and gave renters a chance to buy their homes at low cost and made the state responsible for providing housing (Kapur and Smith, 2002:5). The changes in Cuba's housing policies to address housing challenges since the 1959 Revolution were as follows:

1959 – 1963. When Castro came to power, the Government passed housing-related legislation to halt evictions and roll back most rents by up to 50 percent. The Urban Reform Law converted half of urban tenants into homeowners, and many tenants were given long-term rent-free leases. It became illegal for households to own more than one primary residence and one vacation home (Kapur and Smith, 2002:5).

1963 – 1975. This period saw the government demolish shantytowns although it was faced with difficulties in obtaining supplies for new housing construction. Several efforts began to replace the housing stock, and residents began building replacement housing through the Self-help and Mutual Aid program (Kapur and Smith, 2002:5).

1976 – 1985. The establishment of the 1984 Housing Law which permitted limited short-term private rentals, fostered self-built housing construction, and updated existing legislation regulating housing management, maintenance and repair, evictions, and the buying and selling of land and housing (Kapur and Smith, 2002:6).

1986 – 1990. During this period, the Cuban Government struggled to balance various housing distribution objectives such as economic development, equity, improving conditions for those in the worst situations, and combating corruption through collective public forms of allocation (Kapur and Smith, 2002:7).

1990 – Present. During the collapse of the socialist economy, the Cuban Government encouraged foreign firms to enter into joint ventures with the Cuban Government, and foreign individuals who were not residents were allowed to purchase homes. In addition, Cuban residents were allowed to rent up to two rooms in their home to other Cubans or tourists (Kapur and Smith, 2002:8). According to Anderson (2007:2), the continuing deterioration of the housing stock and the increase of migration to urban areas is still a major cause of shortage of dwellings for newly forming households and severe overcrowding in the cities. Community participation is widely viewed as the main option to curb Cuban's housing challenges (Anderson, 2007:3).

2.8.4 Housing in Kenya:

According to Nabutola (2004:11), Kenya noted its serious housing challenges after an investigation into the first and long term housing needs study conducted by a United Nations' Mission. The outcome of the study resulted in the establishment of the National Housing Policy of 1966/1967 by the Kenyan Government for the purpose of addressing the housing challenges. However, due to population explosion, rapid urbanization, poverty, overcrowding and the cost of providing housing, Kenyans' housing challenges remained unsolved (Nabutola, 2004:12). Approximately one third on Kenya's population (12 million) does not have decent and affordable housing. Of the 12 million, 9 million are located in the rural areas, while 3 million in urban areas (Nabutola, 2004:1).

To address these challenges, the Kenyan Government revised its National Housing Policy to form the Revised National Housing Policy of 2004 (Nabutola, 2004:12). The overall goal of the Revised Housing Code of 2004 is to create sustainable human settlements by facilitating the provision of adequate shelter and a healthy living environment to all socio-economic groups in Kenya through community involvement as a planning tool (Nabutola, 2004:13).

2.9 THE CRITERIA USED FOR ALLOCATION OF AFFORDABLE HOUSES

The National Department of Human Settlements in South Africa has set minimum requirements for applying for a housing subsidy (DHS, 2010). These include the following:

- An applicant must be a South African citizen, or must be in possession of a Permanent Resident Permit.
- An applicant must be legally competent to Contract (over 18 years of age).
- An applicant may not have benefitted from Government Funding in terms of housing benefits.

- An applicant should be a first time property owner with exceptions to
 - Disabled persons.
 - Persons who obtained a vacant stand through the Land Restitute Programme, or have acquired the property for the first time without Government assistance and the acquired property does not comply with the minimum Norms and Standard outlined under section 2.6 above.
- An applicant must be married or constantly living together with a spouse. A single person with proven financial dependents may also apply.
- An applicant monthly household income must not exceed R3 500, depending on a specific housing programme.

In addition to the above requirements, the following additional classifications are also considered:

- Person classified as aged (60 years and above) who is single or married with or without financial dependents may also apply.
- Person classified as disabled who is single, married or cohabiting with financial dependents may also apply.
- Person classified as a military veteran as confirmed by South African National Defence Force.

According to the National Department of Human Settlements (2010: 5), the low estimate of need for adequate shelter in South Africa is 2.1 million units whereas the high estimate being 2 214 236 units. These include 1.2 million in informal settlements and about 590 194 units in informal dwellings in backyard (National Department of Human Settlements, 2010: 5).

2.10 THE CURRENT PROCESS OF ALLOCATING AN AFFORDABLE HOUSES IN MPUMALANGA PROVINCE

As discussed in chapter 1, Section 9(1) of the National Housing Act of 1997, assigns municipalities to take all the necessary steps to ensure that inhabitants of their areas have access to adequate housing. This involves the processes of beneficiary identification and management tailored according to the requirements of each municipality. When a housing project is implemented and in a case where there are no beneficiaries, the process of identifying potential beneficiaries should be conducted in accordance to the National Housing Code (2009) as follows:

- The surveying and registration of households within the settlement is conducted, in order to develop a clear socio-economic and demographic profile of the settlement, or an open invitation process for head of households who satisfy the qualification criteria as determine by the Housing Code that governs the beneficiary management within provincial and local government (Housing Code, 2009).



- Once a waiting list is available, potential beneficiaries are selected based on the qualification criteria as specified under section 2.6.1 of the Housing Code (2009). This would be guided by the number of units allocated to a particular project given to a particular municipality; hence the first come first serve principle is applied.



- All selected potential beneficiaries of the housing programme must be registered on the National Housing Subsidy Database (HSS) for approval, as projects are administered through the Housing Subsidy System (Housing Code, 2009). The HSS system comprises a search engine that determines if ever a beneficiary has benefited from any government's housing programme before.



- Once a list of qualifying beneficiaries is compiled, the municipality allocates stand numbers to the qualifying/selected beneficiaries, and the construction of house commences upon appointment of a contractor/service provider by the Provincial Government (Housing Code, 2009).



- After completion of a house that meets the norms and standard required, a beneficiary is required to sign a happy letter (a letter declaring that the completed structure is in good condition on the date received by the beneficiary and that a beneficiary is satisfied with the construction of the building). After signing the happy letter, a house is handed over to the beneficiary.

2.11 THE DEVELOPMENT OF THE HOUSING NEEDS REGISTER

The process of housing beneficiary management in South Africa poses a number of challenges. Mpumalanga Province is experiencing a high number of illegal selling, demolishing and illegal renting-out of state subsidized houses (Mpumalanga Mirror, 2010:4). Therefore, Mpumalanga Department of Settlements adopted the initiative undertaken by the National Minister of Housing in 2005 to implement a revised National Housing Needs Register. The purpose of the Housing Needs Register is to reduce discrepancies through better control, consistent practices and improved management systems of potential housing beneficiaries in South Africa.

The National Department of Human Settlements appointed a Service Provider to develop an integrated Housing Needs Register to house potential housing beneficiaries in South Africa (HNR, 2010). Components of the Housing Needs Register include the following (Barkhuizen G, 2009):

- Login Screen which requires a user name and a password. This ensures that access permission to the database is granted only to registered users given 'user rights' to access the database (See Annexure 3, Figure 1). During the registration process to access the system, an e-mail is sent to the System Administrator to approve and gives specific level of access permission such as 'view only rights' (users have permission to capture and to view information on the system) or 'edit rights' (which in addition to 'view rights', users are also able to edit information on the system) (p.2). Tables in this region store information about users of the system, and level of access that a person is granted.
- Complete a new questionnaire: This option provides a user with a blank form to capture a new beneficiary (See Annexure 3, Figure 2). On this form, the first section of the form contains General Information regarding the field worker (data collector), respondent location and information on quality control. It also requires information regarding the applicant's demographic, current dwelling unit, backyard dwellers, and ending up with information of the household members (p.4).
- View Questionnaire: The system allows the user to find and view a questionnaire based on a number of predefined parameters (See Annexure 3, Figure 3). Users make use of filter options provided to specify search criteria, and click retrieve data for the results. This will generate a report containing the requested data in which a user can click to view records or edit a specific record (p.9).
- Reports: There are a number of reports, graphs and dashboards available as part of the Housing Needs Register (See Annexure 3, Figure 4). To view the reports, a user navigates to reports tab, and will be presented with the graphs or tables parameter screen, which can either be printed or exported to a list of available formats including Word, Excel and PDF (p.11). The reports tab provides a way of communicating information retrieved from the tables by

providing feedback on a number of variables needed for decision making or support.

Verification process: According to the Department of Human Settlements (2009: 15), once the Development of the Housing Needs Register is completed, the Housing Needs Register will serve as a source for selection of prospective beneficiaries. For verification of the selected names of persons, the system will source information from National Housing Subsidy Database (NHSDB), Housing Subsidy Scheme (Provincial Databases), PERSAL, Unemployment Insurance Fund (UIF), and the Population Database (Home affairs).

2.12 CONCLUSION

The review of literature provided a background on government policies and legislation in order to gain a better understanding of how these mechanisms impact the provision of affordable houses in South Africa. In addition, housing backlog and the challenges associated with the provision of affordable houses in Mpumalanga Province as compared to South Africa as whole and the world were discussed. It was concluded with a detailed discussion of various programmes used by the Government of South Africa to address housing backlog in the country.

CHAPTER 3 (RESEARCH METHODOLOGY)

3.1 INTRODUCTION

This chapter describes the research method adopted in this study. To begin with, it introduces the data source, the Housing Needs Register, followed by an in-depth discussion on a series of steps taken to populate the database. It further discusses the design of the survey questionnaire used for data collection and processes leading to data capturing, retrieval and analysis. Next, statistical tools for data analysis and the rationale behind the selection of various methods for data analysis are discussed. Lastly, the reliability and validity, and the limitation of the study are discussed.

3.2 AIM AND OBJECTIVES OF THE STUDY

The aim and objectives of this study were to carry out a detailed analysis of data captured on the Housing Needs Register in order to profile applicants for affordable houses in Mpumalanga Province. Furthermore, the study was intended to determine main reasons provided as a motivation for choosing to reside in a specific area. These were carried-out with an ultimate goal of formulating guidelines that will assist in the allocation of affordable houses to potential housing beneficiaries, thereby ensuring that the process of allocation is fair, transparent and standardized across Mpumalanga Province.

3.3 ESTABLISHMENT OF THE NATIONAL HOUSING DEMAND DATABASE

The establishment of the national housing demand database was an initiative undertaken by the then National Minister of Housing in 2005 to implement a revised National Housing Needs Register aimed at reducing discrepancies through better

control, and improved management systems of housing allocation in South Africa. Accordingly, the National Department of Human Settlements appointed a Service Provider to develop an integrated Housing Needs Register to capture potential housing beneficiaries in South Africa (HNR, 2010; Annexure 3).

Subsequent to the establishment of the Housing Needs Register, three Service Providers were appointed to conduct data collection processes and data capturing on the Housing Needs Register for the three districts of Mpumalanga Province (Ehlanzeni, Nkangala and Gert-Sibande District Municipalities). Activities and timing of the process were as detailed on the table 3.1 below.

Table 3.1: Project activities and timing of data collection and capturing processes of the Housing Needs Register

| Project Activities | (Month) | | | | | |
|---|---------|------|------|------|------|--------|
| | 1 | 2 | 3-4 | 5-6 | 7 | 8 |
| 1. Advertisement of tender | Orange | | | | | |
| 2. Establishment of a task team | Blue | Blue | | | | |
| 3. Appointment of a Service Provider | Red | Red | | | | |
| 4. Appointment of field workers | | Blue | | | | |
| 5. Training of field workers | | Red | | | | |
| 6. Data collection, Capturing and verification | | Blue | Blue | Blue | Blue | Blue |
| 7. Data monitoring and verification | | | Red | Red | Red | Red |
| 8. Project Report writing | | | | | | Orange |
| 9. Reporting on Progress, Monitoring and Evaluation | Grey | Grey | Grey | Grey | Grey | Grey |

The process of data collection for the Housing Needs Register was carried-out over a period of seven months (April-November 2009) through door to door personal interviews using a structured questionnaire (Annexure 1). Fieldworkers residing in their respective areas were recruited and trained to collect data using native languages. The data were then captured on the Housing Needs Register. Over the entire period (from task 1-8), the role of the Researcher was to monitor the processes as they unfolded (task 9) and provide feedback to the seniors (Directorate: Planning and Project Management) by way of writing progress reports on the processes. Furthermore, the Researcher acted as moderator when there were challenges during the data collection phase.

3.4 STRUCTURE OF THE QUESTIONNAIRE USED FOR DATA COLLECTION

The research questionnaire used to collect data for the Housing Needs Register was developed and piloted by the National Department of Human Settlements, amended accordingly for the specifications of Mpumalanga Province (Annexure 1). It was divided into eight sections and the questionnaire elements included the following:

- Section A (questions A1-A4): raised questions concerning personal information for respondent and spouse. Basic demographic variables such as name, identity numbers, contact details and residential address were sought to provide ease of tracing a potential beneficiary.
- Section B (questions B1-B5): focused on questions concerning the dwelling unit of respondent. Variables such as the dwelling type, number of people sleeping in the house, and the extent at which basic services have been provided were asked. This information was sought in order to understand the current state of residence for the potential housing beneficiaries.
- Section C (questions C1-C2): raised questions in relation to household income, in order to determine the total household income category.
- Section D (questions D1-D3): Migration history of the respondent was sought in this section to determine the migration patterns for respondents.
- Section E (questions E1-E3): looked at the housing preference and the reason provided as a motivation for residing in an area of choice.
- Section F (questions F1-F4): raised questions concerning household living in a backyard structure. Questions included the relationship of the respondent to the Landlord and also to determine if there are additional monies paid to the Landlord by respondent to access basic services such as water and electricity.
- Section G (questions G1-G3): housing assistance history was sought in order to determine if respondents had benefited from Government housing subsidies before, whether they are on any waiting lists regarding housing opportunities, and also whether they are South African Citizens.

- Section H (questions A1-A4): Personal information for household members was sought for the purpose of understanding the socio-economic factors of households. Questions such as identity numbers, age, gender, marital status, educational background, employment status, together with information on whether a person receives a social grant, were sought. This information was cumulated to determine the monthly household income.

3.5 RESEARCH DESIGN AND APPROACH

The researcher adopted a quantitative approach. In quantitative research, numerical information is gathered using formal instruments and is analyzed with statistical procedures (Polit & Beck 2004:15).

According to Babbie and Mouton (2006: 74), a research design is a plan or blueprint to guide and direct the researcher in the research process. Brink and Wood (2001:11) describe the design as a way to explore the facets of a topic or population and a process which includes the description of the findings. In this study, a retrospective study design has been adopted to describe available data on the National Housing Needs register with the aim of developing guidelines for an objective process for the allocation of affordable houses to potential beneficiaries.

However, it should be noted that the use of this design resulted from the observation that already existing criterion groups may have differed previously in terms of one or more variables which may be used as predictor variables (Welman, Kruger and Mitchell, 2005). Data were collected from the Housing Needs Register after permission was granted by Head of the Department of Human Settlements in Mpumalanga Province to access the records for the purpose of this research.

3.6 STUDY POPULATION

According to Joubert and Ehrlich (2007: 94), a study population is defined as the group about which information is gathered and conclusions drawn. The study was conducted in all the three districts of Mpumalanga Province, which comprise of 365 wards as indicated in table 3.2 below.

Table 3.2: Number of Wards in Mpumalanga Province

| <i>District Municipality</i> | <i>Number of Wards</i> |
|------------------------------|------------------------|
| <i>Nkangala District</i> | <i>131</i> |
| <i>Gert-Sibande District</i> | <i>115</i> |
| <i>Ehlanzeni District</i> | <i>119</i> |
| Total | 365 |

Source: Demarcation Board (www.demarcation.org.za)

3.7 ELIGIBILITY CRITERIA

The current Housing Needs Register comprises of 107 595 records, which formed the target population of the study as indicated in table 3.3 below. The data of all these beneficiaries were included in the study. No sampling was done and census of the study population was used.

Eligibility criteria refer to a list of the characteristics essential for inclusion or exclusion in the target population as defined by Burns and Grove (2007:554). In this study, the study population included housing beneficiaries whose names appear on the Housing Needs Register for the three districts mentioned above.

Table 3.3: Number of questionnaires for potential beneficiaries captured on Housing Needs Register

| <i>District Municipality</i> | <i>Number of Questionnaires Captured</i> |
|------------------------------|--|
| <i>Nkangala District</i> | <i>28704</i> |
| <i>Gert-Sibande District</i> | <i>37952</i> |
| <i>Ehlanzeni District</i> | <i>40939</i> |
| Total Captured | 107595 |

Adapted from National Housing Demand Database, 31 May 2010

3.8 DATA COLLECTION

According to Burns and Grove (2007: 536), data collection process involves the identification of subjects and precise, systematic gathering of information (data) relevant to the research purpose or the specific objectives, questions, or hypotheses of the study. Data for Mpumalanga Province were retrieved from the Housing Needs Register.

The following information was extracted from the database: demographic information, availability of basic services, main reasons provided as a motivation for the allocation of affordable housing.

The researcher happens to be a System Administrator for the Housing Needs Register in Mpumalanga Province. The level of permission given to the System Administrator is includes editing rights, which allows the System Administrator to view, edit and retrieve data to compile progress reports with regard to the functionality of the Housing Needs Register. Furthermore, the System Administrator's role included assisting in monitoring and coordinating end-user activities of the Housing Needs Register in Mpumalanga Province.

The report tab on the Housing Needs Register which analyses and provides feedback in the form of graphs and tables was used to extract most of the data for this study (Annexure 3, figure 4). Furthermore, data were also retrieved using the search option included under the view a questionnaire tab of the Housing Needs Register. The search tab allows the user to retrieve data using filters. Data can be filtered by variable such as Area, Municipality, and Province.

3.9 DATA ANALYSIS

According to Burns and Grove (2007: 41) data analysis is a technique used to reduce, organize, and to give meaning to the data. For the purpose of this study, the SPSS Version 17.0 computer program was used, with the assistance of a statistician, to analyze data. The results of this study were expressed in descriptive statistics namely: frequencies, and percentages.

3.10 VALIDITY

Babbie and Mouton (2006: 122) define validity as the extent to which an empirical measure adequately reflects the real meaning of the concepts under consideration. For the purpose of this study, content validity was used to ensure validity of the study. In addition to data available on the report tab of the Housing Needs Register, data on some variables were retrieved, analysed, and crosschecked with raw data on some of the questionnaires for quality control purpose. According to Babbie and Mouton (2006: 123), content validity refers to how much a measure covers the range of meanings included within the concept.

3.11 LIMITATION OF THE STUDY

The results of this study cannot be generalized because of the following limitations:

- Only data for Mpumalanga Province were used from the database and this may not be representative of the entire population in South Africa.
- Records on the Housing Needs Register were mainly of people residing in a shack, mud, and a dilapidated/one roomed house which may be biased. Thus, there are few records from backyard dwellers and overcrowded houses as these variables were not the focus of data collection process for this research.
- A substantial number (18 717) of records lack valuable data on the database such as identity documents, province and town names and therefore cannot be included for analysis.

3.12 CONCLUSION

The research methodology of this study was discussed in this chapter. A detailed description of how the survey was administered and the various sections in the questionnaire were highlighted. Subsequently, the data collection processes, data capturing, data retrieval and data analysis and the rationale behind the selection of methods for data analysis were discussed. Furthermore, reliability and validity, together with limitations for this study were discussed. With this background, statistical results obtained from the raw data are discussed in Chapter 4.

CHAPTER 4 (FINDINGS AND INTERPRETATION OF FINDINGS)

4.1 INTRODUCTION

In chapter 3, the research strategies and methods regarding data collection and data analysis were described, and provided the structure for this chapter. Questions that guided the research are stated where relevant, and the questionnaire used for data collection is appended as Annexure A for easy reference. The discussion in this chapter is based on the analysed data obtained from the Housing Needs Register as relevant for the three districts in the Mpumalanga Province. Data analysis was done by means of statistical calculations and is documented in the form of frequency tables and figures.

First, the demographic characteristics for potential housing beneficiaries at their current area of residence as indicated on the records are discussed followed by details on the dwelling characteristics. Next, housing preferences of potential beneficiaries as indicated on the records are examined and discussed.

The study targeted to analyze a total of 107 595 records of the potential beneficiaries for affordable housing captured on the Housing Needs Register (see table 3.4 above). However, only a total of 88 878 records were retrieved and analysed, thus yielding a response rate of 83%. The shortfall of 18 717 records (17%) is largely due to the following:

- Loss of data during the process of data migration from the National Housing Demand Database (NHDDDB) to the Housing Needs Register (HNR).
- Lack of essential data in some of the records (such as identity numbers), and therefore could not qualify for analysis in the study.

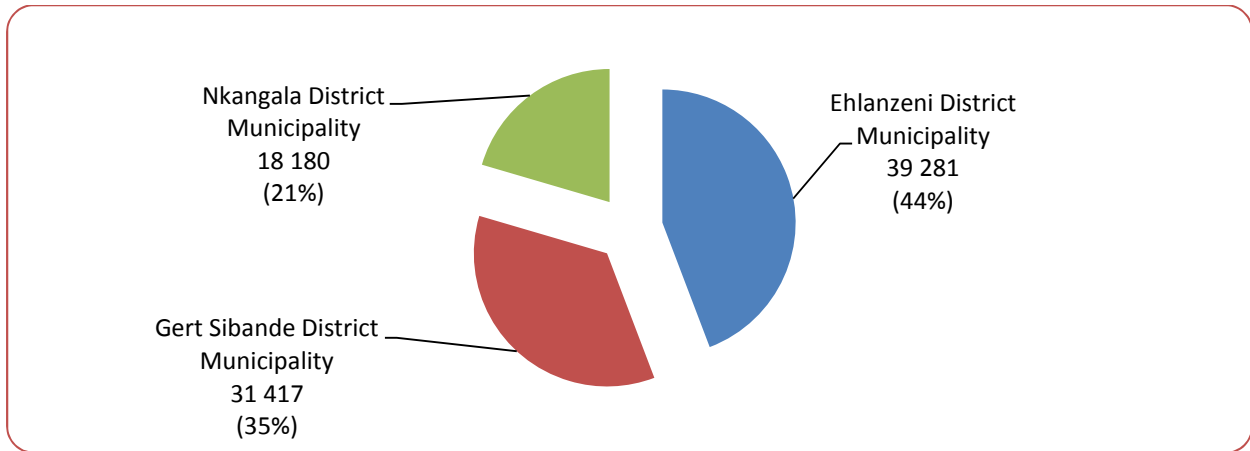


Figure 4.1: Households per district municipality

Noted from figure 4.1, the spatial location of potential housing beneficiaries on the Housing Needs Register in terms of the three districts is as follows:

- Ehlanzeni District Municipality, with the largest population of about 1.5 million people in Mpumalanga Province, has the largest share of records (44%) on the Housing Needs Register (Statistics South Africa, 2007). However, these records represent about 63% of the total housing backlog of 62756 within the district.
- With about 915 452 people residing in the district and geographically the largest district in Mpumalanga Province, Gert-Sibande District Municipality contributed only 35% of the records on the Housing Needs Register, which represents approximately 35% of the total housing backlog within the district (Statistics South Africa, 2007).
- According to Statistic South Africa (2007), Nkangala District Municipality is a home to just over a million people, and has the smallest share of the records on the Housing Needs Register (21%) representing only 21% of the total housing backlog of 88226 within the district.

4.2 DEMOGRAPHIC CHARACTERISTICS

The following demographic information on the profile of respondents who are currently on the Housing Needs Register and are applying for affordable housing in Mpumalanga Province was determined from the records. These included gender, age group, income group, household size and educational background, as these variables are essential in the allocation of affordable houses.

4.2.1 Gender and Age Group

It is clear from table 4.1 below that most of the records, approximately 51 926 (58%) are of females, while records for males accounts for approximately 42%. This corresponds with the gender trends for Mpumalanga Province which favours females at 51% (Statistics South Africa, 2007: 33).

Table 4.1 Gender versus age group

| | | Age Group | | | | Total |
|--------|--------|-------------------|-----------------------|-----------------------|-----------------------|----------------------|
| | | Minor | 18-35yrs old | 36-59yrs old | 60yrs and above | |
| Gender | Female | 131 | 16 561 | 25 235 | 9 999 | 51926 (58.4%) |
| | Male | 132 | 12 579 | 18 640 | 5 601 | 36952 (41.6%) |
| Total | | 263 (0.3%) | 29 140 (32.8%) | 43 875 (49.3%) | 15 600 (17.6%) | 88 878 |

Source: Housing Needs Register, 2009

Of the applications submitted by females, 49% were adults of the age group 36-59 years old, followed by age group 18-35 years old. Only 0.3% of the female records were of minors of less than 18 years of age.

Similar patterns were observed in the male counterparts, with the records for adults aged 36-59 years old contributing a larger proportion (50%), followed by youth (18-35 yrs old). Collectively, the adult-age group (36-59 yrs old) makes up half the number of records on the Housing Needs Register.

To further illustrate the distribution of age groups on an age difference of 20 years, it is clearly indicated that a substantial number of the records for potential housing beneficiaries being of the younger adult age-group category. Illustrated on figure 4.2 below, approximately 44.8% are aged between 21 and 40 years, followed by age group category 41-60 years old. It is interesting to note that a total of 1 226 (1.4%) of the records are for applicants aged between 0 and 20 years of age which further outlines the need for the housing policy developers to make provision for assisting child-headed families.

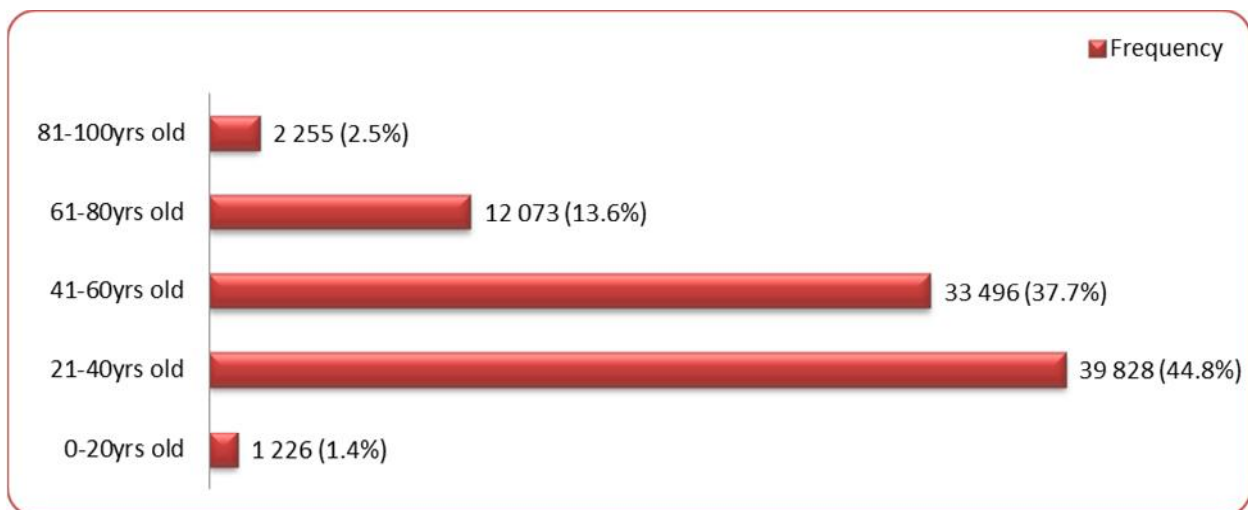


Figure 4.2: Age distribution using an age difference of 20 years

4.2.2 Total Monthly Household Income

Applicants for affordable houses were asked to provide information on the total monthly household income in order to determine their income profile. According to the questionnaire used to gather information, this referred to money acquired in the form of a salary/wage, own business, social grants, and money obtained from lodgers or property rent, for all household members.

As illustrated on figure 4.3 below, the majority of the records indicate that most households appear to be impoverished. Approximately 24% of households have a monthly income of less than R500. Furthermore, analysis of the records indicates that only 0.8% of applicants for affordable houses have a monthly income of more than R3 500. About 4% of the records have indicated a non-response option on their income category.

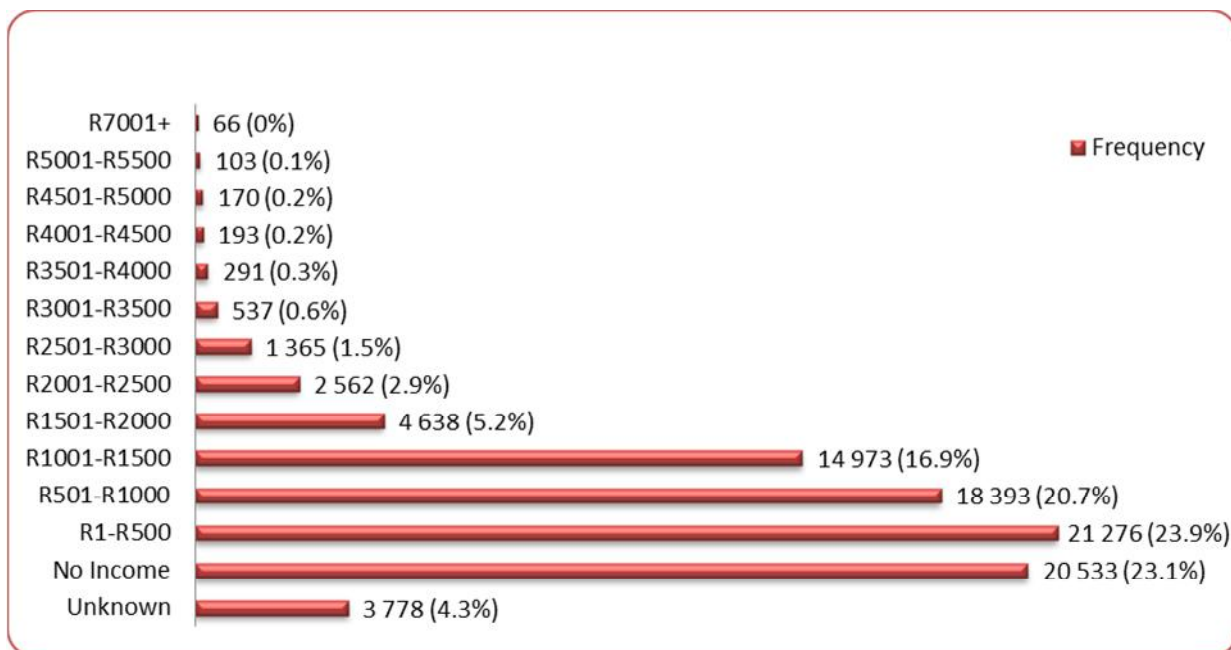


Figure 4.3: Households income group

Aggregating household income groups of applicants with an income below R3 500 per month, figure 4.3 above shows that approximately 95% of the applicants fall within these income parameters.

4.2.3 Household Size

Table 4.2 below reveals that household size in the current place of residence of applicants for affordable houses across all the local municipalities in Mpumalanga Province is well below 3 household members per Municipality. Of these, Pixley Ka Seme Local Municipality (Gert Sibande District Municipality) has recorded the lowest average household size of 1.44 individuals per household, while Nkomazi Local

Municipality which falls under Ehlanzeni District Municipality registered the highest household size of 2.8 per household. Thus, the overall average household size on the Housing Needs Register for Mpumalanga Province is 2.2 per household.

Table 4.3 Household size

| GertSibande District | Household size | Nkangala District | Household size | Ehlanzeni District | Household size |
|--|-----------------------|---|-----------------------|---|-----------------------|
| <i>Albert Luthuli Local Municipality</i> | 2.1 | <i>Delmas Local Municipality</i> | 1.6 | <i>Bushbuckridge Local Municipality</i> | 2.3 |
| <i>Dipaleseng Local Municipality</i> | 2.3 | <i>Dr J S Moroka Local Municipality</i> | 2.1 | <i>Mbombela Local Municipality</i> | 2.4 |
| <i>Govan Mbeki Local Municipality</i> | 2.3 | <i>Emakhazeni Local Municipality</i> | 2.3 | <i>Nkomazi Local Municipality</i> | 2.8 |
| <i>Lekwa Local Municipality</i> | 2.4 | <i>Steve Tshwete Local Municipality</i> | 2.5 | <i>Thabachweu Local Municipality</i> | 2.3 |
| <i>Mkhondo Local Municipality</i> | 2.3 | <i>Thembisile Hani Local Municipality</i> | 2.2 | <i>Umjindi Local Municipality</i> | 1.9 |
| <i>Msukalikwa Local Municipality</i> | 1.5 | <i>Emalahleni Local Municipality</i> | 2.1 | | |
| <i>PixleyKaSeme Local Municipality</i> | 1.4 | | | | |
| Average household size | 2.1 | | 2.1 | | 2.3 |

Source: Housing Needs Register, 2009

In comparison, Statistics South Africa (2010:6) indicates that the average household size for South African households in 2009 was 3.7. As indicated on the Housing Code of 2009, one of the criteria used in single persons applying for state subsidized houses is that they must have financial dependents to qualify.

4.2.4 Educational Background of the Applicant for Affordable Houses

Analysis of the records for potential housing beneficiaries on the Housing Needs Register reveals that the level of education was generally low with 99% of the records indicating lack of a tertiary qualification amongst all the applicants captured on the Housing Needs Register. A substantial number of potential housing beneficiaries on the Housing Needs Register have only attended a secondary school.

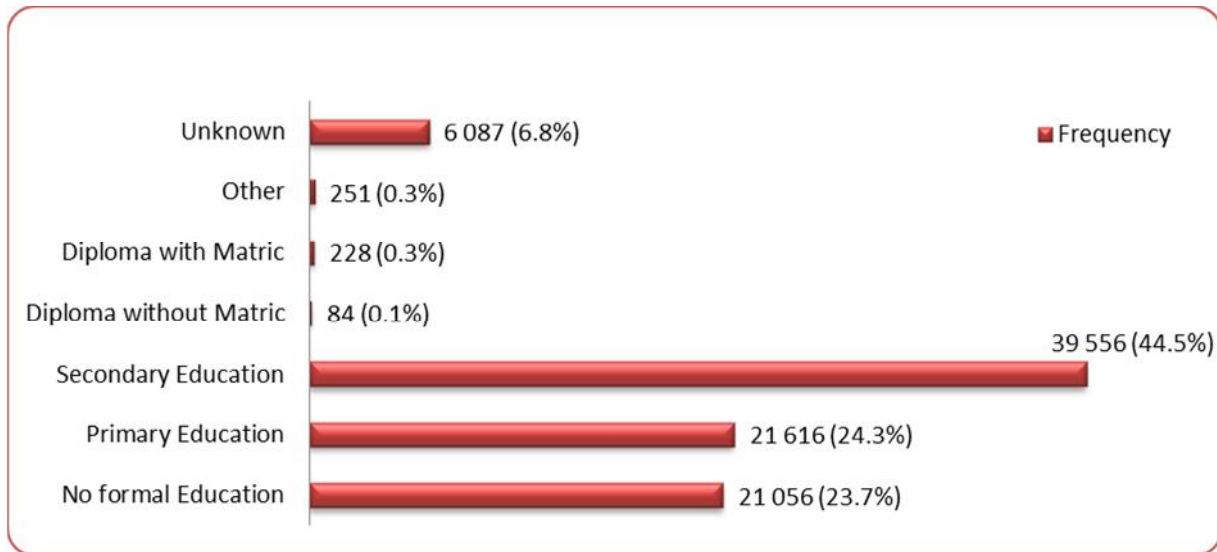


Figure 4.4: Educational background of the potential housing beneficiaries

About 45.2% have indicated to have at least a secondary education. Twenty four percent of the records for potential housing beneficiaries have indicated lack of formal education, whereas equally the overall percentage indicated to have attended a primary school. The level of education does not play a role in the allocation of houses.

4.3 THE TYPE OF CURRENT HOUSING AND SERVICES AVAILABLE

Dwelling characteristics were sought in order to get a holistic picture on the exact conditions in which the applicants for affordable houses currently live. This included the assessment of the housing type they occupied, the area where the house is located, and also the availability of basic services in those areas.

According to the UN-HABITAT (2009:8), a house is considered as 'durable' if it is built on a non-hazardous location and has a structure permanent and adequate enough to protect its inhabitants from the extremes of climatic conditions such as rain, heat, cold, humidity. As part of South Africa's obligation towards the Millennium Development Goals, information on the dwelling characteristics would assist Mpumalanga Provincial

Government to speed-up housing delivery and the provision of basic services (water, sanitation, and electricity) as part of South Africa's commitment to meet its MDG's targets.

4.3.1 Dwelling Type

As a way of introducing the Housing Needs Register to Mpumalanga Province, the Provincial Department of Human Settlements had thought of implementing the programme in phases. The initial phase of data collection for the Housing Needs' Register was aimed at collecting data from one roomed disaster, mud, shack and dilapidated houses. However, a total of 5 095 records captured on the system were of potential beneficiaries residing in either flats in CBD, formal dwellings in backyard, formal dwellings on a formal site, or shacks in a backyard, indicating a desperate need of affordable houses by these groups of individuals, as these excluded people were to be covered in the subsequent phase of data collection process.

Figure 4.5 below illustrates that a higher percentage of the records are for people residing in shack houses. Thus, 71 904 (81%) of the questionnaires were collected from residents occupying shack houses, followed by residents residing in traditional dwellings (hut in rural areas) accounting for 11 879 (13%) of the records, as per the collection strategy. The stated target for South Africa on the Millennium Development Goals is to increase the proportion of the population to access secure tenure by 2020.

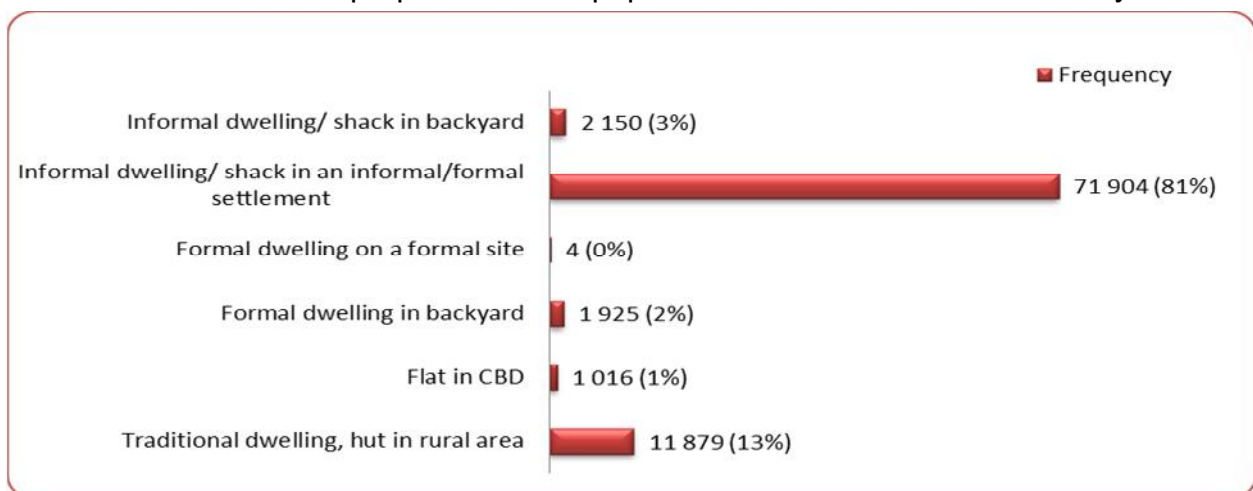


Figure 4.5: Type of dwelling

Information on the dwelling type assists in determining the nature of the housing Subsidy Scheme relevant for a particular settlement. According to figure 4.5, approximately 81% of the records show potential housing beneficiaries coming from a particular form of informal dwelling. Knowing the locality of the informal dwellings in advance helps determine whether an in situ upgrading of informal settlements is necessary, or relocation of communities for a variety of reasons is a better option.

4.3.2 Availability of Basic Services

Access to basic services such as clean water, sanitation and housing is guaranteed in the South African Constitution, and therefore provision of these basic services can also go a long way towards improving the people's livelihood. In line with the Millennium Developmental Goals, South Africa has made a commitment to reduce the proportion of people without sustainable access to safe drinking water and basic sanitation by 2015 (SA Millennium Development Goals, 2005:50-51).

i) Water provision

Data on the availability of water provision for households on the records indicate that a substantial number of applicants reported accessing the supply of water. In spite of the distance, as indicated in figure 4.6 below, approximately 76% of the records show the availability of piped water within the communities (current area of residence), with about 44% (42% inside yard and 2% inside dwelling) having access to piped water inside their yards. Only 24% of the records have indicated a reliance on water collected from other sources of supply, such as dams, rivers, boreholes, while other uses rain water tanks.

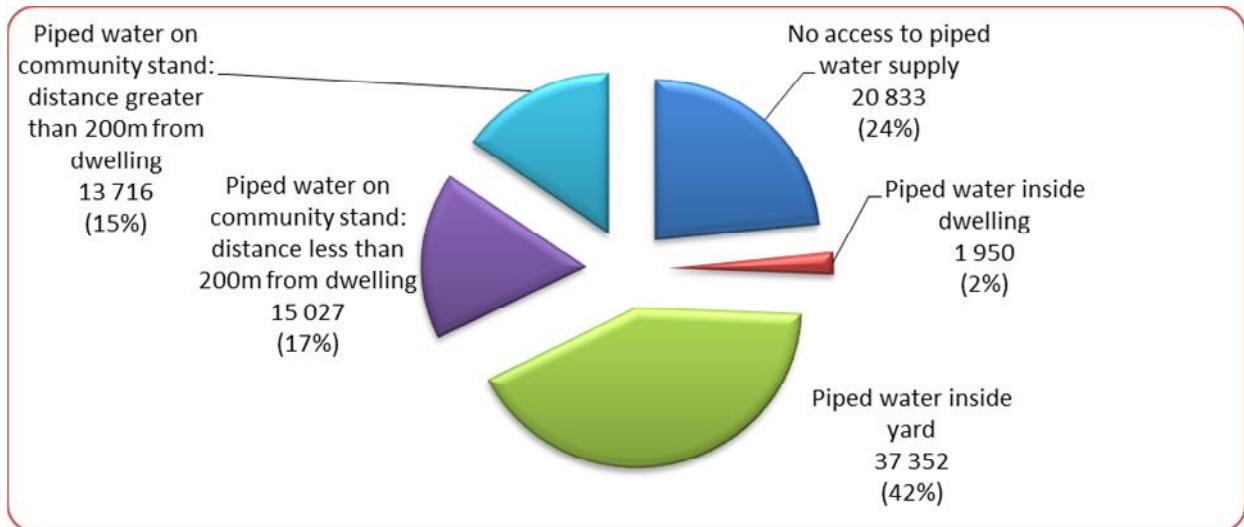


Figure 4.6: Water availability

The general picture on water provision for Mpumalanga Province is not bad also, as approximately 68% of households had access to piped/tap water in the house or yard by 2009. About 47% of households with access to piped water inside yard or house in Mpumalanga Province were living in informal/traditional dwellings (Statistic South Africa, 2010:14).

ii) Sanitation

Provision of sanitation remains a challenge to most of the households. Illustrated on figure 4.7, only 14% of the records have indicated availability flush toilets in the main house. A total of 44% of the households use pit latrines, while 2% have indicated the availability of chemical toilets in the areas. About 39% of the households have confirmed lack of proper sanitation within their households.

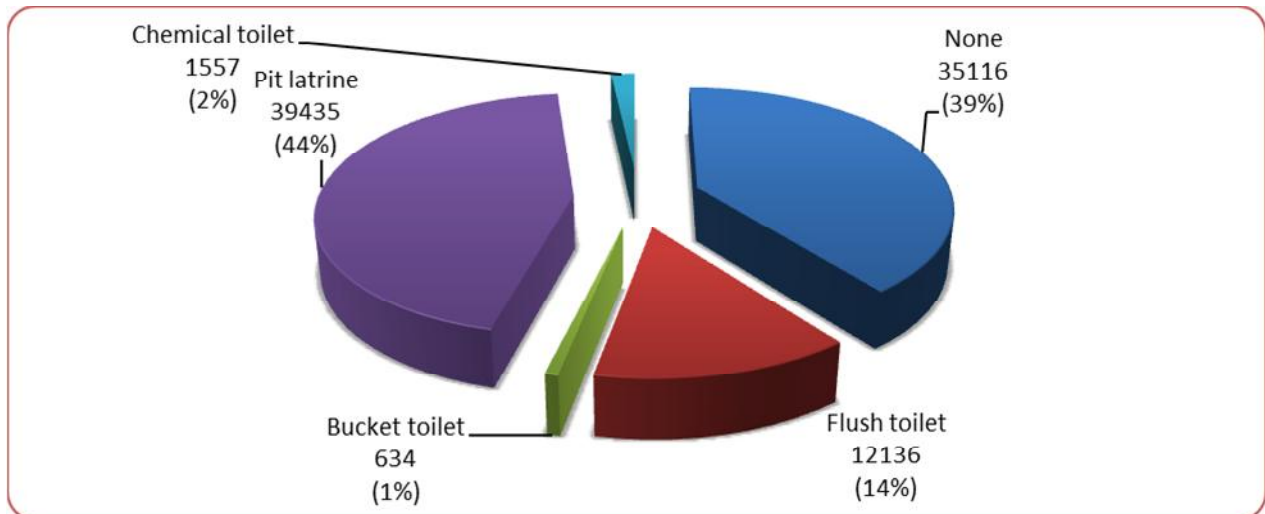


Figure 4.7: Type of sanitation

The result shows that access to improved sanitation has lagged significantly behind as compared to access to an improved water source. In comparison with the finding on the in-depth analysis of the general household survey for South Africa in 2009, only 59% of the total households had access to sanitation (flush toilet with on or off-site disposal). Of the 59%, approximately 25% were living in informal/traditional dwelling type (Statistic South Africa, 2010:13-14). Only 39% of households in Mpumalanga Province had access to flush toilet with on or off-site disposal by 2009, a total of 16% were living in informal dwellings (Statistic South Africa, 2010:13-14).

4.4 MOTIVATION AND DESCRIPTION OF PREFERRED HOUSING OPTION

Reasons for moving or staying in a particular area were determined from the records for the purpose of studying the perceived motives by potential housing beneficiaries to choose a particular area of residence. This included reasons such as a nice place to stay, security, family, jobs, affordability and better living conditions as discussed below.

Apart from programmes mentioned under section 2.6 above (namely, Integrated Residential Development Programme (IRDP) Subsidies, Enhanced People's Housing Process, Rural subsidies, Farm Resident Subsidies, Consolidation Subsidies,

Institutional subsidies, and Individual Subsidies), there is a Social Housing Programme which aimed at developing affordable rental options (DHS 2010:10). According to the Department of Human Settlements (2010:11), the Social Housing Programme provides for grant funding to establish, capacitate and capitalize social housing institutions which may develop and administer affordable rental units within identified restructuring zones. A category of people, who already have houses or might not necessary need to own houses in a particular area², would be eligible to rent a unit.

4.4.1 Motivation for Residing in the Current Area of Residence

Potential housing beneficiaries were asked to choose a chief reason (motivation) for residing in the current area. Options in this category as reflected in figure 4.8 included family/kin related, better infrastructure and services (such as housing, health, education, policing and plot), better economic circumstances (in terms of jobs, income, and land for product), and better and more secure environment (with regard to less violence and crime, and the quality of life). As shown in figure 4.8, family or kin related option appears to be the main motivation provided on the records for residing in an area of choice, followed by the availability of better economic circumstances.

A substantial number of the applicants (47%) have indicated family/kin related as the main reason, while 39% indicated that opportunities for jobs, land for production and better income (better economic circumstances) were the main contributory factors for deciding to stay in the current areas.

²Migrant workers who would not want to own a house in that area.

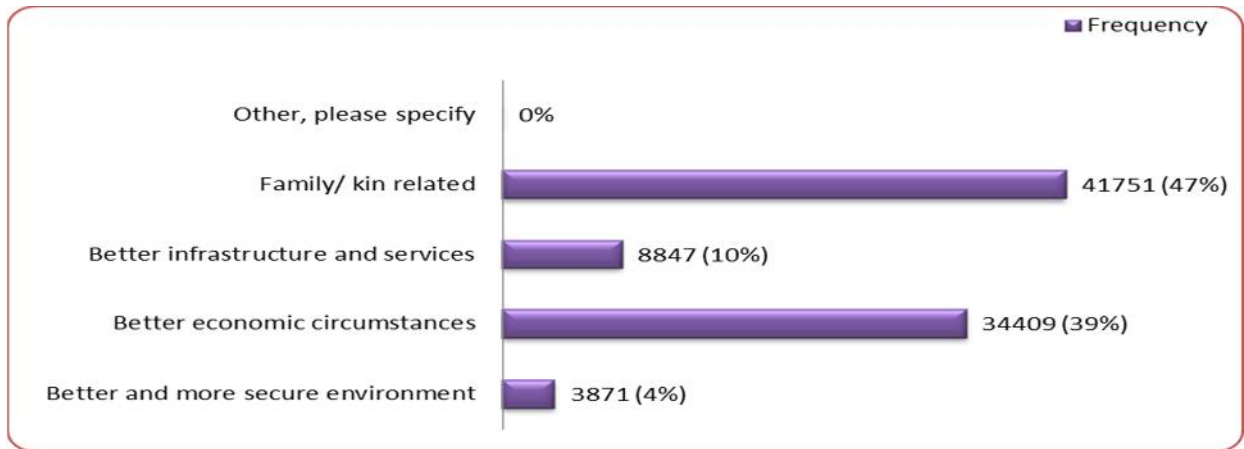


Figure 4.8: Motivation for residing in the area

It should also be noted from figure 4.8 that 10% of the applicants on the records have indicated that housing, health, education and policing (better infrastructure) contributed to the decision for staying in the area of choice for potential housing beneficiaries, whereas only a fraction of the applicants on the records (4%) have indicated that a more secure environment was good enough as a motivation to stay in an area.

4.4.2 Cross Tabulation of Age Group against Motivation for Staying in the Area

Table 4.3 presents a cross-tabulation showing the distribution of the reasons provided as a motivation for staying in the current area across various age group categories. As clearly indicated in the table, almost all age categories have the majority of the potential housing beneficiaries opting for family or kin related as the main motivation, except the minor category, which opted for better economic circumstances as their chief reason for residing in the area.

Evidently in table 4.4 below is that 49% of the elderly people (60 years and above) records have indicated family connection as the main reason for residing in a particular area of residence, implying that these people would hardly migrate to other areas. This makes it possible for In-situ upgrading of the current area of residence.

Table 4.4 Motivation for staying in the area

| | | Motivation for residing in the area | | | | Total |
|--------------|------------------|-------------------------------------|-------------------------------|------------------------------------|---------------------|---------------|
| | | Better and more secure environment | Better economic circumstances | Better infrastructure and services | Family/ kin related | |
| Age Group | Minor | 25 (10%) | 114 (43%) | 24 (9%) | 100 (38%) | 263 |
| | 18-35 yrs old | 1 488 (5%) | 11 682 (40%) | 2 784 (10%) | 13 186 (45%) | 29 140 |
| | 36-59 yrs old | 1 820 (4%) | 16 848 (39%) | 4 391 (10%) | 20 816 (47%) | 43 875 |
| | 60 yrs and above | 538 (3%) | 5 765 (37%) | 1 648 (11%) | 7 649 (49%) | 15 600 |
| Total | | 3 871 | 34 409 | 8 847 | 41 751 | 88 878 |

4.4.3 Housing Preference

Because of a variety of programmes available from the government in relation to housing delivery, potential housing beneficiaries were to indicate their choices on what the government could assist with in terms of the type of housing programme required. It appears that almost all responses on the records have indicated a desire by the potential beneficiaries to settle in their respective areas. As indicated in figure 4.9, an absolute majority (99.2%) of applicants on the records have chosen an option to own a home in the areas where potential housing beneficiaries were residing.

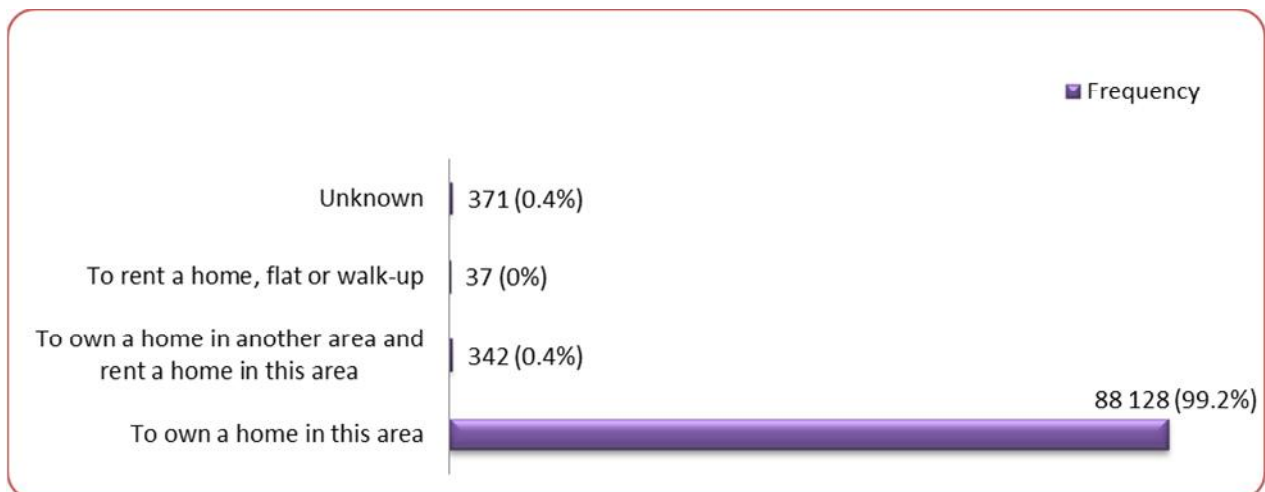


Figure 4.9: Housing preference

However, also noted from figure 4.9, there are few records (about 379) indicating renting a home, flat or walk-up in the current residential area as an option. Of these, 342 of the applicants on the Housing Needs Register preferred owning a home in another area.

4.5 CONCLUSION

In this chapter, data based on the records captured on the Housing Needs Register were analysed and interpreted. Regarding to the potential housing beneficiaries' housing preferences, it was noted that there are still few applicants who prefer to rent houses. In terms of the main reason provided as a motivation to reside in the current areas of residence, the research found that the family issues contributed the most. The next chapter concludes the study and suggests an objective process for allocating affordable houses in Mpumalanga Province.

CHAPTER 5 (DISCUSSIONS AND CONCLUSION)

5.1 INTRODUCTION

In this chapter, the results of this study will be discussed. As an overview, it is known that adequate housing is the most important social setting for interaction among family and friends and it forms the basis from which to pursue education, employment opportunities and social integration within a community. As stated in the Breaking New Grounds concept, housing involves a variety of processes through which habitable, stable and sustainable residential environments are created for viable households and communities (Department of Human Settlements, 2009). This take into account the importance of the environmental factors within which a house is built on, which is as important as the house itself in satisfying the needs and requirements of the inhabitants. Hence, this needs-oriented strategy is the basis to achieve the creation of Sustainable Human Settlements (Department of Human Settlements, 2009).

5.2 REVIEW AND DISCUSSION OF THE MAIN CONCLUSIONS OF THE STUDY

Three objectives were formulated for this study, and in the following section of this chapter the main findings are reviewed for each objective followed by a discussion of these findings and an analysis of the implications of these findings for future studies. Several suggestions are made concerning the relevance of these findings for policy and practice with regard to the allocation of affordable houses in Mpumalanga Province.

5.2.1 To Explore the Available Data on the Profile of Applicants for the Affordable Houses in Mpumalanga Province – Objective 1

(i) Demographics Characteristics

The results of this study indicated that 58% of the records on the Housing Needs Register are from females. This is in line with the demographics of Mpumalanga

Province which slightly favours females at 52%, and could mean that a substantial number of future developmental programs aimed at various communities should be geared towards emancipation of women (Statistics South Africa, 2007). This result also serves to indicate a continued trend for most of the women who suffer disproportionately from the burden of poverty, therefore providing affordable houses and improving basic services will go a long way towards improving the livelihood of these women.

Whereas only 4.3% of the applicants for affordable houses did not disclose their income bracket, it was evident that the majority of the households were highly impoverished. Approximately 94.8% were earning an income of between R0 and R3 500 monthly. Only less than a percentage of the records have indicated an income category of above R3 500 monthly. The Department of Human Settlements (2010: 24) indicates that households earning from R3 500 to R7 500 a month are shut out of the market – there is no subsidy programme in their affordability range either, although, proposals were made to accommodate this category of people. These households constitute 13% of the total population and are in a difficult position: “too poor” for private purchase and “too rich” for the subsidy. Economic logic would suggest that these households may be tempted to engage in downward raiding and/or illegal purchase of subsidised homes in order to fulfill their housing needs – but there is no formal evidence in the literature to support this (Department of Human Settlements, 2010: 24).

The proposed Government’s programmes such as Finance Linked Individual Subsidy Programme aims at assisting qualifying beneficiaries who wish to obtain mortgage finance from a lender (Housing Code, 2009). With regard to household size, the results indicate an average household size of about 2.2 family members per household, Nkomazi Local Municipality (which borders both Mozambique and Swaziland) has registered a slightly high figure of 2.8 members per household.

(ii) Provision of basic services

As a signatory to the Millennium Development Goals, South Africa has an obligation to halve the proportion of people without sustainable access to safe drinking water by 2015. In line with these goals, a number of useful endeavours have been initiated by Government. The most notable of these include the policy of free basic services to the poor.

Housing provision plays a vital role in meeting basic needs, as dwellings provide the security required for basic functioning and are thus essential for both human development and the alleviation of poverty. Equally important is both the provision and the quality of basic infrastructural service delivery (such water, electricity and sanitation) at various local municipalities.

Although gains were made in the provision of some of the basic services such as electricity and water, sanitation remains a major challenge. About 39% of the records have indicated lack of toilet facilities, which becomes a threat to public health in those communities. This also has the potential to increase the spread of infectious disease during rainy seasons.

5.2.2 To Explore the Main Reasons Provided as a Motivation for Applying for Affordable Houses – Objective 2

The South African Government has been at work since 1994 in delivering huge volumes of affordable houses to previously disadvantaged people (Department of Local Government and Housing, 2005; Goebel, 2007). Despite successes in delivering huge volumes of houses, the question remains whether houses provided contribute positively towards the reduction of the housing backlog in South Africa. Evidence of beneficiaries of these houses meeting all the criteria as outlined in the Housing Code of 2009 could not be found beyond doubt.

Literature has shown that Mpumalanga Province is still faced with a challenge of informal occupation, informal selling, and renting out of affordable houses (MPG, 2009; Mpumalanga Mirror, 2010:4). These and other factors indicate that very little information is known about the actual needs of previous beneficiaries of affordable houses in the Province, or rather research was not conducted before to determine the preference of beneficiaries for affordable housing. This is supported by several studies (Brun and Lund (2009:10); Fritz (2009:62); and Smith et al (2008:289)), which have indicated the imperative of understanding the dynamics of communities with regard to housing provisions.

Analysis of the records presents the relative importance and hierarchical order of the different housing options and reasons deemed as important motives in choosing an area. According to the results, specific factors that contribute to beneficiary's preference for housing are categorized as follows:

- Social interactions (family / kin related).
- Economic factors (household's long-term financial burdens).
- Infrastructure development and services.
- Safety of individuals (quality of life).

Although there are many specific factors that contribute to consumer preference for housing, family bond and better economic circumstances were the most preferred source of motivation. The majority of the responses in the records (47%) expressed support for family/kin related as a specific reason contributing to a desire to own a house in the current area of residence. Another important motivation in choosing where to live is better economic circumstances shown in 39% of the records. This means that people prefer to live close to where they work, have better income and where they have land for production purposes.

With regard to housing preference, data obtained from the records on the Housing Needs' Register indicated that an absolute majority of people (99.2%) aspire to own a home in the current area of residence. Fewer people (379) want to rent a home, flat or walk-up in the current residential area as an option. Of these, 342 responses on the records preferred to own a home in another area. The importance of this information is that providing affordable houses to individuals, who opted for renting that owning, could in the long run result in houses being sold or rented out by owners. Experience has shown that houses sold in this manner are usually sold to individuals who do not meet the stipulated criteria as indicated in the Housing Code of 2009. As a result, both the housing backlog and the Millennium Developmental Goals commitment are adversely affected.

It can be concluded that a thorough understanding of beneficiary's requirements could assist in curtailing the spread of informal selling and demolishing of state subsidized houses meant to assist low income households. As highlighted in the literature, migrant workers or owners of state subsidized houses relocating to a particular area, end-up informally selling or buying state subsidized houses (Smith, 2008:85). Furthermore, government officials responsible for beneficiary administration should understand the social context and realities of communities in which they have to intervene as change agents.

5.2.3 To Formulate Guidelines for the Allocation of Affordable Houses Across Mpumalanga Province- Objective 3

As previously outlined, the process of land allocation and township establishment as per the National Housing Act of 1997, is a task that is carried out by municipalities to ensure that all of the inhabitants of their areas have access to adequate housing and provision of basic services. The enormity of this process and its requirements pose a challenge to various municipalities, especially those that do not have the required skills and technical aspects to carry-out these processes. Hence, the development of the Housing

Needs Register has come as an immediate relief to some of these municipalities. Formation of guidelines will in the following ways:

- help prioritize potential beneficiaries with special needs.
- ensure that the process of housing allocation is fair, transparent and standardised across the Mpumalanga Province.

Whereas Rob and Coronel (2007:4-8) comment about the importance and benefits of a comprehensive electronic-based record being improved data sharing, minimal inconsistencies, improved access and facilitation of the decision making processes, the current state of the Housing Needs Register developed for Mpumalanga Province still lacks the following qualities (Annexure 3):

- Municipal Officials who are the end-users of the database find it difficult to use the database despite having attended a practical training session. System performance is unsatisfactory, it fails to give users an easier and more productive way to access and analyse information stored. Annexure 3 (figure 5) is an example of certain records on the database that cannot be accessed by an end-user. This becomes difficult to edit or update data already captured on the record.
- Accessibility of records and consistency of the Housing Needs Register still needs to be improved. The researcher has noted that certain records can be easily accessed and edited, whereas some would not. Annexure 3 (figure 7) indicates a failed attempt by the end-user to retrieve or edit a particular record.
- End-user support which should largely drive the requirements and needs of the end-user, who defines the properties of the problem domain and the requirements of the task, has not being fully implemented. During the design phase of the Housing Needs Register, certain elements that should be incorporated on the database were omitted. A closer look on annexure 3 (figure 8) reveals that a ward number and an area name which are vital in identifying and locating a potential beneficiary are either missing or not populated with data.

Although attempts have been made to ensure implementation of the Housing Needs Register in the Province, section 5.8 further proposes future research recommendations on the implementation of the Housing Needs Register for Mpumalanga Province.

5.3 SUMMARIZED FINDINGS OF THE STUDY

The observed findings were discussed in relation to the aim, objectives and the research questions. It is also expected that the following findings from the research study will be useful to other researchers:

- Complications with the Housing Need Register (HNR).
- 18 717 lost names for potential housing beneficiaries on the HNR.
- Lack of basic services to some communities.
- the majority of the records in Mpumalanga Province have indicated that family/kin related and better economic circumstances (such as jobs and income) plays a major role in motivating potential beneficiaries to reside in their areas.
- Beneficiaries' management strategy is currently not in position.
- Poor project planning and monitoring of beneficiaries by National Department of Human Settlements.

Although there is no literature to support this argument, communities where data collection processes took place have shown great dissatisfaction with the outcomes of managing beneficiary lists in the Province. The majority of the study group has been registering on different forms for a number of years for housing assistance in their respective areas without help.

5.4 POLICY RECOMMENDATION

In 2004, the Department of Human Settlements introduced the 'Breaking New Ground (BNG)' strategy which is intended to guide future housing development (Department of Human Settlements, 2009). The purpose of the BNG is to redirect and enhance existing mechanisms to move towards more responsive and effective delivery, in order to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing. One way of achieving sustainable human settlements is by understanding community needs with regard to housing options. A needs-oriented strategy could provide many benefits in terms of beneficiary administration, and help minimize problems associated with allocation of affordable houses to potential beneficiaries. Therefore, the development of an integrated system with refined guidelines to allocate affordable houses could play a pivotal role in understanding community needs. The section below discusses in detail the important factors that should be considered in the allocation of affordable houses in Mpumalanga Province.

5.4.1 People with Special Needs

For state housing policies and programmes to reflect on a constant awareness and provision for the special needs of the elderly, youth, female headed families with financial dependents, and the disabled people, possible modification or prioritization of the subsidy programme (Housing Code of 2009) to give effect to this approach would be required.

Old age group (60 years and above) and the disabled people

The elderly represents approximately 16% of the records retrieved and analysed from the Housing Needs Register. Most of the applicants falling in the category 60 years and above are economically inactive and rely mostly on a social grant. An international study on the impact of population growth, aging and disability for household in the United States revealed that an estimated of 21% of households in that country will have at least one disabled resident in 2050 (Smith, Rayer and Smith (2008: 289). This

revelation highlights a growing need for policy developers to give all the necessary attention to people with special needs. From the proposed selection table of beneficiaries for affordable housing below (Table 5.1), a score of 50 is awarded to the old age group followed by the disabled group with a score of 40. These scores only highlight a need for a paradigm shift in the delivery of affordable houses for people with special needs.

Female headed families with dependents

The results indicate that approximately 58% of the records are of female-headed households. According to a study on the implications of gender on housing policy, gender was found to be an important factor in relation to housing and the effects of cultural and social norms and has an impact on the political aspects of housing (Fritz, 2009: 62). In addition, the UN-HABITAT (2009:11) acknowledges that there are still traditional barriers in some communities which still impede the provision of affordable houses to women. Therefore, from the proposed selection table of beneficiaries below, a score of 35 is awarded to female-headed families with financial dependents.

Child-headed families

The results indicate that approximately 1.4% of the records are of child-headed households. According to Meintjes et al (2009:1), the prevalence of child-headed households in South Africa is rising. Approximately 0.7% (equivalent to 122 000 out of 18.2 million) of children are said to be living in child-headed households (Meintjes et al 2009:1). The Housing Code of 2009 indicates that applicants for affordable houses must be over 21 years of age to be considered, although it makes special consideration at the discretion of the Member of the Executive Committee (Housing Code, 2009) for child-headed families of 18 years and above and below 21 years of age. This is a cumbersome process and therefore necessitates a need for policy amendment. A score of 25 from the proposed selection process for the Housing Needs Register is awarded to this special group.

5.4.2 Number of years on waiting list

Another important factor often neglected is the number of years a potential beneficiary's name has been captured or kept on the waiting list. As indicated in Rob & Coronel (2007: 4) an effective database management system coupled with good information plays an important role in providing an opportunity to make good decisions. Queue jumping, nepotism and financial gains are often the main problems characterizing lack of an effective database management system and/or refined guidelines for the allocation of affordable housing to beneficiaries. This study recommends that a first come first served principle be applied in a case where potential beneficiaries on the waiting list meet the selection criteria for the allocation of affordable houses. From the proposed selection table (Table 5.1) for the Housing Needs Register, a score of 35 is awarded to this category where a potential beneficiary has been on the waiting list for more than five years. This would assist in prioritizing individuals who have been on the waiting list for a long time.

5.4.3 Main reason for residing in a particular area

Analysis of the results indicates that a large percentage of the responses on the records described owning a house in the current area of residence as a preferred option. On the other hand, this decision was informed by the availability of better economic circumstances or the presence of a family or kin related, as a main reason/motivation for residing in the current area of residence. From the proposed selection table (Table 5.1) for the Housing Needs Register, a score of 20 is awarded to this category.

Allocation guidelines

Therefore, guided by Section 26 of the Constitution of the Republic of South Africa of 1996; Housing Act No. 107 of 1997; National Housing Code of 2009, that everyone meeting the specific criteria has the right to have access to adequate housing and the state must take reasonable legislative and other measures within its available resources, the following score sheet for an allocation process is proposed for the

purpose of standardizing and regulating a beneficiary list; and to ensure transparency and fairness in the allocation processes:

Table 5.1 Proposed selection process for beneficiaries for Mpumalanga Province

| Selection process of beneficiaries | Score | Tick |
|--|-------|------|
| 1. Old age group that are 60 years and above | 50 | |
| 2. Disabled group and chronically ill ³ | 40 | |
| 3. Number of years on waiting list | 35 | |
| 4. Female-headed families with dependents | 35 | |
| 5. Families with dependents | 30 | |
| 6. Child-headed families/Orphans | 25 | |
| 7. Male-headed families with dependents | 20 | |
| 8. Single persons | 20 | |
| 9. Motivation for residing in the area | | |
| 9.1 Family/ kin related | 20 | |
| 9.2 Better economic circumstances | 20 | |
| 9.3 Better infrastructure and services | 10 | |
| 9.4 Better and more secure environment | 5 | |
| 9.5 Any other reason | 5 | |
| Total Score | | |

Source: own analysis

The proposed selection criteria is applicable to everyone who has applied for a housing subsidy and his /her name should be registered in the Housing Needs Register for Mpumalanga Province, and considers the following conditions:

- Potential beneficiaries are South African citizens, and are 21 years and above.
- Those below the age of 21 are child-headed families/orphans and a special request should be made from the Head of the Department of Human Settlements before an affordable house is allocated to the beneficiary.

³Persons who are not economically active and not employed

- All potential beneficiaries earn R3 500 and below.
- It should be subject to signing a Declaration Form that conditions mentioned above are still applicable to the beneficiary in question just before an affordable house is provided.
- Should the beneficiary die while on the waiting list, the laws of succession would apply, the first dependent would replace the deceased on the same spot on the waiting list provided they meet any of the criterion stipulated on table 5.1 above.
- The principle of first come first serve basis shall be applicable when a waiting list is compiled for both rural and urban areas.

5.5 RECOMMENDATIONS FOR FUTURE RESEARCH

Firstly, the results presented in chapter 4 indicated that the main reason people residing in an area is family/kin related, whereas others have indicated better economic circumstances. Therefore, further research in this area is required to determine whether there is relationship between a motivation provided for residing in an area and the informal selling and demolishing of state subsidized affordable houses in Mpumalanga Province. Should there be a significant relationship between an informal selling of a house and the motive for residing in a particular area, it would have an important bearing for prioritizing future allocation processes to curb the informal selling or demolishing of state subsidized houses in Mpumalanga Province.

Secondly, the discussion also highlighted complication with the current Housing Needs Register, and a huge amount of monetary investment has been made in this regard by the Mpumalanga Provincial Government. However, further studies in this area are necessary for the purpose of redesigning the current Housing Needs Register to align it with the Mpumalanga Province's specifications, or develop a fully functional housing database for Mpumalanga Province.

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**ANNEXURE 1 (QUESTIONNAIRE USED FOR DATA
COLLECTION)**

| | | | | | |
|----------------------|--|--|--|--|--|
| Questionnaire number | | | | | |
|----------------------|--|--|--|--|--|

MPUMALANGA PROVINCIAL



DEPARTMENT OF HOUSING

COMPILING OF A NATIONAL HOUSING DEMAND DATABASE

DATE OF INTERVIEW: ____ / ____ / ____

AND

NAME OF SERVICE PROVIDER

GENERAL QUESTIONNAIRE INFORMATION

| | |
|----------------------------|--|
| Fieldworker name | |
| Date of capture (dd/mm/yy) | |
| Time of capture | |
| Residential Address | |
| Street name & house number | |
| Area name | |
| Town name | |
| Ward Number | |
| Province | |

| | |
|--|--|
| Name of Quality Controller | |
| Date questionnaire was checked (dd/mm/yy) | |
| Date of corrections (dd/mm/yy) | |
| Date signed off as complete & correct (dd/mm/yy) | |
| Signature of Quality Controller | |

SECTION A: PERSONAL INFORMATION FOR RESPONDENT AND SPOUSE

| | | |
|---------------------|---------------------------|----------------|
| A1. I.D. number | A1.1 Respondent | |
| | A1.2 Spouse | |
| A2. Surname | A2.1 Respondent | |
| | A2.2 Spouse | |
| A3. Name | A3.1 Respondent | |
| | A3.2 Spouse | |
| A4. Contact Details | Tel: _____ Cell: _____ | Address: _____ |

SECTION B: INFORMATION ON THE DWELLING UNIT OF RESPONDENT

| |
|--|
| <p>B.1 Dwelling type :</p> <ol style="list-style-type: none"> 1. Informal dwelling/shack in back yard (including "wendy house" in back yard) 2. Informal dwelling/shack in an informal settlement (NOT shack in back yard) 3. Formal dwelling not in backyard 4. Formal dwelling in backyard |
| <p>B2. How many people live/sleep in this house (for at least four nights a week)?</p> <p>Number: _____</p> |
| <p>B3. What is the MAIN type of toilet facility that is available for use by this household?</p> <ol style="list-style-type: none"> 1. Flush toilet (connected to sewerage system) inside the dwelling 2. Flush toilet (connected to sewerage system) outside the dwelling 3. Flush toilet (with septic tank) inside the house 4. Flush toilet (with septic tank) outside the house 5. Chemical toilet inside the house 6. Chemical toilet outside the house 7. Pit latrine with ventilation 8. Pit latrine without ventilation 9. Bucket latrine 7. None |
| <p>B4. Does this household have access to piped water?</p> <ol style="list-style-type: none"> 1. No access to piped (tap) water 2. Piped (tap) water on community stand: distance greater than 200 m from dwelling 3. Piped (tap) water on community stand: distance less than 200 m from dwelling 4. Piped (tap) water inside yard 5. Piped (tap) water inside dwelling <p>Other, specify _____</p> |

B5. Does this household have access to electricity in this dwelling?

1. Yes
2. No

SECTION C: HOUSEHOLD INCOME**C1. Total monthly household income?**

- | | |
|--------------------|------------------------|
| 1. No income | 7. R2 501 – R3 000 |
| 2. R1 – R500 | 8. R3 001 – R3 500 |
| 3. R501 – R1 000 | 9. R3 501 – R4 000 |
| 4. R1 001 – R1 500 | 10. R4 001 – R4 500 |
| 5. R1 501 – R2 000 | 11. R4 501 – R5 000 |
| 6. R2 001 – R2 500 | 12. R5 501 – R10 000 |
| 7. R2 501 – R3 000 | 13 Response not given. |

C2. Does this household receive any money from lodgers or property rent?

1. Yes
2. No

C2.1 If Yes, how much per month? (Complete the amount received per month)

R _____

SECTION D: MIGRATION HISTORY OF RESPONDENT**D1. In what place/town where you born? (Place name of town/place where parents lived at time of birth not place/town of hospital)**

Town name: _____ (if born on a farm please name closest town)

D1.2 In what province is this place/town?

- | | |
|-----------------|---------------------------|
| 1. Western Cape | 7. Mpumalanga |
| 2. Eastern Cape | 8. KwaZulu Natal |
| 3. Free State | 9. Botswana |
| 4. North West | 10. Namibia |
| 5. Gauteng | 11. Lesotho |
| 6. Limpopo | 12. Other foreign country |

D2. How long have you lived in this town? (if less than 1 year please state number of months)

Years: _____ Months: _____

D1. Where did you stay before moving to this town/area? (if lived on farm, please name closest town)

Town name: _____

D2. In what province is this place?

- | | | |
|------------------|------------------|---------------------------|
| 1. Eastern Cape | 7. Northern Cape | 13. Mozambique |
| 2. Free State | 8. North West | 14. Swaziland |
| 3. Gauteng | 9. Western Cape | 15. Other foreign country |
| 4. Kwazulu Natal | 10. Namibia | |
| 5. Limpopo | 11. Lesotho | |
| 6. Mpumalanga | 12. Zimbabwe | |

D3. Why did you choose to move to this area?

1. Better economic circumstances (jobs, income, land for product, etc)
2. Better infrastructure and services (housing, health, education, policing, plot, etc.)
3. Better and more secure environment (less violence and crime, quality of live, etc.)
4. Family/ kin related

Other, please specify: _____

SECTION E: HOUSING PREFERENCE

E1. Given your current situation which would you prefer regarding different housing opportunities?

1. To own a home in this area
2. To own a home in another area and rent a home in this area
3. To rent a home/ flat/ walk-up

Other, please specify: _____

E2. If you could choose two areas, by indicating your first and second choice in which areas would you most prefer to live in?

E2.1 Place 1 (name place/town):

Place name: _____

E2.1.2 In what Province is this place?

- | | |
|-----------------|---------------------|
| 1. Western Cape | 7. Mpumalanga |
| 2. Eastern Cape | 8. KwaZulu Natal |
| 3. Free State | 9. Botswana |
| 4. North West | 10. Namibia |
| 5. Gauteng | 11. Lesotho |
| 6. Limpopo | 12. Foreign country |

E2.2 Place 2 (name place/town):

Place name: _____

E2.2.2 In what Province is this place?

- | | |
|-----------------|---------------------|
| 1. Western Cape | 7. Mpumalanga |
| 2. Eastern Cape | 8. KwaZulu Natal |
| 3. Free State | 9. Botswana |
| 4. North West | 10. Namibia |
| 5. Gauteng | 11. Lesotho |
| 6. Limpopo | 12. Foreign country |

E.3 . For your first choice (E2.1), why this area?

1. Better economic circumstances (jobs, income, land for product, etc)
 2. Better infrastructure and services (housing, health, education, policing, plot, etc.)
 3. Better and more secure environment (less violence and crime, quality of live, etc.)
 4. Close to family/ kin
 5. Place of birth
- Other, please specify: _____

SECTION F: THIS SECTION IS ONLY TO BE COMPLETED FOR HOUSEHOLDS LIVING IN A BACKYARD STRUCTURE. (Fieldworker if not a backyard structure go to Section G)

F1. What is the relationship of the respondent to the main household?

- | | |
|----------------------------------|--------------------------|
| 1. Mother or father (biological) | 7. Daughter/son in law |
| 2. Mother or father in law | 8. Grand child |
| 3. Grand parents | 9. Other relative |
| 4. Sister/brother (biological) | 10. Friend |
| 5. Sister/brother in law | 11. Other private person |
| 6. Child | |

F2. Do you pay rent to stay on the premises?

1. Yes
2. No

F3. Do you have to pay additional money to the Landlord to get access to below mentioned services:**F3.1 Toilet facilities?**

1. Yes
2. No
3. No access to this service

F3.1.1 If YES, how much per month?

R: _____

F3.2 Water?

1. Yes
2. No
3. No access to this service

F3.2.1 If YES, how much per month?

R: _____

F3.3 Electricity?

1. Yes
2. No
3. No access to this service

F3.3.1 If YES, how much per month?

R: _____

F4. Regarding housing opportunities; if you had a choice, would you prefer to:

1. Move to another house not in this area
 2. Move to another house in this area
 3. Extend main house and move in with current dwellers
 4. Remain in upgraded backyard structure on same plot as people living in main house
 5. No preference/ does not matter
- Other, please specify: _____

SECTION G: HOUSING ASSISTANCE HISTORY**G1. Have you received a house from the Government?**

1. Yes
2. No

G1.1 If Yes, in what town is this house?

Town name: _____

G1.2 In what province is this town?

- | | |
|-----------------|---------------------|
| 1. Western Cape | 7. Mpumalanga |
| 2. Eastern Cape | 8. KwaZulu Natal |
| 3. Free State | 9. Botswana |
| 4. North West | 10. Namibia |
| 5. Gauteng | 11. Lesotho |
| 6. Limpopo | 12. Foreign country |
| | |

G2. Are you currently on any waiting list regarding housing opportunities?

1. Yes
2. No

G3. Are you a South African Citizen?

1. Yes (*go to section H*)
2. No (*go to G3.1*)

G3.1 If NO to G3, please state:**G3.1.1 Country of residence:**

G3.1.2 Permit type:

G3.1.3 Date permit was granted (dd/mm/yy):

G3.1.4 Permit number:

SECTION H: HOUSEHOLD DATA. To be completed for each household member

(R = Respondent (household head), 1=Spouse/partner; 3-10=Other household members)

| Respondent name | FOR ALL HOUSEHOLD MEMBERS | | | | | |
|-----------------|--|--------------------------------------|---------------------------------|---|---|---|
| | H1. ID numbers of household members. -1 Don't know -2 Do not have an ID number | H2. Age 0 = younger than 1 yr old | H3. Sex 1. Male 2. Female | H4. Marital Status 1. Single and has never married 2. Married in terms of civil law 3. Married in terms of customary/ traditional law 4. Married in terms of Muslim religion 5. Married both in terms of civil and traditional/Muslim religion 6. Divorced 7. Separated 8. Widowed 9. Living together with partner | H5. Currently attending an educational institution 1. Yes 2. No | H5. Highest educational level completed. 1. No formal education 2. Gr 1 / Sub A 3. Gr 2 / Sub B 4. Gr 3 / Std 1 5. Gr 4 / Std 2 6. Gr 5 / Std 3 7. Gr 6 / Std 4 8. Gr 7 / Std 5 9. Gr 8 / Std 6 10. Gr 9 / Std 7 11. Gr 10 / Std 8 12. Gr 11 / Std 9 13. Gr 12 / Std 10 14. Diploma without matric 15. Diploma with matric 16. Technikon degree 17. University degree 18. Some adult literacy classes 19. Don't know 20. Other -1. Don't know -2. Refused |
| R | | | | | | |
| 1 | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |

| Respondent name | For those 15 yrs or older | | | |
|-----------------|---|---|--|--|
| | H6. Do you currently have a job or do something to earn money (including being in a business for her/himself)? 1. Yes 2. No (go to H7) | H6.1 If Yes to H6 do you: 1. Have a regular/consistent paid job for one employer 2. Do regular/ consistent work for several employers during the same month 3. Do odd jobs 4. Work for yourself (e.g. 'house shop', make things to sell, sell things on the street) Other, please specify | H6.2 If Yes to H6, in which sector do you work? 1. Work for wage/salary in private sector 2. Work for private person (e.g. domestic worker, gardener) 3. Work for wage/salary in informal sector 4. Work for local/provincial/national government 5. Self-employed/ employer in formal sector 6. Self-employed/ employer in informal sector 7. Farmer (farm worker, domestic worker on farm) 8. Labour contractor / contractor 9. Work for FBO/ NGO /CBO Other, specify | H6.3 If yes to H6, for how many months did you work during the last year? 1. Whole year (12 months) 2. 9 months or more but less than whole year 3. 6 months or more but less than 9 months 4. 4 months or more but less than 6 months 5. 1 month or more but less than 4 months 6. less than 1 month |
| R | | | | |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |

| Respondent name | FOR ALL HOUSEHOLD MEMBERS | | |
|-----------------|---|---|---|
| | H7. Does this person receive a social grant from the government? (Indicate grant received against name of recipient) 1. Old age grant 2. Veterans pension 3. Disability grant 4. Grand in Aid 5. Care Dependency Grant 6. UIF 7. Child Support Grant 8. Foster Care Grant -1 Does not receive a grant | H8. Does this person have any type of disability that hampers his/her participation in everyday activities? 1. Sight 2. Hearing 3. Communication 4. Physical 5. Intellectual 6. Emotional 7. Multiple -1 No disability | H9. Relationship of each household member to respondent 1. Sister/brother in law 2. Daughter/son in law 3. Child 4. Biological parent 5. Grand child 6. Sibling 7. Mother/father in law 8. Other relative 9. Lodger (not relative of HH) Other |
| R | | | |
| 1 | | | |
| 2 | | | |
| 3 | | | |

ANNEXURE 2 (LETTER OF PERMISSION)

Jerry Sigudla
 Box 17
 Thabatlou, 1271
jsigudla@mpg.gov.za
 0834464611 (w: 0137666245)

To: Mr D. Dube
 Head of Department
 Mpumalanga Provincial Department of Human Settlements

From: Jerry Sigudla (Assistant Director)
 Mpumalanga Provincial Department of Human Settlements
 Sub-directorate: Research

Date: 06 August 2010

Subject: Request to conduct a study on the development of guidelines and processes to allocate affordable houses in Mpumalanga province as part of a Masters Degree for Mr. J. Sigudla.

1. Purpose

To seek permission from the HOD to conduct a study on the development of guidelines and processes to allocate affordable houses in Mpumalanga Province

2. Motivation

Mr. J Sigudla (Research Sub-directorate) is enrolled for a Masters degree with the University of South Africa, and as such he is required to conduct a research in the fulfillment of his Masters degree. A proposed study for Mr. J. Sigudla is on the development of guidelines and processes for the allocation of affordable houses in Mpumalanga Province, with a hope that the findings will assist policy developers in decision making during policy development processes (see attached proposal).


Apart from conducting research for this department, Mr. J Sigudla is also a system administrator for the National Housing Demand Database (see attached memo). One of his roles is to assist in formulating strategic plans for the database administration functions. This will ensure that we have a credible and accurate database in the Province.

3. Recommendations

Based on the aforesaid information, it is recommended that the Head of Department grant permission for Mr. J Sigudla to conduct the study.

APPROVED / NOT APPROVED

The request is approved.


 MR D DUBE
 HEAD OF DEPARTMENT

06/08/10
 Date

**ANNEXURE 3 (PRINT SCREEN PICTURES FOR THE
HOUSING NEEDS REGISTER)**

Figure 1: Login Screen for the Housing Needs Register

Figure 2: Adding a potential housing beneficiary (New Questionnaire)

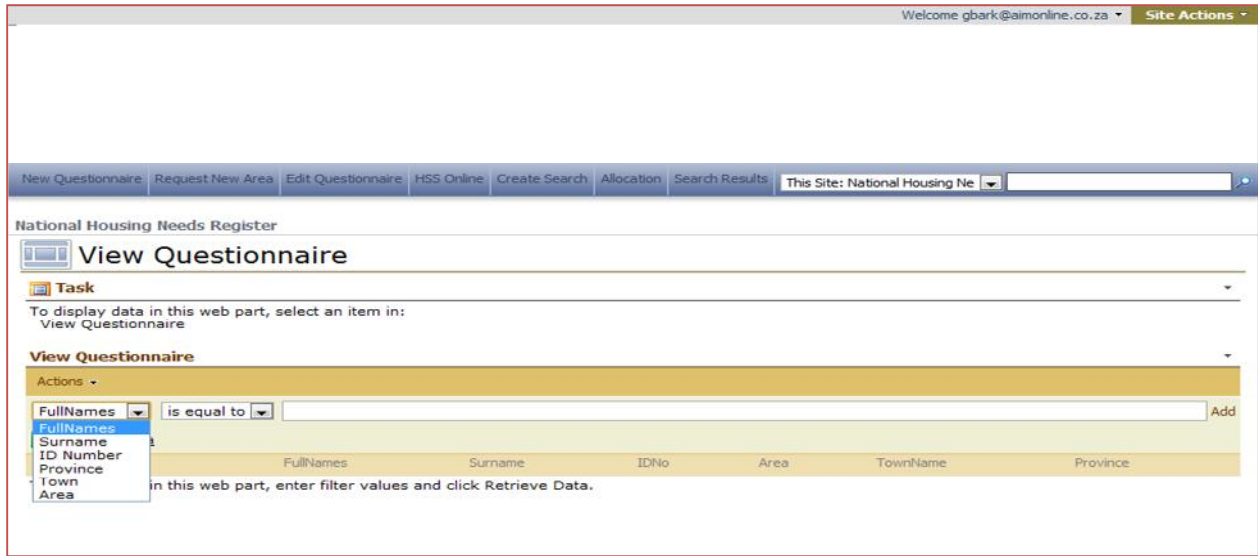


Figure 3: View data captured on the Housing Needs Register

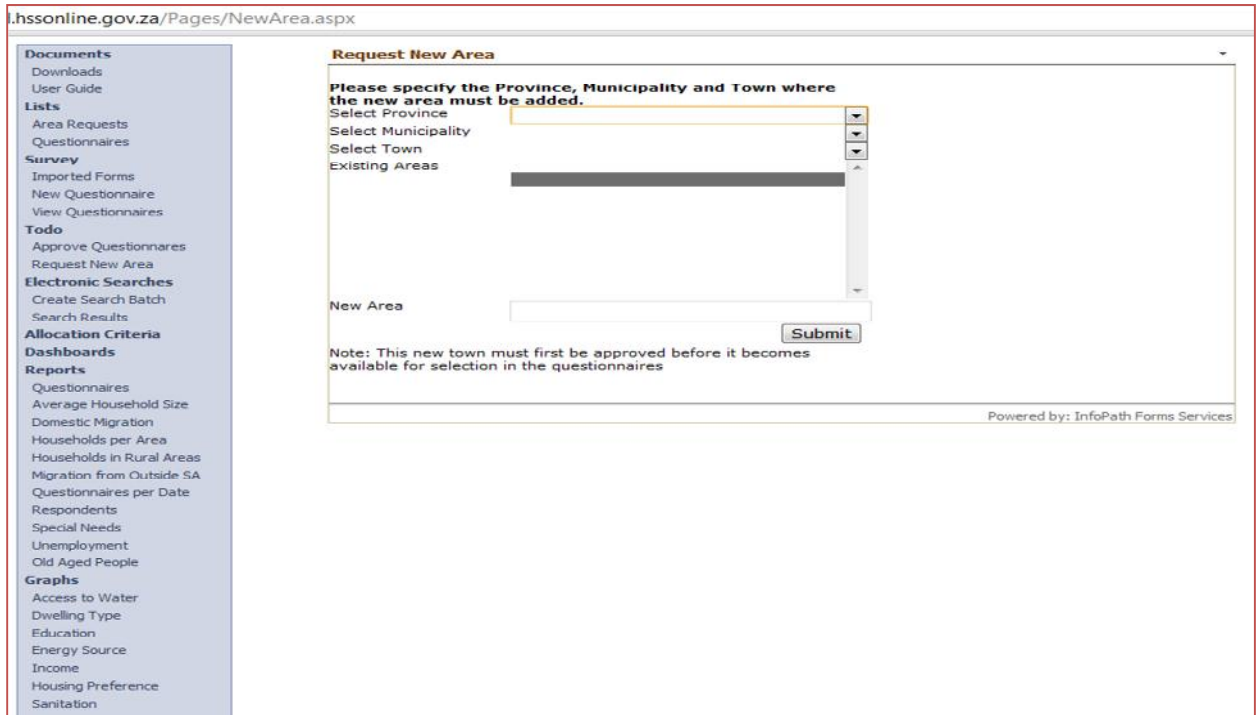


Figure 4: Reports Tab on the Housing Needs Register

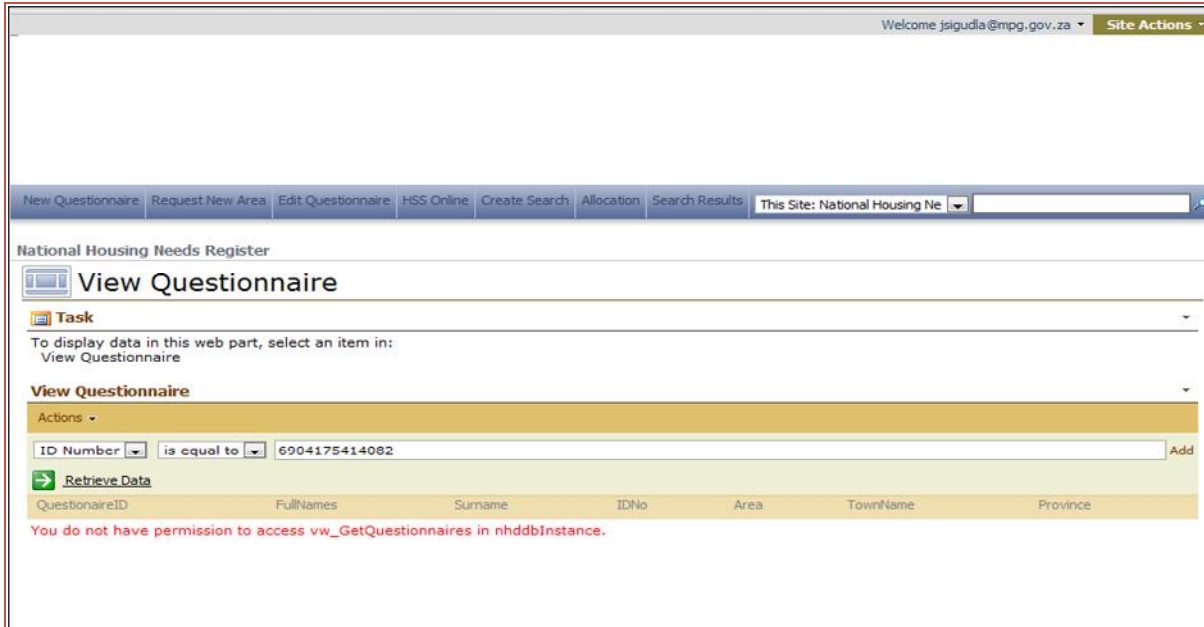


Figure 5: Inconsistency of the Housing Needs Register for viewing some of the records

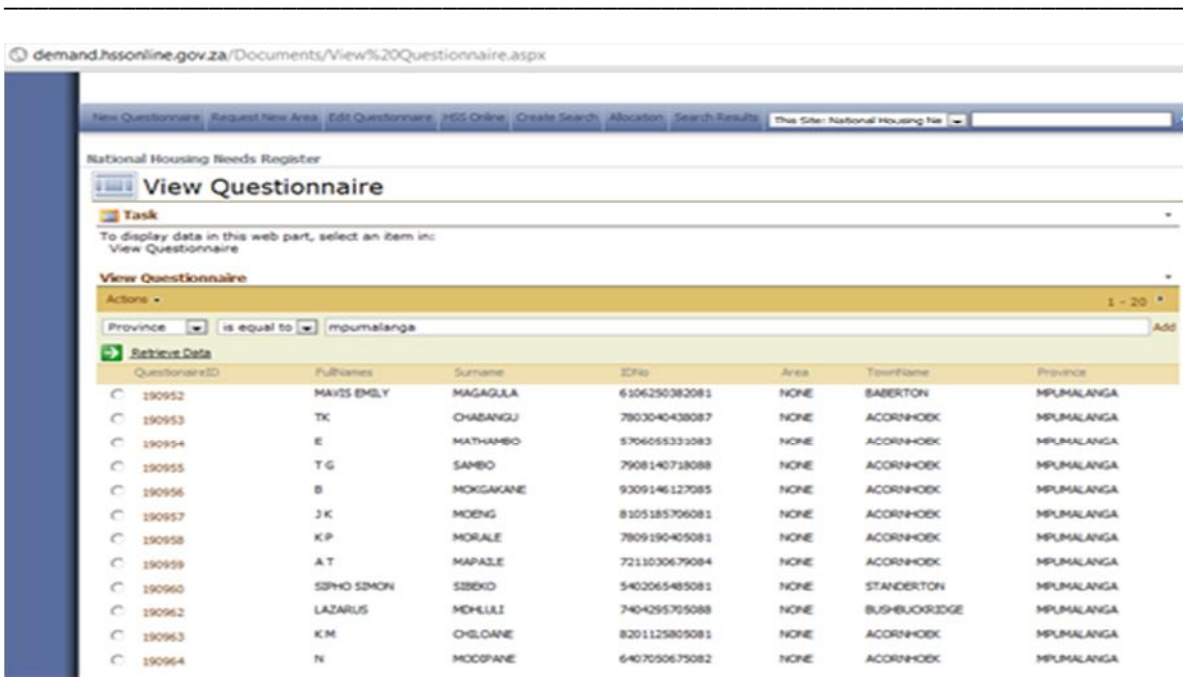


Figure 6: Viewing a questionnaire where province is equal to Mpumalanga

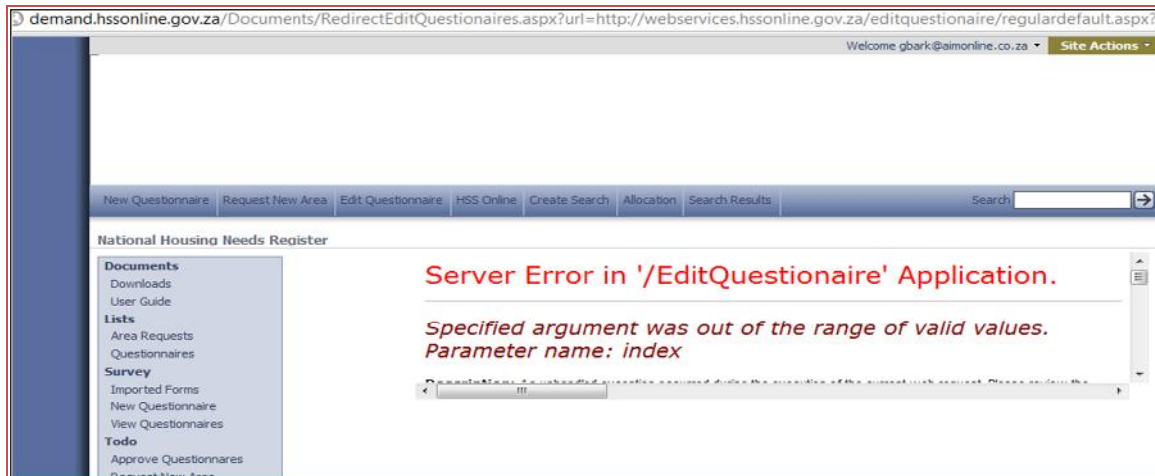


Figure 7: Inconsistency of the Housing Needs Register - unable to retrieve a record

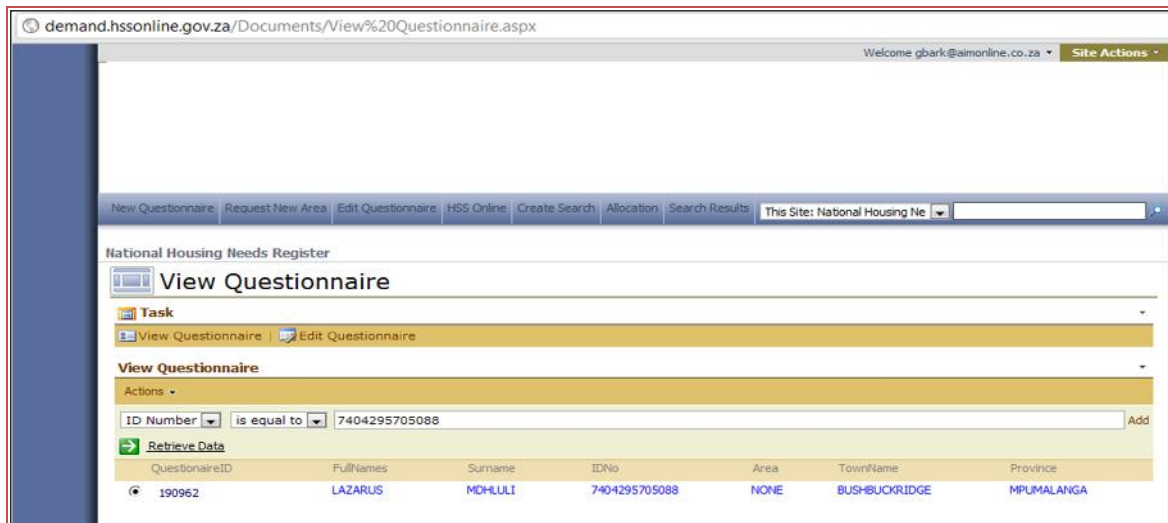


Figure 8: A record that exist but cannot be retrieved (unable to edit the records)

NewQuestionnaire x

demand.hssonline.gov.za/Pages/NewQuestionnaire.aspx

New Questionnaire
 Submit | Print View | Update Powered by: .NET

Introduction to complete form
 Complete all the data fields from top to bottom and from left to right. Required fields are marked with (*)
 Information on the data field is provided (see example below).
 Move mouse pointer over data field for a screen-Tip Eg. [text box]

General questionnaire information

Field Worker information:

First Names [text box]
Surname [text box]
ID Number [text box]
Service [text box]
Provider/Company [text box]
Date of capture [text box]

Respondent location:

GPS Coordinates Latitude: [text box] Longitude: [text box] (deg.decimal)
Province 6. Mpumalanga
Municipality THABA CHWEU LOCAL MUNICIPALITY
Town name [dropdown menu]
Area name [dropdown menu]
Ward No. [dropdown menu]
Street name [text box] e.g. Church street
Site/ House/ unit number [text box]
Disaster area [text box]

First Names [text box]
Surname [text box]
Date questionnaire was [text box] **Date of corrections** [text box]

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 Questionnaires per Date
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 Special Needs
 Unemployment
 Old Aged People

Graphs
 Access to Water
 Dwelling Type
 Education
 Energy Source
 Income
 Housing Preference
 Sanitation

Figure 9: A municipality with incorrect town names