Declaration

I declare that the dissertation hereby submitted to the University of Limpopo for the Master’s degree in Development has not been submitted by me for a degree and at this University or any other institution, that is my work in design and execution, and that all material contained herein has been duly acknowledged.

Signed by__________________

Date______________________
ABSTRACT

This study analyzes challenges facing housing programmes, predominantly low cost housing projects. An assessment of the Nobody Mothapo low cost housing project in the Polokwane Municipality was done. The officials of the Department of Local Government and Housing, Polokwane Municipality, and beneficiaries of the Nobody Mothapo project participated in the study. The sample consisted of 43 participants with different characteristics. Group discussions were conducted during the data collection process. The findings of this study are that government is attempting to fulfill its obligations by providing shelter to the needy people although there are negative effects hampering the implementation process. The slow housing delivery process and poor quality houses are negatively affecting homeless people. Human settlements are still established without the necessary infrastructure such as electricity, roads and other social amenities.

In this study the challenges facing this housing delivery process are discussed. Recommendations are made regarding the role of government. Consumer education is emphasized to enhance community participation in their development and adherence to project management principles in the planning and implementation of low cost housing projects.
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My sincere and heartily felt gratitude to my late husband, Zambezi Michael Makamu, without whose help and support this study would have been impossible to undertake. ‘Etlela hi kurhula Mhlave.’ I also appreciate the support from my family as a whole, my daughter, Mashoto, son, Nyiko, and younger sister, Mpho Mphahlele, for bearing with all the inconveniences took place when I dedicated so much of my time to my study.

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<th>Acronym</th>
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<tbody>
<tr>
<td>AIDS</td>
<td>Acquired Immune Deficiency Syndrome</td>
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<tr>
<td>ANC</td>
<td>African National Congress</td>
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<tr>
<td>BLA</td>
<td>Black Local Authority</td>
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<tr>
<td>BNG</td>
<td>Breaking New Ground</td>
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<tr>
<td>CSC</td>
<td>Cuban Solidarity Campaign</td>
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<tr>
<td>DFA</td>
<td>Development Facilitation Act</td>
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<tr>
<td>GDP</td>
<td>Gross Domestic Product</td>
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<tr>
<td>GDFI</td>
<td>Gross Domestic Fixed Investment</td>
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<tr>
<td>HIV</td>
<td>Human Immunodeficiency Virus</td>
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<tr>
<td>HUD</td>
<td>Housing and Urban Development</td>
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<tr>
<td>IDP</td>
<td>Integrated Development Planning</td>
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<tr>
<td>IPMA</td>
<td>International Project Management Association</td>
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<tr>
<td>MEC</td>
<td>Member of Executive Council</td>
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<tr>
<td>NGO</td>
<td>Non Governmental Organization</td>
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<tr>
<td>NHBRC</td>
<td>National Home Builder’s Registration Council</td>
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<td>NHFC</td>
<td>National Housing Finance Corporation</td>
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<tr>
<td>PGDS</td>
<td>Provincial Growth Development Strategy</td>
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<tr>
<td>PMBOK</td>
<td>Project Management Book of Knowledge</td>
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<tr>
<td>PMI</td>
<td>Project Management Institute</td>
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<tr>
<td>RDP</td>
<td>Reconstruction and Development Programme</td>
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<tr>
<td>SMME</td>
<td>Small Medium Enterprise</td>
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<tr>
<td>SSA</td>
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