



TSWELOPELE
LOCAL MUNICIPALITY
A MUNICIPALITY IN PROGRESS

TSWELOPELE LOCAL MUNICIPALITY
HUMAN SETTLEMENT SECTOR PLAN

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LIST OF ACRONYMS

DHS	Department of Human Settlement
BNG -	Breaking New Ground
DBS -	Discount Benefit Scheme
EHP -	Emergency Housing Programme
EPWP	Extended Public Works Programme
IDP -	Integrated Development Plan
MSA -	Municipal Systems Act
NGO -	Non-Governmental Organisation
NHBRC -	National Homebuilders Registration Council
PHP -	People's Housing Process
SDF-	Spatial Development Framework
SDBIP -	Service Delivery and Budget Implementation Plan
SPLUMA-	Spatial Planning and Land Use Management Act
StatsSA-	Statistic South Africa
UISP -	Upgrading Of Informal Settlements Programme
HDA	Housing Development Agency

1. INTRODUCTION

Human Settlement Sector plan is a vital tool that is used to provide a strategy on the provision and management of housing within a Municipality. Apart from that, it is a legislative requirement for Municipalities to compile a human settlement plan that forms part of the Integrated Development Plan. One of the core functions of a municipality is to ensure that service delivery reaches the community at large and human settlement is a core function of a municipality.

The main purpose of Tswelopele Local Municipality in compiling the Human Settlement Sector Plan is to achieve the following:

- To improve skills/knowledge of housing officials in development and planning
- The fast-tracking of the provision of formal housing within human settlements for the poorest of the poor and those who are able to afford rent and mortgages
- To fast track availability and affordability of appropriately situated land for housing development
- To remove administrative blockages that prevent speedy housing developments and
- To ensure consumer education/understanding in all housing development projects
- Utilizing housing as an instrument for the development of sustainable settlements, in support of social structuring
- To improve financial capacity to undertake housing development projects/programmes
- To enhance coherency in development and planning
- To enhance stakeholder/public participation in housing development and planning

The human settlement sector plan is a summary of the housing planning undertaken by a municipality and should be used together with the IDP. The human settlement sector plan is a 5 year plan which is reviewed annually. It should be done as part of the IDP process and the summary of the housing planning undertaken becomes an annexure in the IDP. Therefore it is not a comprehensive, stand-alone plan resulting from a separate planning process.

The compilation of the Human Settlement Sector Plan would consist of:

- An analysis of the housing demand;
- A strategy for the supply of housing;
- A set of designed and prioritized housing projects;

- The integration of the human settlement strategies and projects with the other sectors to achieve sustainable human settlements; and
- An adopted IDP with a Human Settlement Sector Plan

2. LEGAL REQUIREMENT

2.1 HOUSING ACT (1997)

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 Human Settlement Development Plans. Ideally, these plans on both the local and provincial level should be integrated and support each other.

The human settlement sector plans should seek to incorporate the following aspects as contained in the Draft Housing Strategy (2000) of the National Department of Housing: -

- Take proper account of current housing needs and backlogs.
- Accurately account for available resources.
- Balance and prioritise needs across the various national housing programmes.
- Form an integral part of the integrated development plans.
- Be effectively aligned at all levels to cross-functional strategic management plans and other related functions
- Inform strategic decision making by generating reliable options for delivery within the guidelines of the MTEF.
- Contain realistic and measurable targets for delivery and key performance indicators.
- Built-in monitoring system.

2.2 FREE STATE HOUSING DEVELOPMENT STRATEGY

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

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

- National Housing Finance Corporation (NHFC)
- National Urban Reconstruction and Housing Agency (NURCHA)
- Servcon Housing Solutions
- Free State Development Corporation
- Zebra
- Maibi
- Artpac Lending Services
- Absa
- Standard Bank
- First National Bank
- Ned Bank
- 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:

- Individual housing subsidy (Non-Credit linked -Credit linked)
- Project linked subsidy
- Project linked consolidation subsidy
- Institutional subsidy
- Relocation assistance subsidy
- People's Housing Process
- Discount benefit Scheme
- Rural housing subsidy
- On-farm subsidy

- Off-farm subsidy
- Village subsidy

2.3 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: -

- **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.

- **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.

- **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.

- **Environment and energy efficiency**

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

- **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.

- **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.

- **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.

- **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.

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.

- **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.

- **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.

- **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.

- **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.

2.4 OTHER LEGISLATION

- **Section 26 (2) of the Constitution, Act 108 of 1996** confers the right to housing and prescribes that the state must take reasonable legislative and other measures within its available resources to achieve the progressive realization of this right. The Housing Act No. 107 of 1997 was enacted to provide a legislative framework to effect the right to housing. An examination of schedule B of the constitution highlights the limited role of municipalities in housing development. Beyond land and beneficiary identification, the role of the Municipality is that of constructive coordination of housing development within its area of jurisdiction. The core powers of implementation can be assigned to the municipality by the provincial government through assignment and delegation of powers.
- **Municipal Structures Act No 117 of 1998, chapter 5, section 83 & 89** further outlines the powers and functions of municipalities.
- **The Housing Act of 1997 (Act 107 of 1997)**, states that, municipalities must develop appropriate strategies to facilitate housing development within their jurisdiction.
- **The New Human Settlement Plan (Breaking New Ground, 2005)** clearly articulates the intention of government to develop sustainable human settlements, to contribute towards the alleviation of asset poverty through housing. It concludes that asset poverty is a result of inadequate access to assets by individuals, households and communities including inadequate shelter (which manifests in badly located low cost and overcrowded dwellings), the inadequate provision of appropriate infrastructure and the inadequate provision of basic services such as health, safety, emergency services and education facilities amongst others. Post 1994 housing development has been urban biased. New policy highlights the need to address this through a stronger focus on rural housing instruments. Furthermore rural housing interventions provide government with an opportunity to facilitate the installation of infrastructure in rural areas (Breaking New Ground 2005)
- **The Municipal Systems Act of 1995** compels all municipalities to develop Integrated Development Plans (IDP) that are primary investment tools for all municipalities. With their respective sector plans they are subject to annual reviews. Through the IDP Municipalities are mandated to participate in all development planning activities that take place within their jurisdiction and

ensure that they are aligned and informed by the overall government strategic thrust. The functions and powers of Municipalities are further described in chapter 5 of the Local Government Municipal Structures Act no. 11 of 1 as amended. The relevant sections are sections 83 to 89.

- **Intergovernmental Relations Act of 2006** and the Municipal Systems Act of 2000 specifies that municipal plans have to be aligned with and compliment the development plans and strategies of other spheres of government.
- **Prevention of Illegal Eviction from Unlawful Occupation Act of 1998** prohibits unlawful occupation of land, provides for eviction of unlawful occupiers. And prohibits receipt of payment of money as a fee for arranging, organizing or permitting a person to occupy land without the consent of the owner or person in charge.
- **Housing Consumer Protection Measures Act of 1998** was promulgated on June 4, 1999 and established the National Home Builders Regulatory Council (hereinafter referred to as the NHBRC), which is responsible for providing protection to all new housing consumers against structural defects. An important protection in terms of the HCPMA is that no person may carry on the business of a home builder or receive money for the construction of a home unless that person is a registered home builder.
- **Rental Housing Act of 1999** has a stated purpose which reveals that government regards rental housing as an available alternative to homeownership, especially for poor people and historically disadvantaged people.
- **Home Loan and Mortgage Disclosure Act of 2000** is aimed at increasing the level of investment in the low-income housing sector and promoting fair lending practices by financial institutions. The HLMDA requires financial institutions that are engaged in the provision of home loans, to disclosure information in their reports and annual financial statements. The HLMDA provides for the rating of financial institutions, which rating is open for public scrutiny. The HLMDA is aimed at increasing the level of investment in the low-income housing sector and promoting fair lending practices by financial institutions.
- **Less Formal Township Establishment Act of 1991** in inter alia provides for shortened procedures for the designation, provision and development of land, establish of townships and for less formal forms of residential settlements. (See 10.3) The Act further provides for the acquisition of additional land to accommodate settlement needs. This Act is at present probably the most suited for the upgrading of informal settlements.
- **Extension of Security Act of 1993** is aimed at promoting the achievement of long term security to tenure for occupiers of land through the joint efforts of

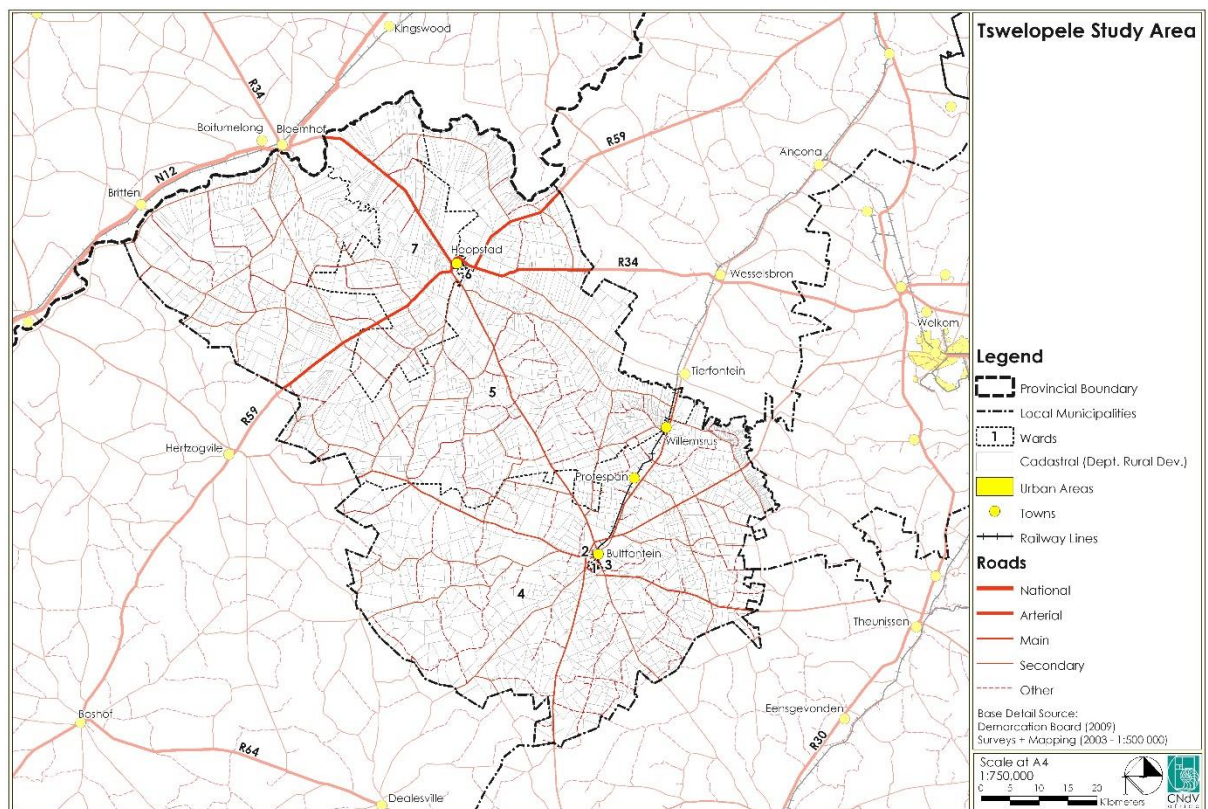
occupiers, landowners and government bodies. Through this Act, the rights of occupiers may be extended while giving due recognition to the rights, duties and legitimate interests of landowners. The long-term security of tenure is facilitated by the minister by granting subsidies:

- To facilitate the planning and implementation of development
 - To enable occupiers in need of long-term security of tenure to acquire land or land rights, and
 - For the development of land
-
- **Municipal Finance Management Act of 2003** plays a central role in housing delivery because it regulates the procurement of service providers for the planning and implementation of national housing programmes and projects. Importantly, it also clearly defines the roles and responsibilities of the councillors and officials in the tender process.

3. STATUS QUO OF HUMAN SETTLEMENT IN TSWELOPELE LOCAL MUNICIPALITY

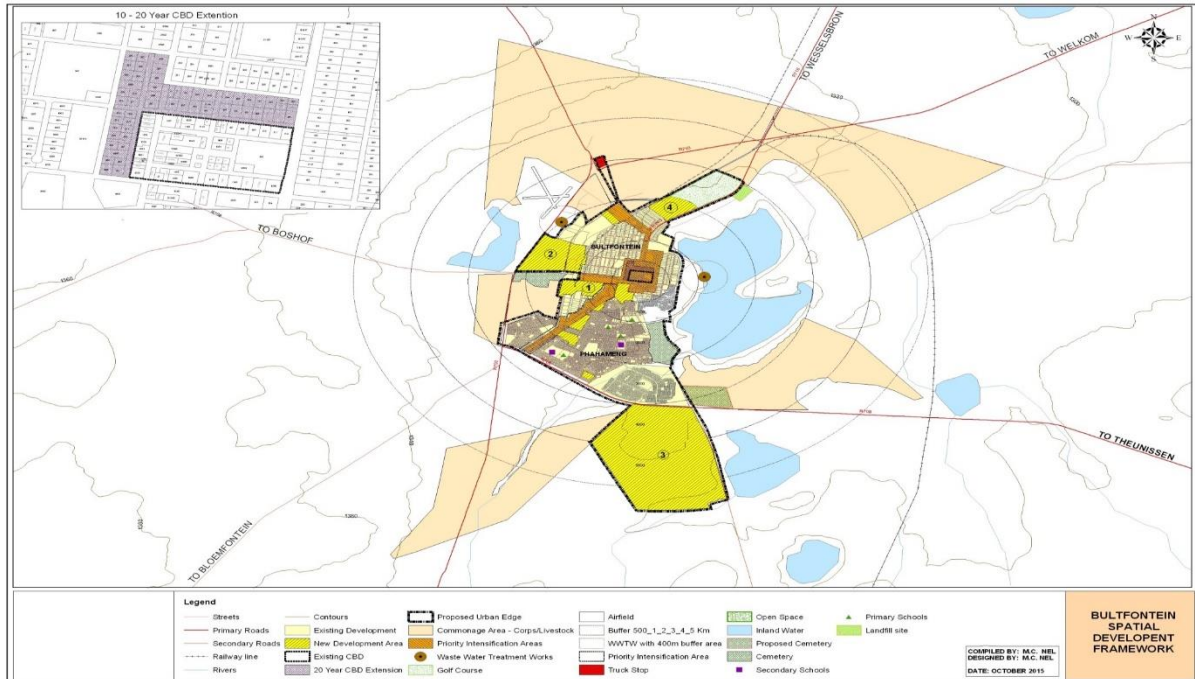
This sectors analyses the current human settlement situation within Tswelopele Local Municipality, taking into consideration the human settlement status quo, population of the municipality and socio-economic status.

Tswelopele local Municipalities falls in the Lejweleputswa district area which is situated in the central Free State about a 100 km north west of Bloemfontein. It consists of Bultfontein, Phahameng, Hoopstad and Tikwana and the surround area.



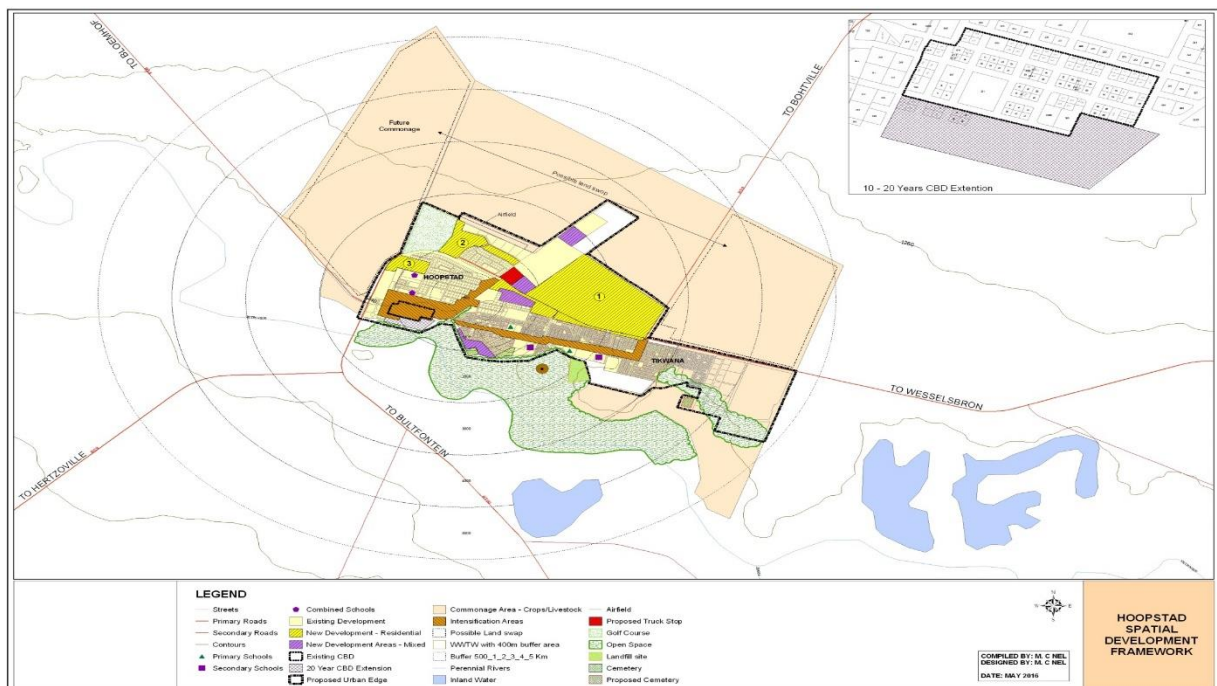
(Source: Tswelopele Local Municipality SDF 2010)

Bultfontein / Phahameng



(Source: Tswelopele Local Municipality SDF 2017)

Hoopstad / Tikwana



3.1 GEOGRAPHIC OVERVIEW OF TSWELOPELE LOCAL MUNICIPALITY

Tswelopele Local Municipality is the third largest municipality in the Lejweleputswa District municipality in size as presented in the following table below.

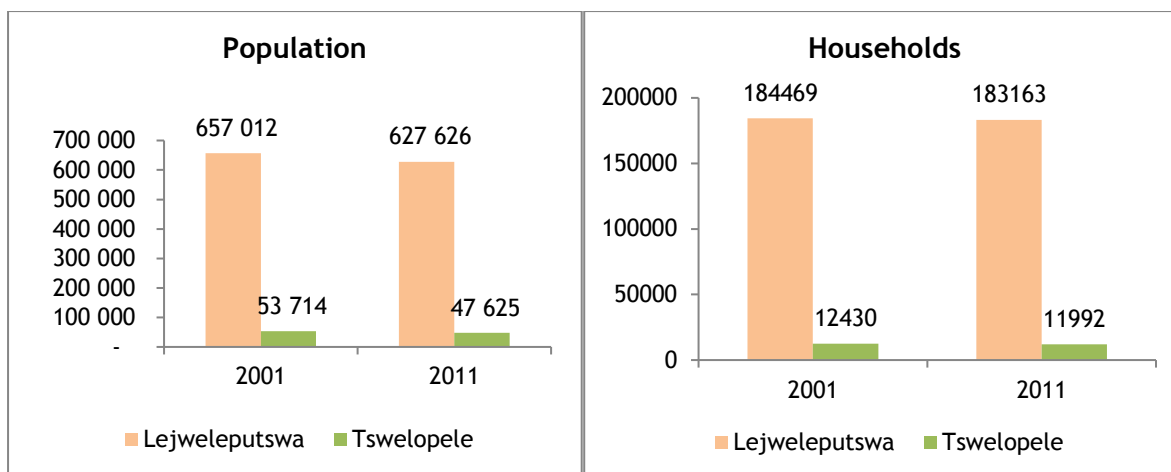
MUNICIPALITY	AREA IN KM ²	%
MATJHABENG	9 298.32	29.3%
MASILONYANA	6 775.97	21.4%
TSWELOPELE	6 506.68	20.5%
NALA	5 142.40	16.2%
TOKOLOGO	3 963.01	12.5%
TOTAL	31 686.38	

(Source: Free State Growth & Development Strategy, 2013)

According to the Free State Growth & Development Strategy 2013, Tswelopele has 2,168 farms (19% of the district) and 12,299 erven (8% of the district). The municipality is fairly rural and its economic activity is still largely based on agriculture and social services.

There is no recent data showing the economic activity in the district. From interaction with the people, we can confirm that the primary sector, mainly agriculture and informal employment still provides opportunities to households in the municipal area.

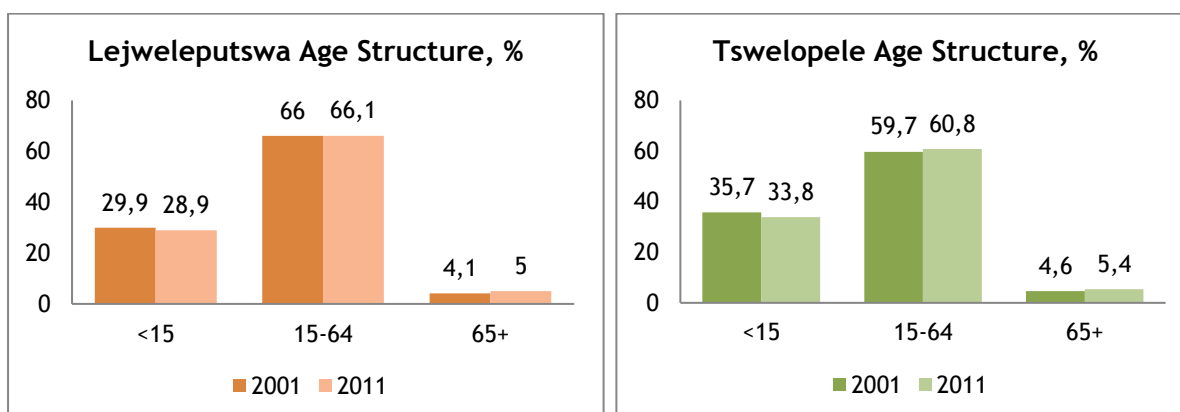
Population and Households



(Source: Statistics SA, Census 2011)

According to official estimated statistics, the population number in the municipality appears to decline as shown above, with the 2011 estimates recording a marginal decline in population of 1.2% over period 2001 -2011. An investigation must be undertaken to obtain reasons for the decline.

Demographics – % Age Structure



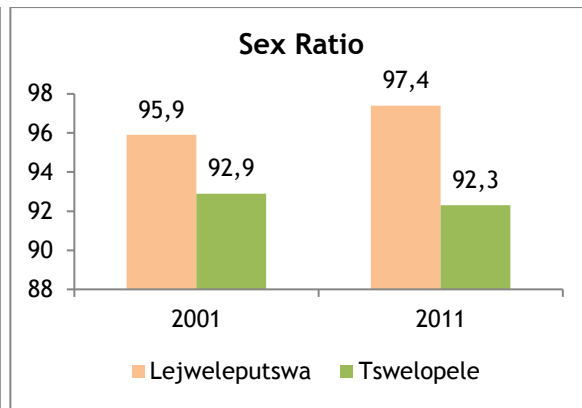
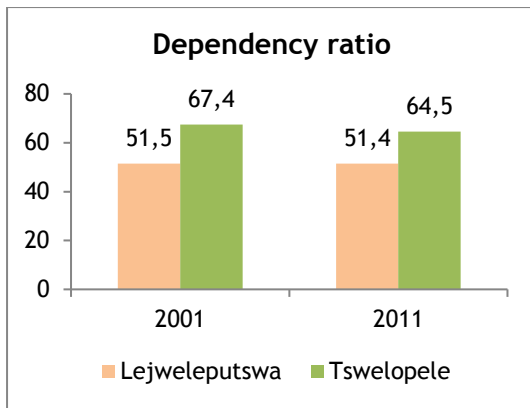
(Source: Statistics SA, Census 2011)

The demographics of Tswelopele displays that almost 95% of the population is under the age of 64 years. The majority is of people is between 15 – 64 years as shown in the table 9 above. It is important to appreciate the age structure of potential pool of labour, noting that majority of the people are supposed to be economically active.

The number of males over the period under consideration has not marginally changed reflecting an insignificant decline from 92,9% to 92,3%. Although the cause of this decline may not be known, it may not be useful to investigate this.

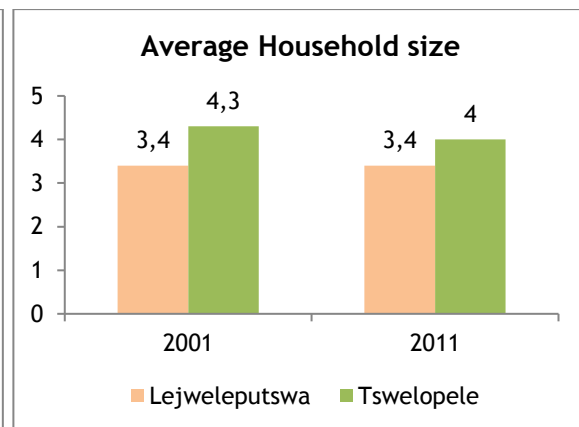
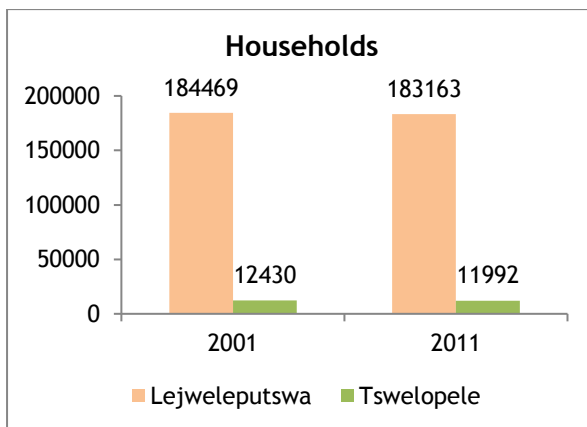
It is however noted that comparative to the Lejweleputswa district there are less males in Tswelopele. This means that there are more females in the municipality.

Demographics – % sex and dependency ratio



(Source: Statistics SA, Census 2011)

Households Dynamics and average households' size

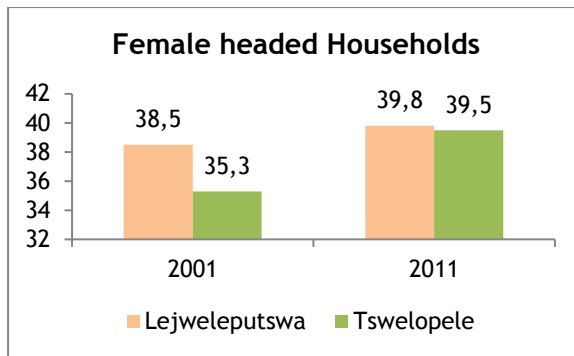


(Source: Statistics SA, Census 2011)

The number of households has declined from 12430 in 2001 to 11992 in 2011 as shown by table 10. The cause of the decline has to be investigated. It is dangerous to assign reasons that have not been properly tested and interrogated.

The decline in households is also confirmed by the decline in the average household size.

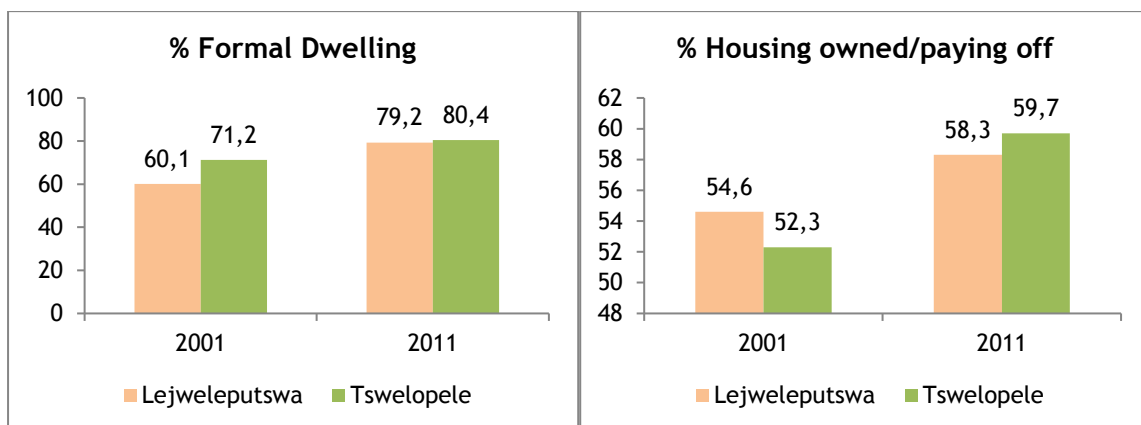
Households Dynamics - Female headed households



(Source: Statistics SA, Census 2011)

It is worth noting that the female headed households have increased from 35, 3 in 2001 to 39,5 in 2011 as identified in table 11 above. The statistics shows that there is a small decrease in the number of males, that there are marginally less males in Tswelopele and this is mirrored by the increase in the female headed households.

Households living in formal dwellings and Owning/Paying off Housing



(Source: Statistics SA, Census 2011)

Formal dwellings have shown an increase where it represents 80% of the people. This is also confirmed by the steady increase in the houses that are owned and or being paid off as shown by table 12 above.

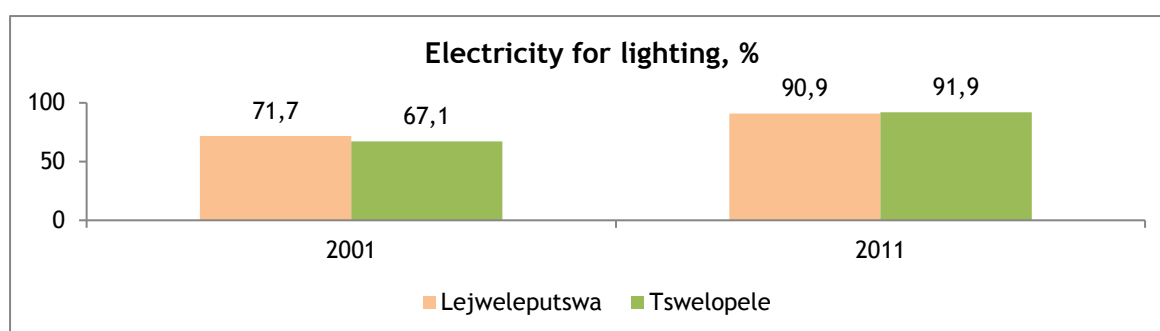
This means the informal settlements are decreasing as total percentage in Tswelopele. This positive change means the municipality's revenue base should be increasing due to an increase in a number of customers to be billed.

Basic services

The improvements in the number of households using electricity for lighting. The percentage of households using electricity has increased significantly over the survey period in between 2001 - 2011.

The municipality is still committed to increasing the number of households through the electrification programme as detailed in this reviewed IDP document. Comparison of electrification with the district shows that Tswelopele has made significant progress of the number of years.

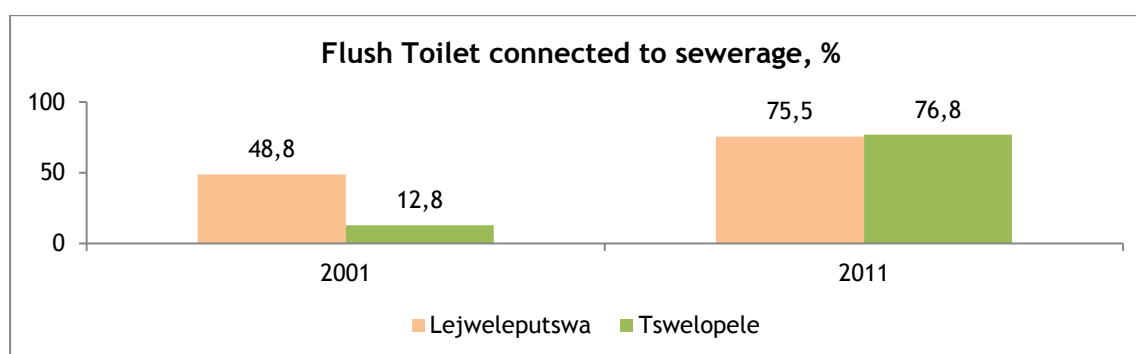
Households using electricity for lighting



(Source: Statistics SA, Census 2011)

The municipality has managed to significantly increase the percentage of households using flush toilet connected to the sewerage system from 12, 8% in 2001 to 76,8% by 2011. The table 14 below is evidence.

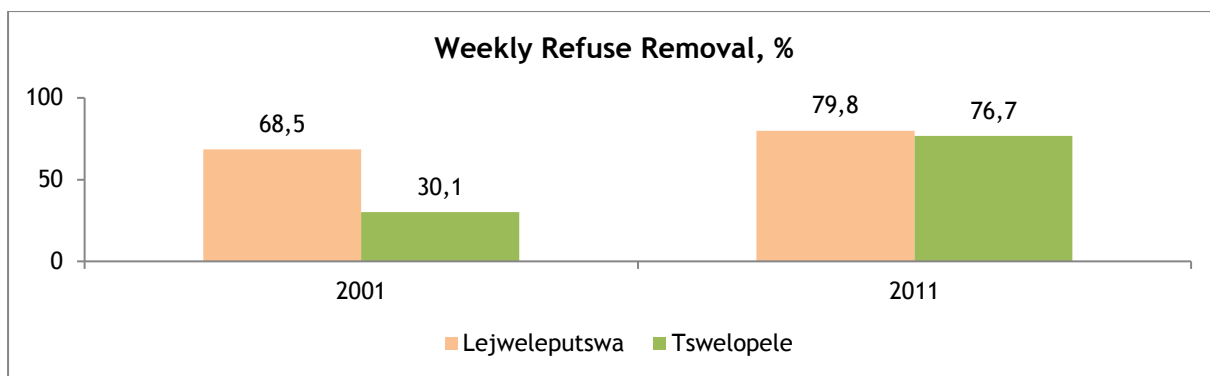
Households flush toilets connected to sewerage



(Source: Statistics SA, Census 2011)

Tswelopele local municipality has increased its refuse removal services to more households in the 2001 to 2011. It is significant that this service has been extended to almost 77% of the total Tswelopele stakeholders by 2011.

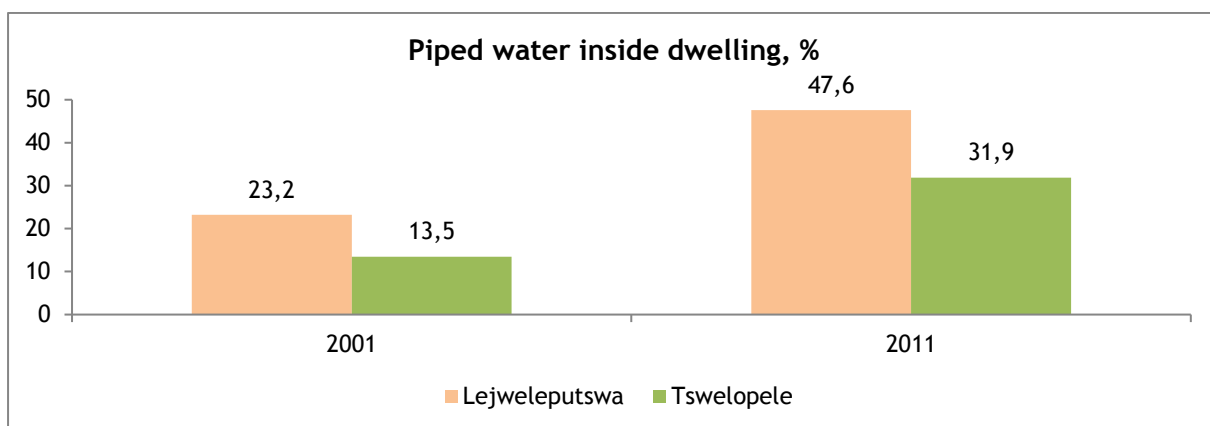
Weekly refuse removal services



(Source: Statistics SA, Census 2011)

It is worth noting that the number of households using piped water inside the dwelling has not increased as significantly. As at 2012, there are no households using stand pipes. Households with water in their dwelling and inside their stands have increased over 2001 - 2011 periods.

Piped water inside dwelling

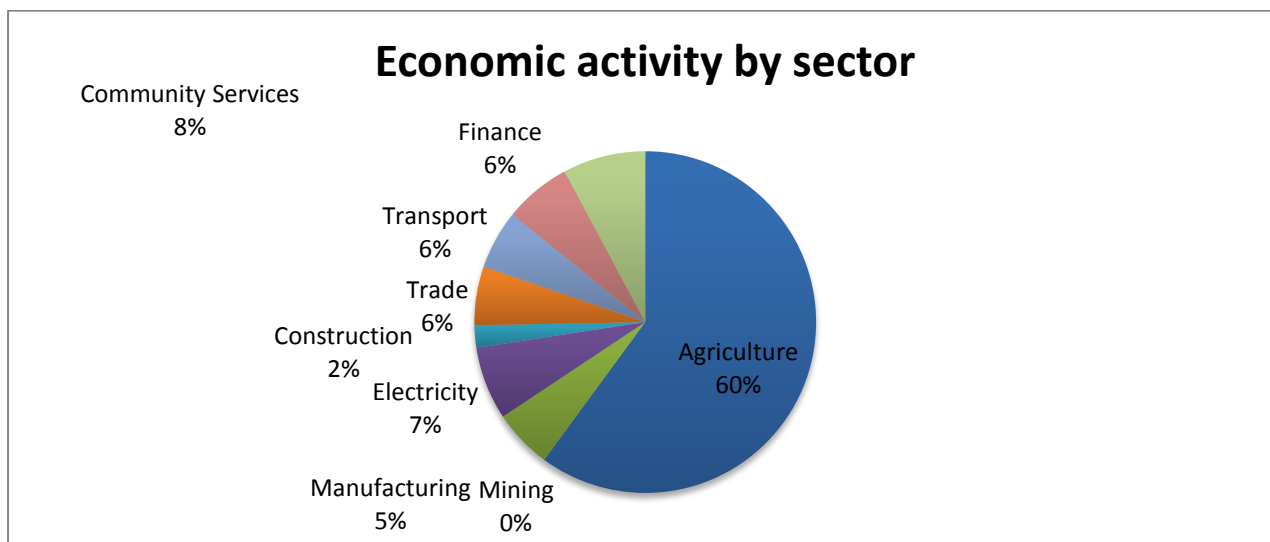


(Source: Statistics SA, Census 2011)

Economy

The contribution to the economy of the Tswelopele is captured in the Lejweleputswa District Municipality L.E.D Strategy 2013/2014. The economy of Tswelopele is largely driven by the Agricultural sector.

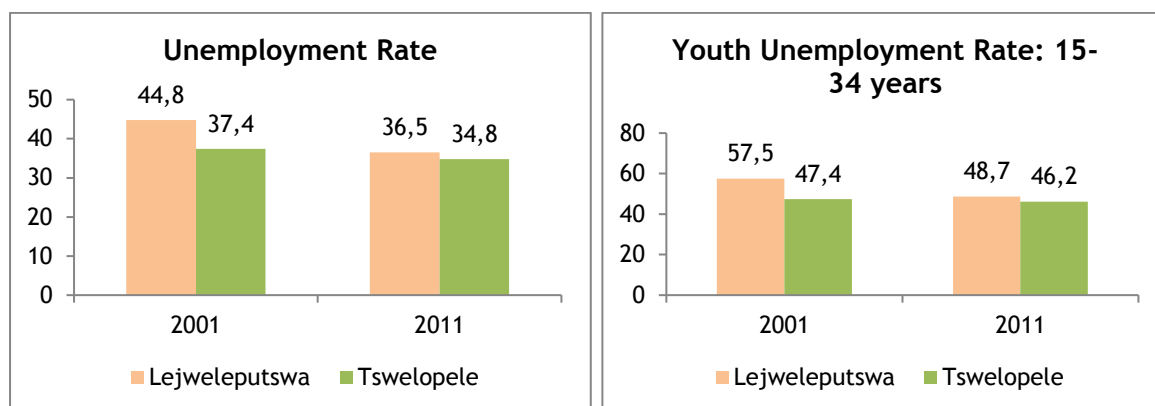
Sector contribution to Tswelopele economy



(Source: Lejweleputswa District Municipality L.E.D STRATEGY 2013/2014)

Economic contribution by industry and gender			
	Male	Female	Total
Agriculture; hunting; forestry and fishing	513 863	316 328	830 191
Mining and quarrying	415 181	34 536	449 717
Manufacturing	1 182 292	555 864	1 738 156
Electricity; gas and water supply	75 658	24 277	99 935
Construction	640 756	93 322	734 078
Wholesale and retail trade	876 585	804 138	1 680 723
Transport; storage and communication	351 964	125 961	477 925
Financial; insurance; real estate and business services	784 798	553 530	1 338 328
Community; social and personal services	838 670	1 106 469	1 945 139
Other and not adequately defined	351 386	827 881	1 179 267
Unspecified/Not applicable/Institutions	8 983 774	11 578 944	20 562 718
	15 014 927	16 021 250	31 036 177

Unemployment rate and Youth unemployment rate

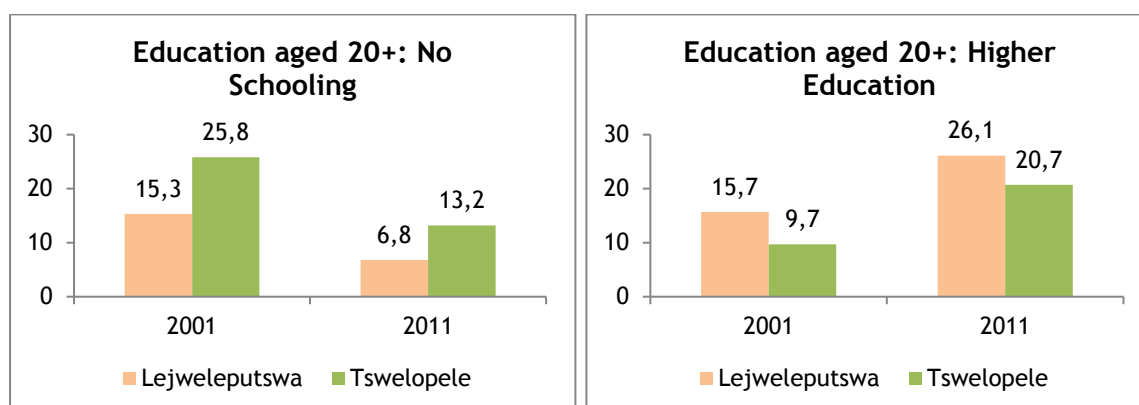


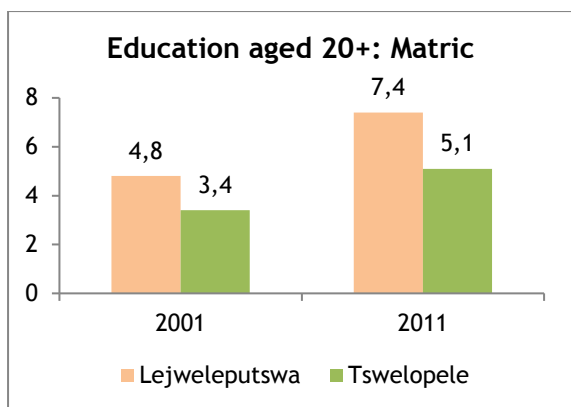
(Source: Statistics SA, Census 2011)

According to the above, the level of unemployment has decreased since 2001 to 2011 from 37, 4% to 34, 8%. This decrease in the context of unemployment in general is not good enough to absorb possible labour force.

The level of youth unemployed has generally been constant over the period from 2001 – 2011. Some of the youth may not be employed as they are of school going age. The need for sustainable economic development cannot be emphasised more as this high unemployment must be reduced.

Education of aged 20+





(Source: Statistics SA, Census 2011)

The number of people with no schooling is decreasing as evidence by the drop from 25, 8% to 13, 2%. The percentage numbers of people with matric has marginally increased to 5, 1%, whereas those with higher education have significantly increased from 9, 7% to 20, 7%.

The tables above shows that more people are entering the schooling system but do not complete matric, whereas those who complete matric go on to attend institutions of higher learning. Tswelopele has to appreciate this dynamic in terms of potential recruitment of skills from pool of locally produced human resources.

Economic Background

All primary products produced in the within the Tswelopele local municipality are exported to other regions where they are processed to commercial products for distribution. The result is that one of the challenges for the region is to develop a diversified industrial and commercial base.

This can be achieved through a beneficiation process with agriculture products. The process of value adding to our primary products is one of essential elements to broaden our industrial base.

There is a proposed construction of two ethanol plants within the municipal jurisdiction.

These possible constructions of the two Ethanol plants with their indirect spin offs can change the economic development of this municipality. However integrated long term planning to ensure sustainability is crucial to grab this opportunity.

However the economic base of the country is growing away from industries towards information and financial services. The Ethanol developments might just be the trigger to take Tswelopele into this next level of economic development, but the shortage of skills in this area could prevent further growth.

There is also a proposed building of regional police headquarters in Tswelopele. The need for accommodation and related services would add to increased economic activity within the municipality. The resulting economic activity would increase the economic base of Tswelopele.

STATISTICAL INFORMATION OF THE MUNICIPALITY AS PER 2011 CENSUS SURVEY

Age in completed years and Gender

Ward Level	0 – 4		5 – 9		10 - 19		20 - 29		30 - 39		Grand Total
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
Ward 1	333	279	300	318	552	570	432	468	213	309	3774
Ward 2	309	300	276	294	483	531	432	456	222	282	3585
Ward 3	336	375	378	336	642	681	567	624	300	363	4602
Ward 4	417	471	399	411	735	786	618	588	423	516	5364
Ward 5	480	495	357	309	528	495	777	693	633	534	5301
Ward 6	369	342	327	360	639	630	534	564	306	324	4395
Ward 7	309	351	303	294	531	522	504	522	327	366	4029
Ward 8	336	342	294	291	534	492	648	573	357	360	4227

Ward level	40 – 49		50 – 59		60 - 69		70 - 79		80+		Grand Total
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
Ward 1	177	273	135	225	99	138	33	84	12	27	1203
Ward 2	195	246	126	177	72	132	36	96	15	27	1122
Ward 3	234	339	195	303	150	207	75	132	21	54	1710
Ward 4	336	393	282	318	180	228	75	153	45	81	2091
Ward 5	519	471	381	264	132	108	48	33	15	15	1986
Ward 6	234	285	168	246	96	141	36	78	18	33	1335
Ward 7	219	303	186	285	111	156	48	90	30	36	1464
Ward 8	288	294	192	195	111	138	51	96	21	42	1428

2. Comparison of education per Municipality within Lejweleputswa District.

Name of the Municipality	Grade 10 / Std 8 / Form 3	Grade 11 / Std 9 / Form 4	Grade 12 / Std 10 / Form 5	NTC I / N1 / NIC / V Level 2	NTC II / N2 / NIC / V Level 3	NTC III / N3 / NIC / V Level 4	N4 / NT C 4	N5 / NT C 5	N6 / NTC 6	Certificate with Grade 12 / Std 10	Diploma with Grade 12 / Std 10	Bachelors Degree and Post graduate Diploma
Masilonyana	4437	3828	8559	39	21	45	51	42	63	180	321	87
Tswelopele	3372	2445	5742	18	39	63	30	27	66	192	318	108
Tokologo	1683	1119	3111	18	21	18	27	12	30	63	222	66
Matjhabeng	37176	31023	73539	594	711	990	924	729	1212	3528	4626	1020
Nala	6132	4914	10905	78	39	135	69	60	114	426	549	156

Employment status per gender and ward.

Ward	Employed		Unemployed		Discouraged work-seeker		Other not economically active	
	Male	Female	Male	Female	Male	Female	Male	Female
Ward 1	369	282	252	450	192	252	435	639
Ward 2	318	249	348	384	138	216	438	624
Ward 3	480	393	330	405	66	141	792	1131
Ward 4	948	513	450	696	102	213	564	864
Ward 5	2130	849	75	192	18	150	387	1080
Ward 6	519	324	204	291	120	186	798	1017
Ward 7	543	441	246	330	171	243	603	831
Ward 8	882	453	204	315	57	99	651	870

Individual monthly income per ward

Ward	R 1 - R 800	R 801 - R 3 200	R 3 201 - R 12 800	R 12 801 - R 51 200	R 51 201 - R 204 800	R 204 801 or more	No income
Ward 1	1923	813	105	30	3	-	2016
Ward 2	1653	747	147	21	-	3	2067
Ward 3	2121	1335	282	36	3	-	2430
Ward 4	2424	1263	528	159	15	3	2643
Ward 5	1842	2361	216	99	36	12	2268
Ward 6	2028	921	123	24	6	-	2460
Ward 7	1638	1098	267	57	-	-	2238
Ward 8	1572	978	363	135	18	15	1845

Population group per local municipality and gender.

Local Municipality	Black African		Coloured		Indian or Asian		White		Other		Grand Total
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
Masilonyana	29250	28764	402	324	174	33	2004	2211	129	39	63330
Tokologo	12135	12348	660	666	174	21	1380	1503	63	36	28986
Tswelopele	20733	22719	303	273	141	30	1596	1704	93	33	47625
Matjhabeng	176805	179544	4251	4482	1002	453	18915	20217	534	255	406458
Nala	36078	39573	237	264	162	45	2250	2424	138	45	81216
Grand Total	275001	282948	5853	6009	1653	582	26145	28059	957	408	627615

Population group per ward and gender.

Ward	Black African		Coloured		Indian or Asian		White		Other		Grand Total
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
Ward 1	2235	2664	12	21	30	3	-	-	3	-	4968
Ward 2	2133	2520	9	18	12	-	-	-	9	-	4701
Ward 3	2877	3408	6	9	15	-	-	3	-	-	6318
Ward 4	2808	3144	15	18	36	18	618	750	30	12	7449
Ward 5	3348	2961	66	42	-	-	447	405	6	6	7281
Ward 6	2616	2925	93	72	18	-	3	3	6	-	5736
Ward 7	2511	2886	27	30	12	-	3	6	9	3	5487
Ward 8	2199	2211	69	60	18	6	522	537	27	9	5658

Electricity usage per category.

Cooking

Wards	Electricity	Gas	Paraffin	Wood	Solar	Other
Ward 1	711	9	-	-	-	-
Ward 2	657	3	-	-	-	-
Ward 3	729	12	-	3	-	-
Ward 4	1185	57	9	-	3	3
Ward 5	924	18	3	9	3	-
Ward 6	909	12	6	3	-	-
Ward 7	975	18	6	3	3	-
Ward 8	966	30	-	6	-	-

Heating

Wards	Electricity	Gas	Paraffin	Wood	Coal	Animal dung	Solar
Ward 1	720	15	186	135	6	3	3
Ward 2	660	30	198	99	3	6	3
Ward 3	747	60	351	126	9	3	-
Ward 4	1257	39	177	252	3	-	9
Ward 5	954	18	99	849	15	27	3
Ward 6	924	12	66	222	-	-	3
Ward 7	1008	30	60	144	-	3	3
Ward 8	1008	18	18	318	9	3	-

Lighting

Wards	Electricity	Gas	Paraffin	Solar
Ward 1	711	-	-	-

Ward 2	654	-	-	-
Ward 3	729	-	-	3
Ward 4	1182	-	-	3
Ward 5	921	-	3	-
Ward 6	906	-	-	-
Ward 7	975	-	-	-
Ward 8	966	-	-	3

Tswelopele local municipality household number is increasing irrespective to the StatsSA population decline. The municipality is ensuring that basic services are being provided to the general public and that there is enormous access to basic services. The formal household dwelling has also increased from 2001, however the municipality is still encountering challenges with informal settlement for human settlement as well as churches that are illegally occupying municipal open space and churches.

4. OVERVIEW OF THE HUMAN SETTLEMENT SITUATION WITHIN TSWELOPELE LOCAL MUNICIPALITY

This chapter focus on the human settlement profiling on allocation trend, infrastructure and housing needs.

Human settlement delivery in Tswelopele Local Municipality to date:

Human Settlement allocation profile

AREA	ALLOCA TED	COMPLETED	DATE	CONSTRUCTION
BULTFONTEIN	50	50	31/07/1995	DEVELOPER
BULTFONTEIN	150	149	19/07/1995	DEVELOPER

BULTFONTEIN	240	237	11/12/1998	DEVELOPER
BULTFONTEIN	120	100	19/11/1999	PEOPLES FIRST
BULTFONTEIN	200	191	22/02/2001	MAREKA
BULTFONTEIN	50	30	16/10/2002	DIKSIN
BULTFONTEIN	100	99	2003/2004	DIKSIN
BULTFONTEIN	200	200	2003/2004	LEFIKA BULDING
BULTFONTEIN	50	47	2004/2005	LEFIKA BULDING
BULTFONTEIN	300 +4	304	2008/2009	SECHABA SOLUTION
BULTFONTEIN	150	150	2010/2011	INZUZO TRADING
HOOPSTAD	200	190	31/07/1995	BHEKI CONSTRUCTION
HOOPSTAD	50	45	15/12/1998	MAKOYA TRADING
HOOPSTAD	200	116	22/02/2001	TEBOHO CONSTRUCTION
HOOPSTAD	50	50	16/10/2002	TEBOHO CONSTRUCTION
HOOPSTAD	100	100	15/11/2009	YOUTH PROJECT
HOOPSTAD	100	100	2010/2011	SETSOTO BRICKS
BULTFONTEIN PHP	100	100	1999/2000	IKGWANTLELENG TRUST
BULTFONTEIN PHP	100	100	2000/2001	IKGWANTLELENG TRUST
BULTFONTEIN PHP	100	100	2001/2002	IKGWANTLELENG TRUST
BULTFONTEIN PHP	100	100	2002/2003	IKGWANTLELENG TRUST
BULTFONTEIN PHP	100	100	2006/2007	IKGWANTLELENG TRUST
HOOPSTAD PHP	40	29	27/10/2003	RABONE TRUST
HOOPSTAD PHP	50	50	NO DATE	RABONE TRUST
HOOPSTAD PHP	27	12	26/11/2003	RABONE TRUST
HOOPSTAD	87	85	2003/2004	JABULANE Construction
HOOPSTAD	100	100	2005/2006	PHAHAMA CONSTRUCTION
HOOPSTAD	100	100	2007	TLE LE BONE CONSTRUCTION
HOOPSTAD	200	100	2009	COOL IDEAS / SETSOTO CONSTRUCTION

BULTFONTEIN (Land restitution)	15	15	2010	BIZ AFRICA
HOOPSTAD (Land Restitution)	2	1	2010	DIKSON CONSTRUCTION
BULTFONTEIN (Phahameng) Breaking New Ground	832	300	2017	Tshwara Thebe Construction
TOTAL	4167	3534		

A consultant was appointed by the Department of Human Settlement named Tshwara Thebe, to construct 832 low cost houses that measures 40m² in size. There are two (2) building plans that beneficiaries are choosing from, the first one is the L- Shape Plan and the second one is the square shape plan.

The Department of Human Settlement on daily basis is stationed in Phahameng / Bultfontein assisting Municipal Human Settlement Officials with the compilation of beneficiary applications forms and verification of all necessary documentation. To date 832 beneficiaries have been approved by the Department of Human Settlement. The beneficiaries are consulted on which plan they desire prior any foundation can be erected on site on site.

4.1 Human Settlement Backlog

According to Municipal records the following stipulate the current housing backlog.

Erven waiting list	
Hoopstad / Tikwana	Bultfontein / Phahameng
3810	3884
Total 7694	

Human Settlement waiting list	
Hoopstad / Tikwana	Bultfontein / Phahameng
1093	821

Total 1914

It is clear from the above table that there is an urgent need for human settlement in Tswelopele Local Municipality. According to Municipal records, both the Human settlement and erven waiting list grows daily irrespective of the report from Stats SA that indicate a population decrease however the household is increasing tremendously.

The role of the Municipality is to manage and coordinate beneficiary waiting list from various housing subsidies. The Municipality is only limited to beneficiary management as allocation is solely the competency of the Department of Human Settlement. The Municipality also embarks on education campaigns where the community is informed on the roles of the Municipality and that of the Department of Human Settlement. The Municipality works with the Lejweleputswa District (Dept. of Human Settlement) as well the Department of Human Settlement on conducting beneficiary education regarding beneficiary management and human settlement.

4.2 Informal Settlement

4.2.1 List of Tswelopele Local Municipality Informal Settlement

1. Park 5229 (Baiphehi) Informal Settlement
2. Matlharantlheng Informal Settlement

The above mentioned informal settlements are in the process of being allocated to new approved township establishment (Ext 9, Phahameng / Bultfontein).

The Municipality intends to establish other mixed development where the informal settlements were placed as some of areas where the informal settlers placed themselves are in flood lines, private land and in Public Open Spaces, which are not suitable for Human Settlement.

Public Park 5229 (Baiphehi) Informal Settlements

Erf 5229 Public Park, Phahameng, Bulfontein



land@thehda.co.za

Legend

- Other Roads
- Informal Settlement

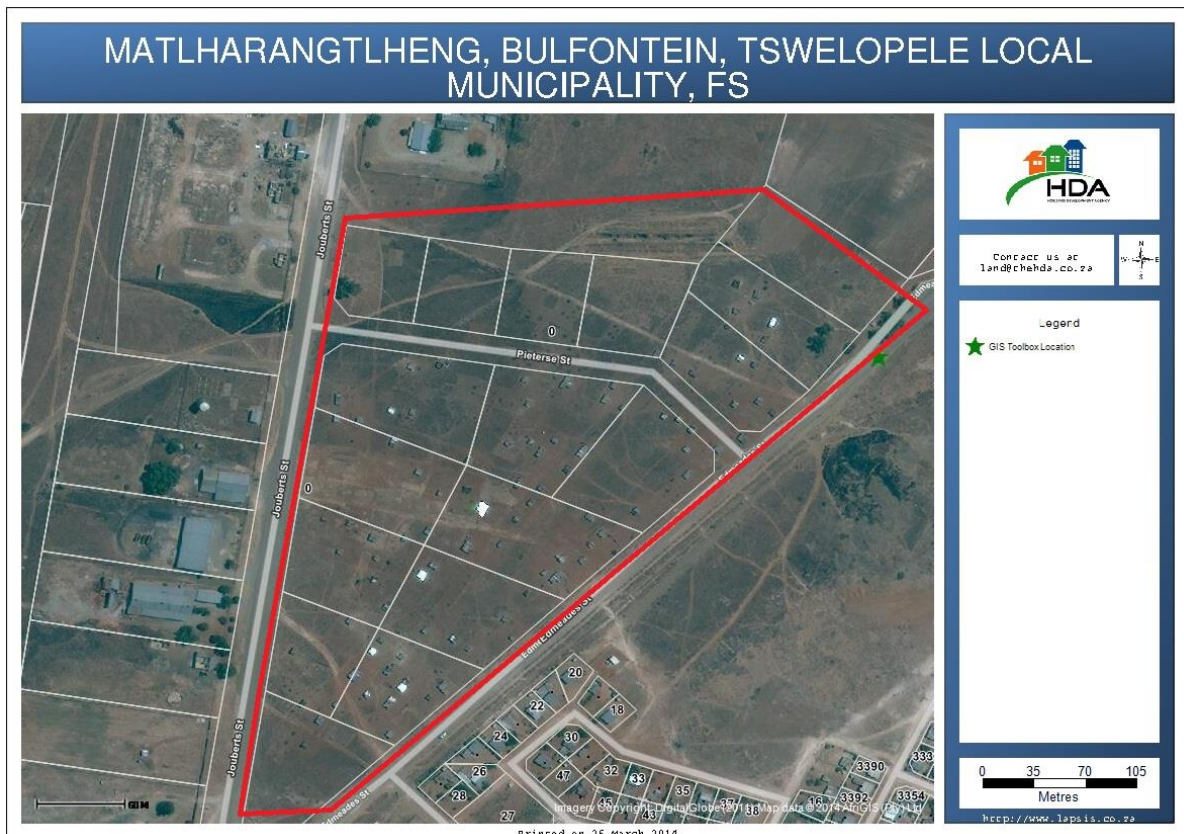
0 0.015 0.03 0.045
kilometers

SETTLEMENT ATTRIBUTES	
Name of the settlement	Park 5229 Informal Settlement (Baipehi)
Age of the settlement	4 years
Location	Ward 4, Phahameng
Coordinates	Lat:-28.30084 S, Long :26.13062 E
Land earmarked for	Public Park
Land ownership	Government owned – TLM
Name of Land owner	MLM
Ward:	Ward 4
Area size	0.5860h
Housing backlog	24
Population Estimate	72
Ease of access (accessibility)	Accessible
SOCIAL INFRASTRUCTURE	
Bultfontein CBD	6km
▪ Nearest Police station	Phahameng Police station (SAPS) 2km
▪ Nearest Health care facility (hospital/clinic)	Mohau Hospital in Hoopstad 60km DT Maleho Clinic 2km
▪ Schools within 2 km	Nthuthuzelo Primary 1km, Rainbow High School 1km
▪ Recreation & community hall	Phahameng Community Hall 2km
▪ Libraries	Phahameng Community library about 2km
INFRASTRUTURAL SERVICE (incl. informal)	
▪ Water supply	Nil
▪ Sanitation	Nil
▪ Access roads	Yes
▪ Electrification(in cl.lightning)	Nil
LOCAL ECONOMY	Domestic and farm workers
IMMEDIATE CHALLENGES/ NEEDS	Suitable land, basic services, amenities
POSSIBLE HAZARDS/ RISKS	flooding during rainy seasons
Remarks	<ul style="list-style-type: none"> children's play ground

RECOMMENDATIONS: Provide interim services and eventually full upgrade

- a) **Participative community action planning:** Action plans with local communities regarding key issues should be developed as part of participative process for finalising planning processes.
- b) **Integrated approach:** The project should not focus only on settlement upgrading but also urban efficiency, integration to the existing township, informal economy, primary health care and schools, considering that there is a town and township near this area with a unoccupied land parcels in between.
- c) **Incremental approach led by interim services:** Within the framework of a preliminary master plan and subject to further community consultation, the following interim services and initial developmental responses should be prioritised: sanitation; improved solid waste removal; improved storm-water / wastewater management, Upgrading of existing gravel roads and provision of stormwater drainage system. Installation of Meters to taps should be installed to monitor water demand management and participative local economic action planning with informal enterprise.
- d) **Formalisation of the Settlement:** Municipality to fast-track formalisation in this area. The issuing of title deeds should be prioritized. It is important for the municipality to do audit of the public spaces in this area before changing the public space to residential.

Matlharantlheng Informal Settlements



RECOMMENDATIONS; – Imminent relocation

SETTLEMENT ATTRIBUTES	
Name of the settlement	Matlharantlheng Informal Settlements
Age of the settlement	4 yrs
Location	Ward 2,
Coordinates	Lat : -28.29588 S , Long :26.14514 E
Land earmarked for	Industrial
Land ownership	Government (erf 1091 to 1107) and Privately owned (erf 715 to 717)
Name of Land owner	
Ward:	Ward 2
Area size	
Housing backlog	315
Population Estimate	738
Ease of access (accessibility)	Accessible from the surrounding roads
SOCIAL INFRASTRUCTURE	
Bulfontein CBD	
▪ Nearest Police station	Phahameng Police station (SAPS) 1km
▪ Nearest Health care facility (hospital/clinic)	Phahameng Clinic 1.5km
▪ Schools within 2 km	Matimalenyora Primary School 1km. Rainbow High School 2km.
▪ Recreation & community hall	Phahameng Community Hall 1km
▪ Libraries	Phahameng Community library 1km
INFRASTRUCTURAL SERVICE (incl. informal)	
▪ Water supply	Jojo tanks
▪ Sanitation	Nil
▪ Access roads	Yes (Joubert Street)
▪ Electrification(incl. lightning)	Nil
LOCAL ECONOMY	Domestic workers, farm workers and industrial are workers.
ESTIMATED DENSITY	+/- 500 Not Congested.
EMMEDIATE CHALLENGES/ NEEDS	Suitable land, unemployment, crime, amenities, basic services.
POSSIBLE HAZARDS/ RISKS	Floods during rainy seasons.
Remarks	<ul style="list-style-type: none"> Area not observed for projects Zoned for industrial and single residential

- a) **Community participation:** there is a need to do proper consultation from the inception phase so that there is also a common understanding around number of households and relocation processes to the nearby site earmarked.
- b) **Enumeration/socio-economic survey:** This should be conducted to give a detailed situational analysis, the outcome of which would best inform the planning and budgeting for relocation.
- c) **Relocation:** The relocation must be prioritised since the area is earmarked for industrial area. Municipality earmarked nearby sites where planning and survey is currently taking place.

RECOMMENDATIONS; C – Imminent relocation

- a) **Community participation:** there is a need to do proper consultation from the inception phase so that there is also a common understanding around number of households and relocation processes to the nearby site earmarked.
- b) **Enumeration/socio-economic survey:** This should be conducted to give a detailed situational analysis, the outcome of which would best inform the planning and budgeting for relocation.
- c) **Relocation:** The relocation must be prioritised since these settlements occupied the public spaces which are also not suitable for settlement. Municipality earmarked nearby 499 sites planned and surveyed with water connection and Municipality reported that there is another purchased piece of land for future development which can still accommodate other beneficiaries.

4.2 Existing Infrastructure/services in informal settlements

4.4.1 Summary indication of existing services

Informal Settlement	Infrastructure Services			
	Water	Sanitation	Electricity	Roads
Park 5229 (Baipehi) Informal Settlement	Nil	Nil	Nil	yes
Matlharantlheng Informal Settlement	Nil	Nil	Nil	yes

4.2.2 Type of services

Park 5229 (Baipehi) Informal Settlement



Structure Type



Internal Settlements



High Mast Lighting



Access Road

Matlharantlheng Informal Settlement



Currently Used Toilets



Structure Type



Access road



Standing water during rainy season



Adjacent Industrial Area



Jojo Tank Service

4.3 Proposed responses based on assessment

The table below is showing proposed categorization.

Name of Settlement	Name of area (Town)	No of Dwellings	Land Ownership	Budget Estimate
				Short/Medium term plan
Park 5229 (Baiphehi) Informal Settlement	Bultfontein	24	Municipal	Relocation from public spaces, water & sanitation, roads, storm water, street lighting, interim services.
Matlharantlheng Informal Settlement	Bultfontein	315	Municipal and Private	Relocation from public spaces, water & sanitation, roads, storm water, street lighting, interim services.
		339		

NB: The figures above exclude land acquisition

4.3.1 Budget estimates are based on subsidy Quantum incremental interventions in the Housing National Code:

Description	Unit Cost
Land Development	R 2 183.89
Water and Sanitation	R 10 700.58
Roads and Storm Water	R 9 157.53
Street lighting	R 119.83
Relocations	R 1 177.97
Interim services	R3 234.10

4.3.2 Remedial Action to address Informal Settlement

The Municipality has 4 (four) proclaimed township establishments, 2 (two) in Tikwana, Hoopstad and 2 (two) in Phahameng, Bultfontein. The rationale for the township establishment was to address the informal settlement backlog by allocating legal erven to informal settlers and provide security of tenure.

To date the Municipality has allocated the following number of beneficiaries to the newly established townships; see table below

EXTENSION	NO. OF SITE	SITE ALLOCATED TO DATE
Ext. 4 Tikwana	499	360
Ext. 9 Phahameng	481	352
Ext. 10 Phahameng / Bultfontein	429	0
652 Erven Tikwana	652	440

Irrespective of the number of beneficiaries that have been allocated, the Municipality still has a backlog in informal settlement. After the allocation the current backlog of informal settlement is as follows:

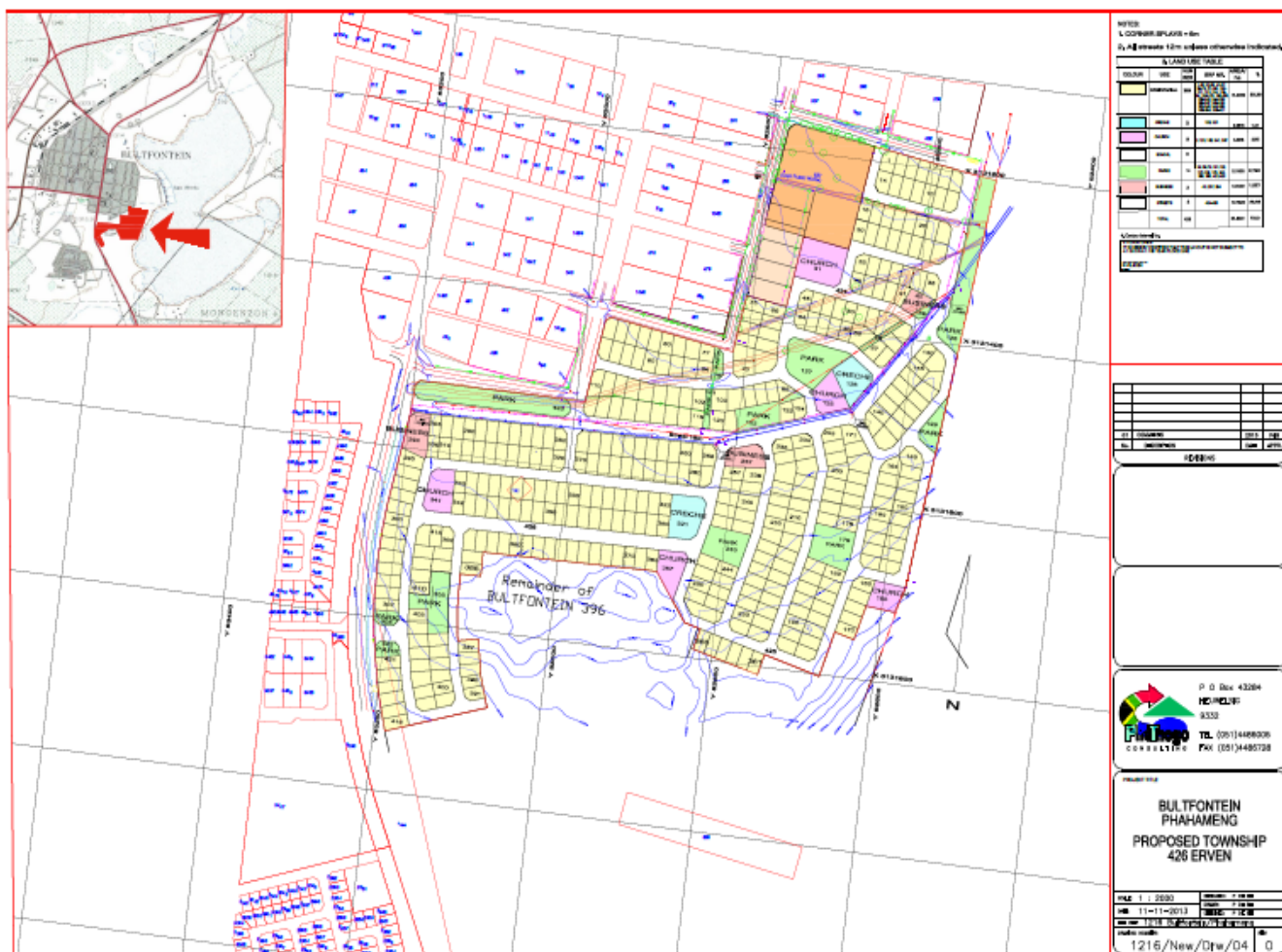
Informal Settlements

Settlement Name	Town/Farm	Current number of households	Township Establishment Progress	Infrastructure Status (Bulk Water, Sanitation & Electricity)	Infrastructure Status (Internal Water, Sanitation & Electricity)	Additional Status /Plans/Challenges
Mattharantlheng	Bultfontein	126	Opened (Industrial Area)	Water: Using Jojo Tanks Sanitation : None Electricity : None	Water : Using Jojo Tanks Sanitation : None Electricity : None	Municipality in a process of relocating households to new (Extension 9)
Park 5229 (Baiphehi)	Bultfontein	20	Opened	Water : None Sanitation : None Electricity : None	Water : None Sanitation : None Electricity : None	Municipality in a process of relocating households to new (Extension 9)

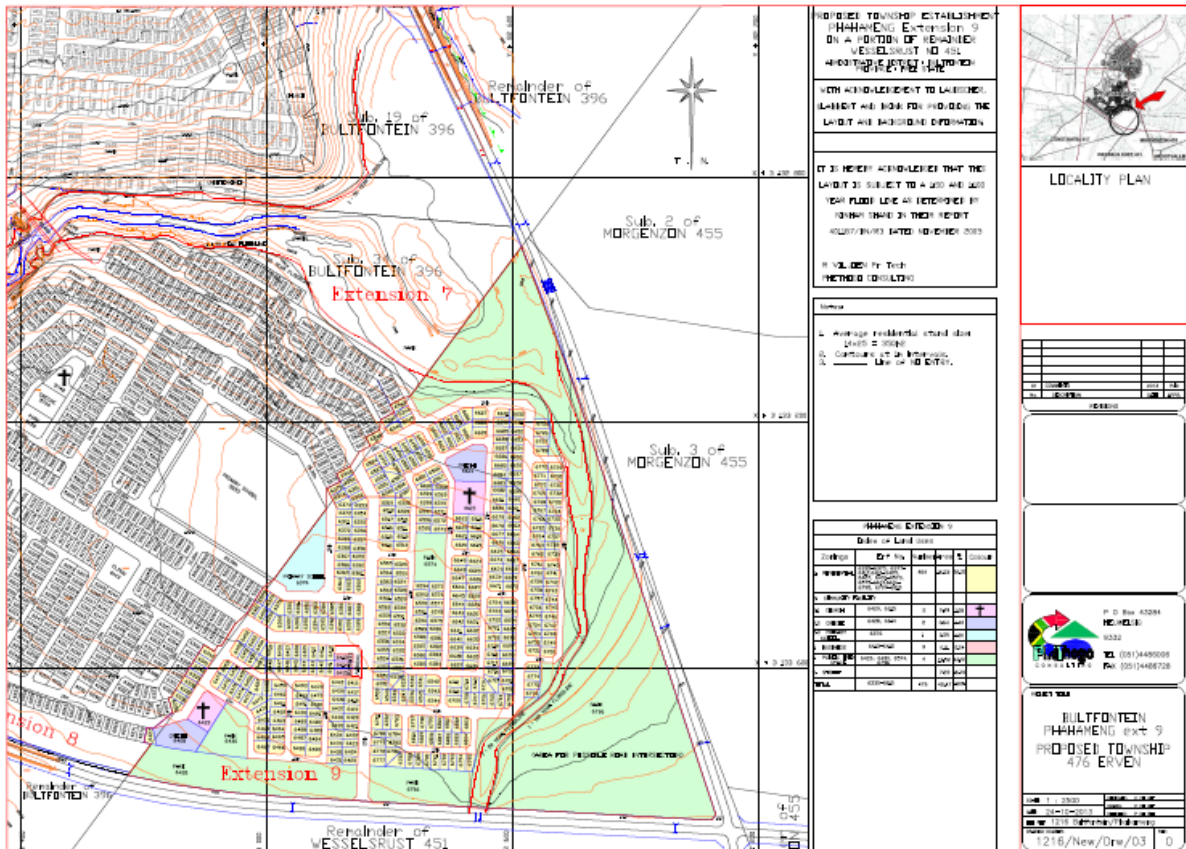
In summary, the following outcomes were recorded in most of the informal settlements which were rapidly assessed:

- Most settlements have no access to communal stand pipe watertaps (Unmetered taps).
- All settlements have no access to sewer connection waterborne toilets.
- Settlements are situated within or closer to the existing townships this makes it easy access to the services or connection points, although bulk services are yet to be considered.
- Most settlements are accessible from the streets of the existing townships and closer major roads.
- All areas have no access to household basic electricity and no high masts lighting.
- Most settlements are situated on Municipal land except for a section of Mattharantlheng.
- Most settlements are for relocation to the nearby planning and survey projects.
- Settlements consist of informal houses.
- Socio-economic facilities must also be considered when planning for the settlement with involvement of relevant sectors.

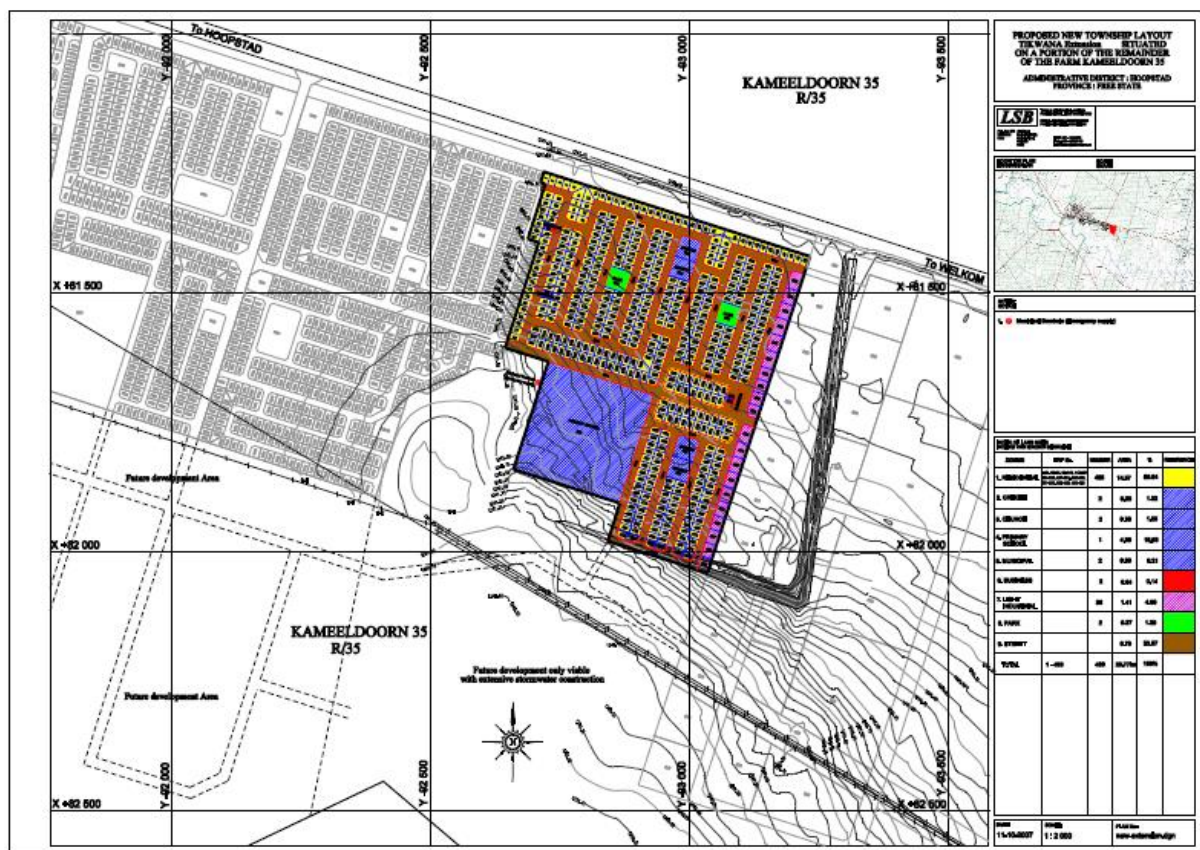
The informal settlement backlog is only in Phahameng, Bultfontein and in Tikwana, Hoopstad there are no informal settlements, all residents resides in formal register sites.



Extension 9, Phahameng Bultfontein



Tikwana Extension 4, Hoopstad



In December 2016, the allocation process began in Tikwana / Hoopstad, Extension 4 (499 erven) when the pegs were opened in order to allow the allocation process by legally allocating residential erven to residents.

Within this extension, community members from six (6) Informal settlement (Park 1915, Park 1747, Storm Water channel Informal Settlement, Beer-hall, Technical & St John Informal Settlement) were relocated residential erven. The allocation process for Tikwana Extension 4 is complete.

In May 2017, the allocation process in Phahameng Extension 9, commenced where the informal settlers from Mathlarantlheng were prioritized and allocated with formal sites. The process is still on going as there are other external challenges that are prohibiting the process from being completed and Political intervention has been requested from Councilors in order to fastrack the allocation process in Extension 9, Phahameng.

In August 2017, the allocation process for the 652 township establishment in Tikwana commence. Challenges were encountered during the allocation process when Municipal Officials discovered that there are wet land were formal sites were pegged. The Municipality cannot allocate residents in wet land area. This challenges has lessened the number of erven to be allocated. Currently 122 erven are in a wetland and cannot be allocated. The allocation processes is still in on going.

The above mentioned informal settlement residents will all be accommodated in the new extension and only after they have been allocated that the remaining erven will be allocated for community members on the erven waiting list. The allocation process was tabled at

Council and Council resolved that the allocation process should first prioritize the informal settlement residents with the intention of eradicating informal settlement and providing residents with formal registered erven.

The process of opening of pegs for the remaining approved township establishment is conducted in phases. The first phase is the 499 Tikwana (Ext. 4) upon the completion of the said extension the remaining extension will commence per phases.

The challenge that the Municipality is faced with is the issue of bulk service / infrastructure. All the approved township establishment do not have bulk services / infrastructure. The allocation process only includes allocation un-serviced erven / sites.

6. ANALYSES OF THE HDA REPORT

All the informal settlement do not have infrastructure and are not adequately situated. The portions of land where the informal settlement within Tswelopele local Municipality are located are on parks, open spaces and industrial area adjacent a flood line. In addition some of the properties where informal settlement are located are not Municipal owned land and that poses a challenge.

The Municipality intends to relocate all informal settlement and the above mentioned informal settlement are place on the Pipeline program that is facilitated by the HDA (Housing Development Agency) and with the Department of Human Settlement.

7. REMIDIAL ACTION BY THE MUNICIPALITY

The Municipality has started with the allocation of ervens/site at 499 Ext. 4 for the allocation informal settles to formal settlement. The Municipality will allocate the remaining informal settlements to the newly established township in order to eradicate the informal settlements.

The Municipality has written the letter of request to the Department of Human Settlement requesting funding and bulk infrastructure for the newly established townships in order to provide services.

The Municipality on quarterly basis reviews the waiting list and submit to Internal Auditor to ensure whether they are legitimate.

The Municipality also conducted quarterly awareness campaigns where the community is informed and equipped on matters of Human Settlements ranging from title deeds, informal settlement, consumer education, waiting lists and Municipal Procedure Manuals.

The Municipality is also made engagements with the Wards Councilors, Ward Committees and CDW's with regards to issues relating to Human Settlements to attend to community matters in their different wards on quarterly basis.

8. HUMAN SETTLEMENT CHALLENGES AND PRIORITIES

This section 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 Department of Human Settlement 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 Department of Human Settlement All subsidy types should be accommodated during provincial housing allocations so that more subsidies may be allocated to the municipality.

	<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • The criteria of determining the vulnerable groups such as old aged, child headed families, the disabled, the widows etc
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.

9. CONCLUSION

Housing settlement can serve as a catalyst to socio-economic development of the municipal area if the spatial positioning of human settlement projects are carefully considered. The development of human settlement at the correct/best position will enhance the municipal spatial form and lead to the optimization of developable land, bulk infrastructure, social services and create economies of agglomeration for further development of emerging nodes. The key development indicators/informants that need to be taken into account when identifying land for human settlement, such as the SDF Spatial Development Framework

Municipal Budget and SDBIP play a major role in ensuring that all human settlement projects are realist (there is funding) and achievable. The assistance and support from Provincial and Nation department of Human Settlement is crucial in ensuring that local municipality have adequate support in the allocation of human settlement development as well as consumer education principles.

The Housing policy embodies a number of various human settlement subsidy and each subsidy is unique and different. Other than subsidy, there are a number of grants that local municipalities can have access to based on the criteria and need of municipal beneficiaries. Hence it is crucial that a Municipal Human settlement sector plan communicates all the needs of the Municipality and be aligned to the IDP, in order to ensure that all human settlement needs and challenges are address in a manner that caters for the needs of the community and enhances the livelihood of community members as a whole.