

CHAPTER ONE

The Legislative Framework and the Integrated Development Planning

1.1 INTRODUCTION

The introduction of a democratic rule in 1994, has placed a great challenge to the local government in South Africa with respect to provision of services to the majority of Black population that has been denied access to social and economic amenities in the past. The national constitution has given rise to a myriad of legislation that is intended to redress the socio-economic disparities that have been created by the apartheid system of government.

With the acceptance of Developmental Local Government in the White Paper on Local Government (1998), Integrated Development Planning was institutionalised through the Municipal Systems Act (2000) as the planning tool to be used by municipalities in furthering their responsibility of service delivery to communities.

There are several sector plans that constitute the Integrated Development Plan, a programme which can easily be termed “a business plan of local municipalities”. Housing sector plan is therefore a component part of the IDP whose main focus is to ensure that housing delivery and management is undertaken in an orderly and coherent fashion with due consideration of other municipal programmes such as infrastructure plan, transport plan, spatial development framework, just to mention a few.

1.2 PURPOSE OF THE IDPS

The IDPs are meant to ensure that departments within national and provincial government, as well as municipalities, function in concert in the execution of their tasks and delivery of services to communities. Housing and/or Human settlement management is, one of the important functions of these three spheres of government. The housing sector plan as a component of the IDP is aimed at clarifying and providing strategy with respect to the manner in which housing development and comprehensive human settlement can be achieved at the local level.

1.3 THE LEGAL REQUIREMENT FOR IDPS

The Constitution of the Republic of South Africa (Act 108 of 1996) has given new municipalities a number of developmental responsibilities. The Municipal Systems Act (Act no 32 of 2000) requires all municipalities to compile Integrated Development Plans (IDPs) that will guide all their planning, budgeting and management decisions. Apart from the legislative requirement to

compile IDPs, municipalities are also expected to compile sector plans, which should form part of the IDPs. There are National requirements that compel municipalities to formulate sector plans and the following are some examples: -

- Water Services Development Plan (WSDP): Dept of Water Affairs and Forestry.
- Integrated Transport Plan (ITP): Dept of Transport.
- Integrated Waste Management Plan (WMP): Dept of Water Affairs and Forestry.
- Land Development Objectives (LDOs): Dept of Land Affairs.
- Spatial Development Framework (SDF): Dept of Provincial Affairs and Local Government.

In addition to these, municipalities are also required to incorporate the following aspects into their planning frameworks:

- Housing strategies and targets (Housing Sector Plans).
- Local Economic Development (LED) issues.
- Integrated energy plans.
- Integrated infrastructure planning and compliance with guiding principles of the National Environmental Management Act (NEMA).
- Development Facilitation Act (DFA).
- Environmental Implementation Plans (EIPs) and Environmental Management Plans (EMPs).

All these legislative requirements are aimed at ensuring that clear and workable plans, reinforcing each other, are in place. The sole purpose is that of achieving meaningful development and improving the living conditions of citizens.

1.4 LEGAL REQUIREMENTS FOR HOUSING

There are several laws in place that have a direct bearing on housing development. The National Constitution Act., No. 108 of 1996, assigns a developmental role to the Local Municipalities. Local Municipalities have therefore been tasked with the responsibility of managing housing development within their areas of jurisdiction. The Housing Act (1997) is a key law that regulates housing development at both provincial and local levels. This act requires housing development plans to be prepared by both provincial governments and local municipalities. The main reason for these plans is to be able to fairly allocate the available resources for housing construction. The housing development plans could be viewed as housing sector plans done from the perspective of the IDP as they should outline how, where, when, by whom and how much resources should be

utilised in housing delivery. At all times housing delivery should aim at integrating towns and townships, as well as locating new housing developments closer to employment centres. Furthermore, taking into consideration that, according to the South African constitution, housing is a basic human right these plans are also important to indicate what is planned for. It might also be a strategic document to avoid legal action to be taken against the municipality.

Part IV of the Housing Act (1997) deals with the roles and responsibilities of local government.

The municipality is required to:

- Ensure, through integrated development planning, that its residents have access to adequate housing on a progressive basis. This includes access to a healthy and safe environment, as well as access to water, sanitation, electricity, roads, storm-water drainage and transport.
- Set housing delivery goals in respect of its area of jurisdiction.
- Identify and designate land for housing development.
- Create and maintain a public environment conducive to housing development that is financially and socially viable.
- Promote the resolution of conflict arising in the housing development process (Lelapa Forum).
- Initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction.
- Provide bulk engineering services and revenue-generating services in so far as specialist utility suppliers do not provide such services.
- Plan and manage land use and development.

At the same time provincial departments are also obliged to develop provincial housing development plans. Ideally, these plans on both the local and provincial level should be integrated and support each other.

The housing development plan should seek to incorporate the following aspects as contained in the Draft Housing Strategy (2000) of the National Department of Housing: -

1. Take proper account of current housing needs and backlogs.
2. Accurately account for available resources.
3. Balance and prioritise needs across the various national housing programmes.
4. Form an integral part of the integrated development plans.
5. Be effectively aligned at all levels to cross-functional strategic management plans and other

related functions

6. Inform strategic decision making by generating reliable options for delivery within the guidelines of the MTEF.
7. Contain realistic and measurable targets for delivery and key performance indicators.
8. Built-in monitoring system.

The following legislative framework is meant to reinforce the Housing Act: -

- a) Housing Amendment Act, 28 of 1998
- b) Second Housing Amendment Act of 1999
- c) Housing Consumers Protection Measures Act, No. 95 of 1998
- d) Regulations under the Housing Consumers Protection Measures Act (1998)
- e) Rental Housing Act No. 50 of 1999
- f) Free State Provincial Housing Act No. 7 of 1999
- g) Free State Regulations made under the Rental Housing Act, No. 50 of 1999

1.5 OTHER LEGISLATION AND ITS IMPACT ON HOUSING

Other legislation that is important and supports housing development is:

1. The National Housing Code.
2. Urban Development Framework.
3. Rural Development Framework.
4. Guidelines for Human Settlement Planning and Design (formerly “The Red Book”).
5. Home Loan and Mortgage Disclosure Bill.
6. NHBRC Technical Standards contained in Government Gazette R1406 (NHBRC Home Building Manual).
7. Application of the National Homebuilders Registration Council’s Warranty Scheme to Housing Subsidy scheme.
8. National Building Regulations (National Building Regulations and Building Standards Act, No 103 of 1997).
9. Ministerial National Norms and Standards in Respect of Permanent Residential Structures.
10. Free State Housing Charter.
11. Development Facilitation Act, 67 of 1995.

The whole of this legislative framework is aimed at reinforcing the housing act with the sole purpose of ensuring that affordable, good quality houses are built within municipalities.

1.6 NATIONAL HOUSING FINANCE INSTITUTIONS, SUBSIDY CATEGORIES AND DELIVERY OPTIONS

The majority of homeless people are unemployed and, as such, are unable to obtain mortgage bonds. This situation led the national government to introduce a housing subsidy scheme in order to house the homeless.

To achieve this goal, the national government has established institutions that support housing delivery. These institutions provide **financial** assistance to developers, contractors, institutions involved in housing, as well as individuals that meet certain criteria. The following are some of the said institutions: -

- a) National Housing Finance Corporation (NHFC)
- b) National Urban Reconstruction and Housing Agency (NURCHA)
- c) Servcon Housing Solutions
- d) Free State Development Corporation
- e) Zebra
- f) Maibi
- g) Artpac Lending Services
- h) Absa
- i) Standard Bank
- j) First National Bank
- k) Ned Bank
- l) ACFC

These institutions have different funding programmes that are intended to assist and speed up housing construction. The said programmes are well-documented in the National Housing Code and other publications.

At the time when the housing subsidy scheme was adopted by the National Government, provision was made for different housing subsidy categories, as well as delivery options in order to give beneficiaries some choice. The actual housing construction is either undertaken by beneficiaries themselves or done by contractors. The following are some of the subsidy options available through the subsidy scheme: -

- a) Individual housing subsidy

- Non-Credit linked
- Credit linked
- b) Project linked subsidy
- c) Project linked consolidation subsidy
- d) Institutional subsidy
- e) Relocation assistance subsidy
- f) People's Housing Process
- g) Discount benefit Scheme
- h) Rural housing subsidy
 - On-farm subsidy
 - Off-farm subsidy
 - Village subsidy

1.7 FREE STATE HOUSING DEVELOPMENT STRATEGY

The Free State housing strategy is an important document that guides the housing delivery in the province. The following are some key aspects that need to be considered with regard to housing development: -

a) **Subsidy targeting with regard to income**

The lowest income categories i.e. households earning less than R1 500 per month, have benefited in this housing subsidy scheme. The second income category, i.e. R1 500 - R2 500, needs urgent attention.

b) **Norms and standards**

Provision of infrastructure is critical as the housing size of 40square metres, takes a bigger portion of the subsidy amount. Good quality houses should be constructed.

c) **Integrated housing development and land tenure**

Urban sprawl should be reduced though building compact cities with settlements located closer to employment centres. The Spatial Development Strategy Frameworks, as compiled by municipalities, sought to address this issue, as well as identifying future land for housing development. This should be in a logical manner.

d) **Environment and energy efficiency**

Housing development programmes/projects should address issues of environmental degradation, as well as utilising energy-efficient planning systems.

e) **Housing for special needs**

HIV/AIDS patients, the elderly and the disabled seem not to have been considered in the

delivery of housing. These groups should be ranked high on the programme for housing delivery within municipalities.

f) **Subsidy types and delivery methods**

Some subsidy types and housing delivery methods have been dominating housing delivery in the province in the past. Emanating from this practice, other subsidy categories will be given priority in order to accommodate different tenure and delivery options.

g) **Subsidy allocations to municipalities**

Allocations to municipalities will be transparent, take into account municipal population and be conducted on a multi-year basis. This will assist municipalities to develop long-term housing delivery plans.

h) **Role of municipalities**

Local municipalities are actual implementers of housing projects at the grass-roots level while the province is co-ordinating this function. It is crucial that capacity should be increased at the municipal level so that accreditation may be effected for most municipalities. In this way, housing delivery will substantially be increased. Once accreditation has occurred, local and district municipalities will be expected to set up appropriate arrangements for co-ordination and implementation of housing programmes.

i) **Private Sector**

The involvement of the private sector and parastatals in both the funding and the construction process is critical in speeding-up and normalising housing in the province. With this view in mind, it is important to ensure that provision is made for high, middle and low-income categories in housing sector plans.

j) **Housing and economic empowerment**

The housing subsidy scheme has given rise to empowerment of previously disadvantaged communities along with emerging companies. The emphasis on utilisation of local labour has also contributed positively towards improving local economic development. The provincial department will strive to promote the economic empowerment of previously disadvantaged individuals, particularly women and emerging companies.

k) **Regulation of the secondary market**

Beneficiaries of the subsidy houses tend to sell their houses far below the investment cost in situations where they need to relocate for employment reasons or when they are in dire financial strains. On the whole, the list of the needy continues to grow as, in most cases, they are unable to buy an own house. The department will therefore

ensure that beneficiaries do not sell subsidised houses before the expiry of eight years from the date of acquisition.

l) **Capacity building**

The department has identified capacity building programmes as one of the most important tools in achieving improved housing delivery in the province. With this view in mind, the department will strive to improve the capacity-building programmes in order to increase efficiency at provincial, district and local municipalities.

m) **Monitoring**

Several government policies acknowledge the need for monitoring and evaluation of housing programmes. In line with policy guidelines, the department will use the following three methods in monitoring housing projects in the province: -

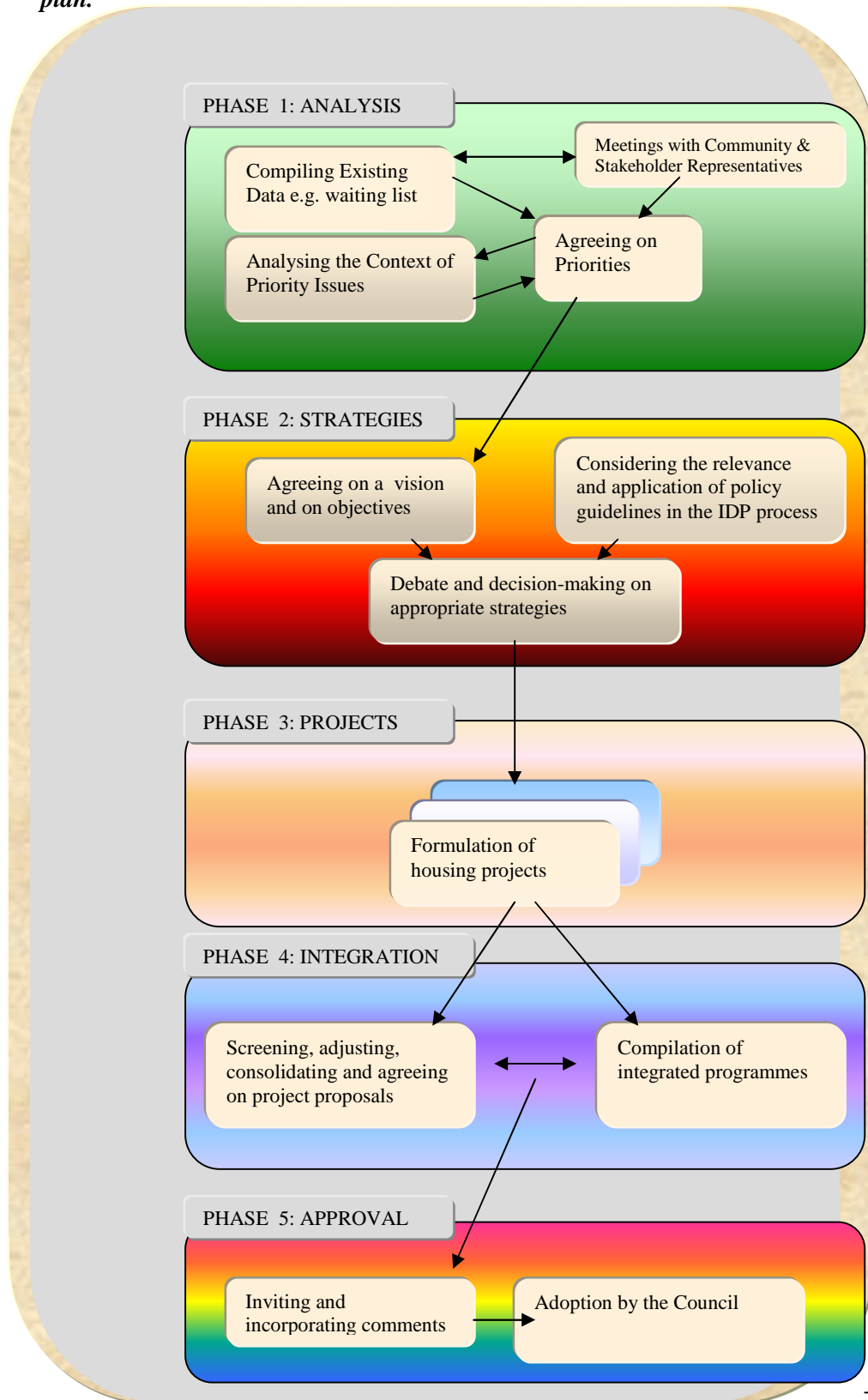
- Progress assessment of housing projects will be conducted on a quarterly basis.
- The impact assessment of housing delivery will be done with municipalities and beneficiaries annually.
- The strategy will be revisited in a three-year cycle.

1.8 METHODOLOGY

The compilation of the IDP as contained in the IDP Guide Pack forms the basis for the compilation of the housing sector plans within municipalities. The said process should have the following characteristics: -

- Consultative/participatory in nature
- Strategic
- Orientated towards implementation

Figure 1.1: An overview of the process leading to the compilation of the housing sector plan.



The housing sector plan, as a component of the IDP, is actually meant to comprehensively address the housing development in a municipality. In achieving this objective, the following steps are usually followed: -

Step 1: Analysis

There is a need to first gather information relevant to housing in a municipal area and compile it in the form of a report. A meeting of housing stakeholders in the area has to be arranged. In this meeting, the housing situation is presented and deliberated upon. The municipal housing waiting list is very important in guiding the whole process, as it will show in which areas within your municipality the greatest need for housing exists.

Step 2: Strategies

In this second step, stakeholders will have to develop a vision and this will be based largely on the housing situation as revealed in phase 1. In order to give effect to a vision, objectives will have to be developed along with strategies. Maximum caution should be exercised in order to ensure that the strategies are in line with the legislative framework. Furthermore, they should be practically implementable.

Step 3: Projects formulation

This is a stage in which possible housing projects are developed based on identified resources in step 1. This step entails aspects such as capacity at the municipal level to handle housing issues, project management, funding sources, monitoring and evaluation. Each project will have to be designed and implemented in a way that is geared towards accomplishing the housing vision in a municipality.

Step 4: Integration

There are programmes, other than housing, that are taking place at municipal level. These programmes have to reinforce each other in order to achieve the desired impact within a municipal area. It is during this stage that these programmes are integrated.

Step 5: Approval

Once the programmes (housing projects) have been integrated and aligned with other sector plans, they are ready to be presented to the council for adoption. In all the stages, housing stakeholders play an important role.

1.9 CONCLUSION

The legislative framework as outlined above, provides a basis for the compilation of the Housing Sector Plan for Local Municipalities to become responsive to the community needs. It is however critical that current housing situation in the municipal area is well understood and linked with other programmes such as infrastructure provision which is normally considered as a forerunner to housing construction.

CHAPTER TWO

The theoretical perspective on development planning

2. INTRODUCTION

Integrated development planning is a result of a world-wide change in the 1980s to concepts such as Urban Management and District Development Planning. This concept of development gained popularity as it became clear that national states were not achieving meaningful developmental results despite the fact that funds were being spent on projects on yearly basis. This was due to the fact that there were no concrete strategies in place that could be used to formulate and quantify projects, identify sources of funding for projects, put in place monitoring programmes on projects, unlock blockages on projects, ensure that projects are completed on time, ensure that projects attain the intended objectives as well as providing an ambiguous account on activities in projects. Development efforts were not coherent and, as a result, meagre resources were being wasted, thus national states and developing countries in particular, were becoming poorer despite huge expenditure on projects.

The Integrated Development Planning, is directly linked to the concepts of strategic and action planning, which are essentially a reaction on master planning and spatial planning which could not trigger desired development within the national states.

2.1 OVERVIEW OF THE IDP PROCESS: THE STRATEGIC NATURE

The IDP process is a strategic planning process. Strategic planning itself is not unfamiliar or totally new. Large institutions in the corporate environment, as well as government institutions, often do it. It provides those institutions with the opportunity to plan ahead in the framework of the available recourses.

Municipalities need to go through a similar process to ensure that they will be able to continue providing needed services to their communities, deal with poverty and enhance investment into these areas. At municipal level this process is known as Integrated Development Planning. In South Africa, this must be done in terms of the Municipal Systems Act and its regulations.

The diagram below provides us with an overview of the process (see Figure 2.1).

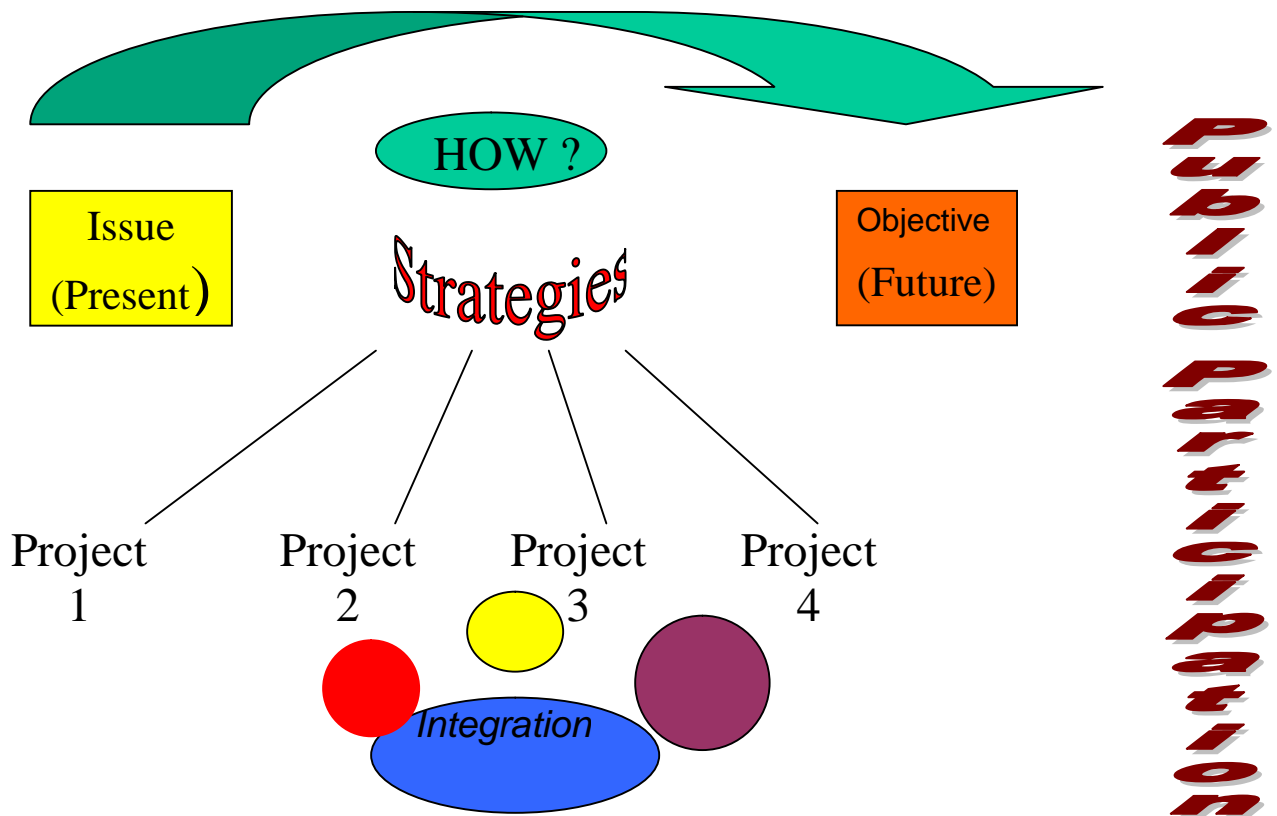


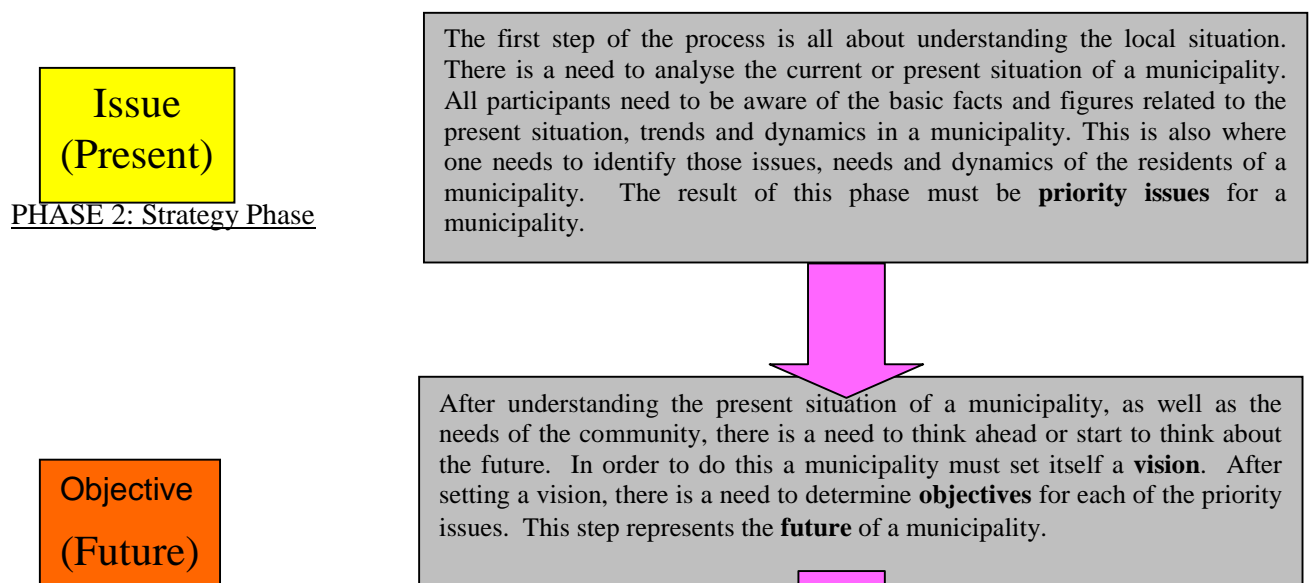
Figure 2.1: A diagrammatic presentation of the IDP process

2.2 PHASES OF THE IDP PROCESS

Figure 2.2 clearly illustrates different steps or events that need to be followed in the IDP process.

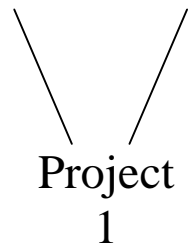
Policies adopted by the national government, stipulate that the IDP process consist out of 5 phases. Each phase can again be broken down into various steps shown below.

Phase 1: Analysis phase

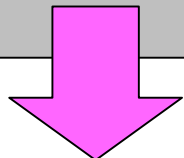


HOW ?

PHASE 3: Project Phase

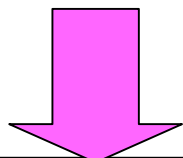
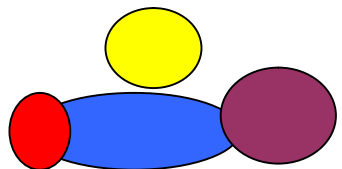


After building the bridge between the present situation and the future in the municipality (strategies), there is a need to implement or start to use this bridge. This is done by identifying appropriate **projects** and also to design these projects. This phase is also known as the “nuts and bolts” phase.



PHASE 4: Integration Phase

During this phase one needs to make sure that all the designed projects are in line with the strategies and objectives of the municipality and in line with the recourse framework and legal requirements. It is also important to arrive at consolidated and integrated programmes for a municipality.



PHASE 5: Approval Phase

This is the phase where invitation is made to the general public to comment on the final IDP. This is an opportunity for a municipality to go out and again brief communities on the IDP results, receive comments and amend the document accordingly. A similar process should be done for a housing sector plan. After this, council can consider the plan for approval.

2.3 THE PROCESS: PUBLIC PARTICIPATION

Chapter 4 of the Municipal Systems Act stipulates that all municipalities must develop a

culture of participatory governance. This implies that municipalities need to ensure that all its residents are at all times well informed about the affairs of the municipality. Opportunities should therefore be created for the general public to take part in the decision making of the council.

Since the IDP is the strategic plan of a municipality, indicating the distribution of limited resources, it makes sense to plan with residents in order to ensure that their needs are address with a sole purpose of improving their living conditions. Mechanisms must therefore be created to allow residents within a municipality to participate in the planning process of development projects.

2.4 Conclusion

It becomes clear from the above that the main thrust of the IDP is to amongst others improve governance and accountability within the pubic sector, improve planning processes thereby involving communities in the formulation of projects and also to ensure that relevant legislation are implemented all with a view to improving the living conditions of communities.

The next chapter will assist in the analysis of the housing situation of the municipality.

CHAPTER 3: STATUS QUO REPORT WITH REGARD TO THE HOUSING SITUATION IN SETSOTO

3.1 INTRODUCTION

This section aims at providing an overview of the existing housing situation in the Setsoto Local Municipality (SLM). Planning can only take place once a thorough understanding of the current situation exists. In essence, a number of methodologies are used and various pieces of statistical information are produced. Figure 3.1 provides an overview of the outline of the section, while Table 3.1 provides an overview of the various indicators used in this chapter.

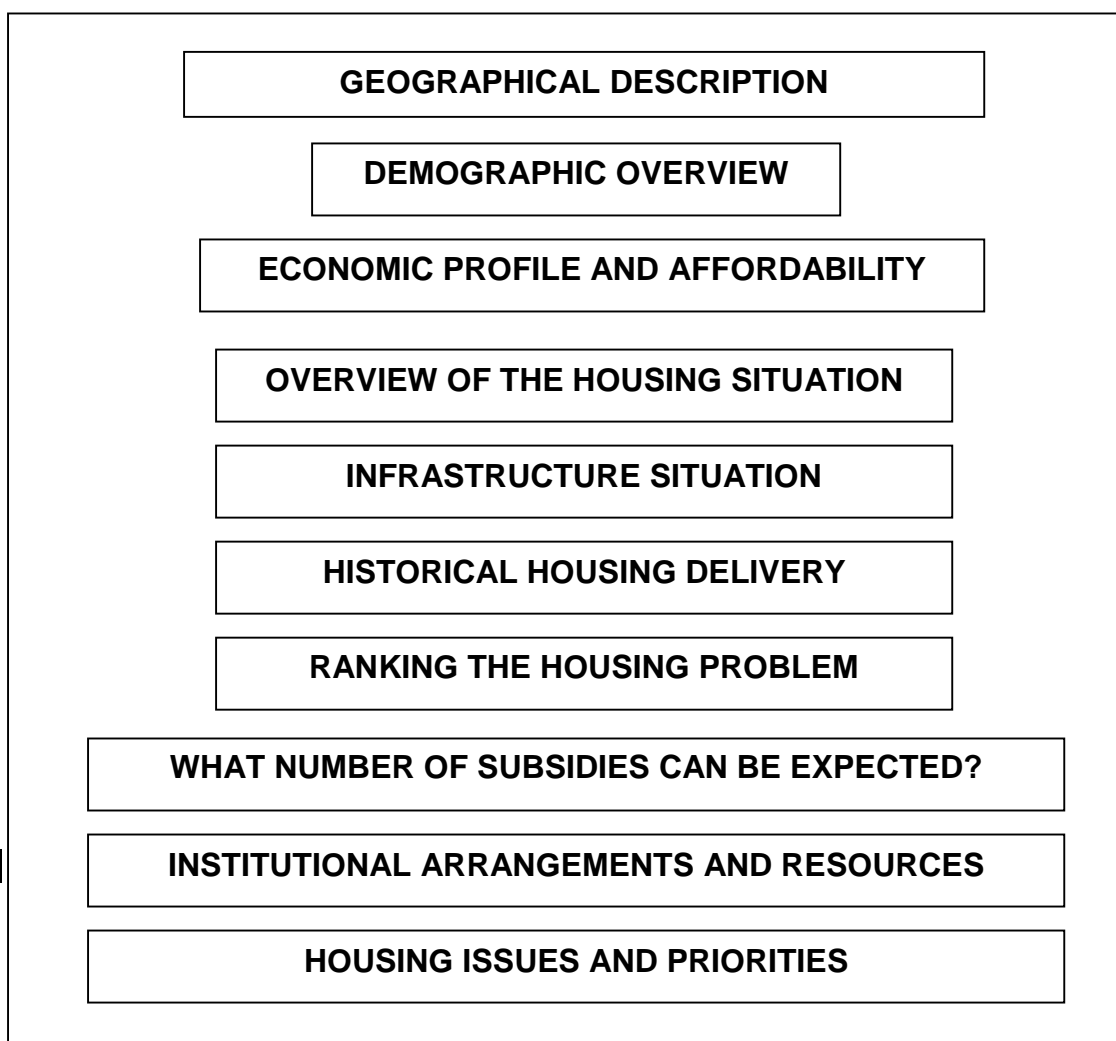


Figure 3.1: An outline of Chapter 3

¹ All data, except where indicated differently, is calculated from the 2001 Census - Statistics South Africa, 2003

Table 3.1: A summary of indicators and their relevance for housing development

Data (indicator)	Relevance for housing
Population growth	It provides an indication of areas of population growth and decline. It is important to consider as these trends influence resource allocation. It also provides a guideline on which future trends of growth and decline can be projected. Essentially two questions should be answered in this respect. Firstly, how the population will grow and how many houses/stands will be required by 2010.
Gender indicators	Housing policy mentions specifically that attention should be given to vulnerable groups such as women. An indication of the percentage of women and the percentage of women-headed households are thus important.
Age and youth	The aged and the youth are also two important vulnerable groups. An understanding of the situations of these two groups is thus important.
Disability	Specific provision is made in respect of the subsidy amount for the disabled.
HIV/AIDS	The impact of HIV/AIDS on housing must be understood. In the first place, it probably has implications for population growth and, secondly, it might also impact negatively on housing consolidation.
Employment per sector	This assists in obtaining some background on the dominant economic sectors. This directly influences housing options, dynamics, and affordability.
Household income	As the housing subsidy is directly linked to income categories, an overview of household income categories provides an understanding of the situation.
Formal housing	This is usually an indication of those housing units that are adequate.
Informal housing	This is usually an indication of housing units that are inadequate.
Infrastructure indicators	As housing is closely related to land and infrastructure, an overview of these indicators is needed.
Housing waiting list	The information on this list is used as an indication of the housing problem/ backlog.
Ranking	The indicators are used to rank each municipality in terms of its housing problem relative to the rest of the Free State
Past delivery	Past delivery provides an idea of whether the municipality has received an adequate number of subsidies and to what degree they have delivered.

It should be mentioned that there are probably two aims behind developing a housing sector plan:

- In the first place it provides the local municipalities with a plan for how housing development should be strategised for the next five years. Amongst others, the document should provide the municipality with well-informed information to support allocations for provincial and national funding.
- In the second place documents such as this (as is the case with IDPs) should also provide planners and decision makers at provincial level with adequate information to make decisions on resource allocation. This document attempts to provide “objective” criteria by means of the census data to assist provincial authorities in this regard.

Finally, it should be cautioned that there might be slight differences in data presented in respect of the various indicators. This is the result of data provided by Statistics South Africa. However, these should not influence the trends in this data in any significant way.

3.2 GEOGRAPHICAL DESCRIPTION OF SETSOTO

SLM is situated in the eastern Free State. The municipality is constituted in terms of the Provincial Gazette, No. 14 of 28 February 2000, issued in terms of Section 21 of the Local Government Municipal Demarcation Act, No. 27 of 1998. The municipality is made up of four small towns, namely Ficksburg, Senekal, Marquard and Clocolan. These towns are surrounded by commercial farms. Table 3.2 provides an overview of various towns and their townships (see also Annexure 3A-3F).

Table 3.2: Geographical overview of the Setsoto Municipality, 2005²³

<i>Area</i>	<i>Number of planned stands</i>
Ficksburg	1674
Meqheleng	8562
Caledon Park	144
FICKSBURG	10380
Clocolan	629
Hlohlowane	4121
CLOCOLAN	4813
Marquard	574
Moemaneng	3085
MARQUARD	3656
Senekal	1294
Matwabeng	4965
SENKAL	6259
Rural farms	2913

According to Table 3.2 each of the towns has its historical black township: For Ficksburg it is Meqheleng, Matwabeng for Senekal, Moemaneng for Marquard and Hlohlowane for Clocolan. The municipality borders Lesotho to the east, with Clocolan and Ficksburg located on the border with Lesotho. Approximately 2900 commercial farms are located in the SLM. As is currently the situation with the majority of the small towns in the Free State, the economy of these towns is dominated by agriculture and social grants. However, in the case of Ficksburg, a major link exists with a large manufacturing plant on the Lesotho side of the border (Maputsoe). The SLM also forms part of the Thabo Mafutsanyane District Municipality. The largest part of the population of this district municipality is located in the former QwaQwa.

² Information obtained from the Setsoto IDP

³ Although reference is made in this table to Caledon Park it is included into Ficksburg for all other tables. The main reason is the small number of stands in relation to the rest of the Free State

3.3 DEMOGRAPHIC OVERVIEW

3.3.1 Population growth

An overview of the demographic situation in the municipality provides an understanding of the current scale of the population. It is also possible to calculate future population growth trends. Furthermore, these trends should also be used to determine future investment trends in respect of housing. Table 3.3 provides an overview of the demographic situation in the SLM. The population change per race group is attached as Annexure 3G.

Table 3.3: Population trends in SLM, 1991 - 2001⁴

Area	Population			Households			Average household size			Population growth (p.a)			Household growth (p.a)		
	1991	1996	2001	1991	1996	2001	1991	1996	2001	1996-2001	1991-1996	1991-2001	1996-2001	1991-1996	1991-2001
Free State	2598423	2633503	2706773	618672	626329	757259	4.2	4.2	3.6	0.6	0.3	0.4	3.9	0.2	2.0
Thabo Mofutsanyana District Municipality	700017	680371	725935	162795	156902	186171	4.3	4.3	3.9	1.3	-0.6	0.4	3.5	-0.7	1.4
SETSOTO															
CLOCOLAN	8317	11832	16654	2189	3114	5448	3.8	3.8	3.1	7.1	7.3	7.2	11.8	7.3	9.5
<i>Clocolan</i>		1298	1366		393	420		3.3	3.3	1.0			1.3		
<i>Hlohlowane</i>		10534	15288		2721	5028		3.9	3.0	7.7			13.1		
FICKSBURG	18374	28449	35466	4750	7355	10465	3.9	3.9	3.4	4.5	9.1	6.8	7.3	9.1	8.2
<i>Ficksburg</i>		5629	8313		1813	2369		3.1	3.5	8.1			5.5		
<i>Meqheleng</i>		22820	27153		5542	8096		4.1	3.4	3.5			7.9		
MARQUARD	5068	10414	13095	1185	2435	3548	4.3	4.3	3.7	4.7	15.5	10.0	7.8	15.5	11.6
<i>Marquard</i>		1312	1022		333	327		3.9	3.1	-4.9			-0.4		
<i>Moemaneng</i>		9102	12073		2102	3221		4.3	3.7	5.8			8.9		
SENEKAL	13936	19351	22550	3267	4536	6237	4.3	4.3	3.6	3.1	6.8	4.9	6.6	6.8	6.7
<i>Senekal</i>		2860	3332		896	897		3.2	3.7	3.1			0.0		
<i>Matwabeng</i>		16491	19218		3640	5340		4.5	3.6	3.108			8.0		
Rural Setsoto	52270	39720	35437	14354	8853	13670	3.6	4.5	2.6	-2.3	-5.3	-3.8	9.1	-9.2	-0.5
TOTAL	97965	109766	123202	25744	26293	39368	4.0	4.2	3.1	2.3	2.3	2.3	8.4	0.4	4.3

The following comments need to be made with regard to the information revealed above:

Comparison with Free State

- The population growth of SLM is significantly higher than the average for the Free State. The 1991-2001 population growth rate for SLM is 4.2% per annum. The comparative figure for the Free State is 0.4% per annum. The main reason for this trend is its proximity to Lesotho.

Comparison with the district municipality

⁴ The rural figures for 1991 are estimated by means of GIS technology

- The population of the SLM is also growing faster than the average for the district municipality. The 1991-2001 population growth rate for SLM is 4.2% per annum. The comparative figure for the district municipality is 0.4% per annum.

Household size

- The average household size has declined between 1996 and 2001. The household growth rate is considerably higher than the population growth rate. The larger growth in households than in population could be attributed to, amongst other things, the South African grant system, which requires separate households with dependants (e.g. the housing subsidy).
- On average, the household growth rate is more than double that of the population growth rate. The household growth rate for the municipality as a whole for the period 1991-2001 is 8.4% per annum and the population growth rate is 2.3% per annum.
- Despite this, it seems as if any future projections should be made in terms of the population growth rate.

Overall trends in SLM

- A significantly high population growth rate is experienced at the SLM.
- This growth rate is assisted by means of rural to urban migration and probably migration from Lesotho to this area.
- There has been a major decline in the rural population of the SLM. Between 1991 and 2001, the average rural population has declined by 2.3% per annum. This might be attributed to the fact that in some places farmers are seeking residential space for their workers in the respective towns. The continued urbanisation of farm workers or former farm workers will be dependent on two main aspects. Firstly, it depends on the manner in which policies make it possible for farmers to provide decent on-farm housing. Secondly, it is directly dependent on the economic viability of agriculture in South Africa. It is especially the maize farmers, of which this area has a considerable number, who are under severe pressure.
- The relatively large growth rates experienced in the four urban areas can be attributed to urbanisation of especially farm workers.
- For the period 1991 – 2001, the annual population growth rates in the four urban areas are Ficksburg (6.8%), Senekal (4.9%), Clocolan (7.2%) and Marquard (10.0%). For the last five years for which data are available, the respective annual population growth rates are Ficksburg (4.5%), Senekal (3.1%), Clocolan (7.1%) and Marquard (4.7%).

- Overall, it seems that large-scale population growth is taking place in the four towns.
- The largest portion of this growth occurs in the former black townships.

Annexures 3H1 – 3H3 provide a perspective on the expected households by 2010 in each of the areas. A distinction is made between three scenarios. The number of households to be added to the urban populations for each one of these scenarios is reflected in Table 3.4.

Table 3.4: Summary of the additional households per scenario in the SLM by 2010⁵

Town	High growth	Medium growth	Low growth
Ficksburg	1324	2660	309
Senekal	789	1585	192
Clocolan	895	1670	323
Marquard	902	1397	372

It should be mentioned that the majority of newcomers to these small towns will be former or existing farm-workers. These farm workers will mostly be poor, and will probably not be able to contribute financially to their housing situation in any significant way.

3.3.2 Population share

The population share in terms of the three urban settlements and commercial farms are presented in Figure 3.2 below.

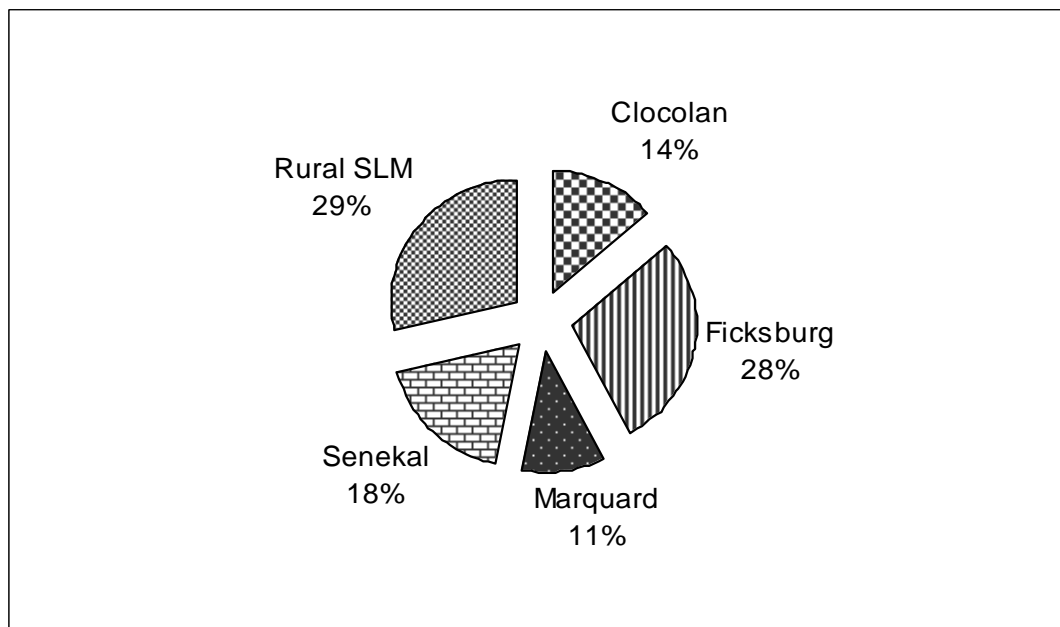


Figure 3.2: The population share per town and commercial farms in the SLM, 2001

According to the table above, the population on commercial farms still contributes the largest proportion of the population in the SLM (29%). The proportional figures for the towns are Ficksburg (28%), Senekal (18%), Clocolan (14%) and Marquard (11%). In terms of the

⁵ All towns include former townships in this table

urban population, the percentages are Ficksburg (40%), Senekal (26%), Clocolan (19%) and Marquard (15%).

3.3.3 Gender issues

In planning, attention should be given to various differences between females and males. Two aspects to be considered are the normal distribution of males and females, but also the number of female-headed households.

In terms of the share of the population, males contribute to 46.4% of the SLM population and females to 53.6%. Females dominate all age groups from 31 years and older (Annexure 3G provides full detailed information). This is probably an indication of adult males working elsewhere.

What is more important and should be noted is the growth in female-headed households between 1996 and 2001 (see Figure 3.3).

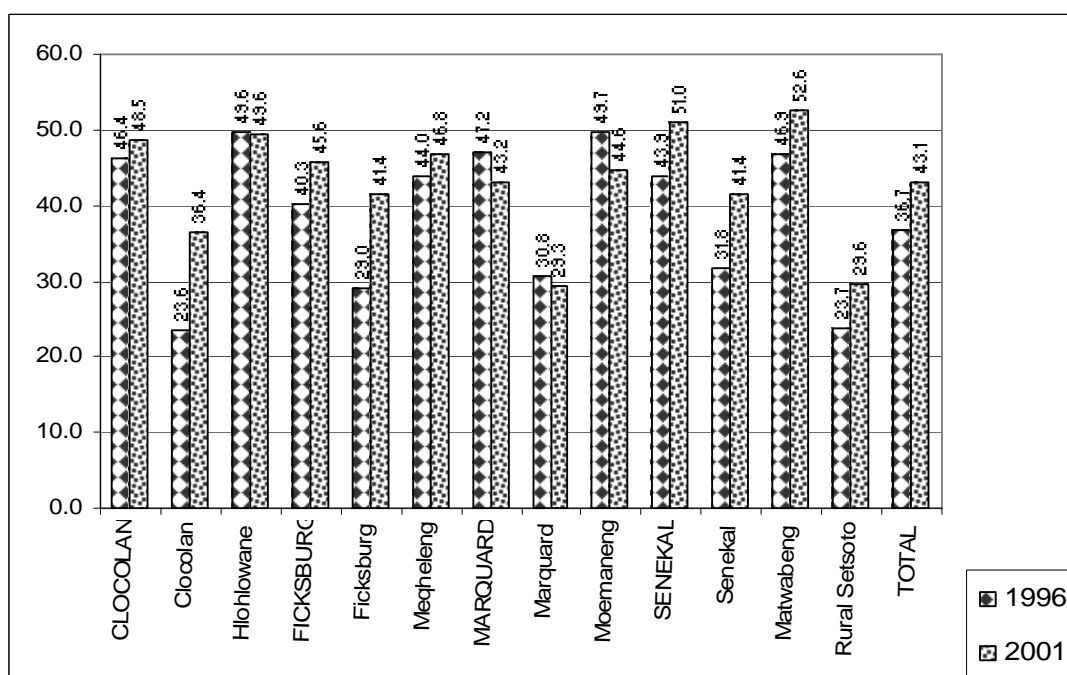


Figure 3.3: The percentage growth of female-headed households in SLM, 1996 and 2001

The following evidence is available from the figure above:

- In 1996, 36.7% of the households were female-headed.
- In 2001, the female-headed households have risen to 43.1%.

The growth in female-headed households should be seen against the following background:

- There is an overall growth in households in South Africa.
- The existing grant system in South Africa requires household formation.

- In the Free State, this could also be attributed to migrant males. These males leave their place of origin and work elsewhere. This means that female-headed households are left behind. However, in the case of SLM, no real evidence of this could be found in the available data.

3.3.4 Age and youth issues

Annexure 3G, which provides an overview of the proportion of males and females, also provides an overview of the population per age category. The following main conclusions can be drawn with regard to the distribution of the population per age category in the SLM:

- 34.3% of the population is 15 years or younger. In the Free State, the figure is 32.9%, which suggests that the population of the SLM is somewhat younger than in the rest of the Free State.
- 28.4% of the population falls in the age category 16-30. In the Free State, the percentage is 28.5%.
- 19.8% of the population falls in the age category 31-45. In the Free State, the percentage for this category is 0.8% higher at 20.6%.
- 10.5% of the population falls in the age category 46-60. In the Free State, the percentage is 11.2%.
- 6.9% of the population is older than 60 years. In the Free State, the corresponding percentage is 6.8%.

The above data reveal a picture where, when compared to the Free State, the SLM has markedly more people younger than 15 years. The figures suggest that in the SLM, 41.2% percent of the population falls in these two categories. In comparison, the figure for the Free State is 39.7%. This suggests that the percentage of the economically active population in the SLM is lower than the percentage in the Free State. It also suggests that a large degree of migrant labour takes place. This probably relates to males working elsewhere and returning to the SLM on weekends or on a monthly basis. It is, however, difficult to make any predictions about whether the families would join these migrant labourers at their place of work in future.

The second aspect that needs to be commented on refers to the number of youths that are heads of households. The 2001 census data reveal the following with regard to the SLM (see also Annexure 3H for an overview of the changing age of heads of households):

- In terms of the current definition of youth (14-35), an estimated 31.4% of the heads of households fall into this category.

- Heads of households younger than 20 years constitute 2.5% of the heads of households in the SLM. Note that, in terms of the current housing policy, these households cannot access a housing subsidy.
- Heads of households between 20-24 years of age comprise 6.1% of all households.

New household formation is one of the aspects that will contribute to place stress on land for housing. As already noted, the growth in household formation has outstripped the growth in the population. At the same stage, attention should be given to the older population. The data suggest that 15.1% of the population is older than 60 years.

3.5 Disability

Concerning disability, the housing subsidy makes provision for an amount additional to the normal subsidy. Therefore, a broad assessment of disability in SLM is necessary (see Figure 3.4).

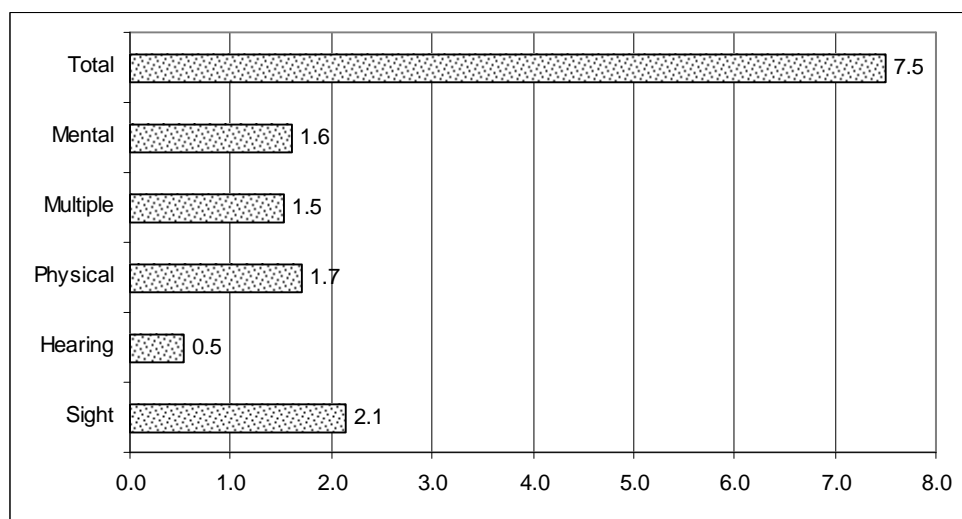


Figure 3.5: The percentage of disability by nature of the disability in SLM, 2001

Overall, 7.5% of the SLM population has some form of disability. If physical and multiple disabilities are considered, 3.2% of the population in SLM falls into this category. The highest percentage of disability was found in Marquard where 12.5% of the population was classified disabled. The respective figures for the other areas are Ficksburg (11.4%), Senekal (10.7%), Clocolan (12.1) and the rural areas (3.2%).

3.6 HIV/AIDS

In order to understand the impact of HIV/AIDS on the SLM, a broader understanding of the trends at a national, provincial, and district level is required.^{6, 7}

3.6.1 National, provincial and district trends

One of the problems of using statistics is that different researchers use different sets of baseline data. This has a negative impact on, especially, calculating population growth rates. However, if the document of Redelinghuys and Pelsler is scrutinised, the following main trends are identified:

- Population growth in the Free State and in South Africa will decline considerably. The decline in the population growth rate in the Free State for the period 1996-2001 and 2001-2006 is estimated at -35.7%. This decline is more than that expected in South Africa where the decline is estimated at -22.4%.
- Fertility rates⁸ are also expected to decline for the periods 1991-1996 and 1996-2001. In the Free State, the decline is from 2.7 to 2.6 and in South Africa from 3.1 to 2.8.
- Life expectancy in the Free State is expected to drop from 57 years in 2000 to 40 years in 2010. The comparative figures for South Africa are 56 years in 2000 and 41 years in 2010.
- The infant mortality rate will increase by 54.4% in the Free State between 1996 and 2011. In South Africa, the increase will be 86.6%.
- The under-five mortality rate in the Free State will increase by 47.2%, from 72 deaths per 1000 live births in 1998 to 106 deaths per 1000 births in 2002. The increase nationally will be 63.9% for the period mentioned above.
- The death rate in the Free State will increase by 33.3% between 1996 and 2011. Comparatively speaking, the increase in South Africa is expected to be 50%.
- The HIV/AIDS prevalence rate under pregnant women in the Free State was 1.5% in 1991. This has increased to 30.1% in 2003.
- The current infection rate in the Free State is approximately 16.7% of the population. This is approximately 2.5% more than the national figure.

⁶ This section on HIV/AIDS is based on a research report by Redelinghuys and Pelsler (2005), "Estimated and projected impacts of HIV/AIDS on the Free State and South African population" (work in progress), Department of Sociology, University of the Free State. All data used in this section are quoted from this report.

⁷ Redelinghuys and Pelsler (2005) argue that it is almost impossible to obtain accurate empirical data on the extent and impact of HIV/AIDS, whether on national or provincial level. Most of the information is derived from mathematical models that are based on statistical facts, and are plausible. However, extrapolated conclusions drawn from the statistical data are less solid. Although this table offers a broad understanding of the extent of HIV/AIDS in the Free State, figures should not be seen as precise, wholly accurate, and scientifically verified data of the extent of the epidemic. All figures are based on the "no-change" assumption, in which there would be no change in sexual behaviour, no intervention to stem mother-to-child transmission, and no antiretroviral therapy provided during the specified intervals.

⁸ The fertility rate is the average number of children born alive to a woman during her reproductive years (15-49).

The following table provides a broad overview of the number of people infected by HIV/AIDS per age category in the Free State (see Table 3.5).

Table 3.5: HIV/AIDS infection per age category in the Free State, 2005

Age group	Number of HIV positive cases in the Free State	Infected numbers as a percentage of the age group
0-14	12776	2.6
15-24	84772	17.4
Adults	390224	80.0
Total	487772	100.0

The only data available at a district level in the Free State are the HIV prevalence rate under pregnant women. However, considering the 2003 prevalence rate in each of the districts, a conclusion is drawn with regard to the expected percentage of the population infected by HIV/AIDS. These figures are reflected below (see Table 3.6):

Table 3.6: HIV prevalence rate for pregnant women in the Free State, 1999 - 2003

District	1999	2000	2001	2002	2003	Projected HIV infection % for the population
Xhariep	-	-	-	-	25.7	12.3
Motheo	26.6	29.6	28.5	31.0	36.3	22.9
Lejweleputswa	31.9	30.1	41.1	29.8	33.3	19.9
Thabo Mafutsanyane	27.9	27.2	27.8	26.0	28.0	14.6
Northern Free State	27.6	21.1	29.4	28.1	23.8	10.4

From the above table, it is evident that the three districts with the highest percentage of HIV/AIDS infections, Motheo, Lejweleputswa, and Thabo Mafutsanyane are also the districts that were historically labour sending or labour receiving areas. These statistics, as well as the information provided above, will now assist in analysing the situation in the SLM.

A number of questions needs to be answered regarding the impact of HIV/AIDS in the SLM. Some of these are:

- How will it impact on population growth trends?
- What will the impact be on the age groups in each municipality?
- What are the implications for housing?

Each of these questions will now be addressed in more detail. Regarding population growth trends, it seems that a decline in the population growth rate of 0.5% per annum will become a reality in the longer term. This means that in the longer term, 2010 – 2020, that the population growth rate of the SLM will decline to 1.8% per annum. However, this is still significantly higher than the average for the Free State.

Considering the fact that 14.6% of the population in Thabo Mafutsanyane is HIV infected, the following table reflects the number of people per age category probably infected by HIV/AIDS (see Table 3.7).

Table 3.7: The estimated number and percentage of people infected by HIV/AIDS in the SLM⁹, 2005 (projected on the 2001 population size)

Age group	SLM population	Projected infection as a percentage of the age group	Estimated number infected
0-14	43343	1.1	476
15-24	24064	13.2	3186
25 above	58890	24.9	14650
Total	126297	14.5	18313

Having provided the overview, the question is what the implication for housing is at the local municipal level:

- Despite the impact of HIV/AIDS a positive population growth rate is still expected in the SLM.
- The basic rural-to-urban migration currently visible in the statistics will remain high – at least for the next five years. This means that more stands and houses will have to be available in urban areas and that continued rural-(commercial farms)-to-urban migration will take place.
- The number of child- and youth-headed households, as well as orphans, will continue to grow.
- The overall money available for housing purposes will probably decline as many households will lose breadwinners and more and more funding will be channelled into survival strategies.

3.4 ECONOMIC PROFILE AND AFFORDABILITY

As housing is closely linked to affordability, a profile of the different sectors of the economy in which people are employed, as well as household income levels are crucial. This section will first assess the economic profile of the municipality in terms of an analysis of the number of people employed per economic sector (see Table 3.8). This will be followed by an assessment of the distribution of household income categories (see Table 3.9). Annexure 3I and Annexure 3J provide the relevant information on the employment status and employment type in the SLM.

⁹ As was the case with national figures, these estimates at municipal level are based on huge assumptions. The principle is not to read these as accurate figures, but as rough estimates of the reality in the specific municipality.

Table 3.8: Employment per sector in SLM, 1996 and 200

Sector	Setsoto				DC19: Thabo Mafutsanyane District Municipality				Free State			
	1996		2001		1996		2001		1996		2001	
	N	%	N	%	N	%	N	%	N	%	N	%
Agriculture	13580	43.8	10038	37.5	34109	24.5	32839	25.3	104953	14.8	102719	17.4
Mining and quarrying	146	0.5	130	0.5	774	0.6	513	0.4	123432	17.4	44271	7.5
Manufacturing	1288	4.2	1322	4.9	10542	7.6	12411	9.5	44149	6.2	48399	8.2
Electricity, gas and water	141	0.5	66	0.2	1211	0.9	835	0.6	7441	1.0	4209	0.7
Construction	951	3.1	665	2.5	7433	5.3	4928	3.8	32465	4.6	21899	3.7
Wholesale and retail	2902	9.4	2803	10.5	13909	10.0	15836	12.2	63880	9.0	72505	12.3
Transport and communication	1106	3.6	878	3.3	6775	4.9	4197	3.2	32297	4.6	21322	3.6
Finance Insurance and real estate	707	2.3	928	3.5	4711	3.4	5921	4.6	26361	3.7	32933	5.6
Community services	3320	10.7	3426	12.8	22955	16.5	24013	18.5	109173	15.4	111312	18.8
Private households	4688	15.1	4456	16.7	23604	16.9	18791	14.5	104957	14.8	86026	14.6
Ext org	9	0.0		0.0	22	0.0		0.0	155	0.0		0.0
Reps from foreign governments	1	0.0		0.0	12	0.0		0.0	84	0.0		0.0
Other and undetermined	2182	7.0	2033	7.6	13392	9.6	9710	7.5	60146	8.5	45406	7.7
Total	31021	100.0	26745	100.0	139449	100.0	129994	100.0	709493	100.0	591001	100.0

A number of comments need to be made with regard to Table 3.8 above:

- The most dominant sector in terms of employment in the SLM is the agricultural sector. In 1996, 43.8% of the working population was employed by this sector. This has declined to 37.5% of the population in 2001. In real figures there has also been a decrease in the number of people employed in agriculture. This should not be seen to be in conflict with earlier conclusions on rural-urban migration. Although there might have been an increase in the real numbers of people in agriculture, farmers more and more, try to find residential space for their farm workers in the urban areas.
- It should also be noted that the percentage of people employed in agriculture in SLM in 2001 is considerably higher than the corresponding figures for the district municipality (25.3%) and the Free State (17.4%).
- Considering the influx of people to the urban areas, it should be noted that this influx of people are either farm workers with low salaries or retrenched farm workers. It is unlikely that these people will contribute to the tax base of the SLM in any significant way. It is more likely to increase the pressure on equity grants for the indigent, as well as the existing systems of cross subsidisation.

Having considered the employment per economic sector, the emphasis now shifts to the income levels of households in the SLM (see Table 3.9).

Table 3.9: The distribution of households' income in SLM, 1996 and 2001

Monthly household income	Province				Thabo Mafutsanyane District Municipality				Setsoto			
	1996		2001		1996		2001		1996		2001	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
No income	70583	12.1	184283	19.6	21430	14.5	50089	21.3	2194	8.7	9162	21.4
R0 - R1500	350746	60.0	546623	58.1	97859	66.0	147764	62.8	18198	71.9	27888	65.3
R1501 - R2500	52518	9.0	65270	6.9	10607	7.2	13131	5.6	1743	6.9	1916	4.5
R2501 - R3500	27105	4.6	42812	4.5	4924	3.3	8152	3.5	890	3.5	1161	2.7
R3501 - R6400	44479	7.6	45555	4.8	7714	5.2	6987	3.0	1320	5.2	1198	2.8
R6400 - R9600	18898	3.2	17151	1.8	2846	1.9	2852	1.2	475	1.9	436	1.0
R9601 - R12800	9397	1.6	17151	1.8	1343	0.9	2852	1.2	244	1.0	436	1.0
Above R12800	10395	1.8	22697	2.4	1522	1.0	3316	1.4	262	1.0	533	1.2
Total	584121	100	941543	100	148246	100	235142	100	25327	100	42730	100

Considering Table 3.9, the following broad comments can be made:

- The percentage of households earning less than R1500 per month in SLM (86.7%) is considerably higher than the percentages for the district municipality (84.1) and the Free State (77.7%) for the year 2001.
- The percentage of people in the income categories of R1501-R3500 per month is usually associated with credit-linked housing. This 2001 percentage in SLM (7.3%) is considerably lower than in the district municipality (9.1%) or the Free State (11.4%).
- The private housing market also seems to be less vibrant than in the district municipality, or in the Free State as a whole. This is evident from the fact that the percentage of households earning more than R3 500 per month (that portion of the housing market left to private sector financing) in SLM (6%) is less than the district municipality (6.8%) and the Free State (10.6%).

The housing sector plan should probably focus on the poorer sections of the population. However, private sector housing and private sector financed housing should not be ignored. The availability of housing credit has major economic and business development advantages. However, a housing environment conducive to private sector finance is a prerequisite for such finance. Land title, a well maintained infrastructure and the rule of law are but a few of these prerequisites. It is suggested that the housing sector plan attends to some of these issues as they might assist in increasing finance through housing.

3.5 OVERVIEW OF THE HOUSING SITUATION

This overview of the housing situation in the SLM is conducted by means of two different methodologies. The first methodology is to use the available census data. The second methodology involves the use of information gathered from the local municipalities. Both methodologies are used as both have some advantages. The census data allow one to compare municipalities with core statistics of the district municipality and the Free State in an unbiased manner. At the same time, the statistics that are gathered from the municipalities probably portray the state of affairs at grassroots level in a sound manner.

3.5.1 Overview of the housing situation according to census data

This section will be divided into three sub-sections. In the first place, the profile of the SLM as a whole will be given. This will be followed by an assessment of the urban areas and, finally, a specific focus will be on rural areas (commercial farms). In the manual for the development of Provincial Housing Development Plans, a distinction is made between adequate housing (formal), inadequate housing (mostly informal), and other (which includes traditional). This distinction is also used in the assessment of the housing situation in the SLM.

SLM

Table 3.10 provides an overview of the housing situation as reflected by the statistics.

Table 3.10: A housing overview of the SLM, 1996 and 2001

Type	Category	FS182: Setsoto			
		1996	2001	1996	2001
Formal		N	N	%	%
	House or brick structure on separate stand	11184	14264	42.5	46.7
	Flat in block of flats	272	169	1.0	0.6
	Town/cluster/semi-detached house	338	104	1.3	0.3
	Unit in retirement village	51	0	0.2	0.0
	House/flat/room in backyard	597	582	2.3	1.9
	Room/flatlet on shared property	146	175	0.6	0.6
Sub-total (adequate):		12588	15294	47.8	50.1
Inadequate/Informal	Informal dwelling/shack in backyard	3144	2521	12.0	8.3
	Informal dwelling/shack elsewhere	5161	10793	19.6	35.4
	None/homeless	0	0	0.0	0.0
	Caravan/tent	53	42	0.2	0.1
	Other	115	0	0.4	0.0
	Unspecified	196	0	0.0	0.0
Sub-total (inadequate):		8669	13356	33.0	43.8
Other Housing	Traditional dwellings	4978	1018	18.9	3.3
	Institution/hostels	73	856	0.3	2.8
Sub-total (Other):		5051	1874	19.2	6.1
TOTAL (all housing types)		26308	30524	100	100

Considering Table 3.10 above, the following comments should be made:

- The percentage and real figures of inadequate housing have increased between 1996 and 2001. During the same period, the number and percentage of adequate housing have also increased.
- In 1996, the percentage of inadequate housing was 33.0%. In 2001, the percentage was 43.8%.
- In terms of real figures, inadequate housing has declined from 8669 units in 1996 to 13356 in 2001.
- In terms of the inadequate housing, the majority of these houses are informal housing units. However, it should be noted that these units do not necessarily refer to units in informal settlements. Some of these units can also be located on stands that have already been planned.

Urban

The overview of the housing situation in the rural areas is provided below in Table 3.11. This table reflects a summary for Ficksburg (Meqheleng), Senekal (Matwabeng), Clocolan (Hlohlowane) and Marquard (Moemaneng). The separate situation for each one of these towns is portrayed in Annexures 3K1-3K4.

Table 3.11: An overview of the urban housing situation in SLM, 1996 and 2001

Type	Category	<i>Setsoto: Urban</i>			
		1996	2001	1996	2001
Formal		N	N	%	%
	House or brick structure on separate stand	7524	10887	47.9	42.4
	Flat in block of flats	255	138	1.6	0.5
	Town/cluster/semi-detached house	328	81	2.1	0.3
	Unit in retirement village	51	0	0.3	0.0
	House/flat/room in backyard	567	514	3.6	2.0
	Room/flatlet on shared property	126	144	0.8	0.6
Sub-total (adequate):		8851	11764	56.4	45.8
Inadequate/Informal	Informal dwelling/shack in backyard	3103	2414	19.8	9.4
	Informal dwelling/shack elsewhere	4797	10503	30.6	40.9
	None/homeless		0	0.0	0.0
	Caravan/tent	18	42	0.1	0.2
	Other	111	0	0.7	0.0
	Unspecified	168	0	0.0	0.0
Sub-total (inadequate):		6442	12959	41.0	50.5
Other Housing	Traditional dwellings	369	681	2.4	2.7
	Institution/hostels	33	274	0.2	1.1
Sub-total (Other):		402	955	2.6	3.7
TOTAL (all housing types)		15695	25678	100	100

In terms of the figures for the four urban areas as reflected in Table 3.11 above, the following comments should be made:

- The percentage and real figures of inadequate housing have increased between 1996 and 2001. At the same time, the number and percentage of adequate housing have increased for the period under consideration.
- In 1996, the percentage of inadequate housing was 41%. In 2001, the percentage was 50.5%.
- In terms of real figures, inadequate housing has increased from 6442 units in 1996 to 12959 in 2001.
- In terms of inadequate housing in the urban areas, the majority of these houses are informal housing units. However, it should be noted that these units do not necessarily refer to units in informal settlements. Some of these units can also be located on stands that have already been planned.
- It also important to note that the number of households in informal backyard dwellings has declined between 1996 and 2001.

Rural

The emphasis now shifts to an assessment of the housing situation in rural areas. Considering that 29% of the population currently falls into this category, a thorough assessment is needed (see Table 3.12)

Table 3.12: An overview of the housing situation in rural SLM, 1996 and 2001

Type	Category	Setsoto rural			
		1996 N	2001 N	1996 %	2001 %
Formal					
	House or brick structure on separate stand	3660	3377	41.3	69.7
	Flat in block of flats	17	31	0.2	0.6
	Town/cluster/semi-detached house	10	23	0.1	0.5
	Unit in retirement village	0		0.0	0.0
	House/flat/room in backyard	30	68	0.3	1.4
	Room/flatlet on shared property	20	31	0.2	0.6
Sub-total (adequate):		3737	3530	42.2	72.8
Inadequate/Informal	Informal dwelling/shack in backyard	41	107	0.5	2.2
	Informal dwelling/shack elsewhere	364	290	4.1	6.0
	None/homeless			0.0	0.0
	Caravan/tent	35	0	0.4	0.0
	Other	4	0	0.0	0.0
	Unspecified	28		0.0	0.0
Sub-total (inadequate):		472	397	5.3	8.2
Other Housing	Traditional dwellings	4609	337	52.0	7.0
	Institution/hostels	40	582	0.5	12.0
Sub-total (Other):		4649	919	52.5	19.0
TOTAL (all housing types)		8858	4846	100	100

At first sight, the housing situation in rural SLM seems to be less problematic when compared to the urban areas. For example, only 8.2% of the housing units are seen as inadequate

compared to 50.5% for the urban areas in 2001. However, a number of aspects should be considered in more detail:

- Recent research with regard to farm workers and their housing environment stressed that the housing unit as such, is not the biggest problem with regard to housing (see Annexure 3L for an overview of rural services).
- A far more important deficiency in the housing environment of farm workers is the low level of access to water and sanitation.
- Access to facilities such as schools and health centres is also high on the agenda.

Current policy options have emphasised the provision of farm housing or agri-villages. Government has not reacted with excitement to the provision of farm housing. The main reason for this lukewarm approach is that government does not want to construct assets on private land (or land not belonging to the individual). Farmers have also not been excited about on the provision of farm housing. Their reasons relate to the fact that they do not want to make on-farm housing attractive, as it provides the possibility for the farm worker to access permanent residential rights. Security factors are also mentioned frequently in current research on the topic. At the same time, internationally, housing provision to farm workers is associated with more holistic development approaches, where housing forms only a small part of a greater community development initiative. The municipality has had no housing delivery initiative focused on farm workers since 1994. There can be little doubt that this requires urgent attention, as land tax on rural areas might be introduced soon.

3.5.2 Overview of the housing situation according to the municipality

This section is intended to provide an overview of the information gathered from the municipality. Three aspects are addressed; namely the estimated number of unplanned stands, the housing waiting list and the degree to which land is available.

Municipal services payment

The average rate of payment for services in the SLM is 56.6%. The rate of payment is the highest in Ficksburg (65.2%) followed by Senekal (60.7%), Marquard (50.4%) and Clocolan (49.9%).

Municipal owned housing

The municipality owns 70 housing units for which monthly rent is paid to them.

Unplanned stands

Information provided by the municipality suggests that a total of 312 stands exist in informal settlements. These stands are divided as follows Ficksburg (50), Senekal (195), Marquard (7) and Clocolan (60).

Housing waiting list

A better way of viewing the housing problem is by the number of people on the housing waiting list. Individuals or households on the waiting list could currently reside in the following manner:

- In informal housing units on existing planned stands
- In informal housing units on unplanned stands
- In informal backyard dwellings
- In formal dwellings, but with another family.

No historical data on the current waiting list was available. The 2005 figures for the housing waiting list revealed the following:

- Ficksburg: 3 202
- Senekal: 2 664
- Marquard: 2 235
- Clocolan: 1 089

The total of the above figures is approximately 4 000 fewer than the census data suggested for 2001. As various factors influenced the different sets of data, this is not too problematic.

Land availability

One of the prerequisites for housing allocation in the Free State is that the municipalities should have planned stands available (see Table 3.13).

Table 3.13: Land and stand availability in TLM, 2005¹⁰

Area	Hectares available	Stands planned for and status of township register		Levels of services and location
		Number	Status	
Ficksburg	300	300	In process	Bucket system, communal taps
Senekal	250	799	Completed	Bucket system, communal taps
Marquard	400	400	In process	Bucket / sewer in some areas, storm water; away from town as no land is available close to town
Clocolan	300	300	In process	Bucket / storm water;
Total	1250	1799		

The following important comments need to be made in respect of the table above:

- Senekal is the only town where existing planned stands for which a township register is open, exist.

¹⁰ Information provided by the TLM

- In all the other towns, the opening of the township register is still in process.
- It seems that in terms of the availability of land for future planning, there is actually enough land to accommodate the current housing backlog. Considering that one can plan for between 10 and 15 stands per hectare, there seems to be enough land available for

3.5.3 So what is the housing backlog and how will it grow?

The data above begs the following questions: Are the available land and stands enough for future population growth in the respective towns? Table 3.14 provides more insight into this question. The table is based on the following assumptions:

- On average it is possible to plan 12,5 stands per hectare.
- The projected urban growth rate is considerably lower than the current growth rates. The same assumptions, as was the case with regard to future household growth, are used.

Table 3.14: Land available, projected number of stands and projected backlog, 2005 - 2010^{11 12}

Town / township	Ha	Projected stands	Current backlog ito stands	Projected backlog: 2006	Projected backlog: 2007	Projected backlog: 2008	Projected backlog: 2009	Projected backlog: 2010
Meqheleng	330	4125	1500	1714	1933	2155	2382	2613
Matwabeng	250	3125	1000	1128	1258	1391	1526	1664
Hlohlowane	400	5000	1500	1644	1791	1942	2096	2254
Moemaneng	300	3750	1395	1537	1685	1838	1996	2159

The following concluding comments may be made:

- Considering the five year period of this plan and the assumptions made above, it seems as if enough land is available for housing for this period.
- However, as no longer-term idea was available on the growth of the number of people on the housing waiting list, it should be used to gain an understanding of growth trends in this regard.
- The main problem remains in making stands available on this land.

It is important to note that some land between the towns and townships is available for future development.

3.6. INFRASTRUCTURE¹³ AND SOCIAL AMENITIES

¹¹ This assumption is made at 12,5 stands per hectare

¹² Projected at current growth rate

¹³ Information provided by the DLG&H

Although this is a housing plan it is not possible to think about housing without considering access to services. This section will briefly reflect on the current situation. Distinction is made between two aspects, namely the possibility of internal connection, and secondly, bulk provision. The various services will be analysed separately. Annexures 3M1 – 3M5 provide detail information for each (see also Annexure 3L for rural service access and Annexure 3N for access to social amenities).

Sanitation

It is evident that access to sanitation in the four former townships is considerably lower than that in the two former towns. Water-borne sewerage is provided to 98% of the stands in Marquard and to 92% of the stands in Clocolan, 100% in Ficksburg and 100% in Senekal. In contrast only 1% of the stands in Moemaneng and 57% of the stands in Hlohlowane, 26% in Megheleng and 88% in Matwabeng have access to water-borne sewerage. In these previous black township areas, the bucket system and VIPs still dominate the provision of sanitation.

Water

The same geographical patterns as found with regard to sanitation are also visible in respect to access to water. In Marquard (98%), Clocolan (98%), Ficksburg (100%) and Senekal (97%) of stands have access to water in the house. In the case of Moemaneng (20%), Hlohlowane (57%), Megheleng (29%) and Matwabeng (88%) water in the house or on site is available.

Roads

Tar roads make up 13% of the roads in Marquard, 23% in Clocolan, 100% in Ficksburg and 78% in Senekal. Overall 58% of the roads are tarred. The remainder is gravel roads, with the highest percentages in Marquard (87%), Clocolan 77%, Megheleng (40%) and Senekal (22%).

Storm water drainage

In all the towns the storm-water drainage is provided 100% by means of concrete channels.

Electricity

Electricity provision also seems to be well under control. Overhead connections are available in all the towns to all stands. The only exceptions are Hlohlowane and Matwabeng where the access percentage is 99% and 97% respectively.

It is important that housing provision and infrastructure provision is integrated. The provision of these two services is usually done by means of two different processes and funded by different channels in the Free State. The importance of infrastructure provision from a health perspective should also not be underestimated. At the same time, the questions of affordability and maintenance should be asked continuously. Infrastructure provision and

maintenance are also fundamental prerequisites for providing an environment for private sector investment.

3.7 HISTORICAL HOUSING DELIVERY IN SLM

3.7.1 Historical overview

This section will provide a broad overview of the historical picture of housing delivery in the SLM. Such an analysis is important for the following reasons:

- It reflects on historical delivery to the specific municipality
- It reflects on historical delivery to the different areas in the municipality
- It could guide future decisions on where to put housing allocations.

Table 3.15 provides an overview of housing delivery to the different areas in the SLM.

Table 3.15: Housing delivery in the SLM since 1994¹⁴

Town ¹⁵	Completed	Under construction
Ficksburg	1200	576
Clocolan	1690	420
Marquard	751	60
Senekal	1000	194
TOTAL	4641	1250

This table reveals that the largest percentage of housing delivery in SLM has taken place in Clocolan. Ficksburg received the second largest percentage. Two more questions should be asked against this background:

- Was the allocation from the provincial government a fair allocation?
- Was the allocation between towns fair?

3.7.2 Comparing delivery in the SLM with the province

In order to answer the first question Table 3.16 provides a number of criteria against which it could be assessed.

Table 3.16: Comparison of SLM's housing delivery in the province since 1994

Criteria	%
SLM's share of provincial population	4.6
SLM's share of provincial inadequate housing	6.7%
SLM's share of provincial housing allocation since 1994	5.1%

Considering the table above the following comments can be made:

- Compared to its share of the Free State population, the SLM has received slightly more subsidies than it could expect. The SLM has 4.6% of the Free State population but received 5.1% of the allocations made in the Free State.
- Considering the share of the Free State's inadequate housing, the SLM has received fewer subsidies than it could expect. The SLM has 6.7% of the inadequate housing in the Free

¹⁴ Information provided by the Setsoto Local Municipality, 2005.

¹⁵ Town in this instance includes the former black townships

State compared to the fact that the SLM received 5.1% of the subsidy allocations in the Free State.

3.7.3 Comparing delivery in the SLM

This section will assess the existing delivery among the various settlements in the SLM. The existing delivery will be compared with the percentage of inadequate housing, the percentage of the population share and the percentage of expected population growth. Figure 3.6 provides an overview of the situation for the SLM as a whole. Figure 3.7 focuses only on an urban comparison.

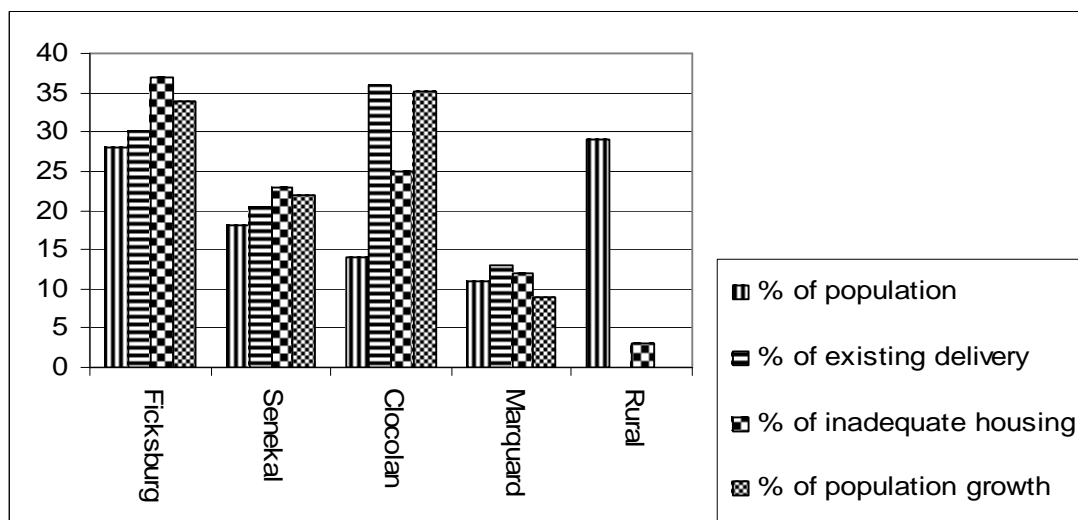


Figure 3.6: A comparison of housing indicators within the SLM

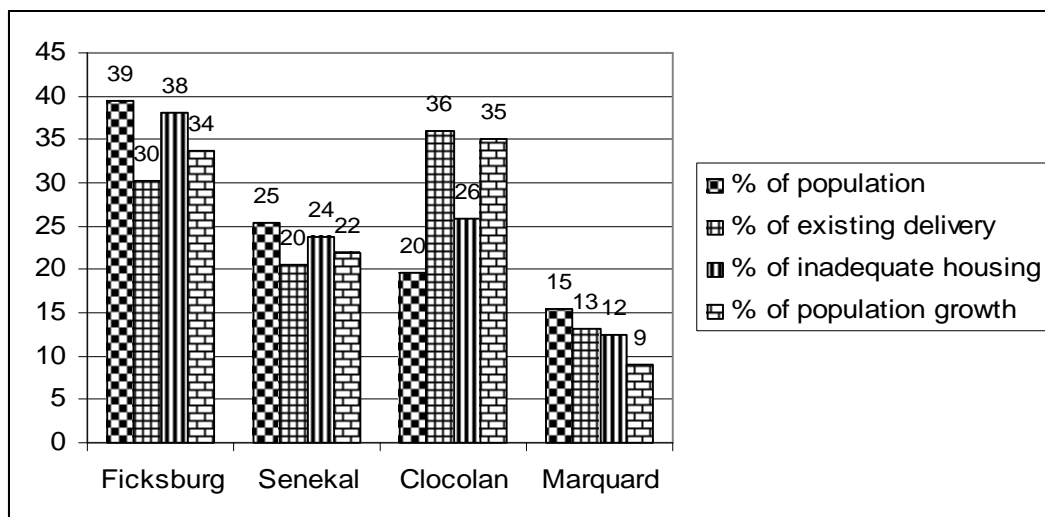


Figure 3.7: A comparison of housing indicators in the urban areas of the SLM

The following comments need to be made in this regard:

- Rural areas have not received attention in terms of delivery. The question of what should be delivered to rural areas is, of course, fundamental in this regard.

- It seems as if Clocolan has received more subsidies (36% of subsidy allocation) compared to its percentage of the urban population (20%) and its percentage share of inadequate dwellings in urban areas (26%) or its percentage of expected urban population growth (35%).
- In the case of Ficksburg, it contains 39% of the urban population, 38% of inadequate housing in the urban areas, 34% of the future urban population growth, but received 30% of the subsidies in the SLM.
- In the case of Senekal the picture unfolds as follows: The town has 25% of the urban population in SLM, 24% of inadequate dwellings in the urban areas 22% of the expected urban population growth and has received 20% of the subsidies in the SLM.
- Marquard has 15% of the urban population, 12% of inadequate housing in the urban areas of the SLM and 9% of the expected urban population growth will take place in Marquard. At the same time 13% of the housing subsidy allocations in the SLM has been made to Marquard,

3.8 RANKING THE HOUSING PROBLEM IN THE SLM

As mentioned earlier, one of the reasons for using census data is that it provides an “objective” data source. This data source enables one to compare the municipality with the District Municipality and province. Such a comparison provides the municipality with some kind of idea of how it relates to the housing problem of the district municipality and the Free State province. Table 3.17 provides an overview in this regard. The rating column to the right is completed in the following manner:

- If more or less equal to the figures of the Free State, an average rating of two is provided.
- If less than the average for the Free State, a rating of one is provided.
- If more than the average for the Free State, a rating of 3 is provided.

Table 3.17: A summary of housing need indicators in SLM, Free State and the District Municipality, 2001

Indicator	Measure	Score			Rating
		Free State	SLM	DM	
Level of overcrowding	Average household size	3.6	3.1		1
Physical adequacy of existing dwelling	Number and % of existing inadequate dwellings	199 172	13356		
	Percentage	26.8% of the FS	33% of the SLM)		3
	Percentage in the Free State		(6.7% of the FS)		3
Short term population growth trends	Average annual population growth rate 1996-2000	0.6%	2.4%		3

Longer-term population growth trends	Average annual population growth rate 1995-2020	.1%	1.9		3
Supply of subsidised housing	Number of houses under construction or completed	116344	5891 (5.1%)		2
Constitutional eligibility	Number and % of households earning < R3 500	78.6	86.7		3
Degree of urbanization	Urban: rural population	70	71%		2

A number of comments need to be made with regard to the table above:

- The average rating for the SLM is 2.5 which is more than the average rating of 2.
- It should also be noted that the inadequate dwellings in the SLM constitute approximately 33% of dwellings in the Municipality. In the Free State this percentage is 28.8%.
- The SLM also has 6.7% of the inadequate dwellings in the Free State compared to 4.6% of the population and 4.5% of all houses delivered by October 2004.

Overall, the rating suggests that the SLM could lobby for per average more subsidies than one would expect from their share of the population.

3.9 WHAT NUMBER OF SUBSIDIES CAN THE SLM EXPECT?

What number of housing subsidies and other funding can the SLM expect over the following five years? Considering that the national allocation to the Free State is in the vicinity of 10 000 – 12 000 housing units Table 3.18 provides three scenarios for the next five years.

Table 3.18: A comparison of subsidy allocation scenarios and the housing backlog by 2010

Subsidy allocations scenarios			Scenario Urban housing backlog growth		
High	Medium	Low	High	Medium	Low
3500	2500	1750	11222	10383	9616

The above table suggests that even at a low growth and high subsidy allocation, not enough subsidies will be available for the SLM to address. Even under such conditions the current backlog will continue to grow.

3.10 INSTITUTIONAL ARRANGEMENTS

3.10.1 Staff

An organogram of housing division in the municipality is provided in Figure 3.7. The housing division consists of 20 staff members. At the head of the division, is a Chief Administrative Officer. Under the head of the division, is a housing clerk and a typist. Each town furthermore has three housing clerks with an administrative clerk in all the towns except Ficksburg.

It seems as if the following main functions are performed by the housing officials:

- Filing housing subsidy applications
- Doing dispute resolution
- Keep housing lists
- Processing title deeds
- Processing discount benefit scheme applications

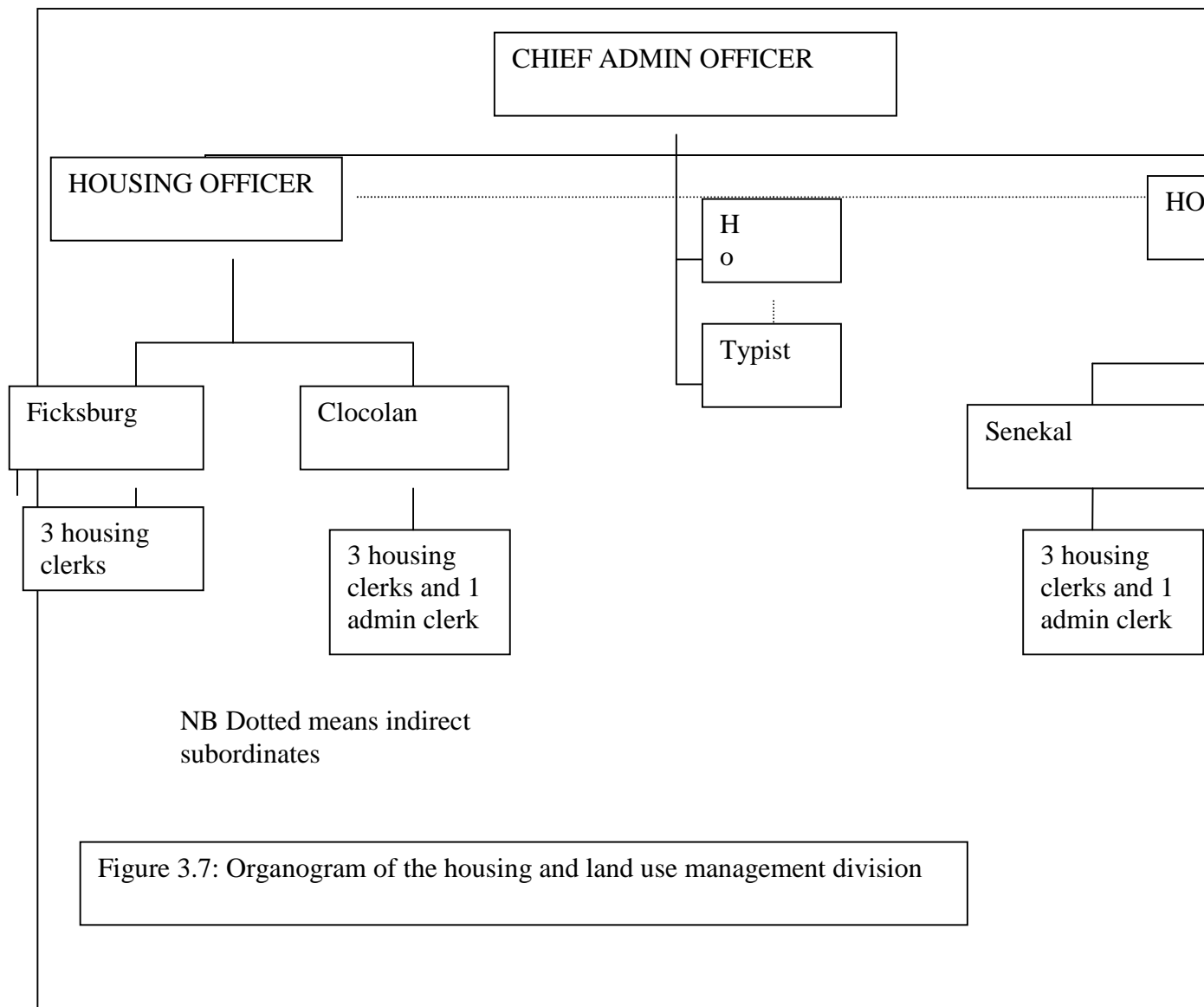
The following training needs have been identified by the municipality:

- Consumer education
- System interpretation
- Legal interpretation
- Building inspections

3.10.2 Other sources

According to a list provided by the municipality the following:

- One developer
- One emerging contractor
- Two material suppliers
- Three banks (ABSA, Standard Bank and First National Bank) but no micro credit finance institutions.



3.11 HOUSING ISSUES AND PRIORITIES

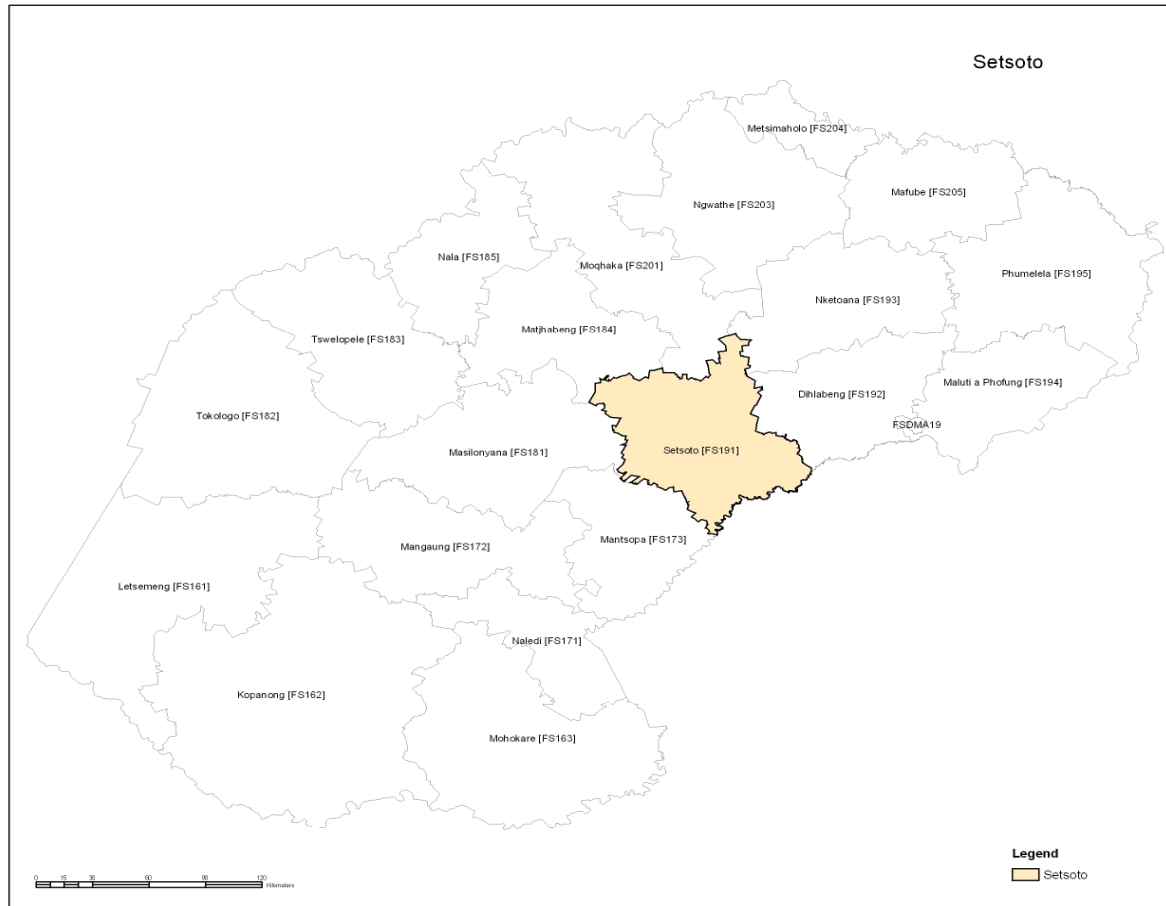
The following housing issues have been identified and prioritised by the SLM during a workshop (see Table 3.19).

Table 3.19: Housing issues and priorities as determined by the SLM

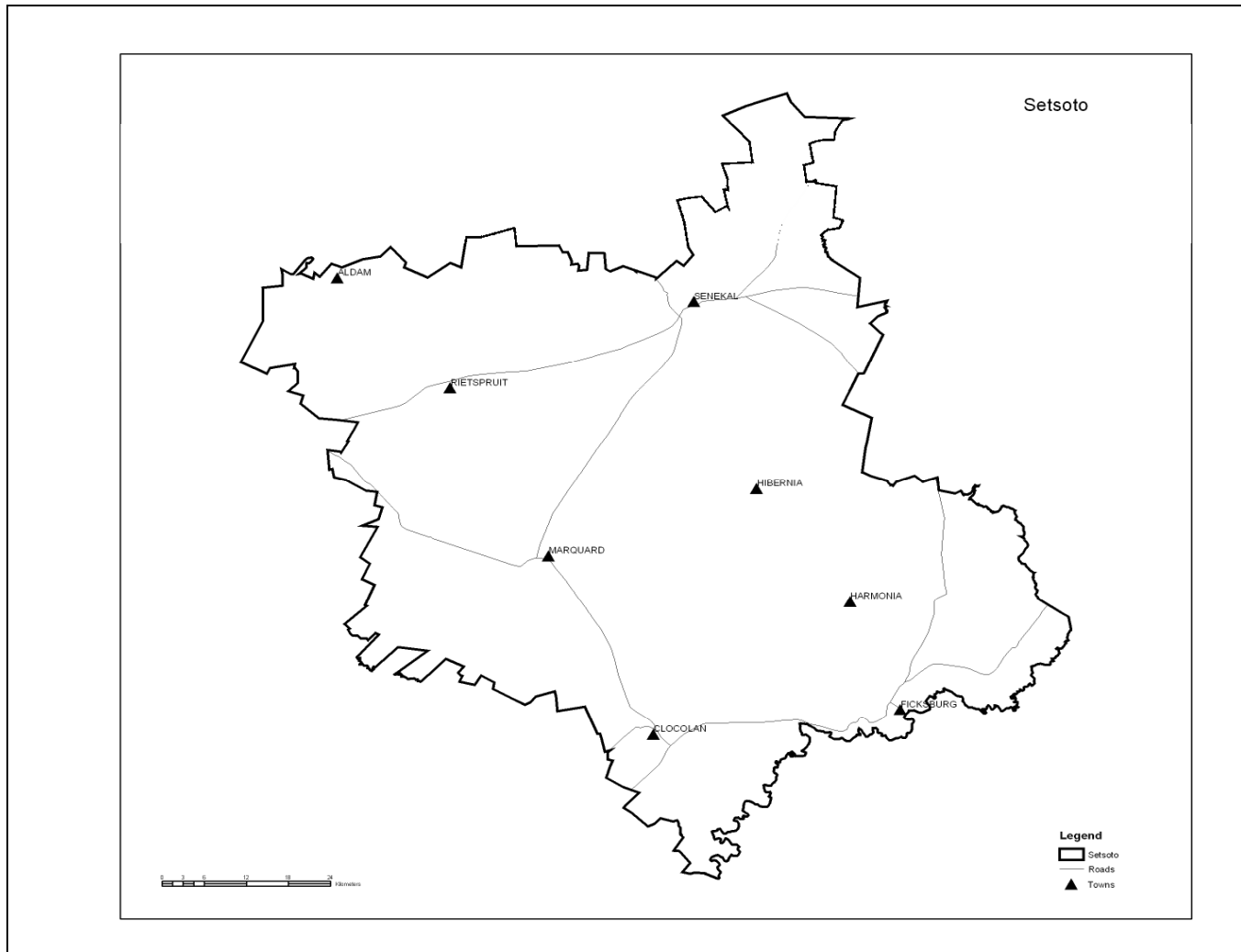
Issue	Description
ISSUE 1: R7 500 (DISCOUNT) IDT	<ul style="list-style-type: none"> • This has disadvantaged many beneficiaries as most got only an empty serviced stand and cannot be provided with a house. According to records, it is shown that they have received a subsidy. • Others have received two to four roomed houses which are dilapidated, under the discount benefit scheme. The point is that all those government houses that were transferred to beneficiaries are small, whilst others are dilapidated.
ISSUE 2: SITE ALLOCATION	<ul style="list-style-type: none"> ○ Sites must first be serviced before being allocated. ○ Demand for sites should determine supply thereof. ○ Social amenities e.g. Schools should be provided when sites are created.
ISSUE 3: LAND FOR HOUSING	<ul style="list-style-type: none"> • Middle to high income housing should be catered for in order to strengthen the local tax base for the municipality, as well as to integrate the racial groups. • Low income housing should be provided according to the local needs by the province.
ISSUE 4: QUALITY CONTROL	<ul style="list-style-type: none"> • Building inspectors must be appointed by the municipality to monitor quality housing construction. • Strict monitoring measures must be put in place and implemented. • Building material must be SABS approved.
ISSUE 5: POLICY ISSUES	<ul style="list-style-type: none"> • The implementation of the amount of R2 479 should be reviewed, as it is a great disadvantage to many unemployed beneficiaries.
ISSUE 6: PLANNING AND APPROVAL OF LAYOUT PLANS	<ul style="list-style-type: none"> • The period must be reduced from 18 to 6 months for plans to be approved and for the opening of a township register.
ISSUE 7: CONVEYANCING	<ul style="list-style-type: none"> • Conveyancing needs to be speeded-up so that beneficiaries obtain their title deeds prior to occupation of houses.
ISSUE 8: HOUSING SUBSIDY	<ul style="list-style-type: none"> • Consolidation subsidy category needs to be provided.

ALLOCATION (PROVINCE)	<ul style="list-style-type: none"> • Institutional subsidy category needs to be provided/rental stock for nurses, police, teachers etc. as these groups need rental accommodation at all times due to transfers.
ISSUE 9: CONSUMER EDUCATION	<ul style="list-style-type: none"> • There is a need to provide information to communities as well as municipal officials about the national housing policy as well as community rights regarding housing
ISSUE 10: RENTAL HOUSING STOCK	<ul style="list-style-type: none"> • Rental housing stock should be made available to the municipality so that the municipality can generate income.(subsidies). This will serve as some rented accommodation for civil servants.
ISSUE 11: VULNERABLE GROUPS:	<ul style="list-style-type: none"> • Policy should be reviewed in respect of youth-headed households. It is dangerous to encourage provision for youth-headed families, as this tends to create some form of dependency on government grants. Children get grants when orphaned; they also get a free house, and this somehow does not encourage such children to stand on their own feet and fend for themselves.
ISSUE 12: BENEFICIARIES SELLING HOUSES (RDP)	<ul style="list-style-type: none"> • The period should be increased from 8 to 30 years to prevent selling of RDP houses.
ISSUE 13: HOUSES ALLOCATED ACCORDING TO HOUSING BACKLOG	<ul style="list-style-type: none"> • Province must allocate subsidy according to the housing sector plan and SDF. • Housing allocations must be made directly to the Municipality which will then appoint contractors to build houses.
ISSUE 14: FAILURE OF APPLICATIONS/INFORMATION	<ul style="list-style-type: none"> • Province must provide the reasons for disapproval of applications. Communication between different levels should be encouraged.
ISSUE 15: HOUSE SIZES TOO SMALL	<ul style="list-style-type: none"> • It was finally agreed that current house sizes being provided by province, are adequate as these are meant for the homeless people. Those who feel that houses are too small, can add on using their own funds.

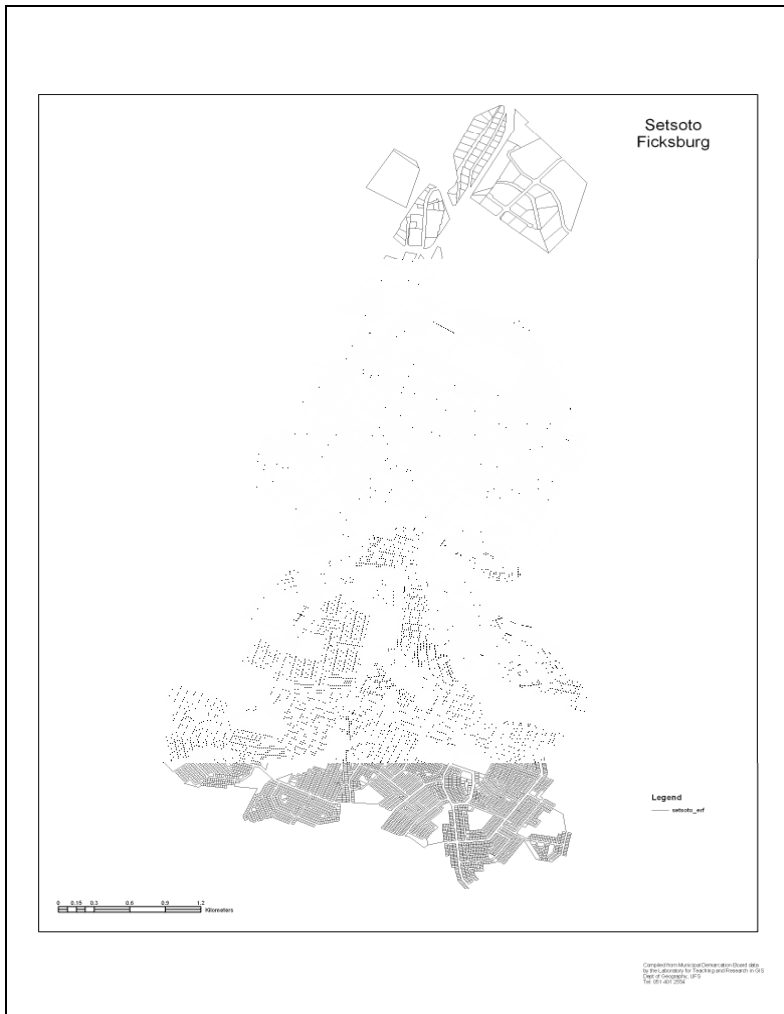
Annexure 3A: The location of the SLM in the Free State



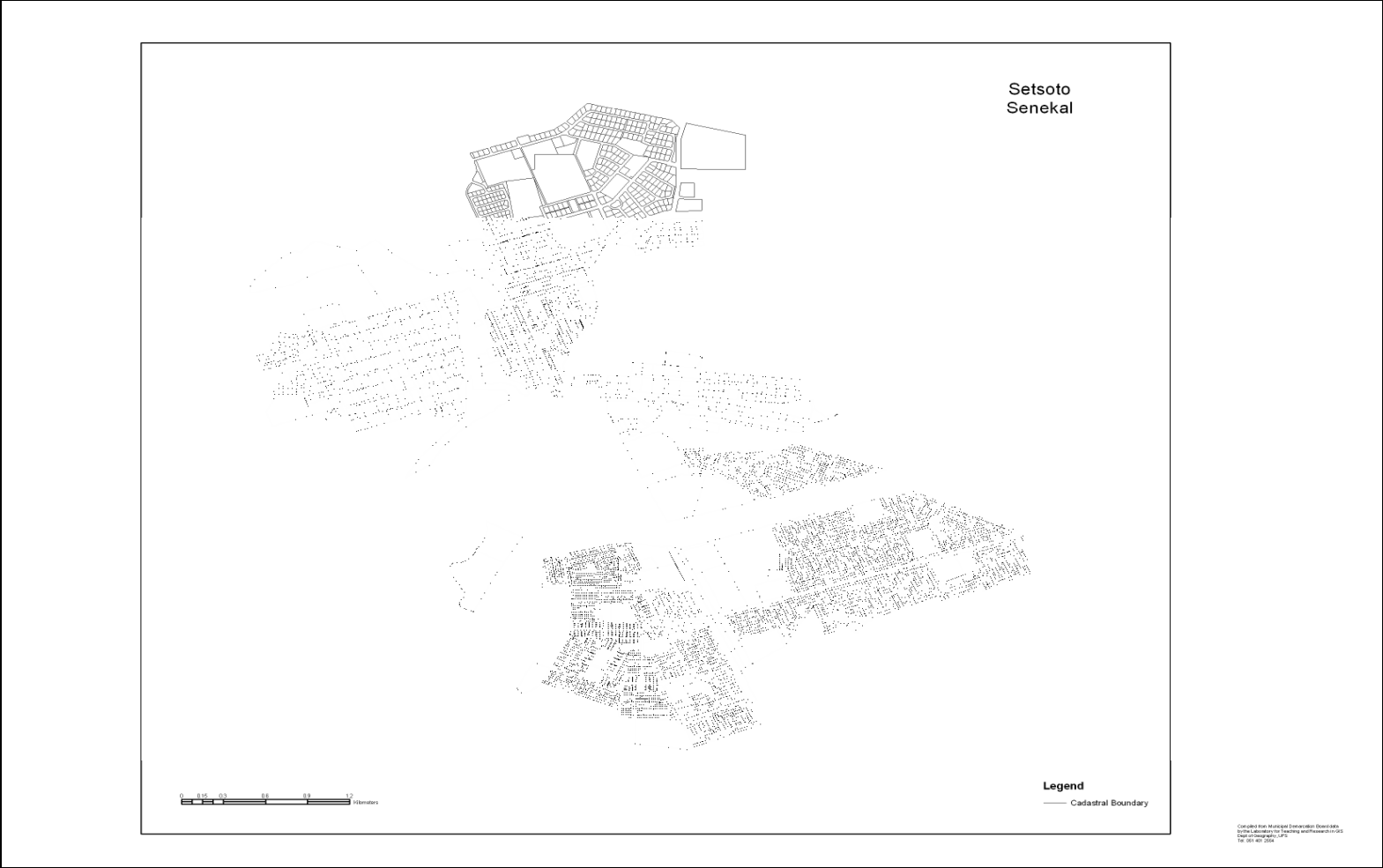
Annexure 3B: A spatial overview of the SLM



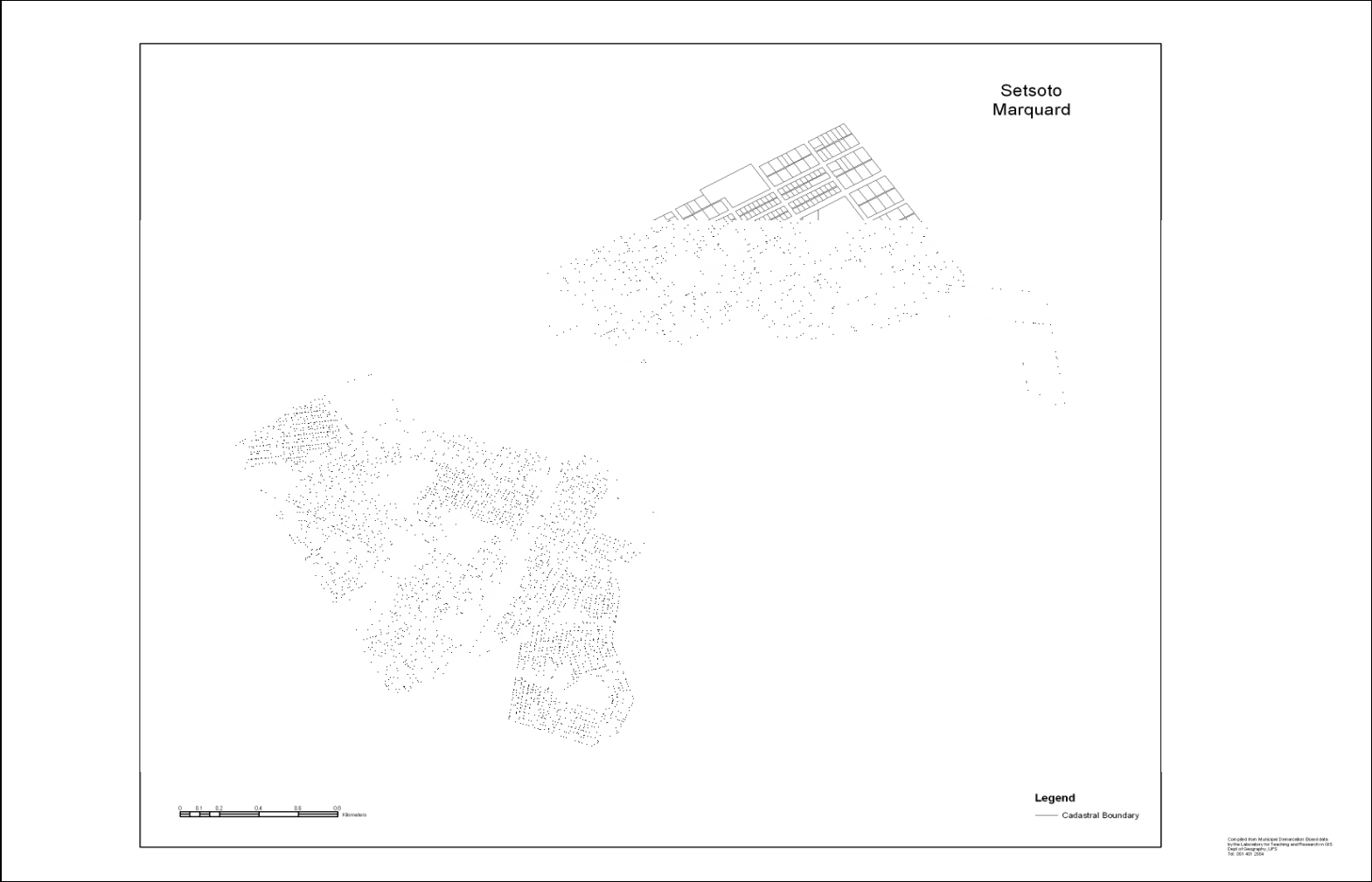
Annexure 3C: A spatial overview of Ficksburg



Annexure 3D: A spatial overview of Senekal



Annexure 3E: A spatial overview of Marquard



Annexure 3G: The SLM population per town and race group, 1996 and 2001

Area	1996	2001	1996	2001	1996	2001	1996	2001	1996	2001
	African/Black		Coloured		Indian/Asian		White		Unspecified	
Clocolan	10679	15880	31	66	16	43	1089	665	17	
Clocolan	189	658	2	3	16	43	1089	662	2	
Hlohlolwane	10490	15222	29	63	0	0	0	3	15	
Ficksburg	24325	31527	804	850	294	538	2972	2552	54	
Ficksburg	1681	4597	674	671	292	529	2972	2516	10	
Meqheleng	22644	26930	130	179	2	9	0	36	44	
Marquard	9627	12456	48	24	23	32	693	582	23	
Marquard	555	407	34	6	23	29	686	579	14	
Moemaneng	9072	12049	14	18	0	3	7	3	9	
Senekal	16983	21124	80	80	20	29	2231	1317	37	
Senekal	609	1965	6	24	20	29	2225	1314	0	
Matwabeng	16374	19159	74	56	0	0	6	3	37	
Setsoto RURAL	37392	33935	85	101	5	0	2139	1401	99	
FS191	99006	114922	1048	1121	358	642	9124	6517	230	

Annexure 3H1: The expected population growth for the SLM, 2005-2010 (medium growth projections)

Town	Ha	Projected stands	Current Backlog	Projected population growth	Projected backlog: 2006	Projected backlog: 2007	Projected backlog: 2008	Projected backlog: 2009	Projected backlog: 2010
Ficksburg	330	4125	3202	2.4	3279	3358	3438	3521	3605
Senekal	250	3125	2664	1.9	2715	2766	2819	2872	2927
Clocolan	400	5000	2235	3.5	2313	2394	2478	2565	2654
Marquard	300	3750	1089	1.9	1110	1131	1152	1174	1196

Annexure 3H2: The expected population growth for the SLM, 2005-2010 (high growth projections)

Town	Ha	Projected stands	Current Backlog	Projected population growth	Projected backlog: 2006	Projected backlog: 2007	Projected backlog: 2008	Projected backlog: 2009	Projected backlog: 2010
Ficksburg	330	4125	3202	4.09	3333	3469	3611	3759	3913
Senekal	250	3125	2664	3.5	2757	2854	2954	3057	3164
Clocolan	400	5000	2235	5	2347	2464	2587	2717	2852
Marquard	300	3750	1089	3.5	1127	1167	1207	1250	1293

Annexure 3H3: The expected population growth for the SLM, 2005-2010 (low growth projections)

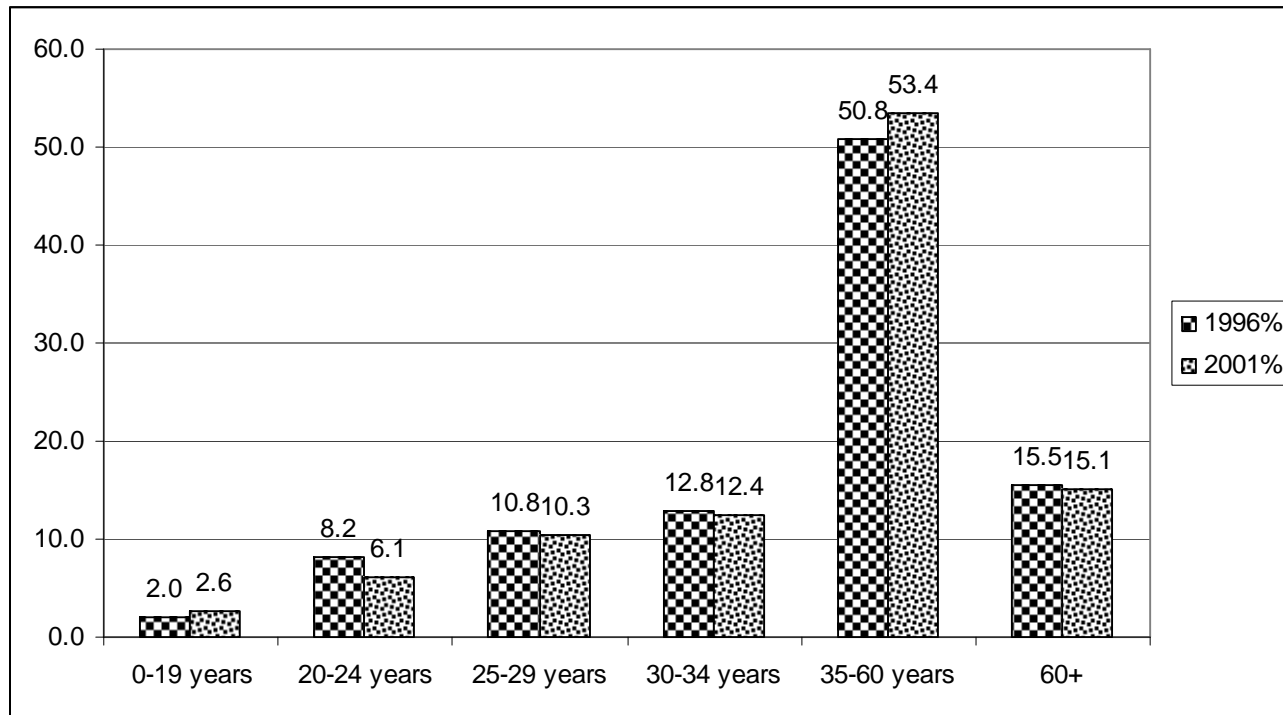
Town	Ha	Projected stands	Current Backlog	Projected population growth	Projected backlog: 2006	Projected backlog: 2007	Projected backlog: 2008	Projected backlog: 2009	Projected backlog: 2010
Ficksburg	330	4125	3202	0.9	3231	3260	3289	3319	3349
Senekal	250	3125	2664	0.5	2677	2691	2704	2718	2731
Clocolan	400	5000	2235	1.6	2271	2307	2344	2382	2420
Marquard	300	3750	1089	0.5	1094	1100	1105	1111	1116

Annexure 3G: The gender and age distribution of the population of SLM, 1996 and 2001

	1996		2001		1996		2001		1996		2001		1996		2001		1996		2001		1996		2001		Total			
	0-15				16-30				31-45				46-60				61+											
	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
CLOCOLAN																												
Male	2100	39.8	2956	39.2	1517	28.7	2278	30.2	880	16.7	1217	16.1	452	8.6	670	8.9	334	6.3	420	5.6	5283	100	7541	100				
Female	2179	33.6	3046	33.5	1748	27.0	2591	28.5	1177	18.2	1565	17.2	683	10.5	1006	11.1	692	10.7	895	9.8	6479	100	9103	100				
Clocolan																												
Male	154	26.7	223	32.5	109	18.9	122	17.8	122	21.1	148	21.6	90	15.6	97	14.1	102	17.7	96	14.0	577	100	686	100				
Female	165	23.9	194	28.4	136	19.7	193	28.2	145	21.0	122	17.8	104	15.1	79	11.5	141	20.4	96	14.0	691	100	684	100				
Hlohlowane																												
Male	1946	41.4	2733	39.9	1408	29.9	2156	31.5	758	16.1	1069	15.6	362	7.7	573	8.4	232	4.9	324	4.7	4706	100	6855	100				
Female	2014	34.8	2852	33.9	1612	27.9	2398	28.5	1032	17.8	1443	17.1	579	10.0	927	11.0	551	9.5	799	9.5	5788	100	8419	100				
FICKSBURG																												
Male	4826	37.3	6002	36.4	3911	30.2	5146	31.2	2341	18.1	3008	18.2	1151	8.9	1494	9.1	720	5.6	835	5.1	12949	100	16485	100				
Female	5073	33.1	6095	31.8	4499	29.3	5464	28.5	2858	18.6	3774	19.7	1571	10.2	2018	10.5	1340	8.7	1803	9.4	15341	100	19154	100				
Ficksburg																												
Male	827	29.8	1312	31.8	743	26.8	1312	31.8	665	24.0	800	19.4	351	12.6	461	11.2	189	6.8	246	6.0	2775	100	4131	100				
Female	774	27.6	1322	30.3	710	25.3	1178	27.0	651	23.2	898	20.6	372	13.2	495	11.4	302	10.8	467	10.7	2809	100	4360	100				
Meqheleng																												
Male	3999	39.3	4690	38.0	3168	31.1	3834	31.0	1676	16.5	2208	17.9	800	7.9	1033	8.4	531	5.2	589	4.8	10174	100	12354	100				
Female	4299	34.3	4773	32.3	3789	30.2	4286	29.0	2207	17.6	2876	19.4	1199	9.6	1523	10.3	1038	8.3	1336	9.0	12532	100	14794	100				
MARQUARD																												
Male	2055	42.9	2359	38.7	1426	29.8	1881	30.9	642	13.4	939	15.4	392	8.2	583	9.6	278	5.8	329	5.4	4793	100	6091	100				
Female	2024	36.4	2338	33.4	1563	28.1	2083	29.7	832	15.0	1128	16.1	513	9.2	758	10.8	632	11.4	697	10.0	5564	100	7004	100				
Marquard																												
Male	309	49.1	164	33.6	110	17.5	105	21.5	86	13.7	83	17.0	61	9.7	74	15.2	63	10.0	62	12.7	629	100	488	100				
Female	297	43.5	139	25.9	111	16.3	132	24.6	90	13.2	85	15.8	64	9.4	74	13.8	120	17.6	107	19.9	682	100	537	100				
Moemaneng																												
Male	1746	41.9	2195	39.2	1316	31.6	1776	31.7	556	13.4	856	15.3	331	7.9	509	9.1	215	5.2	267	4.8	4164	100	5603	100				
Female	1727	35.4	2199	34.0	1452	29.7	1951	30.2	742	15.2	1043	16.1	449	9.2	684	10.6	512	10.5	590	9.1	4882	100	6467	100				
SENEKAL																												
Male	3399	38.7	3856	37.5	2618	29.8	3120	30.4	1420	16.2	1662	16.2	804	9.2	1023	10.0	542	6.2	608	5.9	8783	100	###	100				
Female	3479	33.4	3802	31.0	2903	27.9	3703	30.1	1788	17.2	2124	17.3	1143	11.0	1397	11.4	1106	10.6	1256	10.2	10419	100	###	100				
Senekal																												
Male	337	24.9	495	31.3	337	24.9	427	27.0	319	23.6	336	21.3	187	13.8	183	11.6	174	12.9	139	8.8	1354	100	1580	100				
Female	403	26.9	518	29.6	242	16.2	476	27.2	283	18.9	309	17.6	238	15.9	217	12.4	331	22.1	231	13.2	1497	100	1751	100				
Matwabeng																												

Male	3062	41.2	3361	38.7	2281	30.7	2693	31.0	1101	14.8	1326	15.3	617	8.3	840	9.7	368	5.0	469	5.4	7429	100	8689	100
Female	3076	34.5	3284	31.2	2661	29.8	3227	30.6	1505	16.9	1815	17.2	905	10.1	1180	11.2	775	8.7	1025	9.7	8922	100	10531	100
Setsoto rural																								
Male	7221	37.4	6374	34.9	5798	30.0	4556	25.0	3351	17.4	4556	25.0	1995	10.3	1968	10.8	931	4.8	799	4.4	19296	100	18253	100
Female	7262	36.4	6515	32.4	6025	30.2	5094	25.3	3509	17.6	5094	25.3	2101	10.5	2350	11.7	1075	5.4	1062	5.3	19972	100	20115	100
FS182: Setsoto total																								
Male	19601	38.4	21547	36.7	15270	29.9	16981	29.0	8634	16.9	11382	19.4	4794	9.4	5738	9.8	2805	5.5	2991	5.1	51104	100	58639	100
Female	20017	34.6	21796	32.2	16738	29.0	18935	28.0	10164	17.6	13685	20.2	6011	10.4	7529	11.1	4845	8.4	5713	8.4	57775	100	67658	100

Annexure 3H: The change in the age of household head in SLM, 1996 - 2001



Annexure 3I: Employment status by gender in the TLM, 2001

2001	Clocolan	Hlohlolwane	Ficksburg	Megheleng	Marquard	Moemaneng	Senekal	Matwabeng	Setsoto rural
Employed	387	1994	2120	4480	300	1530	648	2316	12971
Unemployed	150	3107	1050	4921	55	2141	441	3895	2990
Scholar or student	101	1848	947	3952	137	1743	367	2704	2302
Home-maker or housewife	24	223	301	454	62	201	103	199	737
Pensioner or retired person/to old to work	39	425	230	621	66	362	160	745	453
Unable to work due to illness or disability	27	453	135	510	12	314	67	483	398
Seasonal worker not working presently	12	130	45	125	0	37	9	86	179
Does not choose to work	62	424	189	745	0	201	244	443	884
Could not find work	27	748	360	1252	3	866	112	1265	1259

Annexure 3J: Type of Occupation in the SLM, 2001

Type of employment	Clocolan	Hloholwane	Ficksburg	Megheleng	Marquard	Moemaneng	Senekal	Matwabeng	Rural	Setsoto
Legislators and senior officials	3	3	6	3	0	3	0	9	3	30
Corporate managers	30	12	78	30	21	6	12	15	42	246
General managers	24	21	186	84	15	7	30	24	30	421
Physical, mathematical and engineering science professionals	0	9	15	18	0	18	3	0	21	84
Life science and health professionals	9	9	24	15	12	3	9	12	24	117
Teaching professionals	9	21	54	64	12	9	12	36	7	224
Other professionals	3	3	69	45	9	9	24	21	15	198
Natural and engineering science associate professionals	3	3	30	36	6	0	12	12	3	105
Life science and health associate professionals	15	15	24	30	6	12	12	33	15	162
Teaching associate professionals	27	101	45	310	45	111	30	234	104	1007
Other associate professionals	24	21	99	118	15	12	24	30	33	376
Office clerks	33	48	230	255	45	39	57	93	163	963
Customer service clerks	12	42	42	185	9	30	36	60	27	443
Personal and protective services workers	12	63	102	226	12	98	27	153	85	778
Models, salespersons and demonstrators	21	72	240	290	30	40	48	91	45	877
Market-oriented skilled agricultural and fishery workers	6	77	36	48	15	205	24	31	1719	2161
Subsistence agricultural and fishery workers	0	0	0	3	0	3	0	0	15	21
Extraction and building trades workers	27	79	48	166	6	63	18	86	106	599
Metal; machinery and related trades workers	18	48	75	133	6	56	24	48	103	511
Handicraft, printing and related trades workers	0	0	9	15	0	0	0	15	3	42
Other craft and related trades workers	6	21	54	205	0	27	9	66	120	508
Stationary-plant and related operators	3	6	3	15	0	7	0	3	0	37
Machine operators and assemblers	0	12	9	105	0	15	6	3	51	201
Drivers and mobile-plant operators	21	182	85	388	6	168	45	181	1626	2702
Sales and services elementary occupations	33	533	206	1102	9	384	57	722	2627	5673
Agricultural; fishery and related labourers	12	325	72	133	3	100	15	129	4988	5777
Mining; construction; manufacturing and transport labourers	15	135	84	265	0	66	24	96	246	931
Undetermined	21	132	195	193	18	39	90	112	748	1548
Not applicable (not economically active)	442	7358	3258	12579	335	5865	1503	9819	9202	50361

Annexure 3K1: A housing overview in Clocolan (SLM), 1996 and 2001

Type	Category	CLOCOLAN				Clocolan				Hlohlowane			
		1996	2001	1996	2001	1996	2001	1996	2001	1996	2001	1996	2001
Formal		N	N	%	%	N	N	%	%	N	N	%	%
	House or brick structure on separate stand	1255	1655	40.2	30.4	344	274	87.5	65.6	911	1381	33.4	27.5
	Flat in block of flats	18	36	0.6	0.7	18	21	4.6	5.0	0	15	0.0	0.3
	Town/cluster/semi-detached house	13	15	0.4	0.3	13	6	3.3	1.4	0	9	0.0	0.2
	Unit in retirement village	1	0	0.0	0.0	1		0.3	0.0	0		0.0	0.0
	House/flat/room in backyard	76	48	2.4	0.9	5	6	1.3	1.4	71	42	2.6	0.8
	Room/flatlet on shared property	10	50	0.3	0.9	3	0	0.8	0.0	7	50	0.3	1.0
Sub-total (adequate):		1373	1804	44.0	33.2	384	307	97.7	73.4	989	1497	36.3	29.8
Inadequate/Informal	Informal dwelling/shack in backyard	952	383	30.5	7.0	0	0	0.0	0.0	950	383	34.9	7.6
	Informal dwelling/shack elsewhere	632	2963	20.3	54.5	2	58	0.5	13.9	632	2905	23.2	57.9
	None/homeless		0	0.0	0.0	0		0.0	0.0			0.0	0.0
	Caravan/tent	2	15	0.1	0.3		6	0.0	1.4	2	9	0.1	0.2
	Other	10	0	0.3	0.0	0	0	0.0	0.0	10	0	0.4	0.0
	Unspecified	104	0	0.0	0.0	0		0.0	0.0	101	0	0.0	0.0
Sub-total (inadequate):		1700	3361	54.5	61.8	3	64	0.8	15.3	1695	3297	62.2	65.7
Other Housing	Traditional dwellings	41	215	1.3	4.0	1	6	0.3	1.4	40	209	1.5	4.2
	Institution/hostels	5	56	0.2	1.0	5	41	1.3	9.8	0	15	0.0	0.3
Sub-total (Other):		46	271	1.5	5.0	6	47	1.5	11.2	40	224	1.5	4.5
TOTAL (all housing types)		3119	5436	100	100	393	418	100	100	2724	5018	100	100

Annexure 3K2: A housing overview in Ficksburg (SLM), 1996 and 2001

Type	Category	FICKSBURG				Ficksburg				Meqheleng			
		1996	2001	1996	2001	1996	2001	1996	2001	1996	2001	1996	2001
		N	N	%	%	N	N	%	%	N	N	%	%
Formal	House or brick structure on separate stand	3085	4549	41.9	43.5	1370	1195	75.4	50.4	1715	3354	30.9	41.4
	Flat in block of flats	162	64	2.2	0.6	153	55	8.4	2.3	9	9	0.2	0.1
	Town/cluster/semi-detached house	14	45	0.2	0.4	11	9	0.6	0.4	3	36	0.1	0.4
	Unit in retirement village	6	0	0.1	0.0	1		0.1	0.0	5	0	0.1	0.0
	House/flat/room in backyard	324	376	4.4	3.6	74	24	4.1	1.0	250	352	4.5	4.3
	Room/flatlet on shared property	74	45	1.0	0.4	29	3	1.6	0.1	45	42	0.8	0.5
Sub-total (adequate):		3665	5079	49.8	48.5	1638	1286	90.1	54.3	2027	3793	36.6	46.8
Inadequate/Informal	Informal dwelling/shack in backyard	1004	1201	13.6	11.5	1	146	0.1	6.2	1003	1055	18.1	13.0
	Informal dwelling/shack elsewhere	2305	3797	31.3	36.3	155	753	8.5	31.8	2150	3044	38.8	37.6
	None/homeless		0	0.0	0.0			0.0	0.0			0.0	0.0
	Caravan/tent	1	9	0.0	0.1	1	3	0.1	0.1	0	6	0.0	0.1
	Other	62	0	0.8	0.0	3	0	0.2	0.0	59	0	1.1	0.0
	Unspecified	21	0	0.0	0.0	3		0.0	0.0	18		0.0	0.0
Sub-total (inadequate):		3393	5007	46.1	47.8	163	902	9.0	38.1	3230	4105	58.3	50.7
Other Housing	Traditional dwellings	292	267	4.0	2.6	6	98	0.3	4.1	286	169	5.2	2.1
	Institution/hostels	11	114	0.1	1.1	11	84	0.6	3.5	0	30	0.0	0.4
Sub-total (Other):		303	381	4.1	3.6	17	182	0.9	7.7	286	199	5.2	2.5
TOTAL (all housing types)		7361	10467	100	100	1818	2370	100	100	5543	8097	100	100

Annexure 3K3: A housing overview in Senekal (SLM), 1996 and 2001

Type	Category	SENEKAL				Senekal				Matwabeng			
		1996	2001	1996	2001	1996	2001	1996	2001	1996	2001	1996	2001
		N	N	%	%	N	N	%	%	N	N	%	%
Formal	House or brick structure on separate stand	2169	2974	47.8	47.8	668	443	74.6	49.3	1501	2531	41.2	47.5
	Flat in block of flats	69	35	1.5	0.6	48	26	5.4	2.9	21	9	0.6	0.2
	Town/cluster/semi-detached house	301	21	6.6	0.3	14	0	1.6	0.0	287	21	7.9	0.4
	Unit in retirement village	44	0	1.0	0.0	44		4.9	0.0	0		0.0	0.0
	House/flat/room in backyard	118	54	2.6	0.9	26	9	2.9	1.0	92	45	2.5	0.8
	Room/flatlet on shared property	34	25	0.7	0.4	21	3	2.3	0.3	13	22	0.4	0.4
Sub-total (adequate):		2735	3109	60.3	49.9	821	481	91.6	53.5	1914	2628	52.6	49.3
Inadequate/Informal	Informal dwelling/shack in backyard	640	414	14.1	6.6	1	60	0.1	6.7	639	354	17.6	6.6
	Informal dwelling/shack elsewhere	1032	2589	22.8	41.6	3	296	0.3	32.9	1029	2293	28.3	43.0
	None/homeless		0	0.0	0.0			0.0	0.0			0.0	0.0
	Caravan/tent	15	18	0.3	0.3	15	3	1.7	0.3	0	15	0.0	0.3
	Other	38	0	0.8	0.0	36	0	4.0	0.0	2	0	0.1	0.0
	Unspecified	30	0	0.0	0.0	7		0.0	0.0	23		0.0	0.0
Sub-total (inadequate):		1755	3021	38.7	48.5	62	359	6.9	39.9	1693	2662	46.5	50.0
Other Housing	Traditional dwellings	35	15	0.8	0.2	2	15	0.2	1.7	33	0	0.9	0.0
	Institution/hostels	11	83	0.2	1.3	11	44	1.2	4.9	0	39	0.0	0.7
Sub-total (Other):		46	98	1.0	1.6	13	59	1.5	6.6	33	39	0.9	0.7
TOTAL (all housing types)		4536	6228	100	100	896	899	100	100	3640	5329	100	100

Annexure 3K4: A housing overview in Marquard (SLM), 1996 and 2001

Type	Category	MARQUARD				Marquard				Moemaneng			
		1996	2001	1996	2001	1996	2001	1996	2001	1996	2001	1996	2001
		N	N	%	%	N	N	%	%	N	N	%	%
Formal	House or brick structure on separate stand	1015	1709	41.7	48.2	319	304	94.9	92.7	696	1405	33.2	43.6
	Flat in block of flats	6	3	0.2	0.1	6	0	1.8	0.0	0	3	0.0	0.1
	Town/cluster/semi-detached house	0	0	0.0	0.0	0	0	0.0	0.0	0	0	0.0	0.0
	Unit in retirement village	0	0	0.0	0.0	0		0.0	0.0	0		0.0	0.0
	House/flat/room in backyard	49	36	2.0	1.0	5	21	1.5	6.4	44	15	2.1	0.5
	Room/flatlet on shared property	8	24	0.3	0.7	1	0	0.3	0.0	7	24	0.3	0.7
Sub-total (adequate):		1078	1772	44.3	50.0	331	325	98.5	99.1	747	1447	35.6	45.0
Inadequate/Informal	Informal dwelling/shack in backyard	507	416	20.8	11.7	1	0	0.3	0.0	506	416	24.1	12.9
	Informal dwelling/shack elsewhere	828	1154	34.0	32.5	0	0	0.0	0.0	828	1154	39.5	35.8
	None/homeless		0	0.0	0.0			0.0	0.0			0.0	0.0
	Caravan/tent	0	0	0.0	0.0	0	0	0.0	0.0	0	0	0.0	0.0
	Other	1	0	0.0	0.0	0	0	0.0	0.0	1	0	0.0	0.0
	Unspecified	13	0	0.0	0.0	1		0.0	0.0	12		0.0	0.0
Sub-total (inadequate):		1349	1570	55.4	44.3	2	0	0.6	0.0	1347	1570	64.2	48.8
Other Housing	Traditional dwellings	1	184	0.0	5.2	0	0	0.0	0.0	1	184	0.0	5.7
	Institution/hostels	6	21	0.2	0.6	3	3	0.9	0.9	3	18	0.1	0.6
Sub-total (Other):		7	205	0.3	5.8	3	3	0.9	0.9	4	202	0.2	6.3
TOTAL (all housing types)		2434	3547	100	100	336	328	100	100	2098	3219	100	100

Annexure 3L: Access to service in the rural areas of SLM, 2005

Sanitation:

Flush or chemical				Pit Latrine				Bucket latrine				None of the above				Total			
1996		2001		1996		2001		1996		2001		1996		2001		1996		2001	
N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
1188	13.5	903	11.5	3674	41.7	3010	38.4	243	2.8	327	4.2	3714	42.1	3602	45.9	8819	100.0	7842	100.0

Water:

Piped water in dwelling				Piped water on site				Public tap				Water carrier				Borehole				Dam / river			
1996		2001		1996		2001		1996		2001		1996		2001		1996		2001		1996		2001	
N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
1827	20.7	1325	17.0	3029	34.4	2592	33.3	2067	23.5	3260	41.9	167	1.9	28	0.4	1236	14.0	231	3.0	481	5.5	289	3.7

Category other has been excluded

Electricity

Electricity				Gas				Paraffin				Candles				Other / unspecified			
1996		2001		1996		2001		1996		2001		1996		2001		1996		2001	
N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
2898	32.9	3634	46.3	6	0.1	15	0.2	775	8.8	156	2.0	5131	58.2	3853	49.1	0	0.0	183	2.3

Annexure 3M1: The level of sanitation services provided in TLM, 2005

	Water borne sewer		Septic tank		VIP		Bucket		None	
	N	%	N	%	N	%	N	%	N	%
Marquard	562	98	0	0	0	0	0	0	13	2
Moemaneng	33	1	113	5	381	16	1872	78	11	0
Clocolan	640	92	46	7	0	0	0	0	8	1
Hlohlowane	2317	57	0	0	1751	43	0	0	24	0
Ficksburg	1730	100	0	0	0	0	0	0	0	0
Megheleng	2210	26	217	3	5980	71	0	0	0	0
Senekal	1261	100	0	0	0	0	0	0	0	0
Matwabeng	4928	88	0	0	462	8	183	3	44	1

Annexure 3M2: The level of water provision in SLM, 2005

	Water in House		Water on Site		Communal Tap		Sub Standard		None	
	N	%	N	%	N	%	N	%	N	%
Marquard	564	98	11	2	0	0	0	0	0	0
Moemaneng	33	1	454	19	1903	79	0	0	20	1
Clocolan	680	98	9	1	0	0	0	0	5	1
Hlohlolwane	0	0	2294	57	1774	43	0	0	24	0
Ficksburg	1730	100	0	0	0	0	0	0	0	0
Meqheleng	0	0	2427	29	5980	71	0	0	0	0
Senekal	1261	100	0	0	0	0	0	0	0	0
Matwabeng	232	4	4696	84	645	11	0	0	44	1

Annexure 3M3: The level of road access in the SLM, 2005

Area	Tar		Brick Pave		Scraped		Gravel		No Services	
	M	%	M	%	M	%	M	%	M	%
Marquard	1740	13	0	0	0	0	12082	87	0	0
Moemaneng	5912.6	100	0	0	0	0	0	0	0	0
Clocolan	6660	23	0	0	0	0	22800	77	0	0
Hlohlowane	6440	100	0	0	0	0	0	0	0	0
Ficksburg	6380	100	0	0	0	0	0	0	0	0
Meqheleng	8850	60	0	0	0	0	5880	40	0	0
Senekal	28697	78	0	0	0	0	7934	22	0	0
Matwabeng	5003	100	0	0	0	0	0	0	0	0

Annexure 3M4: The level of storm water drainage in SLM, 2005

	Pipe System		Concrete Channel		Gravel Channel		Other		None	
	M	%	M	%	M	%	M	%	M	%
Marquard	0	0	1747,5	100	0	0	0	0	0	0
Moemaneng	0	0	4696.5	100	0	0	0	0	0	0
Clocolan	0	0	6660	100	0	0	0	0	0	0
Hlohlolwane	0	0	6440	100	0	0	0	0	0	0
Ficksburg	0	0	6380	100	0	0	0	0	0	0
Megheleng	0	0	8850	100	0	0	0	0	0	0
Senekal	0	0	28697	100	0	0	0	0	0	0
Matwabeng	0	0	5003	100	0	0	0	0	0	0

Annexure 3M5: The level of electricity access in SLM, 2005

	Overhead		Underground		None	
	N	%	N	%	N	%
Marquard	575	100	0	0	0	0
Moemaneng	3074	100	0	0	0	0
Clocolan	694	100	0	0	0	0
Hlohlolwane	4068	99	0	0	24	1
Ficksburg	1730	100	0	0	0	0
Meqheleng	8407	100	0	0	0	0
Senekal	1261	100	0	0	0	0
Matwabeng	1229	97	0	0	32	3

Annexure 3N: Overview of social amenities in the TLM, 2005¹⁶

Amenities	Ficksburg	Clocolan	Senekal	Marquard	Rural
Libraries					
Pre-primary schools	15	6	7	2	0
Primary schools	5	4	6	4	132
Secondary Schools	2	3	4	2	1
Clinics	1	1	1	1	0
Hospitals	4 + one mobile	2 + one mobile	3 + one mobile	3	0
Police stations	3	1+1 mobile	2	1	
Community care centres	1	0	0	0	0

¹⁶ Source: SLM IDP

CHAPTER FOUR

Housing strategies and projects

4.1 INTRODUCTION

In this chapter, housing strategies and projects will be developed based on the information provided in the analysis phase. The housing backlog derived from the statistical analysis, information obtained from the municipal housing waiting list as well as information obtained during workshops, will to a great extent determine strategies and projects that will be developed for the municipality.

The objectives and strategies that will be developed, should seek to address the needs of the vulnerable groups in the municipality whilst at the same time care should be taken to ensure that the institutional arrangements are geared towards accelerating housing delivery. The municipality should ensure that the following vulnerable groups are considered during construction of houses:-

- The aged and youth headed households
- Women headed households
- The disabled persons
- The HIV/AIDS affected persons

4.2 SETTING THE VISION

The Setsoto Local Municipality has set its vision during the IDP process and this seeks to define the manner in which development processes will be attained. It is perhaps important to reiterate this vision. Setsoto 's vision is to develop this municipality into a unified, viable and progressive municipality that serves the needs of all its people in a responsible, economic and sustainable manner.

Emanating from the above stated vision, it becomes imperative that housing development should seek to integrate settlements within the municipal area with a view to achieving the unification perspective. This further implies that the municipality should ensure that allocation of housing projects between areas within the municipality, is done in a responsible and economic manner. This could also imply that projects allocation by the municipality between areas, should ensure that these are allocated proportionally according to the identified needs.

4.3 FORMULATING THE OBJECTIVES

The analysis phase has revealed a lot of information regarding housing needs in Setsoto Local municipality and this will form the basis for the formulation of the objectives. For purposes of undertaking this process, the project steering committee first identified important housing issues.

Subsequently, objectives were developed based on the housing issues identified. It will be recalled from the analysis phase that rural-urban migration is expected to continue taking place. It has also been noted that a majority of these migrants will need assistance in terms of provision of shelter. This therefore implies that low income housing will be dominant as opposed to middle and high income earners in this municipality, hence a heavy reliance on government subsidy housing is expected to increase.

Another equally important aspect which was taken into consideration during this process, is the fact that there are a number of special and/or vulnerable groups such as the disabled, the women headed households, the aged and youth headed house holds, the HIV/AIDs affected and infected house holds.

Based on the above considerations, the housing objectives were formulated with a view to ensuring that housing delivery is made accessible to the residents fairly as well as ensuring that the municipality is fully participating in the housing delivery process through its various structures.

Table 4.1 shows the housing objectives that were formulated.

4.4 DEVELOPING THE HOUSING STRATEGIES

The housing strategies are actually meant to give effect to the objectives as formulated. In developing the strategies, various factors were taken into consideration. The following are amongst other factors that influenced the strategies that were developed:- The housing backlog and the nature of subsidy types allocated prior to the 1994 era, the role of the Department of Local Government and Housing in subsidy allocations to municipalities, the criteria used for allocation of housing subsidies to individuals, the ability of the municipality to manage and ensure construction of good quality houses and indeed many other important aspects served to guide this process.

Table 4.1, also shows housing strategies for Setsoto municipality.

4.5 FORMULATION OF PROJECTS

In the formulation of housing projects, important aspects as contained in the previous chapter as well as workshop findings, were used. It is perhaps expedient at this juncture to examine Table 3.15 in greater detail.

According to this table, the Setsoto population's ratio accounts for 4.6% when one considers the entire Free State population. At the same time, its share of provincial inadequate housing accounts for 6.7%.

Essentially this means that Setsoto is entitled to receive 6.7% of subsidies that are allocated to the Free State province by the National Government. If it is assumed that approximately 10 000 subsidies are allocated to Free State, it then becomes clear that Setsoto under normal circumstances, would receive a total of 670 subsidies per annum.

Given the above figure, it is important to ensure that special groups get first priority with regard to housing construction and these are mainly the following:-

The women headed households, the youth headed, the disabled headed, the aged and the HIV/AIDs affected and infected households.

It should however, be noted that this amount of subsidies, is not sufficient to eradicate the housing backlog that is experienced by Setsoto municipality.

Based on the possible amount of subsidies likely to be received by the municipality, the status of the special groups, the general housing situation in the area as well as the institutional arrangements with regard to housing, projects were formulated with a view to accelerating and improving housing delivery in Setsoto municipality.

The following templates outline the objectives, strategies and projects that have been developed by the Setsoto municipality.

Table 4.1 : Objectives, Strategies and Projects

PRIORITY ISSUE 1: Provision of subsidised housing

Objectives	Strategy	Projects/Activities	Budget and funding institution	Timeframe	Responsible institution
1. Provision of quality, subsidised housing with services to the needy	1.1 Providing serviced sites	Prepare and submit applications for infrastructure installation in accordance with the IDP (get infra budget from mun)	DLG&H (MIG)	Every year	SLM
	1.2 Acquire housing subsidies in terms of PHP and other subsidy types	1.2.1 233 project linked subsidies in Meqheleng	R6,589,007-00 DLG&H	Year one	SLM
		1.2.2 80 project linked subsidies in Hlohlolwane	R2,262,320-00 DLG&H		
		1.2.3 163 project linked subsidies in Moemaneng	R4,609,477-00 DLG&H		
		1.2.4 194 project linked subsidies in Matwabeng	R5,486,126-00 DLG&H		
	1.3 Acquire IDT consolidation subsidies	1.3.1 260 consolidation subsidy project in Matwabeng	R4, 311,060-00 DLG&H		
1.4 Employ qualified and experienced building inspectors	1.4.1 Review the housing organogram to accommodate 3 building inspectors.	R450 000-00 SLM	Within the first eight months	SLM	
	1.4.2 Training of 6 housing officials on legal prescriptions in relation to project and contract management	R30 000-00 DLG&H	Year One	DLG&H	

Based on the fact that Setsoto is entitled to 670 subsidies a year as its provincial equitable share, then the above allocation of subsidies between the towns are likely to be made available.

PRIORITY ISSUE 2: Provision of low, middle and high income houses

Objectives	Strategy	Projects/Activities	Budget and funding institution	Timeframe	Responsible institution
2. Enhance integration between settlements whilst broadening the tax base of the municipality	2.1 Develop low, middle and high income housing in line with the spatial development framework	2.1.1 Designate land for high, medium and low cost housing through the use of the SDF	SLM	Year 1	SLM
		2.1.2 Investigate the market for middle to high income earners.	R30 000-00 DLG&H	Year 1	SLM

PRIORITY 3: Consumer education

Objectives	Strategy	Projects/Activities	Budget and funding institution	Timeframe	Responsible institution
4. To educate consumers on housing and government programmes related to housing	4.1 Consumer Education	4.1.1 Training of councillors, ward committee members and officials as trainers on housing consumer education	R60 000-00 DLG&H	Within the first eight months and whenever necessary	SLM DLG&H
	4.2 Development of a training policy for the municipality	4.2.1 Setsoto housing training policy	R60 000-00 SLM	Within the first year	SLM
	4.3 Utilization of grand D	4.3.1 Inclusion of community training needs in the skills plan for utilization of grand D	SLM	Within the first year	SLM

PRIORITY 4: Provision of rental housing stock

Objectives	Strategy/Activity	Projects/Activities	Budget and funding institution	Timeframe	Responsible institution
5. To provide housing opportunities on a rental basis	5.1 Provision of rental housing stock	5.1.1 Undertake a social study in terms of the possibility and viability of rental stock	R60 000-00 SLM	Year 1	SLM
		5.1.2 Securing sufficient funding for the construction of rental housing stock	DLG&H	Year 2	SLM & DLH&H
		5.1.3 Involvement of Social Housing Foundation in terms of their programmes and information dissemination	R20 000-00 SLM	Year 1	SLM
		5.1.4 Development of management and maintenance plan for rental housing	R50 000-00 SLM	Year 2	SLM

PRIORITY 5 : Provision of houses for the child headed households

Objectives	Strategy/Activity	Projects/Activities	Budget and funding institution	Timeframe	Responsible institution
6. To provide houses for the child headed families and orphans between 18 and 20 years and other special groups	6.1 Propose a review on housing legislation to accommodate a section of the special groups	6.1.1 Recommend the amendment of the policy to include the youth headed families and orphans between 18 and 20 years	SLM	Year 1	SLM
	6.2 Propose local policy guidelines with respect to allocation of subsidies to the special groups.	6.2.1 Draft local policy that will guide allocation of housing subsidies to the special groups	(in house) SLM	Year 1	SLM

CHAPTER FIVE

Integration, monitoring and evaluation

5.1 INTRODUCTION

It is critical that housing projects which will be designed according to needs within different areas of the municipality, should be integrated into other municipal programmes and projects. This should ensure that municipal programmes reinforce and follow each other in a logical manner. Annexure m shows a list of programmes with which housing development should be aligned in Setsoto.

5.2 PERFORMANCE INDICATORS

It is important to know and assess the impact that has been made by any housing development with regard to the improvement of living conditions of residents. In this regard, it is imperative to adopt a standard measure that would guide the municipality to measure its performance in housing delivery.

The template below serves as a guide in developing some performance indicators in Setsoto:-

Performance Indicators

Name of programme	Objective	Percentage achieved In one year	Comments
1. Housing	To have adequate serviced land available through which people can develop quality formal housing and receive security of tenure	What percentage of the following groups has been housed? 1. Women headed house holds:----- 2. Disabled house holds:--- ----- 3. The Elderly house holds:----- 4. The HIV/AIDS infected house holds. 5. The Youth headed households:----- 6. The number households which were informal settlers:-----	

2. Infrastructure	Ensuring that good quality and affordable infrastructure and services are available to all inhabitants and to ensure the continuous maintenance thereof to a high standard	What percentage of households have been provided with the following services? 1. Water/upgrading:----- 2. Electricity/upgrading:---- 3. Stormwater drainage/upgrading:----- 4. Streets that have been tarred/re-surfaced:---	
3. Spatial Development Framework	Provision of suitable land for housing construction close to employment centres and other municipal activities.	How much land has been set aside for the following activities? 1. Housing construction:--- 2. Refuse removal:---- 3. Cemetery:---- 4. Industrial development:- --	
4. Local Economic Development	To ensure that housing projects benefit the local economy	1. How many local people were employed during the construction of houses?--- 2. How much money was used to purchase building material locally?---	
5. Environmental Programme	To ensure that housing construction does not contribute to the environmental degradation	1. Has the housing construction affected the environment positively or negatively?..	
6. Institutional Programme	To be effective, transparent and progressive in providing a quality, client friendly and efficient service to all residents	1. Has SLM been effective and efficient in this project?--- 2. Has SLM provided quality client friendly service in this project?--	
7. HIV/AIDS Programme	To ensure that HIV/AIDS infected and affected residents are not discriminated against	1. What percentage of HIV/AIDS affected and infected residents have benefited in this project?--	
8. Gender equality	To ensure that special groups are given priority as beneficiaries in the housing development	1. How many special groups including women headed households were accommodated in the project?---	

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5.3 MONITORING PROCESS

The above performance indicators can be monitored quarterly by the official who is responsible for housing in the municipality. The monitoring process will ensure that problems are identified in their initial stages, hence it is relatively easier to address them at their inception stage. This is usually done in the form of reports that are tabled before council and eventually the entire residents get informed about the performance of the municipality with respect to housing delivery.

5.4 EVALUATION AND REVIEW

The Housing sector plan, like all other sector plans of the IDP, is subjected to the evaluation and review process.

The purpose is to establish whether the targets as in the form of objectives have been achieved. In cases where no tangible results have not been made, it then becomes important to establish the reasons thereof. It is during this stage that some strategies may be changed in order to achieve the desired results.

In conclusion, as housing sector plan is a component of the IDP, it needs to be reviewed as well during the main IDP review process.

Annexure m: Programmes with which housing should be aligned

Name of Integrated Programme	Purpose and Content	Effect on Housing Issues
Sectoral Programmes: 1. Water Services Development Plans 2. Integrated Transport Plans 3. Integrated Waste Management Plan	These plans are not part of the IDP, but only a summary of the plans. They are sector specific plans dealing with issues pertaining to water and sanitation, transport and waste.	There is a need to ensure that any proposed project and the effect of such a project on water and sanitation, transport and waste management be included in these sector plans. For example any new housing development will increase the water usage in the town. The WSDP needs to consider this and ensure sufficient water provision.
5- Year financial Plan	It considers all financial aspects of the municipality	The effect of payment of services or possible non-payment of services by occupants of a new housing project on the future financial viability of the municipality
5- Year Capital Investment Programme	It links all the projects with possible sources of financing and by doing it generates and co-ordinates public funding.	Costs of all housing projects must be included in this programme.
5- Year Action Programme	Providing municipality with an overview of the major activities resulting from the IDP.	Include all the activities pertaining to projects related to housing as set out in the project design in this programme
Performance management System	Measuring the performance of the municipality	The KPIs for the housing issue should be set and it should be ensured that they are continuously measured
Spatial Development Framework	It controls strategies for land use management	It is important that all housing projects are considered in the spatial development framework and that their location is clearly marked on the map.
Integrated Poverty Reduction and Gender Equity Programme	These programmes must ensure that poverty is reduced and indicates how the municipality is contributing to gender equality	Almost all low-cost housing projects can be considered as poverty alleviation and is therefore part of the municipality's fight against poverty.
Integrated Environmental Programme	The municipality should ensure that environmental issues are adequately addressed and that all envisaged projects do not impact negatively on the natural environment.	There is a need to consider how the designed housing projects will influence the environment and if an EIA is necessary or not. Measures must be put in place to ensure that all housing projects do not degrade the environment, but rather contribute to more sustainability
Integrated LED	All municipalities must implement LED projects and	Due to the labour intensive nature of housing development, housing projects are a great

	promote LED at all time.	opportunity for the municipality to create jobs. Building material adds another dimension, which can result in employment generation.
Integrated Institutional Programme	This programme is about the institutional capacity and transformation of the municipality	There is a need to ensure that the municipality has enough capacity to handle its housing issues. This also includes projects.