

TSWELOPELE

HOUSING SECTOR PLAN 2005-2010

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LIST OF ABBREVIATIONS/ACRONYMS

IDP:	Intergrated Development Programme
TLM:	Tswelopele Local Municipality
LGH:	Local Government & Housing
NHBRC	National Home Builders Registration Council

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 centers. 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 is unemployed and, as such, is 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: -

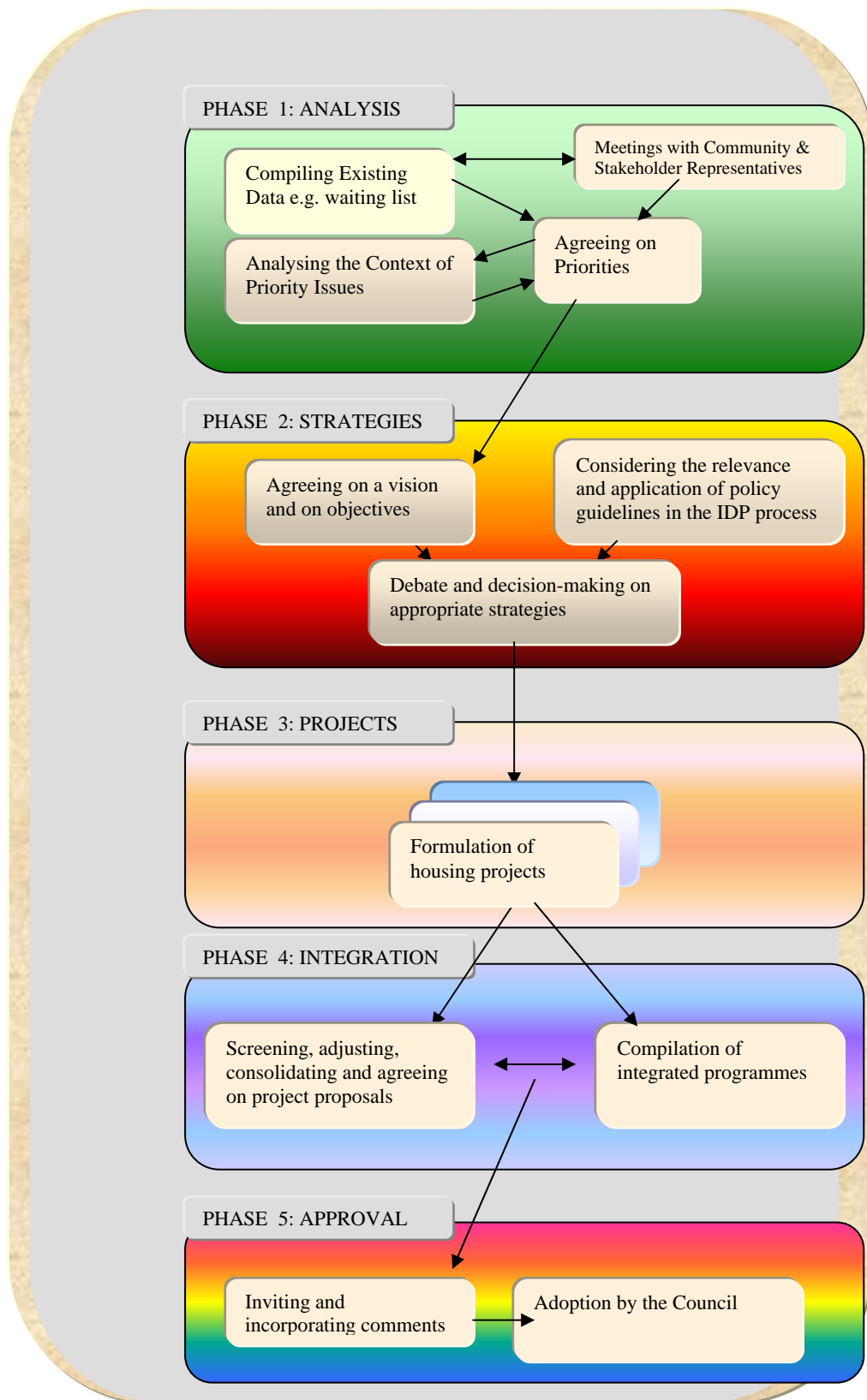
- Progress assessment of housing projects will be conducted on a quarterly basis.
- The impact assessment of housing delivery will be done with municipalities and beneficiaries annually.
- The strategy will be revisited in a three-year cycle.

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

2.1 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.

2.2 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).

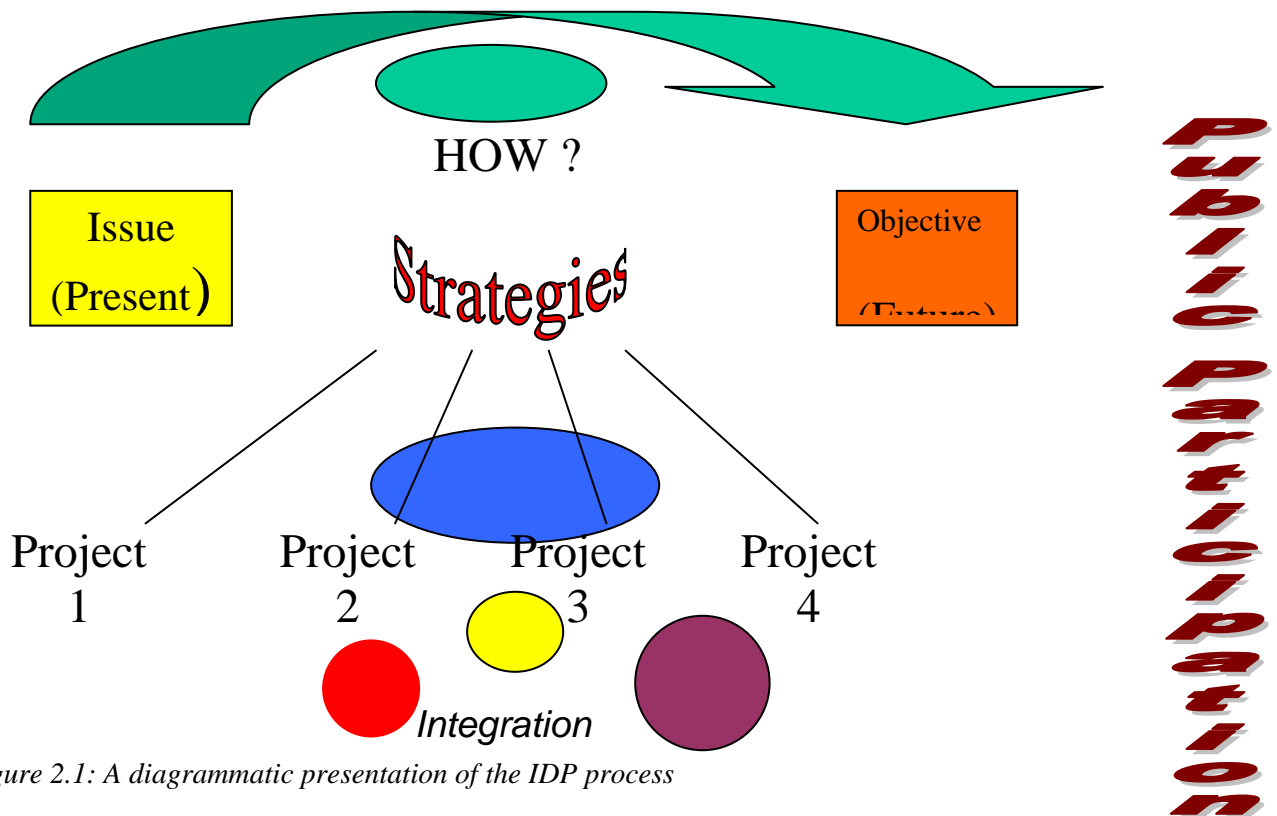


Figure 2.1: A diagrammatic presentation of the IDP process

2.3 PHASES OF THE IDP PROCESS

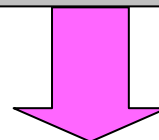
Figure 2.2 clearly illustrates different steps or events that need to be followed in the IDP process.

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.

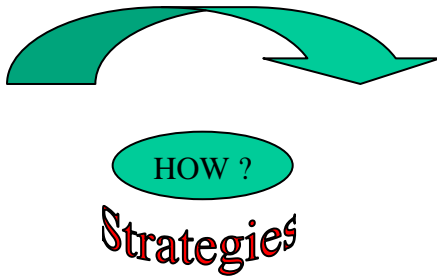
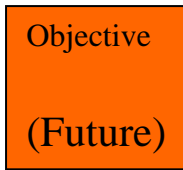
Phase 1: Analysis phase

Issue
(Present)

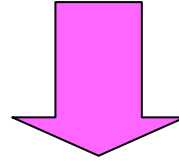
The first step of the process is all about understanding the local situation. There is a need to analyse the current or present situation of a municipality. All participants need to be aware of the basic facts and figures related to the present situation, trends and dynamics in a municipality. This is also where one needs to identify those issues, needs and dynamics of the residents of a municipality. The result of this phase must be **priority issues** for a municipality.



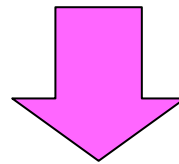
PHASE 2: Strategy Phase



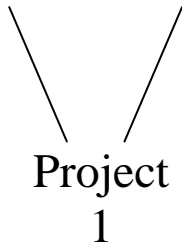
After understanding the present situation of a municipality, as well as the needs of the community, there is a need to think ahead or start to think about the future. In order to do this a municipality must set itself a **vision**. After setting a vision, there is a need to determine **objectives** for each of the priority issues. This step represents the **future** of a municipality.



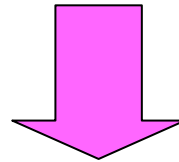
Now a vision and objectives for the municipality have been set, there is a need to think about **how** to reach the objectives. A **bridge** must therefore be built between the present situation (**issues**) and the future (**objectives**). This is known as strategies.



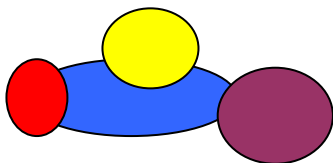
PHASE 3: Project Phase



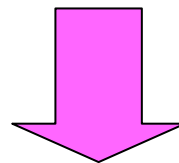
After building the bridge between the present situation and the future in the municipality (strategies), there is a need to implement or start to use this bridge. This is done by identifying appropriate **projects** and also to design these projects. This phase is also known as the “**nuts and bolts**”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

2.4 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 municipality 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.

2.5 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,, indicating the distribution of limited 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 THREE

Status quote Report with regard to the Housing Situation in Tswelopele

3.1 INTRODUCTION

This section aims at providing an overview of the existing housing situation in the Tswelopele Local Municipality (TLM). 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.

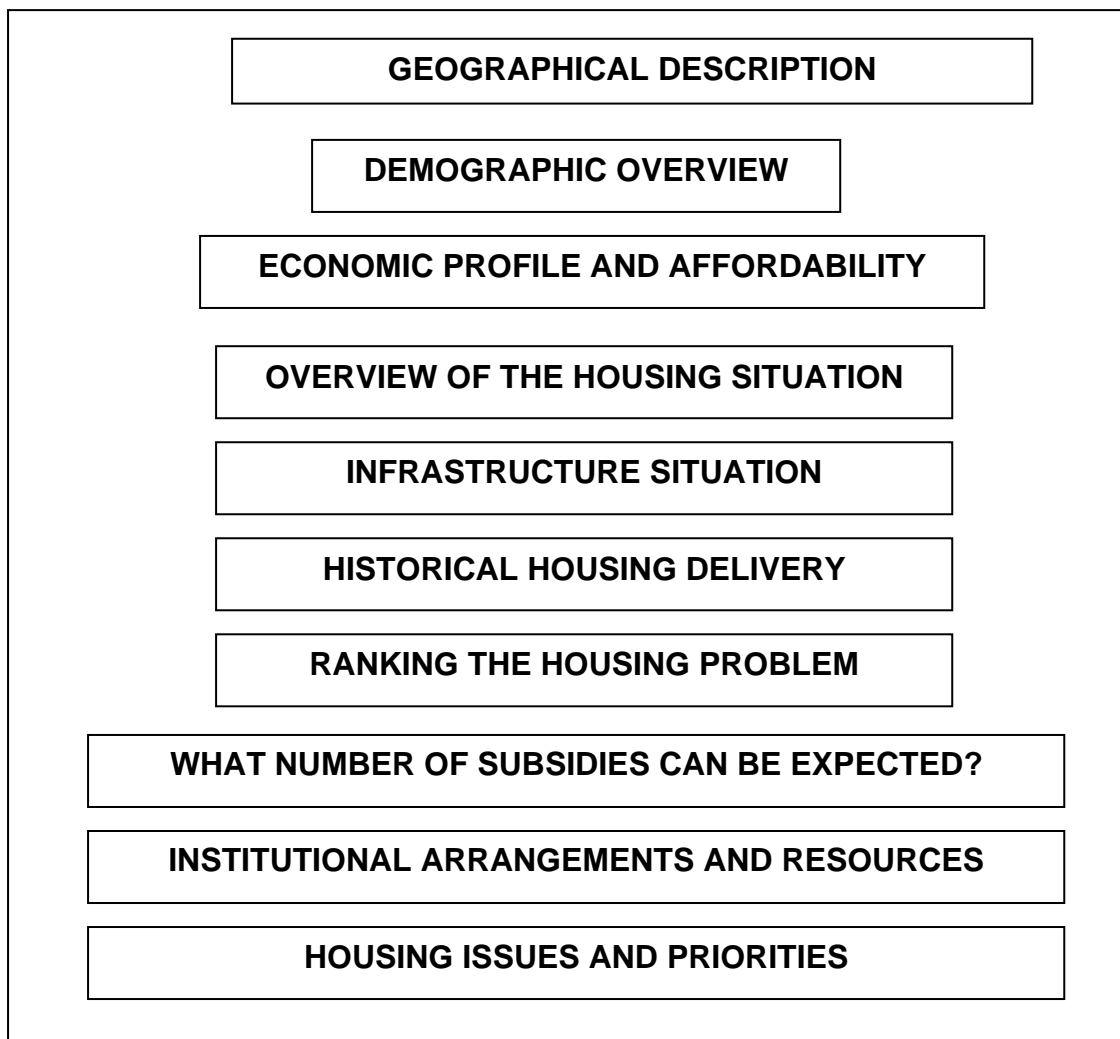


Figure 3.1 An outline of Chapter 3

¹ All data, except where indicated differently, is calculated from the 1996 and 2001 Censuses - 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 specifically mentions that attention should be given to vulnerable groups such as women. Thus, an indication of the percentage of women and the percentage of women-headed households is important.
Age and youth profile	The aged and the youth are also two important vulnerable groups. Thus, an understanding of the situations of these two groups is 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 providing 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 as to 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 TSWELOPELE

TLM is situated in the western 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 comprises two small towns, namely Hoopstad and Bultfontein. These towns are surrounded by commercial farms. Table 3.2 provides an overview of various towns and their townships as well as informal settlement areas (see also Annexure 3A-3D).

Table 3.2: Geographical overview of the Tswelopele Municipality, 2005

Town / areas	Former black township	Number of planned stands / farms
Bultfontein	Phahameng	5492
Hoopstad	Tikwana	2377
Commercial farms		

As Table 3.2 indicates, the TLM consists of two small towns, namely Bultfontein and Hoopstad. To the west, the TLM borders on the Northern Cape and the North West Province. 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. The economy consists mainly of the production of primary agricultural products, which are exported to other areas for value adding. The TLM also forms part of the Lejweleputswa District Municipality, which is dominated by the Free State Goldfields.

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. These trends should be used to determine future investment trends in respect of housing. Table 3.3 provides an overview of the demographic situation in the TLM. The population per race group is attached as Annexure 3E.

Table 3.3: Population trends in TLM, 1991 - 2001²

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
Lejweleputswa District Municipality	560595	700499	657014	130371	161481	196640	4.3	4.3	3.3	-1.3	4.6	1.6	4.0	4.4	4.2
TSWELOPELE															
BULTFONTEIN	13686	19456	21094	3220	4769	5419	4.3	4.1	3.9	1.6	7.3	4.4	2.6	8.2	5.3
<i>Bultfontein</i>		1504	1034		508	418									
<i>Phahameng</i>		17952	20060		4261	5001									
HOOPSTAD	7377	12164	11685	1734	2424	2881	4.3	5.0	4.1	-0.8	10.5	4.7	3.5	6.9	5.2
<i>Hoopstad</i>		1713	656		410	99									
<i>Tikwana</i>		10451	11029		2014	2782									
Rural Tswelopele	34400	20593	20916	9446	4842	4234	3.6	4.3	4.9	0.3	-9.8	-4.9	-2.6	-12.5	-7.7
TOTAL	55463	52213	53695	14401	12035	12534	4.0	4.3	4.3	0.6	-1.2	-0.3	0.8	-3.5	-1.4

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

Comparison with Free State

- The TLM population experienced a negative growth rate compared to the slight positive growth rate experienced on average in the Free State for the period 1991 to 2001. The 1991-2001 population growth rate for Free State was 0.4% per annum. The population growth rate in TLM is -0.3% per annum. It should be noted that marginal growth took place between 1996 and 2001 (0.6% p.a).
- However, the populations in the former townships are still growing.

² The rural figures for 1991 are estimated by means of GIS technology

Comparison with the district municipality

- The TLM is also experiencing a negative population growth rate when compared to the district municipality. The 1991-2001 population growth rate for TLM was -0.3% per annum, whereas the comparative figure for the district municipality was 1.6% per annum. However, the population growth trends for the period 1996 to 2001 show that the district municipality had a decline in its population of -1.3% p.a.

Household size

- The average household size increased slightly between 1991 and 2001.
- It should be noted that household growth increased between 1996 and 2001. This is considerably more than the population growth.

Overall trends in TLM

- The overall population of the TLM experienced negative growth when regarding figures for 1991-2001 but experienced positive growth in respect of 1996-2001 figures. This can be ascribed to internal changes in terms of rural-urban migration.
- There was a major decline in the rural population of the TLM. Between 1991 and 2001, the average rural population declined by 4.9% per annum. This might be attributed to the fact that in some places farmers were 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.
- For the period 1991 – 2001, the annual population growth rates in the two urban areas were almost similar, namely Bultfontein (4.4%) and Hoopstad (4.7%).
- The relatively large growth rates experienced in the two urban areas can be attributed to urbanisation of farm workers.
- The largest portion of this growth is occurring in the former black townships. Hoopstad is, however, experiencing a definite population decrease (-0.8%). Total population growth between 1996 and 2001 was 4.9%.
- What is also noteworthy is the decline in the population of the former white suburbs of the two towns. In the case of Bultfontein the population declined from approximately 1500 in 1996 to just over 1000 in 2001. With regard to Hoopstad the decline was from approximately 1700 to 600 during the five years.
 - Annexure 3F provides a perspective on the expected households by 2010 in each of the areas. Three scenarios are used, namely what is most likely, a high growth scenario and a low growth scenario (see Annexure 3F1 – 3F3).

In terms of the most likely scenario, it means that the following number of households will be added for the respective areas between 2005 and 2010 (according to the medium growth scenario):

- Bultfontein: 532
- Hoopstad: 137
- Rural areas: -530
- Municipality: 126

The high growth scenario will result in the following increases:

- Bultfontein: 1042
- Hoopstad: 355
- Rural areas: -700
- Municipality: 666

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 manner.

3.3.2 Population share

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

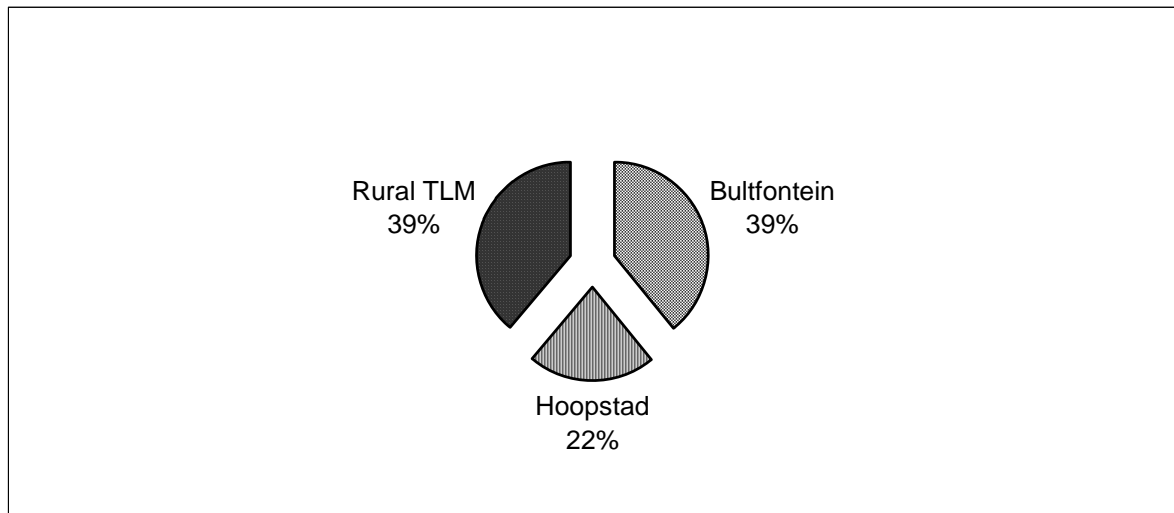


Figure 3.2: *The population share per town and commercial farms in the TLM, 2001*

The figure illustrates that the commercial farms and Bultfontein contribute the same proportion to the overall population of the TLM, with 39% each. Hoopstad contributes the smallest portion with (22%). Bultfontein constitutes 64% of the urban population whereas Hoopstad constitutes 36%.

3.3.3 Gender issues

In planning, attention should be given to gender differences. 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 48% of the TLM population and females to 52%. It should also be noted that no major variances are visible with regard to the various age groups. The most significant variance is that males are proportionally more than females in the age groups 31-45 and 46-60 (Annexure 3G provides full detailed information).

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

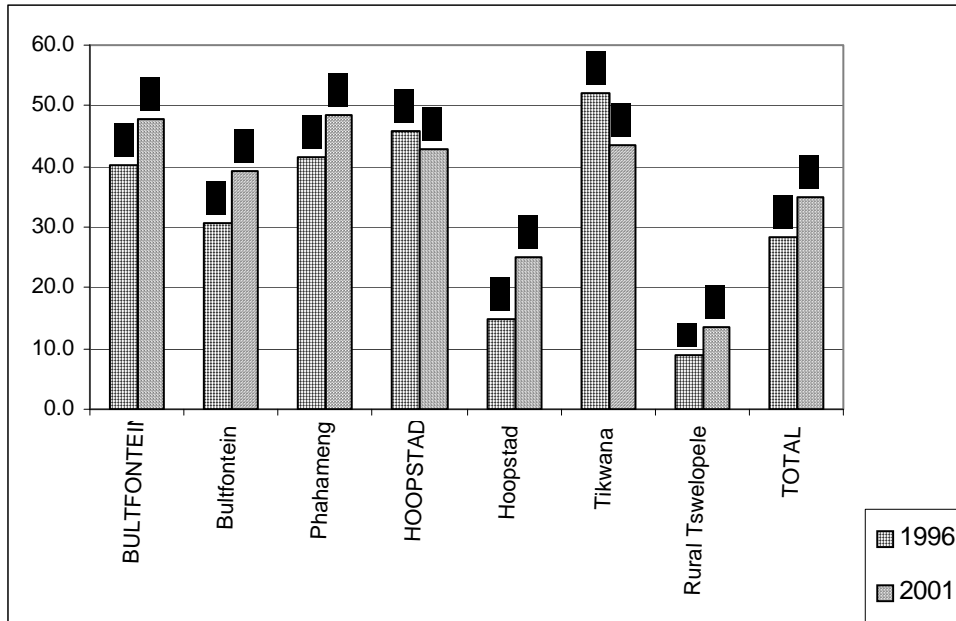


Figure 3.3: The percentage growth of female-headed households in TLM between 1996 and 2001

The following evidence is available from the figure above:

- In 1996, 28.2% of the households were female headed.
- In 2001, the female-headed households rose to 35.1%.
- Only Tikwana experienced a decrease in female-headed households between 1996 and 2001.

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. Males leave their place of origin and work elsewhere, which leads to the formation of female-headed households.

The fundamental question is how the TLM will develop strategies in this regard.

3.3.4 The aged and youth

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 TLM:

- 38% of the population is 15 years or younger. In the Free State, the figure is 32.9%, which suggests that the population of the TLM is somewhat younger than in the rest of the Free State.
- 28.7% of the population falls in the age category 16-30. In the Free State, the percentage is 28.5%.
- 17.6% of the population falls in the age category 31-45. In the Free State, the percentage for this category is 3% higher at 20.6%.
- 9.6% of the population falls in the age category 46-60. In the Free State, the percentage is 11.2%.
- 6.2% of the population is older than 60 years. In the Free State, the corresponding percentage is 6.8%.

The above data reveal a picture in which, when compared to the Free State, the TLM has markedly more people who are younger than 15 years. The TLM also shows a minimally higher figure of 0.2% people who fall in the age category 16-30. The high level of young people (up to 15 years) in the TLM shows that the percentage of economic active population in the TLM is lower than the percentage in the Free State. In the TLM, the economically active population (16-60) constitutes 55.9%, whereas in the rest of the Free State it constitutes 60.3%. This also suggests that there is a large migrant labour component. This probably relates to males working elsewhere and returning to the TLM on weekends or on a monthly basis. It is, however, difficult to make any predictions about whether the families will join these migrant labourers at their place of work in future.

The second aspect that is investigated refers to the number of youths that are heads of households. The 2001 census data reveals the following with regard to the TLM:

- In terms of the current definition of youth (14-35), an estimated 34.5% of the heads of households fall into this category.
- 6% of people younger than 20 years are heads of households in the TLM. Note that, in terms of the current housing policy, these households cannot access a housing subsidy.
- 8.8% of young people between 20-24 years of age are heads of households in the TLM.

New household formation is one of the aspects that will contribute to stress being placed on land for housing. As already noted, the growth in household formation has outstripped the growth in the population. The data suggest that 6.2% of the population is older than 60 years.

The fundamental question in this regard is how the TLM will deal with the youth and the aged in terms of stand and housing allocations.

3.3.5 Disability

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

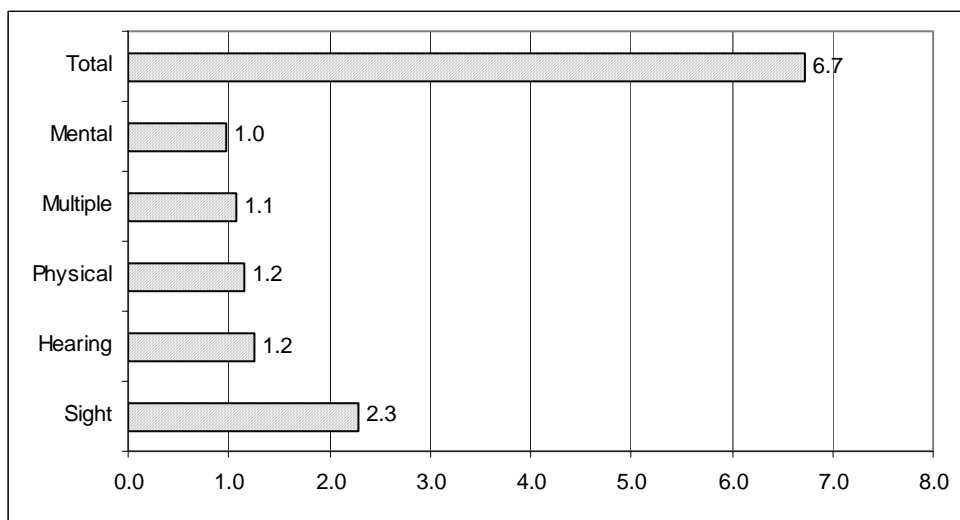


Figure 3.4: *The percentage of disability by nature of the disability in the TLM, 2001*

Overall, 6.7% of the TLM population has some form of disability. In respect of physical and multiple disabilities, 2.3% of the population in TLM falls into this category. 7.5% of the

population in Bultfontein and Hoopstad was classified as disabled. The rural areas demonstrate a slightly lower percentage of 5.5%.

It should be expected that the TLM will develop some guidelines with regard to disability and housing provision.

3.3.6 HIV/AIDS

In order to understand the impact of HIV/AIDS on the TLM, a broader understanding of the trends at a national, provincial, and district level is required.^{3, 4}

3.3.6.1 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, especially on calculating population growth rates. However, if the document of Redelinghuys and Pelser is scrutinized, 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 rates⁵ were also expected to decline for the periods 1991-1996 and 1996-2001. In the Free State, the decline was 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 increased by 47.2%, from 72 deaths per 1000 live births in 1998 to 106 deaths per 1000 births in 2002. The increase nationally was 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 among pregnant women in the Free State was 1.5% in 1991. This 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.

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 3.4).

³ This section on HIV/AIDS is based on a research report by Redelinghuys and Pelser (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.

⁴ Redelinghuys and Pelser (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.

⁵ The fertility rate is the average number of children born alive to a woman during her reproductive years (15-49).

Table 3.4: 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 district level in the Free State is the HIV prevalence rate among 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 in Table 3.5:

Table 3.5: 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, historically, have been labour providing or labour receiving areas. These statistics, as well as the information provided above, will now assist in analysing the situation in the TLM.

3.3.6.2 Implications for the TLM⁶

A number of questions need to be answered regarding the impact of HIV/AIDS in the TLM. 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, a negative population growth rate of -0.3% per annum could be expected. This is 0.5% per annum lower than the 0.2% per annum growth rate that can be expected in the Free State.

Considering the fact that 19.9% of the population in Lejweleputswa is HIV infected, the following table reflects the number of people per age category probably infected by HIV/AIDS (see Table 3.6).

⁶ As was the case with national figures, these estimates at municipal level are based on broad assumptions. The principle is not to read these as accurate figures, but as rough estimates of the reality in the specific municipality.

Table 3.6: *The estimated number and percentage of people infected by HIV/AIDS in the TLM, 2005 (projected on the 2001 population size)*

Age group	TLM population	Projected infection as a percentage of the age group	Estimated number infected
0-14	20405	3.7	755
15-24	5832	17.3	1009
25 above	27458	31.9	8759
Total	53695	19.9	10523

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

- It is highly unlikely that a positive population growth will be prevalent in the municipality in the next 5-15 years. The TLM population growth has already been estimated at 0.2% p.a. for the next five years. For the next period, 2010 to 2020, the decline is probably going to be another 0.5% per annum.
- However, the basic rural-to-urban migration trend 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 3.7). This will be followed by an assessment of the distribution of household income categories (see Table 3.8). Annexure 3H provides an overview of the employment status by gender while Annexure 3I provides detail of the type of employment in the TLM.

Table 3.7: Employment per sector in TLM, 1996 and 2001

Sector	Tswelopele				DC18: Lejweleputswa District Municipality				Free State			
	1996		2001		1996		2001		1996		2001	
	N	%	N	%	N	%	N	%	N	%	N	%
Agriculture	5967	44.6	5189	45.2	24957	10.7	25060	16.9	104953	14.8	102719	17.4
Mining and quarrying	174	1.3	43	0.4	106945	45.8	35186	23.7	123432	17.4	44271	7.5
Manufacturing	289	2.2	250	2.2	6305	2.7	6119	4.1	44149	6.2	48399	8.2
Electricity, gas and water	63	0.5	30	0.3	1446	0.6	779	0.5	7441	1.0	4209	0.7
Construction	356	2.7	215	1.9	6259	2.7	4115	2.8	32465	4.6	21899	3.7
Wholesale and retail	798	6.0	872	7.6	15255	6.5	15932	10.7	63880	9.0	72505	12.3
Transport and communication	416	3.1	144	1.3	6883	2.9	4054	2.7	32297	4.6	21322	3.6
Finance Insurance and real estate	169	1.3	199	1.7	5625	2.4	6097	4.1	26361	3.7	32933	5.6
Community services	1307	9.8	1141	9.9	20873	8.9	19748	13.3	109173	15.4	111312	18.8
Private households	2842	21.2	2902	25.3	26021	11.1	20597	13.9	104957	14.8	86026	14.6
Ext org	0	0.0	0	0.0	21	0.0		0.0	155	0.0		0.0
Reps from foreign governments	0	0.0	0	0.0	28	0.0		0.0	84	0.0		0.0
Other and undetermined	1010	7.5	496	4.3	12865	5.5	10767	7.3	60146	8.5	45406	7.7
Total	13391	100.0	11481	100.0	233483	100.0	148454	100.0	709493	100.0	591001	100.0

A number of comments need to be made with regard to Table 3.7 above:

- The most dominant sector in terms of employment in the TLM is the agricultural sector. In 1996, 44.6% of the working population was employed by this sector and this increased to 45.2% of the population by 2001. 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 increasingly are trying 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 TLM in 2001 (45.2%) was considerably higher than the corresponding figures for the district municipality (16.9%) and the Free State (17.4%).
- Considering the inflow of people to the urban areas, it should be noted that this inflow of people is either farm workers with low salaries or retrenched farm workers. It is unlikely that these people will contribute to the tax base of the TLM in any significant manner. They are 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 TLM (see Table 3.8).

Table 3.8: The distribution of households' income in the TLM, 1996 and 2001

Monthly household income	Province		Lejweleputswa District Municipality				Local Municipality Tswelopele					
	1996		2001		1996		2001		1996		2001	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
No income	70583	12.1	184283	19.6	19984	13.3	53014	21.2	1046	9.3	3036	19.5
R0 - R1500	350746	60.0	546623	58.1	88304	58.6	143267	57.4	8201	72.6	10553	67.8
R1501 – R2500	52518	9.0	65270	6.9	13633	9.0	18341	7.3	683	6.1	758	4.9
R2501 – R3500	27105	4.6	42812	4.5	7145	4.7	11742	4.7	363	3.2	423	2.7
R3501 – R6400	44479	7.6	45555	4.8	11899	7.9	10793	4.3	572	5.1	435	2.8
R6401 – R9600	18898	3.2	17151	1.8	4985	3.3	3836	1.5	183	1.6	113	0.7
R9601 - R12800	9397	1.6	17151	1.8	2398	1.6	3836	1.5	86	0.8	113	0.7
Above R12800	10395	1.8	22697	2.4	2418	1.6	4826	1.9	155	1.4	138	0.9
Total	584121	100.0	941543	100.0	150766	100.0	249654	100.0	11289	100.0	15569	100.0

Considering Table 3.8, the following broad comments can be made:

- The percentage of households earning less than R1500 per month in TLM (87.3%) is considerably higher than the percentages for the district municipality (78.6%) and the Free State (77.7%).
- The percentage of people in the income categories of R1501-R3500 per month is usually associated with credit-linked housing. This 2001 percentage in TLM (7.6%) is considerably lower than in the district municipality (12%) 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 the TLM (5.1%) is less than that of the district municipality (9.2%) 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 pre-requirement for such finance. Land title, well maintained infrastructure and the rule of law are but a few of these prerequisites.

3.5 OVERVIEW OF THE HOUSING SITUATION

This overview of the housing situation in the TLM 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 accurately.

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 TLM as a whole will be given. This will be followed by an assessment of the urban areas and, finally, specific focus will be placed 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 TLM.

TLM

Table 3.9 provides an overview of the housing situation as reflected by the statistics.

Table 3.9: A housing overview of the TLM, 1996 and 2001

Type	Category	FS183: Tswelopele			
		1996	2001	1996	2001
Formal		N	N	%	%
	House or brick structure on separate stand	6473	8545	56.2	68.2
	Flat in block of flats	41	46	0.4	0.4
	Town/cluster/semi-detached house	25	52	0.2	0.4
	Unit in retirement village	2	0	0.0	0.0
	House/flat/room in backyard	126	105	1.1	0.8
	Room/flatlet on shared property	227	89	2.0	0.7
Sub-total (adequate):		6894	8837	59.8	70.5
Inadequate/Informal	Informal dwelling/shack in backyard	730	1059	6.3	8.5
	Informal dwelling/shack elsewhere	2542	1853	22.1	14.8
	None/homeless	0	0	0.0	0.0
	Caravan/tent	8	18	0.1	0.1
	Other	461	9	4.0	0.1
	Unspecified	39	0	0.0	0.0
Sub-total (inadequate):		3780	2939	32.8	23.5
Other Housing	Traditional dwellings	831	636	7.2	5.1
	Institution/hostels	17	118	0.1	0.9
Sub-total (Other):		848	754	7.4	6.0
TOTAL (all housing types)		11522	12530	100	100

In respect of Table 3.9 above, the following comments should be made:

- The percentage and real figures of inadequate housing declined between 1996 and 2001. During the same period, the number and percentage of adequate housing increased. Although the provision of approximately 800 housing units in the TLM has probably played a role in this, it should also be recognised that a fairly large-scale investment by households themselves took place.
- In 1996, the percentage of inadequate housing was 32.8%. In 2001, the percentage was 23.5%.
- In terms of real figures, inadequate housing declined from 3780 units in 1996 to 2939 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 3.10. This table reflects a summary for Bultfontein (Phahameng) and Hoopstad (Tikwana). The separate situation for each of these towns is portrayed in Annexure 3J and Annexure 3K.

Table 3.10: An overview of the urban housing situation in TLM, 1996 and 2001

Type	Category	<i>Tswelopele: Urban</i>			
		1996	2001	1996	2001
Formal		N	N	%	%
	House or brick structure on separate stand	2740	4833	41.0	58.3
	Flat in block of flats	29	40	0.4	0.5
	Town/cluster/semi-detached house	12	42	0.2	0.5
	Unit in retirement village	1	0	0.0	0.0
	House/flat/room in backyard	110	96	1.6	1.2
	Room/flatlet on shared property	47	89	0.7	1.1
Sub-total (adequate):		2939	5100	44.0	61.5
Inadequate/Informal	Informal dwelling/shack in backyard	702	1004	10.5	12.1
	Informal dwelling/shack elsewhere	2513	1755	37.6	21.2
	None/homeless	0	0	0.0	0.0
	Caravan/tent	1	12	0.0	0.1
	Other	457	6	6.8	0.1
	Unspecified	31	0	0.0	0.0
Sub-total (inadequate):		3704	2777	55.4	33.5
Other Housing	Traditional dwellings	26	318	0.4	3.8
	Institution/hostels	13	99	0.2	1.2
Sub total (Other):		39	417	0.6	5.0
TOTAL (all housing types)		6682	8294	100	100

In terms of the figures for the two urban areas as reflected in Table 3.10 above, the following comments should be made:

- The percentage and real figures of inadequate housing declined between 1996 and 2001. At the same time, the number and percentage of adequate housing increased for the period under consideration.
- In 1996, the percentage of inadequate housing was 55.4%. In 2001, the percentage was 33.5%.
- In terms of real figures, inadequate housing declined from 3704 units in 1996 to 2777 in 2001.
- In terms of the 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.

Rural

The emphasis now shifts to an assessment of the housing situation in rural areas. Considering that 39% of the population currently falls into this category, a thorough assessment is needed (see Table 3.11).

Table 3.11: An overview of the housing situation in rural TLM, 1996 and 2001

Type	Category	Tswelopele rural			
		1996	2001	1996	2001
		N	N	%	%
Formal					
	House or brick structure on separate stand	3733	3712	77.1	87.6
	Flat in block of flats	12	6	0.2	0.1
	Town/cluster/semi-detached house	13	10	0.3	0.2
	Unit in retirement village	1		0.0	0.0
	House/flat/room in backyard	16	9	0.3	0.2
	Room/flatlet on shared property	180	0	3.7	0.0
Sub-total (adequate):		3955	3737	81.7	88.2
Inadequate/Informal					
	Informal dwelling/shack in backyard	28	55	0.6	1.3
	Informal dwelling/shack elsewhere	29	98	0.6	2.3
	None/homeless			0.0	0.0
	Caravan/tent	7	6	0.1	0.1
	Other	4	3	0.1	0.1
	Unspecified	8		0.0	0.0
Sub-total (inadequate):		76	162	1.6	3.8
Other Housing					
	Traditional dwellings	805	318	16.6	7.5
	Institution/hostels	4	19	0.1	0.4
Sub total (Other):		809	337	16.7	8.0
TOTAL (all housing types)		4840	4236	100	100

At first sight, the housing situation in rural TLM seems to be less problematic when compared to the urban areas. For example, only 3.8% of the housing units are seen as inadequate compared to 33.5% 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. 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 in general does not want to provide on-farm housing as it means investment on someone else's property. The main reason for this is that government does not want to construct assets on private land (or land not belonging to the individual). The provision of farm housing has also not been well received by farmers. 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 in which 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 in rural areas might be introduced soon.

3.5.2 Overview of housing situation according to information from the municipality

The above statistics provided a comparative overview of the TLM in respect of the Free State. However, they do not provide a picture of what the reality is with regard to people wanting stands and houses. Distinctions need to be made between the following:

- Land available: Land which the municipality owns and which can be used for future housing developments.
- Available stands: These are stands on which housing developments can take place (planning has been conducted)
- The number of people on the housing waiting list: Those that will potentially qualify for a housing subsidy.

Land availability, available stands and integration

There is currently no land available for any housing developments. From the information provided by the TLM it seems as if no land has been identified in this regard. The SDF notes that “On a local level, the integration of former black and white areas is completed and there is only limited potential to further integrate these areas. This potential should however be pursued, given the availability of land and cost implication of services”.

The urban fringes/edges of both the towns are clearly indicated on the Maps. These demarcated lines should be sufficient for urban development and the extension of urban functions and small-holding areas for the next 5 to 10 years.

Housing waiting list

The question to be answered in this section is what the current housing backlog is and how that will grow. Considering that no land is currently available or in the process of planning this will give an indication of what is potentially needed by 2010 (see Table 3.12 below). It should also be noted that there are currently 109 informal stands in the TLM.

Table 3.12: The growth of the housing backlog in Bultfontein and Hoopstad, 2005 – 2010⁷

	2005 ⁸	2006	2007	2008	2009	2010
Bultfontein	1339	1442	1546	1653	1761	1871
Hoopstad	1270	1297	1324	1351	1379	1407

What is evident from the above table is that the housing backlog in the urban areas will grow considerably by 2010. This growth requires extensive land identification and the formalising of stands.

⁷ The growth is projected according to Annexure 3F1 (medium growth formula). The high growth formula will result in a larger growth in the backlog

⁸ Information provided by the TLM

3.5.3 Existing rental housing owned by council and the discount benefit scheme

Council owns 89 housing units. Of these units 59 are located in Phahameng and 30 in Tikwana. A further two hostel units are also owned by the TLM Council. Monthly rentals of R20 per month are levied on occupiers. The monthly income from this housing is marginal and does not recover costs on these units.

The discount benefit scheme has also resulted in 224 previously Council-owned housing being privatised.

3.6. INFRASTRUCTURE SITUATION⁹

Although this is a housing plan it is not possible to think about housing without considering the 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 3L1 – 3L5 provide detail information for each.

Sanitation

It is evident that the access to sanitation in the two former townships is considerably lower than that in the two former towns (Annexure 3L1 provides a full overview). Water-borne sewerage is provided to 94% of the stands in Bultfontein and 97% of the stands in Hoopstad. By contrast only 18% of the stands in Phahameng and 29% of the stands in Tikwana have access to water-borne sewerage. In these last two mentioned areas the bucket system still predominates in the provision of sanitation. In the case of Phahameng and of Tikwana 75% of the stands only have access to bucket systems.

Water

The same geographical patterns as found with regard to sanitation are also visible in respect of access to water. In Bultfontein, 94% of stands and in Hoopstad, 97% of stands have access to water in the house. In the case of Phahameng and Tikwana 99% and 98% of the stands respectively have water on the stand. It is important to remark that 1% of stands in Phahameng and 2% of the stands in Tikwana have no access to water.

In terms of bulk infrastructure the exiting IDP of TLM indicates that:

- Water infrastructure consists of canals from the Dept. of Water Affairs dams, Allemanskraal and Erfenis, serving the Sand - Vet irrigation scheme and Bultfontein town.
- Hoopstad lies upstream from the Bloemhof dam and extracts its water from the Vet River.
- However both towns are vulnerable to drought situations as alternative water resources are based on boreholes (Bultfontein) while Hoopstad has no alternatives. Most of the rural areas have been provided with water and it is estimated that 80% of farm workers are provided with clean, running water.

Roads

Tar roads make up 19% of the roads in Bultfontein, 3% in Phahameng, 45% in Hoopstad and 36% in Tikwana. Overall, 22.6% of the roads are tarred. In terms of gravel roads 81% of the roads in Bultfontein are gravel roads, as are 40% in Phahameng, 55% in Hoopstad and 16% in Tikwana. The remaining roads in Phahameng (56.8%) and Tikwana (47.7%) are graded.

Storm-water drainage

⁹ The majority of information in this section is provided by a recent survey commissioned by the Department of Local Government and Housing in respect of service access in the urban areas of the Free State.

Storm-water drainage is dominated by the availability of concrete channels. In Bultfontein 100% of the storm water drainage is provided in terms of concrete cannels and in Phahameng the percentage is 83%. In Hoopstad and Tikwana respectively concrete channels have been installed on 100% and 34% of the stands. Noteworthy is the fact that 66% of the stands in Tikwana are provided with storm-water drainage by means of a pipe system.

Electricity

Electricity provision also seems to be well under control. All stands in Bultfontein and Hoopstad have overhead provision while the percentages for Phahameng and Tikwana are 99% and 98% respectively.

Current service payment

The current services payment percentages reflect the situation in respect of service payment in the TLM:

- Bultfontein (80%)
- Phahameng (17.8%)
- Hoopstad (61%)
- Tikwana (23%)

It is important that housing provision and infrastructure provision are 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 raised continually. Infrastructure provision and maintenance are also fundamental prerequisites in providing an environment for private sector investment.

3.7 HISTORICAL HOUSING DELIVERY IN THE TLM

3.7.1 Historical overview

This section will provide a broad overview of the history of housing delivery in the TLM. 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 site housing allocations.

Table 13 provides an overview of housing delivery to the different areas in the TLM.

Table 3.13: Housing delivery in the TLM since 1994¹⁰

Area	Allocated	Completed	Date
Bultfontein	50	50	31/07/1995
Bultfontein	150	149	19/07/1995
Bultfontein	240	237	11/12/1998
Bultfontein	120	100	19/11/1999
Bultfontein	200	191	22/02/2001
Bultfontein	50	30	16/10/2002
Hoopstad	200	190	31/07/1995
Hoopstad	50	45	15/12/1998
Hoopstad	200	116	22/02/2001
Hoopstad	50	50	16/10/2002
Bultfontein PHP	100	100	No date
Bultfontein PHP	100	100	No date
Bultfontein PHP	100	100	No date
Hoopstad PHP	40	29	27/10/2003
Hoopstad PHP	50	50	No date
Hoopstad PHP	27	12	26/11/2003
Total	1727	1499	

Overall, 1727 subsidies were allocated to the TLM¹¹. According to the table, 1499 houses were completed, with 228 outstanding. Of the allocation, approximately 24% are PHP allocations and the rest are project subsidies. Two questions can be asked in this regard. Firstly, to what degree was the allocation of 1727 subsidies to the TLM a fair allocation? Secondly, to what degree were the allocations within the municipality fair?

3.7.2 Comparing delivery in the TLM with delivery in the province

In order to answer the first question Table 3.14 provides a number of criteria against which it could be assessed.

Table 3.14: Comparison of TLM's housing delivery with that in the province since 1994

Criteria	%
TLM's share of provincial population	2%
TLM's share of provincial inadequate housing	1.5%
TLM's share of provincial housing allocation since 1994	1.5%

Concerning the table above the following comments can be made:

- The current levels of allocation are slightly lower than the percentage share of the Free State population or the share of the Free State's inadequate housing. The TLM has 2% of the Free State population; 1.5% of the inadequate housing, and received 1.5% of the houses allocated in the Free State for the period 1994 - 2005.
- Compared to the Free State, the TLM received slightly fewer subsidies than what it could expect in terms of its share of the population.
- However, in terms of its share of the percentage of inadequate housing (1.5%), the allocation of 1.5% seems adequate.

¹⁰ Information provided by the DL&H Free State Province, 2005.

¹¹ It should be noted that the majority of these allocations were still done by the respective Transitional Local Governments.

3.7.3 Comparing delivery in the TLM

This section will assess the existing delivery in the various settlements in the TLM. Figure 3.5 provides an overview of the urban areas and the rural area while Figure 3.5 concentrates on the urban areas only.

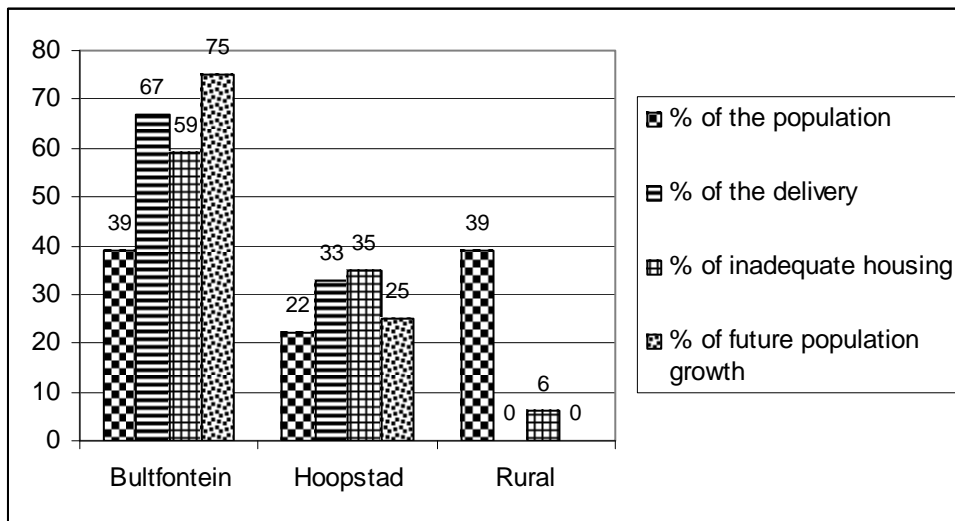


Figure 3.5: A comparison of housing indicators within the TLM

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

- Bultfontein has had proportionally more housing delivery than Hoopstad when comparing the population sizes and population growth rates.
- The largest percentage of inadequate housing is, however, found in Bultfontein (59.3%), followed by Hoopstad (35.1%) and the rural area (5.5%). In both towns, the percentages of inadequate housing are significantly higher than the two towns' share of the population, with Bultfontein experiencing the largest discrepancy.

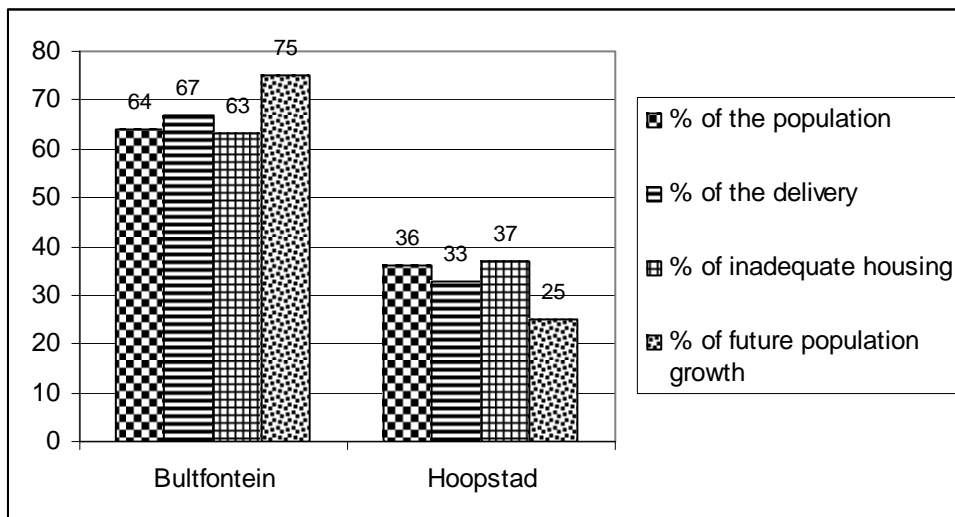


Figure 3.6: A comparison of housing indicators for the urban areas in the TLM

Although this table provides the information for the urban areas only, the general conclusions are the same as in the case of Figure 3.5.

3.8 RANKING THE HOUSING PROBLEM IN THE TLM

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 how it relates to the housing problem of the district municipality and the Free State province. Table 3.15 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 three is provided.

Table 3.15: A summary of housing need indicators in TLM, Free State and the District Municipality, 2001

Indicator	Measure	Area		
		Free State	TLM	Rating
Level of overcrowding	Average household size	3.6	4.3	3
Physical adequacy of existing dwelling	Number and % of existing inadequate dwellings	199 172	2939	
	Percentage	26.8% of the FS	23.5% of the TLM)	1
	Percentage in terms of the Free State		(1.5% of the FS)	1
Short term population growth trends	Average annual population growth rate 1996-2000	0.6%	0.2	2
Longer term population growth trends	Average annual population growth rate 1995-2020	.1%	-0.3	1
Supply of subsidised housing	Number of houses under construction or completed	86317	955 (1.2%)	1
Constitutional eligibility	Number and % of households earning < R1 500	78.6%	87.3%	3
Degree of urbanization	Urban: rural population	70%	61%	3

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

- The average rating for the TLM is 1.9, which is lower than the average rating of 2.
- It should also be noted that the inadequate dwellings in the TLM constitute approximately 23.5% of all dwellings in the Municipality. In the Free State this percentage is 26.8%.
- The TLM also has 1.5% of the inadequate dwellings in the Free State compared to 2% of the population and 1.2% of all houses delivered by October 2004.

Compared to the Free State, the overall housing need in the TLM is lower than the average for the Free State.

3.9 WHAT NUMBER OF SUBSIDIES CAN THE TLM EXPECT?

How many housing subsidies and how much other funding can the TLM 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 3.16 provides an overview of these scenarios against the expected growth of the housing backlog.

Table 3.16: A comparison of subsidy allocation scenarios and the housing backlog by 2010

Subsidy allocations scenarios			Urban housing backlog growth scenarios		
High	Medium	Low	High	Medium	Low
1500	1000	500	4006	3278	2984

The following comments should be made from the table above:

- It is unlikely that the TLM will receive enough subsidies to address the growth in the housing backlog.
- It is vital that this reality should be addressed in the housing sector plan.

3.10 INSTITUTIONAL ARRANGEMENTS AND RESOURCES

3.10.1 Staff

The housing division falls under the community Development division of the municipality.

Information provided by the TLM indicates that two staff members are working on housing. Their main tasks are:

- Controlling waiting lists
- Completing application forms for subsidy houses

3.10.2 Other resources

Table 3.17 provides an overview of the other sources that are available in terms of the housing development process.

Table 3.17: Resources available for housing construction and finance in the TLM, 2005¹²

Contractors / developers	Emerging contractors	Material suppliers	Banks	Micro-finance institutions
Diksin P. S.	Bohelo Construction	Bio Chemical	ABSA	Cashwise
Iphabele	Bahloki Floor Care	Bultfontein Gas	FNB	Bafana
Jabulane	Maqakajane Construction	Cash Build	Standard	Blue Chip
Rabone 1	Remmoho	Corobrik	Post Office	Top Ten
		Builders Mat		

Overall, it seems as if the following resources are available in the TLM:

- Four developers / contractors
- Four emerging contractors
- Five businesses that can potentially provide materials
- Four big financial institutions
- Four micro-finance businesses.

¹² Information provided by housing officials at the TLM

3.11 HOUSING ISSUES AND PRIORITIES

Table 3.18 provides an overview and description of the housing issues as identified by the municipality.

Table 3.18: An overview of the housing issues and priorities as identified by the TLM

Issue	Description
ISSUE 1: ALLOCATION OF HOUSING SUBSIDIES:	<ul style="list-style-type: none"> • Community does not understand the criteria used for allocation by DLG&H. • Mechanism of beneficiary approval not understood by community, e.g. why does my neighbour gets a subsidy and I do not. • Methodology of allocation by province to be clarified, e.g. is allocation per municipality or per town? • Are subsidies allocated per year? • Local municipalities only use a waiting list as a method of subsidy allocation at the local level. There is a need to develop guidelines in this regard.
ISSUE 2: LAND AVAILABILITY AND OWNERSHIP	<ul style="list-style-type: none"> • Funding for planning and survey should be more accessible for municipalities to create more sites in order to remove informal settlements. • More subsidies are needed in order to build houses on planned sites. • Issuing of title deeds to house owners needs to be speeded-up. • There is a need to accelerate the process of de-registration when a beneficiary has passed away and re-registering of a new beneficiary has to occur.
ISSUE 3: QUALITY CONTROL:	<ul style="list-style-type: none"> • There is a need for a minimum specification on building material. This will ensure that houses of good quality are built and do not collapse after five to seven years due to poor quality material. It is important that all building material is SABS approved. • Housing inspections done on regular basis are critical to avoid poor workmanship. Both provincial and local inspectors should be used in this regard. • Proper project management should be enforced in order to ensure that the final products are of acceptable quality. • Housing designs should take the soil conditions of an area into consideration.
ISSUE 4: SUBSIDY TYPES	<ul style="list-style-type: none"> • PHP and Project Linked are the only subsidy categories considered by the DLG&H. • All subsidy types should be accommodated during provincial housing allocations so that more subsidies may be allocated to the municipality. • Fewer subsidies are allocated and as such have a minimal impact on the reduction of the backlog. • More PHP allocation is needed as there are many beneficiaries who cannot afford the R2 479-00 contribution.
ISSUE 5: ACCURATE INFORMATION	<ul style="list-style-type: none"> • Accurate information regarding a beneficiary is critical. This will ensure that the names of a beneficiary are correctly spelt so that he/she may not fail the deeds search unnecessarily. Furthermore, it should be verified at the municipality level that an applicant is the owner of a site when he/she applies for subsidy. • The status of a site is important, i.e. is the site being rezoned, consolidated or subdivided? This can delay housing construction. • Beneficiaries should not sell their sites without the knowledge of the municipality. • The DLG&H should verify with municipalities regarding

	information regarding beneficiaries.
ISSUE 6: HOUSING BANDS	<ul style="list-style-type: none"> The housing income band that needs urgent attention regarding housing, is the lowest i.e. the R0 – R1 500-00 income band.
ISSUE 7: INFORMAL SETTLEMENTS	<ul style="list-style-type: none"> Although the growth of informal settlements was rapid in the past due to immigration of mineworkers from the Goldfields and farm workers from surrounding farms, the situation seems to be stabilising. In short, the growth of informal settlements is now under control.
ISSUE 8: CLARITY ON THE ROLE OF THE PROVINCE IN HOUSING DELIVERY	<ul style="list-style-type: none"> The province needs to clarify how allocation of subsidies to municipalities is done. There is a need to review the R2 479-00 contribution. Municipalities need to be trained in respect of the DLG&H policy regarding the administration of subsidies.
ISSUE 9: Vulnerable groups	
ISSUE 10: HOUSING ORGANOGRAM	<ul style="list-style-type: none"> To a great extent, the housing arrangement determines the capacity of Tswelopele with respect to housing delivery, hence it is important the organogram.
ISSUE 11: RURAL HOUSING	<ul style="list-style-type: none"> No rural housing delivery has taken place since 1994. There is a need to provide rural housing in the area.

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 Tswelopele Local Municipality set its vision during the IDP process and this seeks to define the manner in which development processes will be attained. Tswelopele's vision is to be an accountable, transparent, non-racial Municipality that promotes economic development and provides sustainable services and improves the quality of life in the community.

Based on the above vision, important that housing development in Tswelopele should seek to improve people's quality of life by promoting economic development and providing quality services in an environmentally sensitive manner. It should also seek to promote racial integration. This further implies that the municipality should ensure that allocation of housing projects between areas within the municipality is done in a transparent manner.

4.3 FORMULATING THE OBJECTIVES

The analysis phase has revealed a lot of information regarding housing needs in Tswelopele 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 housing 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.

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
- Many other important aspects also served to guide this process.

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 population ratio of Tswelopele accounts for 3.2% of the total population of the Free State. At the same time, its share of provincial inadequate housing accounts for 1.5%. Essentially this means that Tswelopele is entitled to receive 1.5% 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 Tswelopele under normal circumstances, would receive a total of 150 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 Tswelopele 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 Tswelopele municipality.

The following tables outline the objectives, strategies and projects that have been developed by the Tswelopele municipality. The budget will be determined by the municipality.

PRIORITY ISSUE 1: Allocation of Housing Subsidy

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
To reduce the housing backlog in the Tswelopele local municipality	1.1 Ensuring proportional allocation of housing subsidies between towns	1.2 Facilitate allocation of 150 houses per annum – 75 per town in the following manner: - Submission of 15 consolidation Subsidy per town - Submission of Housing Subsidy for 30 PHP houses per town - Submission of Housing Subsidy for Project Linked for 30 houses per town -Submission of application forms to Department of Local Government and Housing (DLGH) for allocation	R4,3m DLG&H	R4,3m DLG&H	R4,3m DLG&H	R4,3m DLG&H	R4,3m DLG&H	TLM
	1.2 Ensuring that all beneficiaries falling within R0-1500 subsidy band get first preference on waiting list	1.2.1 Identification of beneficiaries	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	TLM
		1.2.2 Update and maintain waiting list on a monthly basis	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	TLM

Based on the fact that Tswelopele is entitled to 150 subsidies a year (see table 3.14) as its provincial equitable share, then the above allocation of subsidies between the towns are likely to be made available.

PRIORITY ISSUE 2: Land Ownership

Objectives	Strategy	Projects /Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
2. To ensure that households have security of tenure (Title Deeds) prior to occupation of houses	2.1 Improving communication between the municipality and conveyancers	2.1.1 Regular meetings with conveyancers regarding issuing of title deeds	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	TLM
		2.1.2 Identify and assist beneficiaries who qualify for title deeds	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	TLM
		2.1.3 Develop data base of beneficiaries who qualified for Title Deeds	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	

PRIORITY ISSUE 3: Land Availability

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
3. To ensure that serviced land is available for housing construction in accordance with the SDF	3.1 By applying for planning and survey grants from DLGH	3.1.1 Application for planning and survey Grants from DLGH	R0.5m DLG&H	-	R0.5m DLG&H	-	-	TLM
	3.2 By providing serviced land for low, medium and high income groups	3.2.1 Liaise with Technical Service Managers on supplication of infrastructure grants in accordance with IDP Priority Issue 3: Infrastructure	R2m DLG&H	R2m DLG&H	R2m DLG&H	R1.2m DLG&H	-	TLM

PRIORITY 4: Quality Control

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/7	07/08	08/09	09/10	10/11	
4. To ensure that beneficiaries have access to good quality housing	4.1 Ensuring compliance with NHBRC Regulations	4.1.1 Training of two housing officials to become qualified Housing Inspectors	R0.05m TLM	R0.05m TLM	-	-	-	TLM
	4.2 By maintaining National and Provincial Norms and Standards in housing delivery	4.2.1 Conducting housing inspections on a regular basis	In house TLM	In house TLM	In house TLM	In house TLM	In house TLM	TLM

PRIORITY 5: Housing needs for Special Groups

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/7	07/08	08/09	09/10	10/11	
5. To ensure provision of housing for the special groups	5.1 Prioritizing the special groups in housing allocation.	Developing a database for the special groups	In house TLM	In house TLM	In house TLM	In house TLM	In house TLM	TLM

PRIORITY 6: Accurate Housing Information

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/7	07/08	08/09	09/10	10/11	
6. To increase the number of successful applications	6.1 Developing a mechanism for verifying information on application forms	6.1.1 Establishment of Housing Division to deal with issues such as verification of application forms	In house TLM	In house TLM	-	-	-	TLM
		6.1.2 Training of Housing Officials on data capturing	In house TLM	-	-	-	-	TLM
		6.1.3 Submission of applications by ward committees to housing officials	In house TLM	In house TLM	In house TLM	In house TLM	In house TLM	TLM
		6.1.4 Housing Officer to Capture and verify data on waiting list daily	In house TLM	In house TLM	In house TLM	In house TLM	In house TLM	

PRIORITY 7: Information on Housing Policy and Processes

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/7	07/8	08/9	09/10	10/11	
7. To have a common understanding on housing policy and processes	7.1 Consumer Education	7.1.1 Consumer Education Programme for all stakeholders	R0.03m DLG&H	R0.03m DLG&H	-	-	-	TLM
	7.2 Ensuring that Inter-Governmental – Relations are intact pertaining to administration and allocation of housing subsidies	7.2.1 Upgrading of municipal IT system	R0.07m TLM	R0.07m TLM	-	-	-	TLM
		7.2.2 Ensure linkages between DLGH and the municipality through IT	R0.05m TLM	R0.05m TLM	-	-	-	TLM

PRIORITY 8: Increasing the Tax base of the municipality

Objectives	Strategy	Projects	Time Frame, Budget & Funding Institution					Responsible institution
			2006/7	07/8	08/9	09/10	10/11	
8. To ensure that LED principles are taken into consideration in housing development	8.1 Utilization of local contractors	8.1.1 Data base of contractors and skilled and unskilled labour	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	TLM
	8.2 Utilization of local labour	8.1.2 Supply Chain Management Policy / Register for manufacturers and suppliers	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	(In house) TLM	TLM

PRIORITY 9: Development of a Housing Organogram

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/7	08/09	08/09	09/10	10/11	
9. To ensure the effective and efficient management of housing delivery	9.1 By creating a housing division that is fully operational	9.1.1 Budget to advertise and appoint qualified staff	R0.5m TLM	-	-	-	-	TLM

PRIORITY 10: Provision of Rural Housing

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2006/7	07/08	08/09	09/10	10/11	
10. To facilitate access to rural housing to qualifying applicants	10.1 Engaging organised agriculture (DAU) in rural housing matters	10.1.1 Programme to hold informative sessions	R0.06m TLM	-	-	-	-	TLM
	10.2 Engaging people that have benefited from Land Restitution on rural housing supply	10.1.2 Programme to hold informative sessions	R0.03m TLM	-	-	-	-	TLM

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 Tswelopele.

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 Tswelopele:-

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 has 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 local?--	
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 TLM been effective and efficient in this project?--- 2. Has TLM 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?---	

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.

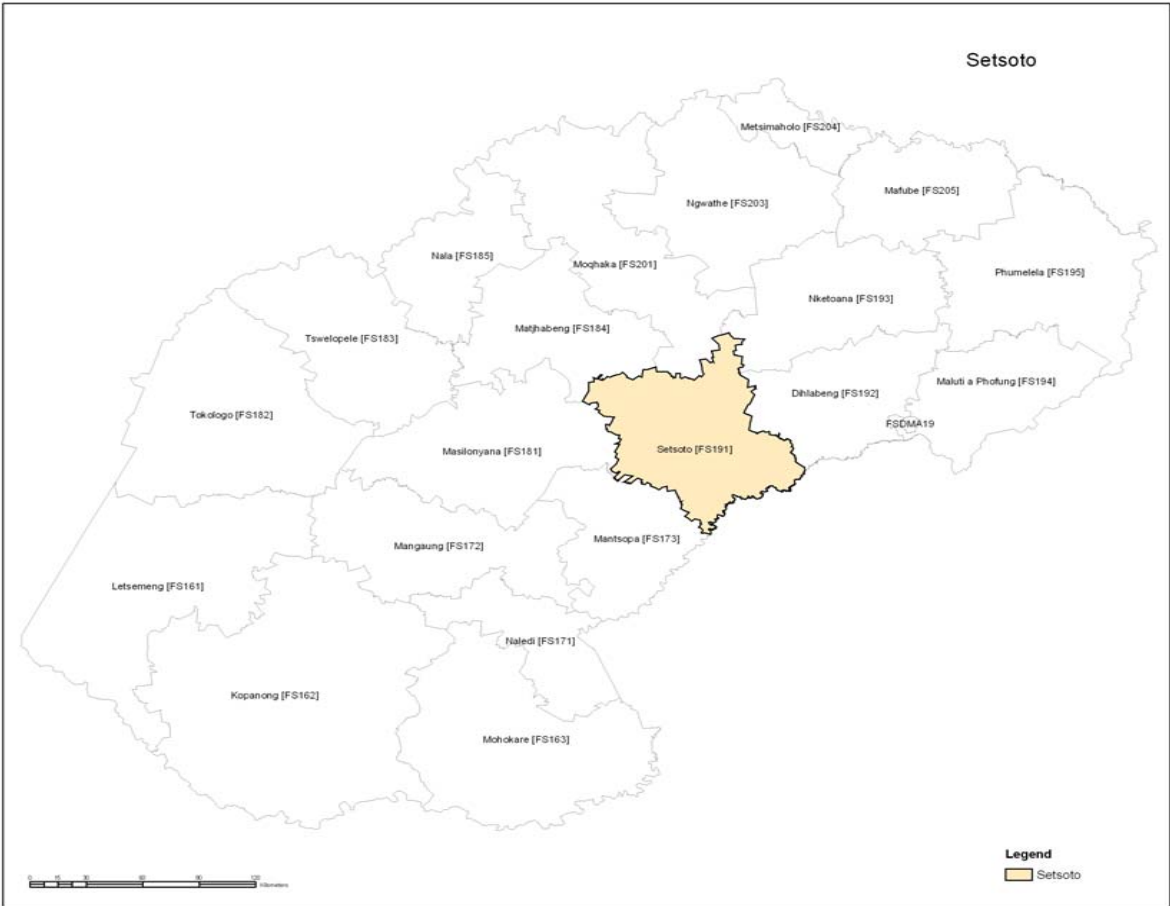
5.4 EVALUATION AND REVIEW

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 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.

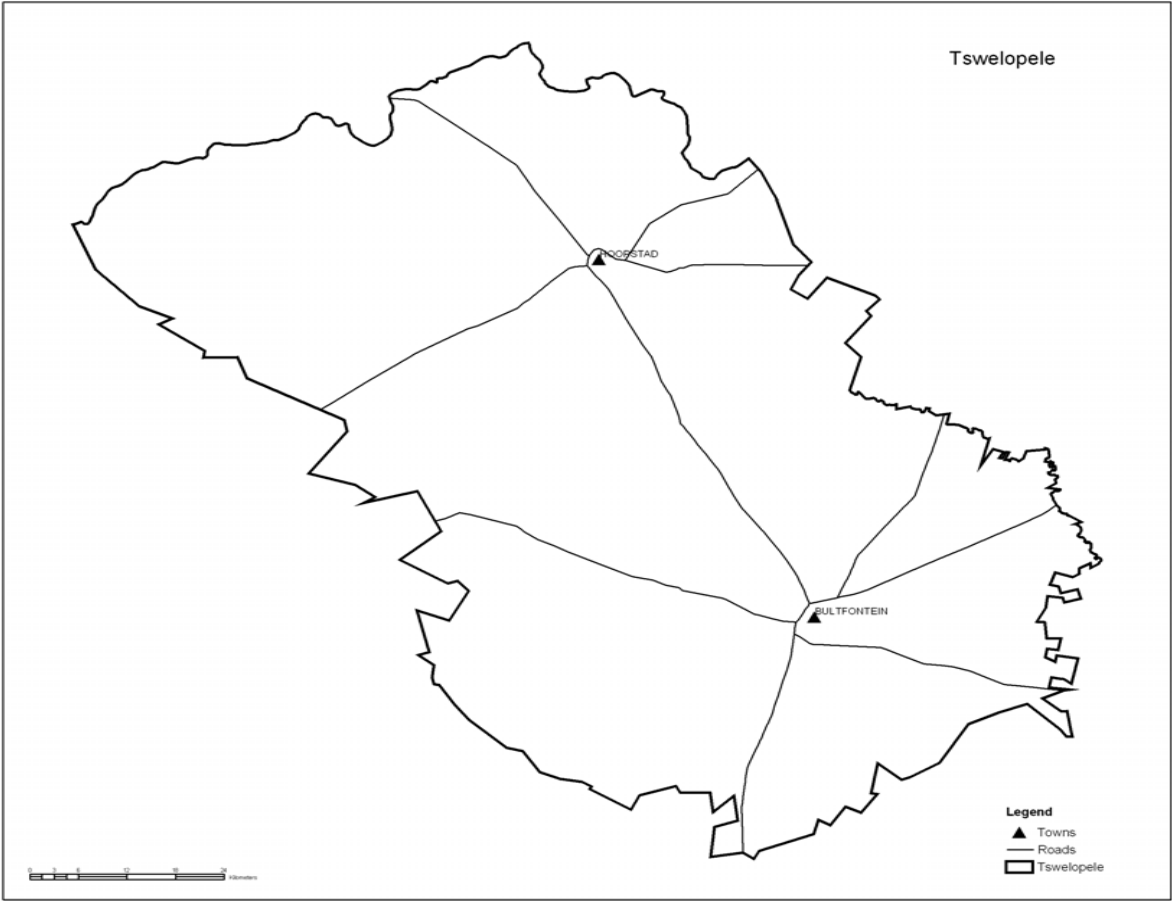
In conclusion, as housing sector plan is a component of the IDP, it needs to be reviewed as well during the main IDP review process.

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



Compiled from Statistics South Africa, 2011, and the 2011 Census of Population and Housing in the Free State, 2011.

Annexure 3B: The spatial orientation of the TLM

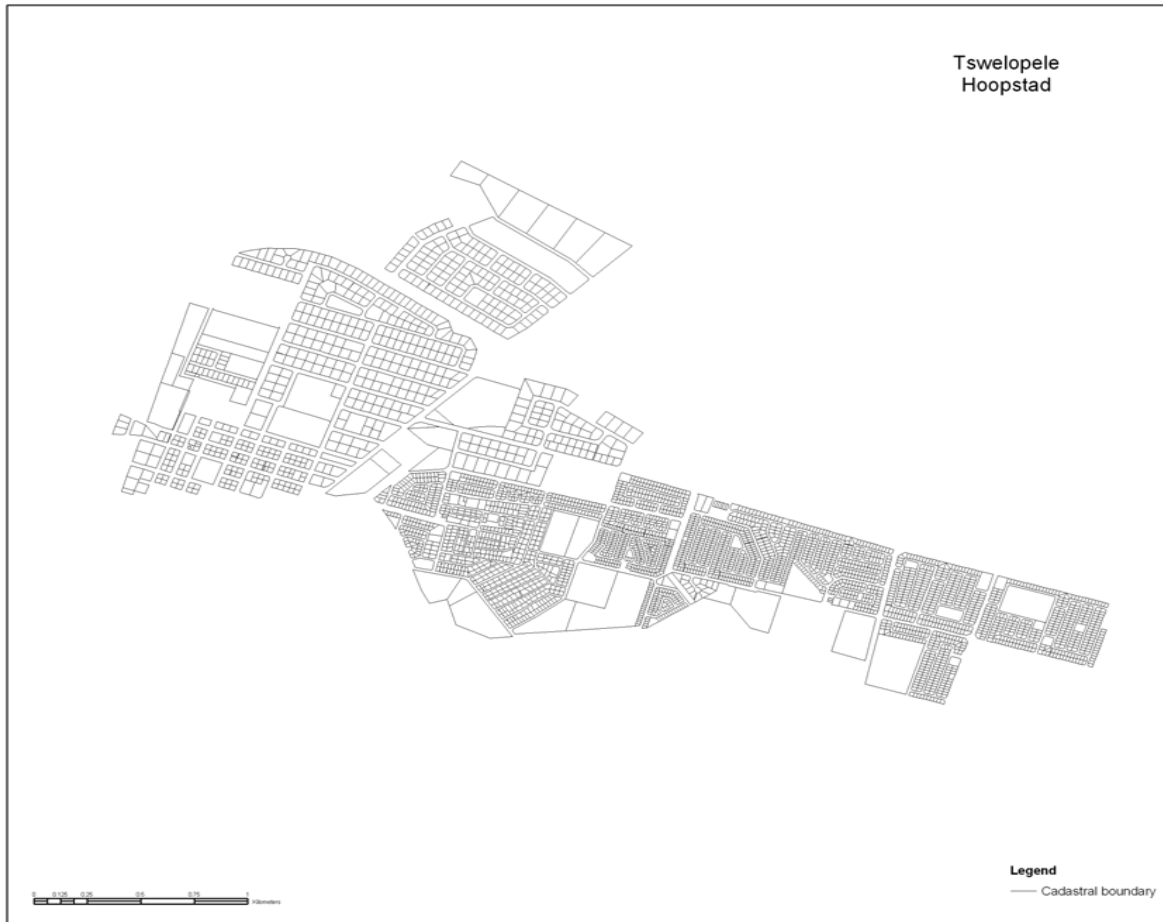


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Data provided by the Department of Planning and Research in 2011
The City of Tswelopele

Annexure 3C: Spatial orientation in Bultfontein



Annexure 3D: Spatial orientation of Hoopstad



Annexure 3E: The TLM population per town and race group, 2001

Area	1996	2001	1996	2001	1996	2001	1996	2001		
	African/Black		Coloured		Indian/Asian		White		Unspecified	
BULTFONTEIN	17923	20044	84	167	4	9	1406	875	39	
<i>Bultfontein</i>	85	174	0	9	4	9	1404	842	11	
<i>Phahameng</i>	17838	19870	84	158	0	0	2	33	28	
HOOPSTAD	11333	10976	157	260	0	12	641	437	33	
<i>Hoopstad</i>	1047	216	15	6	0	0	641	434	10	
<i>Tikwana</i>	10286	10760	142	254	0	12	0	3	23	
Rural Tswelopele	17754	19871	238	322	2	3	1969	720	61	
Total for the municipality of Tswelopele	47010	50891	479	749	6	24	4016	2032	133	

Annexure 3F1: Projected households number of households in TLM, 2006 – 2010 (medium projection)

Area	projected growth rate	2005	2006	2007	2008	2009	2010
BULTFONTEIN	1.77	5812	5915	6020	6126	6234	6344
<i>Bultfontein</i>	0.00	416	416	416	416	416	416
<i>Phahameng</i>	1.91	5394	5497	5602	5709	5818	5929
HOOPSTAD	0.90	2986	3013	3040	3067	3095	3123
<i>Hoopstad</i>	0.00	99	99	99	99	99	99
<i>Tikwana</i>	0.93	2887	2914	2941	2969	2996	3024
Rural Tswelopele	-3.00	3748	3636	3527	3421	3318	3219
Total for the municipality of Tswelopele	0.20	12560	12585	12610	12636	12661	12686

Annexure 3F2: Projected households number of households in TLM, 2006 – 2010 (high projection)

Area	projected growth rate	2005	2006	2007	2008	2009	2010
BULTFONTEIN	3.20	6111	6307	6508	6717	6932	7153
<i>Bultfontein</i>	0.00	416	416	416	416	416	416
<i>Phahameng</i>	3.44	5690	5885	6088	6297	6513	6737
HOOPSTAD	2.18	3124	3192	3261	3332	3405	3479
<i>Hoopstad</i>	0.00	99	99	99	99	99	99
<i>Tikwana</i>	2.25	3024	3093	3162	3233	3306	3380
Rural Tswelopele	-4.00	3791	3639	3493	3354	3220	3091
Total for the municipality of Tswelopele	1.00	13057	13187	13319	13452	13587	13723

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

	1996		2001		1996		2001		1996		2001		1996		2001		1996		2001		1996		2001	
	0-15				16-30				31-45				46-60				61+				Total			
	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%				
BULTFONTEIN																								
Male	3705	41.2	3970	41.0	2657	29.6	2720	28.1	1313	14.6	1519	15.7	708	7.9	824	8.5	600	6.7	647	6.7	8983	100	9680	100
Female	3742	35.9	4039	35.4	3183	30.5	3293	28.9	1568	15.0	1874	16.4	1007	9.7	1145	10.0	935	9.0	1061	9.3	10435	100	11412	100
Bultfontein																								
Male	173	25.3	118	25.4	131	19.1	105	22.6	139	20.3	73	15.7	99	14.5	63	13.5	143	20.9	106	22.8	685	100	465	100
Female	163	20.0	117	20.6	120	14.7	85	15.0	137	16.8	98	17.3	150	18.4	90	15.8	244	30.0	178	31.3	814	100	568	100
Phahameng																								
Male	3532	42.6	3852	41.8	2526	30.4	2615	28.4	1174	14.1	1446	15.7	609	7.3	761	8.3	457	5.5	541	5.9	8298	100	9215	100
Female	3579	37.2	3922	36.2	3063	31.8	3208	29.6	1431	14.9	1776	16.4	857	8.9	1055	9.7	691	7.2	883	8.1	9621	100	10844	100
HOOPSTAD																								
Male	2288	39.8	2188	40.1	1748	30.4	1571	28.8	926	16.1	874	16.0	477	8.3	487	8.9	315	5.5	340	6.2	5754	100	5460	100
Female	2290	36.3	2132	34.2	1893	30.0	1793	28.8	1064	16.8	1075	17.3	606	9.6	679	10.9	464	7.3	547	8.8	6317	100	6226	100
Hoopstad																								
Male	286	31.4	71	21.7	276	30.3	119	36.4	195	21.4	63	19.3	97	10.6	27	8.3	58	6.4	47	14.4	912	100	327	100
Female	249	31.6	66	20.1	201	25.5	61	18.5	168	21.3	42	12.8	93	11.8	30	9.1	76	9.7	130	39.5	787	100	329	100
Tikwana																								
Male	2002	41.3	2117	41.2	1472	30.4	1452	28.3	731	15.1	811	15.8	380	7.8	460	9.0	257	5.3	293	5.7	4842	100	5133	100
Female	2041	36.9	2066	35.0	1692	30.6	1732	29.4	896	16.2	1033	17.5	513	9.3	649	11.0	388	7.0	417	7.1	5530	100	5897	100
Rural Tswelopele																								
Male	4080	39.6	4049	38.1	2582	25.0	2966	27.9	2084	20.2	2129	20.1	1117	10.8	1092	10.3	447	4.3	382	3.6	10310	100	10618	100
Female	4118	40.7	4027	39.1	2660	26.3	3060	29.7	1882	18.6	1969	19.1	977	9.6	925	9.0	489	4.8	317	3.1	10126	100	10298	100
Total for the municipality of Tswelopele																								
Male	10073	40.2	10207	39.6	6987	27.9	7257	28.2	4323	17.3	4522	17.6	2302	9.2	2423	9.4	1362	5.4	1351	5.2	25047	100	25760	100
Female	10150	37.8	10198	36.5	7736	28.8	8146	29.1	4514	16.8	4918	17.6	2590	9.6	2718	9.7	1888	7.0	1969	7.0	26878	100	27949	100

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

Employment status	BULTFONTEIN	Bultfontein	Phahameng	HOOPSTAD	Hoopstad	Tikwana	Rural Tswelopele	TLM
Employed								
Male	1270	144	1126	919	86	833	5050	7239
Female	1151	123	1028	730	66	664	2359	4240
Unemployed								
Male	1800	18	1782	805	15	790	297	2902
Female	2375	15	2360	914	9	905	693	3982
Scholar or student								
Male	1473	51	1422	715	25	690	512	2700
Female	1449	33	1416	716	24	692	471	2636
Home-maker or housewife								
Male	9	0	9	6	0	6	12	27
Female	305	58	247	361	9	352	708	1374
Pensioner or retired person/to old to work								
Male	213	36	177	95	12	83	51	359
Female	384	32	352	209	15	194	118	711
Unable to work due to illness or disability								
Male	224	15	209	97	0	97	52	373
Female	381	9	372	120	6	114	127	628
Seasonal worker not working presently								
Male	68	6	62	38	6	32	30	136
Female	34	0	34	39	0	39	287	360
Does not choose to work								
Male	144	6	138	339	87	252	279	762
Female	298	15	283	411	3	408	649	1358
Could not find work								
Male	287	15	272	220	17	203	247	754
Female	563	6	557	313	6	307	834	1710

Annexure 3I: Type of employment in the TLM, 2001

Type of employment	BULTFONTEIN	Bultfontein	Phahameng	HOOPSTAD	Hoopstad	Tikwana	Rural Tswelopele	TLM
Legislators and senior officials	3	3	0	0	0	0	0	3
Corporate managers	54	24	30	27	3	24	24	105
General managers	36	12	24	36	15	21	39	111
Physical, mathematical and engineering science professionals	6	3	3	0	0	0	0	6
Life science and health professionals	18	6	12	6	3	3	9	33
Teaching professionals	58	12	46	46	3	43	6	110
Other professionals	24	12	12	15	0	15	3	42
Natural and engineering science associate professionals	6	6	0	0	0	0	0	6
Life science and health associate professionals	33	3	30	51	12	39	3	87
Teaching associate professionals	157	9	148	111	3	108	67	335
Other associate professionals	36	12	24	9	0	9	3	48
Office clerks	105	39	66	66	18	48	54	225
Customer service clerks	66	9	57	48	9	39	3	117
Personal and protective services workers	116	9	107	79	3	76	12	207
Models, salespersons and demonstrators	123	36	87	54	18	36	57	234
Market-oriented skilled agricultural and fishery workers	63	9	54	54	0	54	1019	1136
Subsistence agricultural and fishery workers	0	0	0	0	0	0	6	6
Extraction and building trades workers	78	9	69	82	9	73	27	187
Metal; machinery and related trades workers	75	30	45	67	3	64	68	210
Handicraft, printing and related trades workers	6	0	6	0	0	0	0	6
Other craft and related trades workers	78	6	72	24	0	24	18	120
Stationary-plant and related operators	3	0	3	0	0	0	4	7
Machine operators and assemblers	21	0	21	3	0	3	22	46
Drivers and mobile-plant operators	159	3	156	96	3	93	1260	1515
Sales and services elementary occupations	689	3	686	507	38	469	1906	3102
Agricultural; fishery and related labourers	144	0	144	143	6	137	2435	2722
Mining; construction; manufacturing and transport labourers	163	3	160	91	3	88	84	338
Undetermined	102	9	93	36	3	33	280	418
Not applicable (not economically active)	10007	315	9692	5399	235	5164	5368	20774

Annexure 3J: A housing overview in Bultfontein (TLM), 1996 and 2001

Type	Category	BULTFONTEIN				Bultfontein				Phahameng			
		1996 N	2001 N	1996 %	2001 %	1996 N	2001 N	1996 %	2001 %	1996 N	2001 N	1996 %	2001 %
Formal													
	House or brick structure on separate stand	1749	3260	41.0	60.1	441	308	86.5	73.0	1308	2952	34.8	59.0
	Flat in block of flats	29	37	0.7	0.7	28	28	5.5	6.6	1	9	0.0	0.2
	Town/cluster/semi-detached house	8	21	0.2	0.4	1	0	0.2	0.0	7	21	0.2	0.4
	Unit in retirement village	1	0	0.0	0.0	0		0.0	0.0	1		0.0	0.0
	House/flat/room in backyard	57	48	1.3	0.9	22	6	4.3	1.4	35	42	0.9	0.8
	Room/flatlet on shared property	6	77	0.1	1.4	1	68	0.2	16.1	5	9	0.1	0.2
Sub-total (adequate):		1850	3443	43.4	63.5	493	410	96.7	97.2	1357	3033	36.1	60.6
Inadequate/Informal	Informal dwelling/shack in backyard	443	605	10.4	11.2	2	0	0.4	0.0	441	605	11.7	12.1
	Informal dwelling/shack elsewhere	1944	1124	45.6	20.7	0	3	0.0	0.7	1944	1121	51.8	22.4
	None/homeless		0	0.0	0.0			0.0	0.0			0.0	0.0
	Caravan/tent	1	12	0.0	0.2	0	0	0.0	0.0	1	12	0.0	0.2
	Other	1	3	0.0	0.1	0	0	0.0	0.0	1	3	0.0	0.1
	Unspecified	4	0	0.0	0.0	0		0.0	0.0	4		0.0	0.0
Sub-total (inadequate):		2393	1744	56.1	32.2	2	3	0.4	0.7	2391	1741	63.7	34.8
Other Housing	Traditional dwellings	12	191	0.3	3.5	7	0	1.4	0.0	5	191	0.1	3.8
	Institution/hostels	9	46	0.2	0.8	8	9	1.6	2.1	1	37	0.0	0.7
Sub0total (Other):		21	237	0.5	4.4	15	9	2.9	2.1	6	228	0.2	4.6
TOTAL (all housing types)		4264	5424	100	100	510	422	100	100	3754	5002	100	100

Annexure 3K: A housing overview in Hoopstad (TLM), 1996 and 2001

Type	Category	HOOPSTAD				Hoopstad				Tikwana			
		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	991	1573	41.0	54.8	377	87	92.4	87.9	614	1486	30.5	53.6
	Flat in block of flats	0	3	0.0	0.1	0	3	0.0	3.0	0	0	0.0	0.0
	Town/cluster/semi-detached house	4	21	0.2	0.7	3	0	0.7	0.0	1	21	0.0	0.8
	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	53	48	2.2	1.7	5	0	1.2	0.0	48	48	2.4	1.7
	Room/flatlet on shared property	41	12	1.7	0.4	8	0	2.0	0.0	33	12	1.6	0.4
Sub-total (adequate):		1089	1657	45.0	57.7	393	90	96.3	90.9	696	1567	34.6	56.5
Inadequate/Informal	Informal dwelling/shack in backyard	259	399	10.7	13.9	1	0	0.2	0.0	258	399	12.8	14.4
	Informal dwelling/shack elsewhere	569	631	23.5	22.0	0	6	0.0	6.1	569	625	28.3	22.6
	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	456	3	18.9	0.1	0	0	0.0	0.0	456	3	22.7	0.1
	Unspecified	27	0	0.0	0.0	1	0	0.0	0.0	26		0.0	0.0
Sub-total (inadequate):		1311	1033	54.2	36.0	2	6	0.5	6.1	1309	1027	65.1	37.1
Other Housing	Traditional dwellings	14	127	0.6	4.4	11	0	2.7	0.0	3	127	0.1	4.6
	Institution/hostels	4	53	0.2	1.8	2	3	0.5	3.0	2	50	0.1	1.8
Sub-total (Other):		18	180	0.7	6.3	13	3	3.2	3.0	5	177	0.2	6.4
TOTAL (all housing types)		2418	2870	100	100	408	99	100	100	2010	2771	100	100

Annexure 3L1: The level of sanitation services provided in TLM, 2005

Area	Water borne sewer		Septic tank		VIP		Bucket		None		TOTAL ERVEN	
	n	%	n	%	n	%	n	%	n	%	n	%
Bultfontein	780	94	37	4	0	0	0	0	13	2	830	100
Phahameng	921	18	321	6	0	0	3965	75	66	1	5273	100
Hoopstad	444	97	14	3	0	0	0	0	0	0	458	100
Tikwana	677	29	0	0	0	0	1598	69	34	2	2308	100

Annexure 3L2: The level of water access provided in TLM, 2005

Area	Water in house		Water on Site		Communal TAP		Sub Standard		None		TOTAL ERVEN	
	n	%	n	%	n	%	n	%	n	%	n	%
Bultfontein	782	94	36	4	0	0	0	0	12	2	830	100
Phahameng	0	0	5207	99	0	0	0	0	66	1	5273	100
Hoopstad	444	97	14	3	0	0	0	0	0	0	458	100
Tikwana	0	0	2274	98	0	0	0	0	34	2	2308	100

Annexure 3L3: The level of roads provided in TLM, 2005

Area	Tar		Brick Pave		Scraped		Gravel		No services	
	n	%	n	%	n	%	n	%	n	%
Bultfontein	4580	19	0	0	0	0	19620	81	0	0
Phahameng	850	3	0	0	18380	56.8	13120	40	0	0
Hoopstad	9020	45	0	0	0	0	10870	55	0	0
Tikwana	8170	36	0	0	10800	47.7	3650	16	0	0

Annexure 3L4: The level of storm water drainage in TLM, 2005

Area	Pipe System		Concrete Channel		Brick Pave Channel		Gravel Channel		Other		None	
	n	%	n	%	n	%	n	%	n	%	n	%
Bultfontein	0	0	4580	100	0	0	0	0	0	0	0	0
Phahameng	0	0	6550	83	0	0	0	0	1330	17	0	0
Hoopstad	0	0	9020	100	0	0	0	0	0	0	0	0
Tikwana	1390	66	750	34.0	0	0	0	0	0	0	0	0

Annexure 3L5: The levels of electricity access provided in TLM, 2005

Area	Overhead		Underground		None		TOTAL ERVEN	
	n	%	N	%	n	%		
Bultfontein	830	100	0	0	0	0	830	100
Phahameng	5208	99	0	0	65	1	5273	100
Hoopstad	458	100	0	0	0	0	458	100
Tikwana	2274	98	0	0	34	2	2308	100