

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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LIST OF ABBREVIATIONS

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