

MANTSOPA

FINAL DRAFT HOUSING SECTOR PLAN 2005-2010

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LOCAL GOVERNMENT & HOUSING**



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LIST OF ABBREVIATIONS/ACRONYMS

- IDP: Intergrated Development Programme
- MLM: Mantsopa 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 centres. Furthermore, taking into consideration that, according to the South African constitution, housing is a basic human right these plans are also important to indicate what is planned for. It might also be a strategic document to avoid legal action to be taken against the municipality.

Part IV of the Housing Act (1997) deals with the roles and responsibilities of local government. The municipality is required to:

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

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

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

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

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

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

1.5 OTHER LEGISLATION AND ITS IMPACT ON HOUSING

Other legislation that is important and supports housing development is:

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

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

1.6 NATIONAL HOUSING FINANCE INSTITUTIONS, SUBSIDY CATEGORIES AND DELIVERY OPTIONS

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

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

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

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

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

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

1.7 FREE STATE HOUSING DEVELOPMENT STRATEGY

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

- a) **Subsidy targeting with regard to income**
The lowest income categories i.e. households earning less than R1 500 per month, have benefited in this housing subsidy scheme. The second income category, i.e. R1 500 - R2 500, needs urgent attention.

- b) **Norms and standards**
Provision of infrastructure is critical as the housing size of 40square metres, takes a bigger portion of the subsidy amount. Good quality houses should be constructed.
- c) **Integrated housing development and land tenure**
Urban sprawl should be reduced though building compact cities with settlements located closer to employment centres. The Spatial Development Strategy Frameworks, as compiled by municipalities, sought to address this issue, as well as identifying future land for housing development. This should be in a logical manner.
- d) **Environment and energy efficiency**
Housing development programmes/projects should address issues of environmental degradation, as well as utilising energy-efficient planning systems.
- e) **Housing for special needs**
HIV/AIDS patients, the elderly and the disabled seem not to have been considered in the delivery of housing. These groups should be ranked high on the programme for housing delivery within municipalities.
- f) **Subsidy types and delivery methods**
Some subsidy types and housing delivery methods have been dominating housing delivery in the province in the past. Emanating from this practice, other subsidy categories will be given priority in order to accommodate different tenure and delivery options.
- g) **Subsidy allocations to municipalities**
Allocations to municipalities will be transparent, take into account municipal population and be conducted on a multi-year basis. This will assist municipalities to develop long-term housing delivery plans.
- h) **Role of municipalities**
Local municipalities are actual implementers of housing projects at the grass-roots level while the province is co-ordinating this function. It is crucial that capacity should be increased at the municipal level so that accreditation may be effected for most municipalities. In this way, housing delivery will substantially be increased. Once accreditation has occurred, local and district municipalities will be expected to set up appropriate arrangements for co-ordination and implementation of housing programmes.
- i) **Private Sector**
The involvement of the private sector and parastatals in both the funding and the construction process is critical in speeding-up and normalising housing in the province. With this view in mind, it is important to ensure that provision is made for high, middle and low-income categories in housing sector plans.

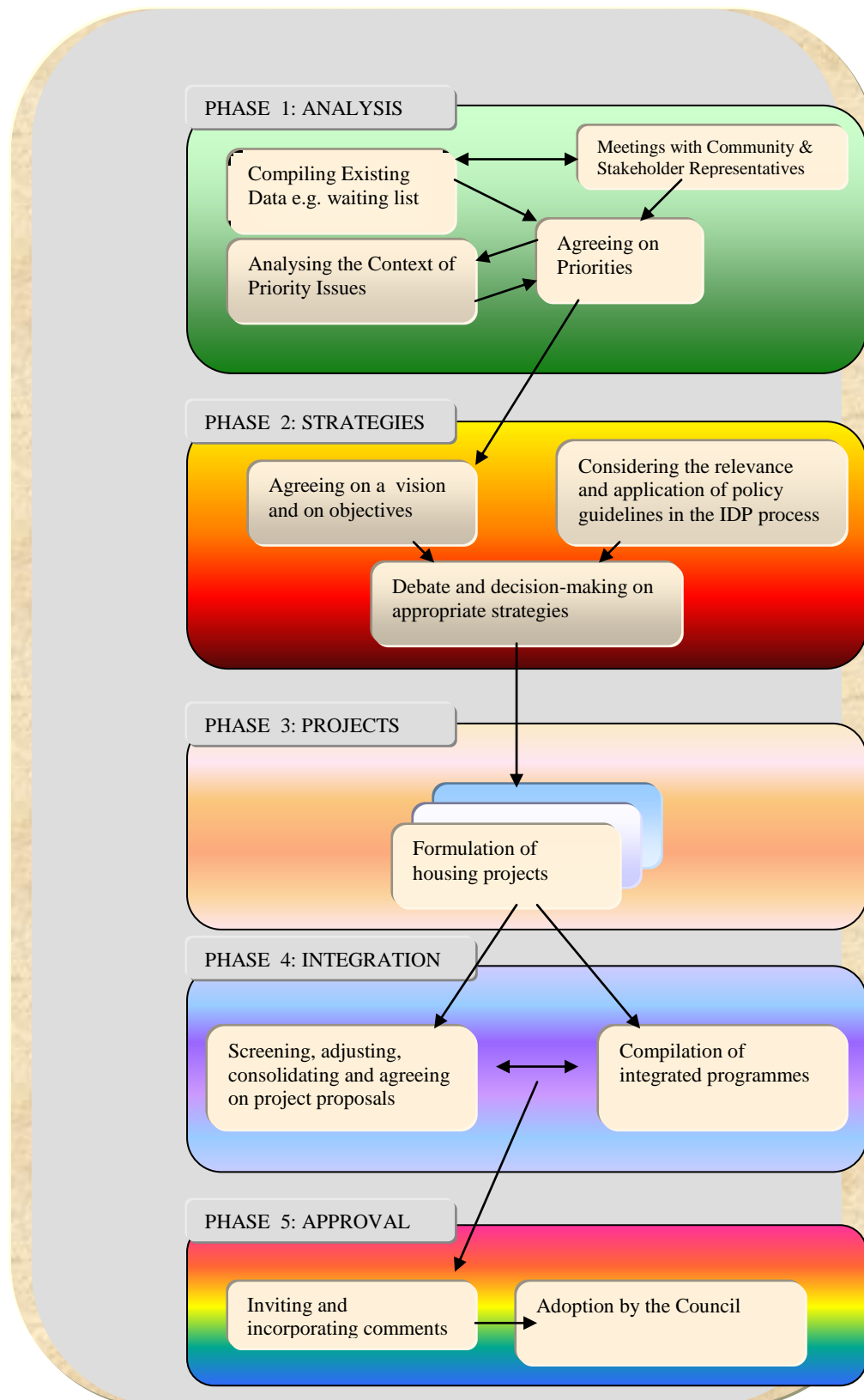
- j) **Housing and economic empowerment**
The housing subsidy scheme has given rise to empowerment of previously disadvantaged communities along with emerging companies. The emphasis on utilisation of local labour has also contributed positively towards improving local economic development. The provincial department will strive to promote the economic empowerment of previously disadvantaged individuals, particularly women and emerging companies.
- k) **Regulation of the secondary market**
Beneficiaries of the subsidy houses tend to sell their houses far below the investment cost in situations where they need to relocate for employment reasons or when they are in dire financial strains. On the whole, the list of the needy continues to grow as, in most cases, they are unable to buy an own house. The department will therefore ensure that beneficiaries do not sell subsidised houses before the expiry of eight years from the date of acquisition.
- l) **Capacity building**
The department has identified capacity building programmes as one of the most important tools in achieving improved housing delivery in the province. With this view in mind, the department will strive to improve the capacity-building programmes in order to increase efficiency at provincial, district and local municipalities.
- m) **Monitoring**
Several government policies acknowledge the need for monitoring and evaluation of housing programmes. In line with policy guidelines, the department will use the following three methods in monitoring housing projects in the province: -
- Progress assessment of housing projects will be conducted on a quarterly basis.
 - The impact assessment of housing delivery will be done with municipalities and beneficiaries annually.
 - The strategy will be revisited in a three-year cycle.

1.8 METHODOLOGY

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

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

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



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

Step 1: Analysis

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

Step 2: Strategies

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

Step 3: Projects formulation

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

Step 4: Integration

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

Step 5: Approval

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

1.9 CONCLUSION

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

CHAPTER TWO

The theoretical perspective on development planning

2.1 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 unambiguous 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).

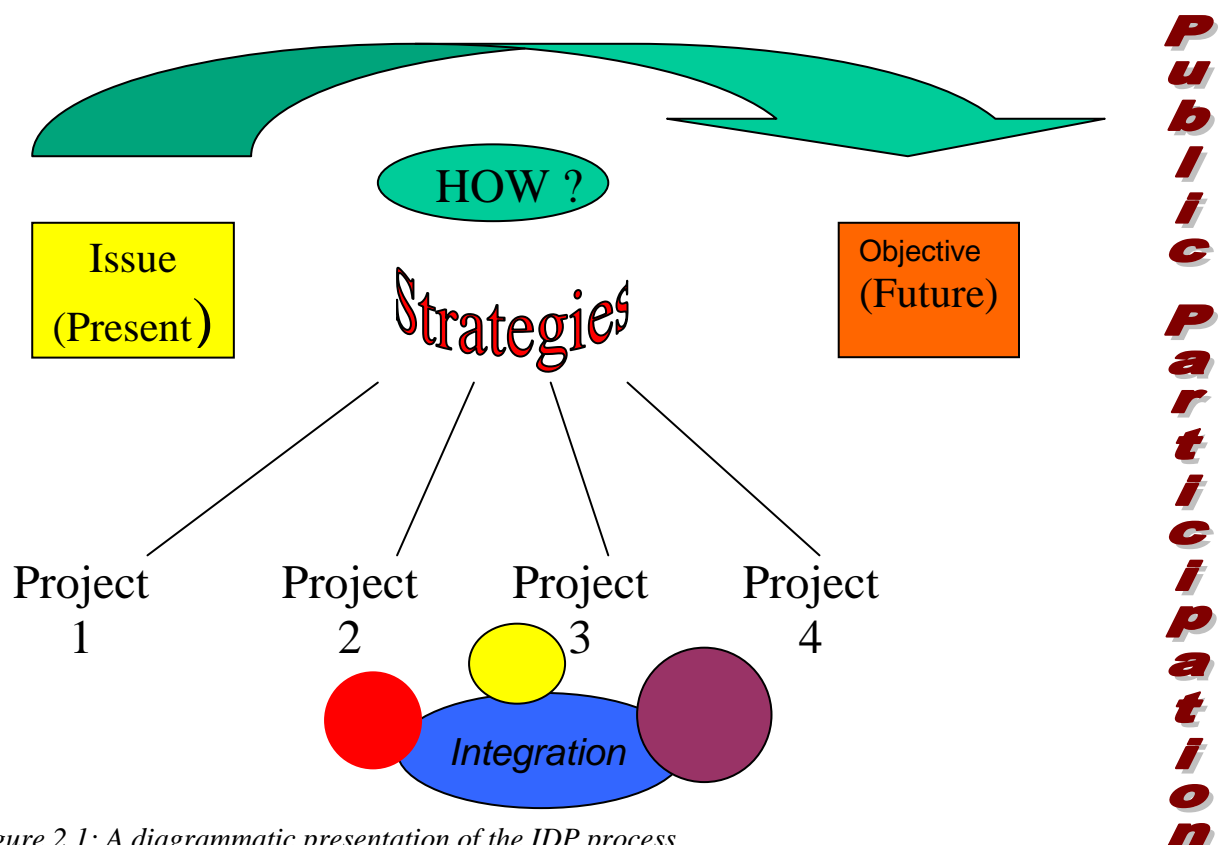


Figure 2.1: A diagrammatic presentation of the IDP process

2.3 PHASES OF THE IDP PROCESS

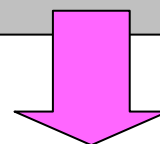
Figure 2.2 clearly illustrates different steps or events that need to be followed in the IDP process.

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.

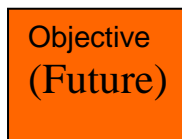
Phase 1: Analysis phase

Issue
(Present)

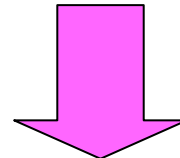
The first step of the process is all about understanding the local situation. There is a need to analyse the current or present situation of a municipality. All participants need to be aware of the basic facts and figures related to the present situation, trends and dynamics in a municipality. This is 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.



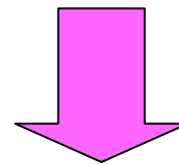
PHASE 2: Strategy Phase



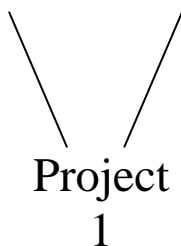
After understanding the present situation of a municipality, as well as the needs of the community, there is a need to think ahead or start to think about the future. In order to do this a municipality must set itself a vision. After setting a vision, there is a need to determine objectives for each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



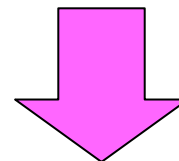
Now a vision and objectives for the municipality have been set, there is a need to think about how to reach the objectives. A bridge must therefore be built between the present situation (issues) and the future (objectives). This is known as strategies.



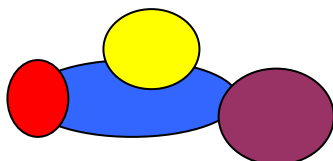
PHASE 3: Project Phase



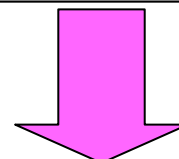
After building the bridge between the present situation and the future in the municipality (strategies), there is a need to implement or start to use this bridge. This is done by identifying appropriate projects and also to design these projects. This phase is also known as the "nuts and bolts" phase.



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

2.5 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, 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 Mantsopa

3.1 INTRODUCTION

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

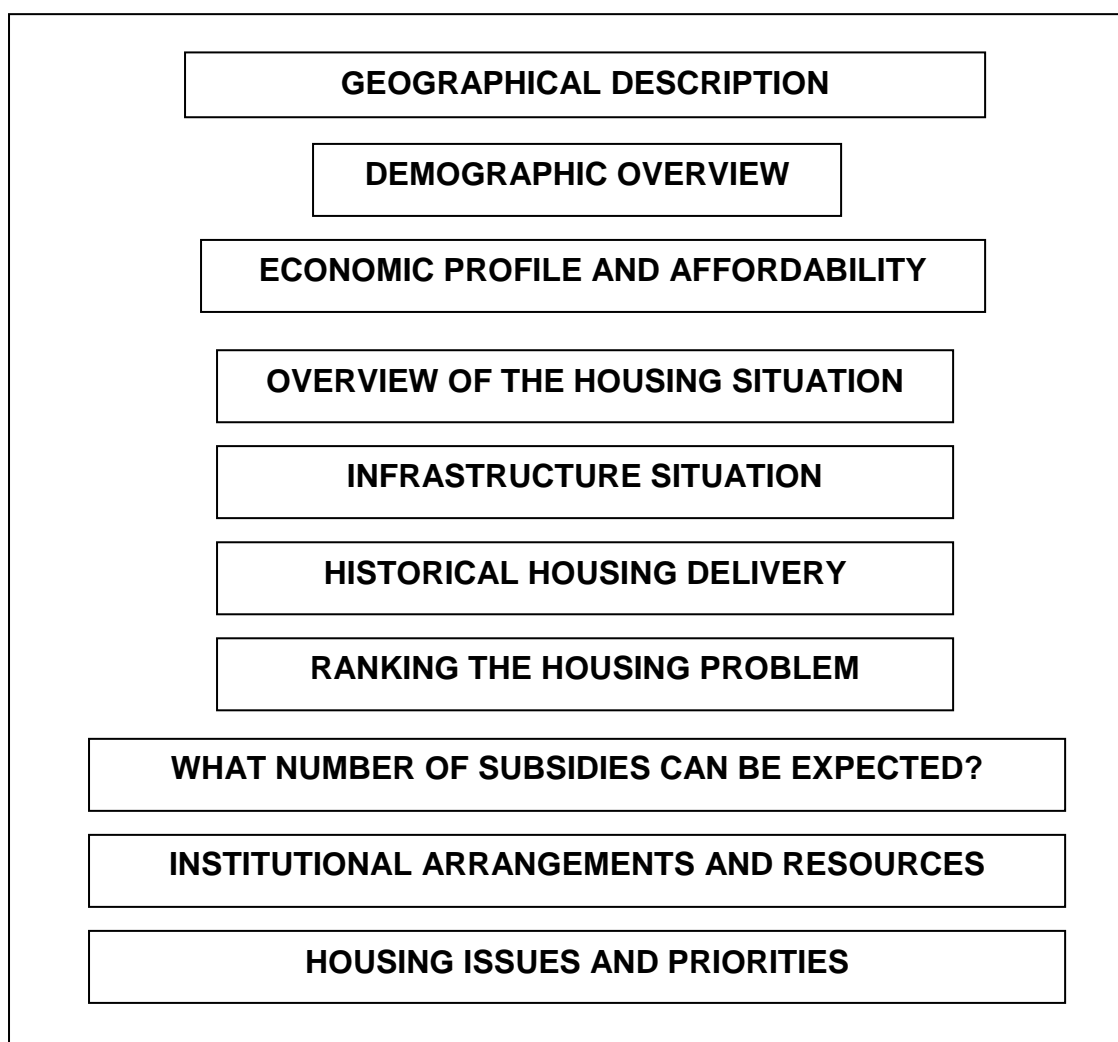


Figure 3.1 *An outline of Chapter 3*

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, secondly, how many houses/stands will be required by 2010.
Gender	The 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	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 the development of a housing sector plan probably has two aims:

- In the first place, it provides the local municipalities with a plan on 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 requests for allocations from 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 MANTSOPA

Mantsopa Local Municipality (MLM) is situated in the central Free State and forms part of the Motheo District Municipality. Since the MLM borders on Lesotho, it provides an important gateway between South Africa and Lesotho. Table 3.2 provides an overview of various towns and their townships as well as informal settlement areas (see also Figure 3.2 and Annexure 3A-3G).

Table 3.2: Geographical overview of the Mantsopa Municipality, 2005

Town / areas	Former black township	Stands
Excelsior	Mahalatswetsa	2 079
Hobhouse	Dipeleng	1 829
Ladybrand	Manyatseng	6 561
Tweespruit	Borwa / Dawiesville	1 784
Thaba Phatchoa		362
Rural area		N / A

As the table indicates, the municipality consists of five small towns, namely Excelsior, Hobhouse, Ladybrand, Tweespruit, and Thaba Phatshwa. These towns are surrounded by commercial farms. The total area for the municipality is 4290km². According to the IDP, “Mantsopa is the second largest local municipal area within Motheo, but only accommodates 7% of the total population of Motheo.”² Ladybrand is located on the N8, which links Bloemfontein with Maseru, the capital of Lesotho. The town is a service centre to residents from Lesotho and is surrounded by the predominantly agricultural rural area³.

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 and allows for the calculation of future population growth trends. These trends could also be used to determine future investment trends. Table 3.3 provides an overview of the demographic situation in the MLM. The population per race group is attached as Annexure 3H.

² Mantsopa Local Municipality (2002) Integrated Development Plan, 2002-2007: Volume 2: 21.

³ Mantsopa Local Municipality (2002) Integrated Development Plan, 2002-2007: Volume 2: 22.

Table 3.3: Population trends in MLM, 1991 - 2001⁴

Area	Population			Households			Average household size			Population growth (p.a)			Household growth (p.a)		
	1991	1996	2001	1991	1996	2001	1991	1996	2001	1996-2001	1991-1996	1991-2001	1996-2001	1991-1996	1991-2001
Free State	2598423	2633503	2706773	618672	626329	757259	4.2	4.2	3.6	0.6	0.27	0.4	3.9	0.2	2.0
Motheo District Municipality		678509	728266		171220	210388	4.0	4.0	3.5	1.4	n.a.	n.a	1.9	n.a.	n.a
MANTSOPA															
EXELSIO	3716	5135	5364	927	1281	1426	4.0	4.0	3.8	0.9	6.7	3.7	2.2	6.7	4.4
<i>Exelsior</i>		1533	487	0	443	155		3.5	3.1	-20.5			-18.9		
<i>Mahalatswetsa</i>		3602	4877	0	838	1271		4.3	3.8	6.2			8.7		
HOBHOUSE	1639	2183	3473	409	545	991	4.0	4.0	3.5	9.7	5.9	7.8	12.7	5.9	9.2
<i>Hobhouse</i>		193	881	0	80	799		2.4	1.1	35.5			58.4		
<i>Dipeleng</i>		1990	2592	0	465	192		4.3	13.5	5.4			-16.2		
LADYBRAND	10977	16352	21387	2690	4007	5750	4.1	4.1	3.7	5.5	8.3	6.9	7.5	8.3	7.9
<i>Ladybrand</i>		3920	4212	0	1016	1271		3.9	3.3	1.4			4.6		
<i>Manyatseng</i>		12432	17175	0	2991	4479		4.2	3.8	6.7			8.4		
TWEESPRUIT	3671	4888	4359	848	1129	1169	4.3	4.3	3.7	-2.3	5.9	1.7	0.7	5.9	3.3
<i>Tweespruit</i>		934	1060	0	250	315		3.7	3.4	2.6			4.7		
<i>Borwa</i>		3954	3299	0	879	854		4.5	3.9	-3.6			-0.6		
THABA PHATSHWA	696	501	436	174	125	109	4.0	4.0	4.0	-2.7	-6.4	-4.6	-2.7	-6.4	-4.6
Rural Mantsopa	27000	21522	20382	5745	4545	4649	4.7	4.7	4.4	-1.1	-4.4	-2.8	0.5	-4.6	-2.1
TOTAL	47699	50080	55401	10793	11507	12925	4.0	4.0	4.3	2.0	1.0	1.5	2.4	1.3	1.8

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

Comparison with the Free State

- The population in the Mantsopa Local Municipality is growing faster than in the Free State as a whole when considering the 1996-2001 figures. The MLM has a population growth rate of 2.0%, whereas the Free State has a population growth rate of 0.6%.

Comparison with the district municipality

- The population of the MLM is also growing faster than that of the district municipality. For the period 1996-2001, the municipality registers a population growth rate of 2.0%, whereas the Motheo District Municipality registers a growth rate of 1.4%.

Household size

- Between 1996 and 2001, the average household size has increased from 4 to 4.3.
- The household growth rate (1.8%) for the period 1996-2001 is higher than the population growth rate (1.5%). The larger growth in households than in population can be attributed to, amongst others, the South African grant system, which requires separate households with dependants (e.g. the housing subsidy).

Overall trends in MLM

- Long-term population growth trends demonstrate positive population growth in the municipality. Deviations in population growth are as a result of the internal change in terms of rural-urban migration. These are expected to continue in the future.

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

- For the period 1991-2001, population growth in Hobhouse (7.8%) and Ladybrand (6.9%) has been very high, whereas population growth in Thaba Phatshwa (-4.6%) and the rural areas (-2.8%) has been negative. Excelsior (3.7%) and Tweespruit (1.7%) demonstrate lower population growth rates.
- Over the shorter term (1996-2001), the population growth rate has decreased in Excelsior (0.9%), Ladybrand (5.5%), and Tweespruit (-2.3%). A growth in population has, however, taken place in Hobhouse (9.7%), Thaba Phatshwa (-2.7%), and the rural areas (-1.1%).
- The relatively high growth rates experienced in Hobhouse and Ladybrand can be attributed to urbanisation of, especially, farm workers.
- There has been a major decline in the rural population of the MLM. Between 1991 and 2001, the average rural population has declined by 2.8% per annum. This may be attributed to the fact that, in some places, farmers are seeking residential space for their workers in the respective towns. The continued urbanisation of farm workers or former farm workers will be dependent on two main aspects. Firstly, it depends on the manner in which policies make it possible for farmers to provide decent on-farm housing. Secondly, it is directly dependent on the economic viability of agriculture in South Africa.

Annexure 3I 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 3I1 – 3I3).

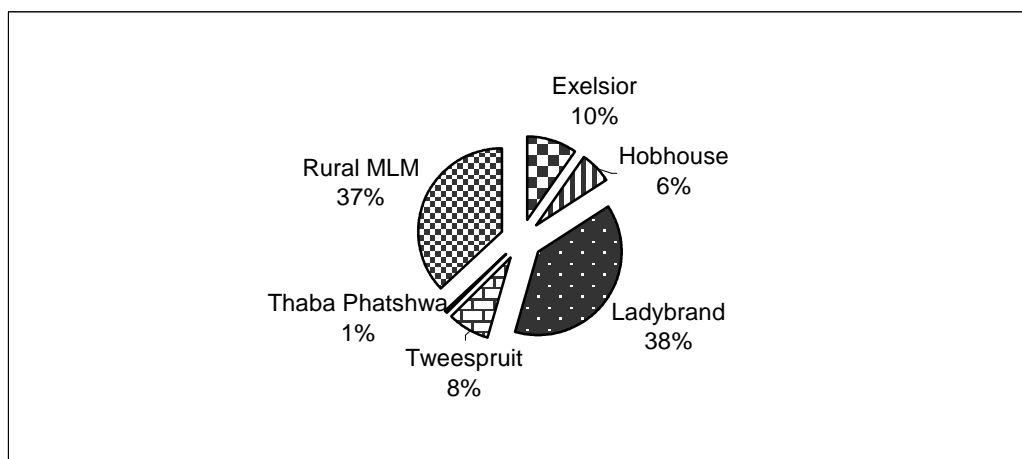
In terms of the most likely scenario, it means that the following number of households will be added to the respective areas between 2005 and 2010 (according to the medium growth scenario):

- Excelsior: 76
- Hobhouse: 178
- Ladybrand: 648
- Tweespruit: 30
- Thaba Phatshwa: 0
- Rural Mantsopa: -489

It should be mentioned that the majority of newcomers to these small towns will be former or existing farm workers. They 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 five urban settlements and commercial farms, are presented in Figure 3.2 below.



S

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

According to the figure above, Ladybrand has the largest proportion of the population with 38% of the total municipal population. This is followed closely by the rural areas, which comprise 37% of the population. Exelsior constitutes 10% of the population, Tweespruit 8%, Hobhouse 6%, and Thaba Phatshwa 1%.

When regarding the five urban areas only, Ladybrand accounts for the highest percentage with 61.2% of the urban population. This is followed by Exelsior (15.3%), Tweespruit (12.5%), Hobhouse (9.8%), and Thaba Phatshwa (1.2%).

3.3.3 Gender issues

In planning, attention should be given to various 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 47.2% of the MLM population and females to 52.8%. 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 group 0-15 and 16-30 (Annexure 3J provides detailed information). What is more important and should be noted is the increase in female-headed households between 1996 and 2001 (see Figure 3.3).

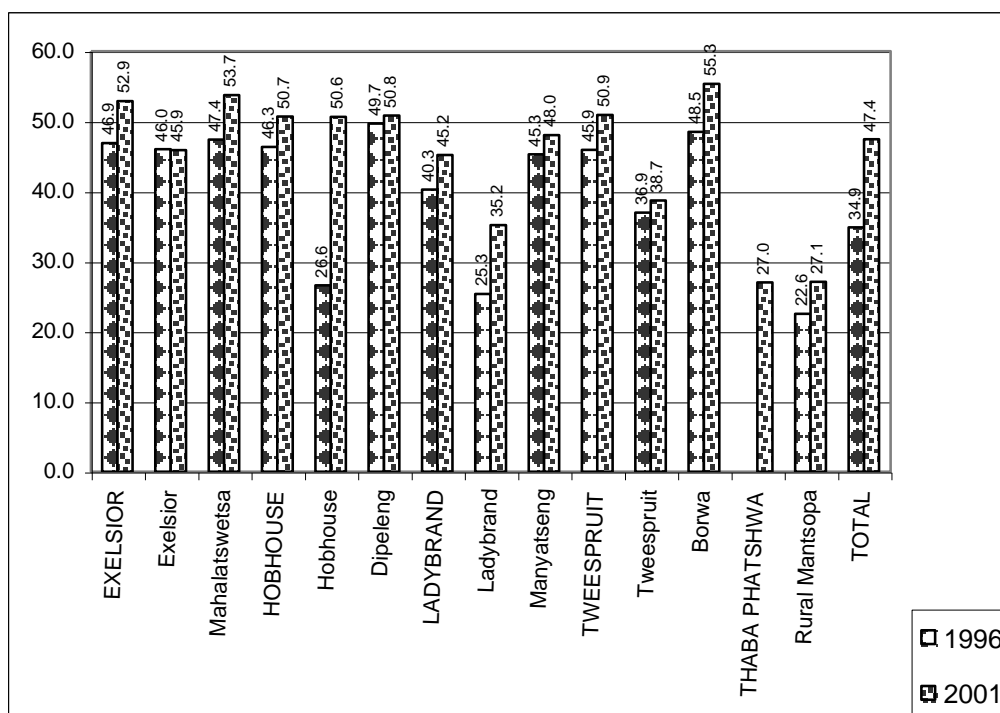


Figure 3.3: The percentage growth of female-headed households in MLM, 1996 and 2001

The following evidence is available from the figure above:

- In 1996, females headed 34.9% of the households.
- In 2001, female-headed households have risen to 47.4%.
- The number of female-headed households has risen in all towns.
- The number of female-headed households has almost doubled in Hobhouse, while there has been only a minimal increase in Dipeleng.
- It should be noted that no 1996 data is available for Thaba Phatshwa.

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

- There is an overall growth in households in South Africa.
- The existing grant system in South Africa requires household formation.
- In the Free State, this could also be attributed to migrant males. These males leave their place of origin and work elsewhere, which means that female-headed households are left behind. However, in the case of MLM, no real evidence of this could be found in the available data.

3.3.4 Age and youth issues

Annexure 3J, which provides an overview of the municipality's gender breakdown, 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 MLM:

- 34.4% of the population is 15 years or younger. In the Free State, the figure is 32.9%, which suggests that the population of the MLM is younger than in the rest of the Free State.
- 28.2% of the population falls in the age category of 16-30, which is the same as for the Free State.
- 18.4% of the population falls in the age category of 31-45. In the Free State, the percentage for this category is 2.2% higher at 20.6%.
- 11.4% of the population falls in the age category of 46-60. In the Free State, the percentage is 11.2%.

- 7.6% of the population is older than 60 years. In the Free State, the corresponding percentage is 6.8%.

The above data reveals a picture where, compared to the Free State, the MLM has a slightly larger group of young people who are under the age of 15 years. The MLM also shows a minimally higher figure of 0.8% of people who are older than 60 years. The higher number of young people (up to 15 years) in the MLM, and the fact that there are slightly more elderly people in the municipality, shows that the percentage of the economically active population in the MLM is lower than the corresponding figure for the Free State. In MLM, the economically active population (16-60 years) constitutes 58%, while it constitutes 60.3% in the rest of the Free State.

This suggests that a large degree of migrant labour exists. This probably relates to males working elsewhere and returning to the MLM on weekends or on a monthly basis. It is, however, difficult to make any predictions about whether, in future, the families would join these migrant labourers at their place of work.

The second aspect that needs to be commented on refers to the number of youths that are heads of households. The 2001 census data reveals the following with regard to the MLM (also see Annexure 3K for a comparison of the 1996 and 2001 data):

- In terms of the current definition of youth (14-35), an estimated 28.6% of the heads of households fall into this category.
- 2.2% of heads of households are younger than 20 years. It should be noted that, in terms of the current housing policy, these households cannot access a housing subsidy.
- 5.5% of heads of households are between the ages of 20 and 24.

New household formation is one of the aspects that will contribute to place stress on land for housing. As already noted, the growth in household formation has outstripped the growth in the population. At the same time, attention should be given to the older population. The data suggests that 7.6% of the population is older than 60 years.

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 MLM is necessary (see Figure 3.4).

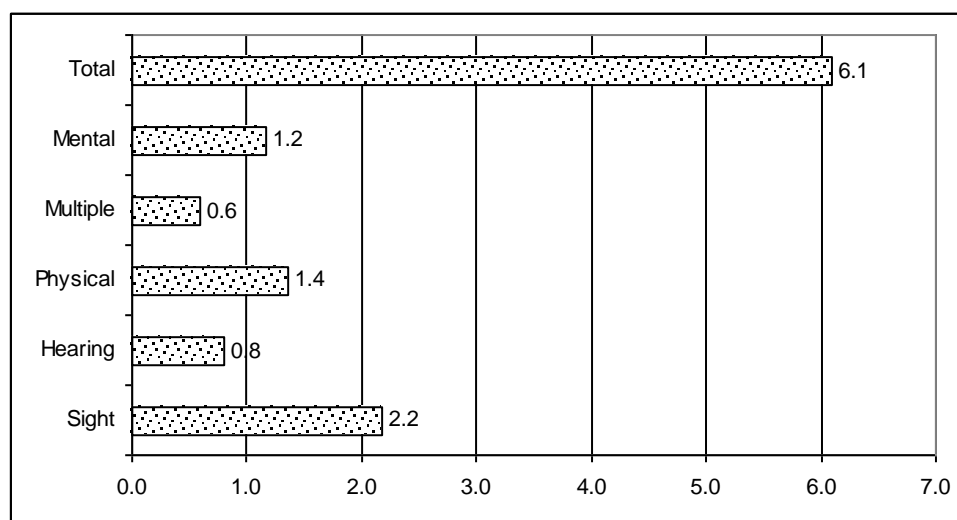


Figure 3.4: The percentage of disabled people by nature of the disability in MLM, 2001

Overall, 6.1% of the MLM population has some form of disability. 2% of the population in MLM falls into the category of having physical and multiple disabilities.

The highest percentage of disabled people was found in Hobhouse with 9.8%. This is followed by Excelsior with 8.8%, Tweespruit with 7.4%, Ladybrand with 6.3%, the rural areas with 4.3%, and Thaba Phatshwa with 1.4%.

3.3.6 HIV/AIDS

In order to understand the impact of HIV/AIDS on the MLM, a broader understanding of the trends at a national, provincial, and district level is required.^{5, 6}

3.3.6.1 National, provincial and district trends

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

- Population growth in the Free State and in South Africa will decline considerably. The decline in the population growth rate in the Free State for the period 1996-2001 and 2001-2006 is estimated at -35.7%. This decline is more than that expected in South Africa where the decline is estimated at -2.4%.
- Fertility rates⁷ are also expected to decline for the periods 1991-1996 and 1996-2001. In the Free State, the decline is from 2.7 to 2.6 and in South Africa from 3.1 to 2.8.
- In the Free State Life expectancy 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 has increased by 47.2%, from 72 deaths per 1000 live births in 1998 to 106 deaths per 1000 live births in 2002. For the period mentioned above, the national increase will be 63.9%.
- 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%.
- In 1991, the HIV/AIDS prevalence rate under pregnant women in the Free State was 1.5%. This has increased to 30.1% in 2003.
- The current infection rate in the Free State is approximately 16.7% of the population. This is approximately 2.5% more than the national figure.

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

⁵ 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 is quoted from this report.

⁶ 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.

⁷ 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 a district level in the Free State is the HIV prevalence rate under pregnant women. However, considering the 2003 prevalence rate in each of the districts, a conclusion is drawn with regard to the expected percentage of the population infected by HIV/AIDS. These figures are reflected below.

Table 3.5: HIV prevalence rate for pregnant women in the Free State, 1999 - 2003

District	1999	2000	2001	2002	2003	Projected HIV infection as a percentage of 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 table above, it is evident that the three districts with the highest percentage of HIV/AIDS infections, Motheo, Lejweleputswa, and Thabo Mafutsanyane are also the districts that were historically labour-sending or labour-receiving areas. These statistics, as well as the information provided above, will now assist in analysing the situation in the MLM.

3.3.6.2 Implications for the MLM⁸

A number of questions need to be answered regarding the impact of HIV/AIDS in the MLM. 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 of 0.5% per annum in the population growth rate will become a reality in the longer term. This means that, in the longer term, 2010 – 2020, the population growth rate will decline from 1.5% per annum to 1% per annum.

Considering the fact that 22.9% of the population in the Motheo District Municipality are infected with HIV, the following table reflects the number of people per age category probably infected by HIV/AIDS.

⁸ As was the case with national figures, these estimates at municipal level are based on huge assumptions. The principle is not to read these as accurate figures, but as rough estimates of the reality in the specific municipality.

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

Age group	MLM population	Projected infection as a percentage of the age group	Estimated number infected
0-14	17802	4.1	730
15-24	8822	17.7	1561
25 above	28536	32.42	9251
Total	55160	22.9	12135

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

- By 2010, the population growth rate is expected to have declined by 0.5% to 1% per annum.
- However, the basic rural-to-urban migration currently visible in the statistics will remain high – at least for the next five years. This means that more stands and houses will have to be available in urban areas and that continued rural-(commercial farms)-to-urban migration will take place.
- The number of child and youth-headed households, as well as orphans, will continue to grow.
- The overall money available for housing purposes will probably decline as many households will lose breadwinners and more and more funding will be channelled into survival strategies.

3.4 ECONOMIC PROFILE AND AFFORDABILITY

As housing is closely linked to affordability, a profile of the different sectors of the economy in which people are employed, as well as household income levels, is 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 3L provides an overview of the employment status by gender while Annexure 3M provides detail of the type of employment in the MLM.

Table 3.7: Employment per sector in MLM, 1996 and 2002

Sector	Mantsopa				DC17: Motheo District Municipality				Free State			
	1996		2001		1996		2001		1996		2001	
	N	%	N	%	N	%	N	%	N	%	N	%
Agriculture	4568	37.2	4540	35.2	12993	7.0	12510	7.1	104953	14.8	102719	17.4
Mining and quarrying	73	0.6	57	0.4	1717	0.9	851	0.5	123432	17.4	44271	7.5
Manufacturing	551	4.5	616	4.8	16327	8.9	17482	10.0	44149	6.2	48399	8.2
Electricity, gas, and water	89	0.7	51	0.4	2327	1.3	1313	0.7	7441	1.0	4209	0.7
Construction	515	4.2	386	3.0	10893	5.9	8111	4.6	32465	4.6	21899	3.7
Wholesale and retail	974	7.9	1389	10.8	22705	12.3	25815	14.7	63880	9.0	72505	12.3
Transport and communication	510	4.1	271	2.1	11879	6.4	8928	5.1	32297	4.6	21322	3.6
Finance, insurance and real estate	276	2.2	429	3.3	11539	6.3	14589	8.3	26361	3.7	32933	5.6
Community services	1639	13.3	1809	14.0	44404	24.1	45644	26.0	109173	15.4	111312	18.8
Private households	2252	18.3	2254	17.5	29828	16.2	23715	13.5	104957	14.8	86026	14.6
Ext org	1	0.0		0.0	18	0.0		0.0	155	0.0		0.0
Representatives from foreign governments	3	0.0		0.0	15	0.0		0.0	84	0.0		0.0
Other and undetermined	843	6.9	1109	8.6	19808	10.7	16536	9.4	60146	8.5	45406	7.7
Total	12294	100.0	12911	100.0	184453	100.0	175494	100.0	709493	100.0	591001	100.0

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

- In terms of employment, the most dominant sector in the MLM is the agricultural sector. In 1996, this sector employed 37.2% of the working population. This has decreased to 35.2% in 2001. The decrease is in line with earlier conclusions on rural-urban migration. Farmers increasingly try to find residential space for their farm workers in the urban areas.
- It should also be noted that, in 2001, the percentage of people employed in agriculture in MLM was higher than the corresponding figures for the district municipality (7.1%) and the Free State (17.4%).
- Considering the influx of people towards the urban areas, it should be noted that they are either farm workers with low salaries or retrenched farm workers. It is unlikely that these people will contribute to the tax base of the MLM in any significant manner. It is more likely to increase the pressure on equity grants for the indigent as well as the existing systems of cross subsidisation.

Having considered the employment per economic sector, the emphasis now shifts to the income levels of households in the MLM (see Table 3.8).

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

Monthly household income	Province				Motheo District Municipality				Local Municipality Mantsopa			
	1996		2001		1996		2001		1996		2001	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
No income	70583	12.1	184283	19.6	17466	11.0	47441	22.5	1064	10.0	2908	20.6
R0 - R1500	350746	60.0	546623	58.1	84642	53.2	91002	43.3	7403	69.8	8034	57.0
R1501 - R2500	52518	9.0	65270	6.9	17419	11.0	19448	9.2	689	6.5	961	6.8
R2501 - R3500	27105	4.6	42812	4.5	9145	5.8	13432	6.4	380	3.6	605	4.3
R3501 - R6400	44479	7.6	45555	4.8	15214	9.6	15930	7.6	543	5.1	653	4.6
R6400 - R9600	18898	3.2	17151	1.8	7109	4.5	6575	3.1	241	2.3	262	1.9
R9601 - R12800	9397	1.6	17151	1.8	3716	2.3	6575	3.1	120	1.1	262	1.9
Above R12800	10395	1.8	22697	2.4	4290	2.7	9985	4.7	166	1.6	407	2.9
Total	584121	100.0	941543	100.0	159000.5	100.0	210388	100.0	10606	100.0	14092	100.0

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

- The percentage of households earning less than R1500 per month in the MLM (77.6%) is higher than the percentage for the district municipality (65.8%) and slightly lower than that of 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. In 2001, 11.1% of the population in the MLM fell into this category. This is lower than in the district municipality (15.6%) and also lower than the figure for the Free State (11.4%).
- The private housing market in the MLM is less vibrant than in the district municipality. 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 MLM (11.3%) is lower than the district municipality (18.5%). When compared to the Free State (10.8%), however, the MLM has a slightly higher number of households earning more than R3 500 per month.

3.5 OVERVIEW OF THE HOUSING SITUATION

This overview of the housing situation in the MLM 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 different advantages. The census data allows one to compare municipalities, with core statistics of the district municipality, with the Free State in an unbiased manner. At the same time, the statistics that are gathered from the municipalities probably portray the state of affairs at grassroots level in a sound manner.

3.5.1 Overview of the housing situation according to census data

This section will be divided into three sub-sections. In the first place, the profile of the MLM 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). The manual for the development of Provincial Housing Development Plans draws a distinction between adequate housing (formal), inadequate housing (mostly informal), and other (which includes traditional housing). This distinction is also used in the assessment of the housing situation in the MLM.

MLM

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

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

Type	Category	FS 173: Mantsopa			
		1996	2001	1996	2001
Formal		N	N	%	%
	House or brick structure on separate stand	6137	8730	53.3	62.0
	Flat in block of flats	142	63	1.2	0.4
	Town/cluster/semi-detached house	46	75	0.4	0.5
	Unit in retirement village	8	0	0.1	0.0
	House/flat/room in backyard	524	436	4.6	3.1
	Room/flatlet on shared property	68	136	0.6	1.0
Sub-total (adequate):		6925	9440	60.2	67.1
Inadequate/informal	Informal dwelling/shack in backyard	507	1243	4.4	8.8
	Informal dwelling/shack elsewhere	1641	1401	14.3	10.0
	None/homeless		0	0.0	0.0
	Caravan/tent	24	30	0.2	0.2
	Other	264	0	2.3	0.0
	Unspecified	60	0	0.0	0.0
Sub-total (inadequate):		2496	2674	21.7	19.0
Other housing	Traditional dwellings	2054	1680	17.9	11.9
	Institution/hostels	29	278	0.3	2.0
Sub-total (other):		2083	1958	18.1	13.9
TOTAL (all housing types)		11504	14072	100	100

Considering Table 3.9 above, the following comments should be made:

- The percentage of inadequate housing has decreased between 1996 and 2001. The real number for inadequate housing has, however, increased.
- The percentage of inadequate housing decreased from 21.7% in 1996 to 19% in 2001. The real figures, however, increased from 2496 in 1996 to 2674 in 2001.
- During the same period, the number and percentage of adequate housing has increased. In 1996, 60.2% of housing was adequate compared to 67.1% in 2001. Similarly, the number of houses has increased from 6925 in 1996 to 9440 in 2001.

- Although the provision of approximately 1100 housing units in the MLM has probably played a role in this, it should also be recognised that households themselves have invested on a fairly large scale.
- In terms of inadequate housing, the majority of these houses are informal housing units. However, it should be noted that these units are not necessarily referring to units in informal settlements. Some of these units can also be located on stands that have already been planned.

However, an overview of the housing situation is incomplete if it is not related to income and service access. Annexure 3Q1 provides a detailed overview with regard to sanitation and Annexure 3Q2 provides the profile for water. A number of comments need to be made in this regard:

- Although the housing structures might be formal, access to sanitation might still be inadequate (depending on the standard required). 45% of the adequate dwellings in the MLM have adequate sanitation (flush or chemical toilet). 82% of the population in adequate housing has access to either piped water inside the dwelling or piped water in the yard.
- Access to sanitation and water is worse in the cases of inadequate housing. 17.2% of the population in inadequate housing has access to flush or chemical toilets whereas 73.4% of the population has access to piped water either inside the dwelling or piped water in the yard.

The findings set out above, once again, stress the importance of looking at housing in relation to infrastructure.

Urban

The overview of the housing situation in the urban areas is provided below in Table 3.10. This table reflects a summary for Excelsior (Mahlatswetsa), Hobhouse (Dipeleng), Ladybrand (Manyatseng), Tweespruit (Borwa), and Thaba Phatshwa. The separate situation for each of these towns is portrayed in Annexure 3N1- 3N5.

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

Type	Category	<i>Mantsopa: Urban</i>			
		1996	2001	1996	2001
Formal		N	N	%	%
	House or brick structure on separate stand	3651	5870	52.4	62.3
	Flat in block of flats	138	51	2.0	0.5
	Town/cluster/semi-detached house	41	60	0.6	0.6
	Unit in retirement village	8	0	0.1	0.0
	House/flat/room in backyard	506	415	7.3	4.4
	Room/flatlet on shared property	49	121	0.7	1.3
Sub-total (adequate):		4393	6517	63.1	69.2
Inadequate/informal	Informal dwelling/shack in backyard	478	1188	6.9	12.6
	Informal dwelling/shack elsewhere	1611	1325	23.1	14.1
	None/homeless	0	0	0.0	0.0
	Caravan/tent	20	18	0.3	0.2
	Other	263	0	3.8	0.0
	Unspecified	44	0	0.0	0.0
Sub-total (inadequate):		2416	2531	34.7	26.9
Other housing	Traditional dwellings	141	202	2.0	2.1

	Institution/hostels	15	169	0.2	1.8
Sub-total (other):		156	371	2.2	3.9
TOTAL (all housing types)		6965	9419	100	100

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

- Between 1996 and 2001, the percentage of inadequate housing has decreased from 34.7% to 26.9%.
- The real figures for inadequate housing have, however, increased from 2416 in 1996 to 2531 in 2001.
- The percentage and real figures of adequate housing in the MLM has increased. In 1996, the percentage was 63.1%, which has increased to 69.2% in 2001.
- In terms of real figures, adequate housing has increased from 4393 units in 1996 to 6517 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 are not necessarily referring 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 37% 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 MLM, 1996 and 2001

Type	Category	Mantsopa rural			
		1996	2001	1996	2001
Formal		N	N	%	%
	House or brick structure on separate stand	2486	2860	54.8	61.5
	Flat in block of flats	4	12	0.1	0.3
	Town/cluster/semi-detached house	5	15	0.1	0.3
	Unit in retirement village	0		0.0	0.0
	House/flat/room in backyard	18	21	0.4	0.5
	Room/flatlet on shared property	19	15	0.4	0.3
Sub-total (adequate):		2532	2923	55.8	62.8
Inadequate/informal	Informal dwelling/shack in backyard	29	55	0.6	1.2
	Informal dwelling/shack elsewhere	30	76	0.7	1.6
	None/homeless	0		0.0	0.0
	Caravan/tent	4	12	0.1	0.3
	Other	1	0	0.0	0.0
	Unspecified	16		0.0	0.0
Sub-total (inadequate):		80	143	1.8	3.1
Other housing	Traditional dwellings	1913	1478	42.1	31.8
	Institution/hostels	14	109	0.3	2.3
Sub-total (other):		1927	1587	42.5	34.1
TOTAL (all housing types)		4539	4653	100	100

At first sight, the housing situation in rural MLM seems to be less problematic when compared to the urban areas. For example, only 3.1% of the housing units are seen as

inadequate compared to 26.9% for the urban areas in 2001. However, a number of aspects should be considered in more detail:

- Recent research with regard to farm workers and their housing environment stressed that the housing unit as such is not the biggest problem with regard to housing.
- A far more important deficiency in the housing environment of farm workers is the low levels of access to water and sanitation.
- Access to facilities such as schools and health centres is also high on the agenda.

Current policy options have emphasised the provision of farm housing or agri-villages. Government has not reacted with excitement to the provision of farm housing. The main reason for this approach is that government does not want to construct assets on private land (or land not belonging to the individual). Farmers have also not been excited about on the provision of farm housing. Their reasons relate to the fact that they do not want to make on-farm housing attractive as it provides the possibility for the farm worker to access permanent residential rights. Security factors are also mentioned frequently in current research on the topic. At the same time, internationally, housing provision to farm workers is associated with more holistic development approaches where housing forms only a small part of a greater community development initiative. The Mantsopa local 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 to rural areas might be introduced soon.

3.5.2 Overview of housing situation according to information from the municipality

The statistics set out above provided a comparative overview of the MLM in respect of the Free State. However, it does 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

The only town with land available for development is Ladybrand (ext 15 Platberg). This area will also integrate the former “white” town and former “black” township. Various pieces of land have been identified in the different towns. However, virtually no funding exists for the planning process.

Housing waiting list⁹

The question is what the current housing backlog is and how will it grow in the respective urban areas of the MLM. Table 3.12 provides an overview in this regard.

Table 3.12: The growth of the housing backlog in the urban areas, 2005 – 2010¹⁰

Town	2005	2006	2007	2008	2009	2010
Ladybrand	743	867	994	1124	1256	1391
Tweespruit	206	212	218	224	230	236
Hobhouse	77	110	145	180	217	255
Excelsior	72	87	102	117	132	148
Thaba Phatshwa	62	62	62	62	62	62

⁹ It should be noted that the housing waiting list is regarded as the housing backlog for the MLM.

¹⁰ The growth is projected according to Annexure 311 (medium growth formula). The high growth formula will result in a larger growth in the backlog

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

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

Council owns 50 housing units. Of these, 47 are municipal flats and the remainder are single dwellings. Municipal income from the units is approximately R23 000 per month.

3.6. INFRASTRUCTURE SITUATION

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, firstly, the possibility of internal connection and, secondly, bulk provision. The various services will be analysed separately. Annexures 3P1 – 3P5 provide detailed information for each aspect per urban area (also see Annexure 3O for an overview of the access to rural areas and Annexure 3R for an overview of social amenities).

Sanitation

It is evident that the access to sanitation in the former townships is considerably lower than that in the former towns (Annexure 3P1 provides a full overview). Water-borne sewerage is provided to 92% of the stands in Tweespruit and Dawiesville, 99% of the stands in Thaba Phatshwa, and 100% of the stands in Ladybrand. 98% of the stands in Excelsior and 100% of the stands in Hobhouse are provided with septic tanks. By contrast, only 3% of the stands in Mahlatswetsa have access to water-borne sewerage. It should be noted that a remarkably high number of stands, 87%, in Manyatseng have access to water borne sewerage. Apart from this, the former townships are still predominantly dependent on the bucket system. 93% of the stands in Mahlatswetsa, 98% of the stands in Borwa, 99% of the stands in Dipelaneng, and 12% of the cases in Manyatseng are still using the bucket system.

Water

The same geographical patterns found with regard to sanitation are also visible in respect of access to water (see Annexure 3P2). In Excelsior 98%, in Tweespruit 92%, in Thaba Phatshwa 55%, in Hobhouse 100%, and in Ladybrand 77% of stands have access to water in the house. In the former townships, this figure is much lower: only 16% of the stands in Mahlatswetsa and 2% of the stands in Borwa have access to water in the house. Water provision in the former townships depends mainly on water on site. In Mahlatswetsa 80%, in Borwa 98%, in Dipelaneng 99%, in Manyatseng 99%, and in Thaba Phatshwa 45% of the stands have water on the stand. It is important to remark that, from the table below, it is evident that none of the stands have substandard water provision or are reliant on communal taps.

In terms of bulk infrastructure, the Mantsopa Local Municipality's IDP indicates that:

- Bulk water in Ladybrand is extracted from the Caledon River. Raw water stored in the Cathcartdriftspruit Dam is purified at the purification works in Genoa. The reservoir dam supplies Ladybrand when water cannot be extracted from the Caledon River.¹¹
- In Hobhouse, water is supplied by the Leeuw River. When water cannot be pumped from the river, water is provided from a canal owned by the Department of Water Affairs.

¹¹ Mantsopa Local Municipality (2002) Integrated Development Plan 2002-2007, Volume II Main Report: 27.

- Thaba Phatshwa receives its water from six boreholes. One of the boreholes has recently dried up and water is also extracted from the Leeu River to supplement the borehole water.
- Tweespruit receives its water from four boreholes. Borehole water is supplemented by water from a private farm dam.
- Excelsior receives its water from the Linana Stream and is supplemented by Bloemwater when the Linana Stream is dry.¹²

The IDP mentions that, in Thaba Phatshwa, Tweespruit, and Excelsior, the purification plants will have to be upgraded.

Roads

Tar roads comprise 26% of the roads in Excelsior, 50% in Tweespruit and Dawiesville, 19% in Hobhouse, and 34% in Ladybrand (see Annexure 3P3). In contrast, 10% of the roads in Mahlatswetsa, 23% of the roads in Borwa, and 8% of the roads in Manyatseng are tarred. In terms of gravel roads, 74% of the roads in Excelsior, 50% of the roads in Tweespruit and Dawiesville, 81% of the roads in Hobhouse, 94% of the roads in Thaba Phatshwa, and 66% of the roads in Ladybrand are made of gravel. For the former townships areas, the figures for gravel roads are Mahlatswetsa (90%), Dipelaneng (100%) and Manyatseng (92%). 77% of the roads in Borwa and 6% of the roads in Thaba Phatshwa are made of gravel.

Storm-water drainage

Storm-water drainage is dominated by the availability of concrete channels (Annexure 3P4). Gravel channels are only to be found in Tweespruit and Dawiesville (50%), in Borwa (77%), and in Thaba Phatshwa (100%). In the remaining towns, storm-water drainage is 100% provided by concrete channels.

Electricity

Electricity provision also seems to be well under control (Annexure 3P5). Except for in Excelsior and Thaba Phatshwa, all stands have overhead provision. In Excelsior, 98% of the town is being provided with over-head electricity. In Thaba Phatshwa, 43% of the town is not being provided with any electricity.

Current service payment

The current percentages regarding payment for services reflect the situation in respect of service payment in the MLM:

- Ladybrand: 81%
- Tweespruit: 75%
- Excelsior: 82%
- Hobhouse: 70%
- Thaba Phatshwa: 67%

It is important to note that housing provision and infrastructure provision are integrated. In the Free State, the provision of these two services is usually done by means of two different processes and funded by different channels. 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.

¹² Mantsopa Local Municipality (2002) Integrated Development Plan 2002-2007, Volume II Main Report: 28.

3.7 THE HISTORY OF HOUSING DELIVERY IN MLM

3.7.1 Historical overview

This section will provide a broad overview of the historic picture on housing delivery in the MLM. 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 allocate housing funds.

Table 3.13 provides an overview of housing delivery to the different areas in the MLM.

Table 3.13: Housing delivery in the MLM since 1994¹³

Area	Allocated	Completed	Date	Type
Excelsior	224	184	1995	Project
Ladybrand	400	329	1995	Project
Tweespruit	100	95	1995	Project
Thaba Phatshwa	20	20	1996	Project
Hobhouse	100	93	1998	Project
Tweespruit	60	40	1998	Project
Excelsior	49	49	1998	Project
Ladybrand	34	34	1998	Project
Thaba Phatshwa	60	60	1998	Project
Excelsior	60	55	1999	Project
Hobhouse	50	47	1999	Project
Excelsior	50	50	1999	Project
Tweespruit	50	47	1999	Project
Tweespruit	60	40	1999	Project
Ladybrand	60	54	1999	Project
Thaba Phatshwa	30	20	1999	Project
Ladybrand	120	69	2001	Project
Excelsior	100	85	2002	Project
Hobhouse	50	20	2002	Project
Ladybrand	100	96	2002	Project
Tweespruit	50	0	2002	Project
Ladybrand	50	49	2002	HSC
Hobhouse	100	93	2002	HSC
Excelsior	50	49	2003	HSC
Tweespruit	50	47	2003	HSC
Ladybrand	100	0	2004	Project
Total	2177	1725		

Overall 2177 subsidies were allocated to the MLM¹⁴. According to table 3.13, 1725 houses were completed. The number of subsidies allocated to the Housing Support Centre for the implementation of PHP projects is 200.

Two issues are investigated below. Firstly, to what degree was the allocation of 2177 subsidies to the MLM fair? Secondly, to what degree were the allocations within the municipality fair?

¹³ Information provided by the DL&H Free State Province, 2004.

¹⁴ It should be noted that the majority of these allocations were still done to the respective Transitional Local Governments.

3.7.2 Comparing delivery in the MLM with the province

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

Table 3.14: Comparison of MLM's housing delivery with the province since 1994

Criteria	%
MLM's share of provincial population	2.0
MLM's share of provincial inadequate housing	1.3
MLM's share of provincial housing allocation since 1994	1.9

Considering the table above, the following comments can be made:

- The current levels of allocation and delivery compares well with the actual share of the Free State population. The MLM has 2% of the Free State population and has received 1.9% of the houses allocated in the Free State
- However, the percentage of inadequate houses in the MLM is considerably lower than the percentage of the population. The table reveals that 1.3% of the inadequate houses in the Free State are present in the MLM. This is considerably lower than its share of the provincial population. It also suggests that the housing problem in the MLM, in comparison with the rest of the Free State, is proportionally smaller.

3.7.3 Comparing delivery in the MLM

This section will assess the existing delivery among the various settlements in the MLM. Figure 3.5 provides an overview of the total municipality while Figure 3.6 provides an overview of the urban areas only.

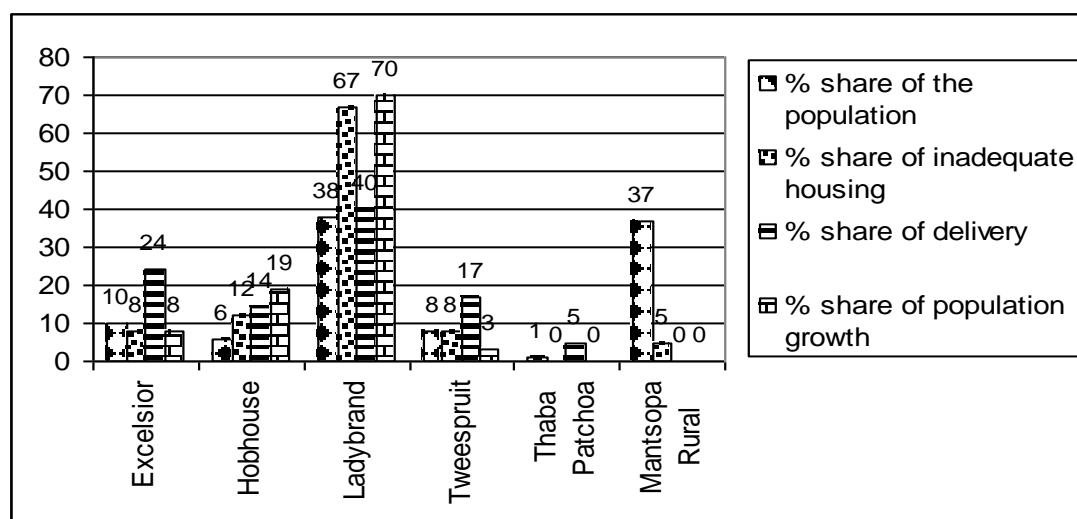


Figure 3.5: A comparison of housing indicators within the MLM, 2001

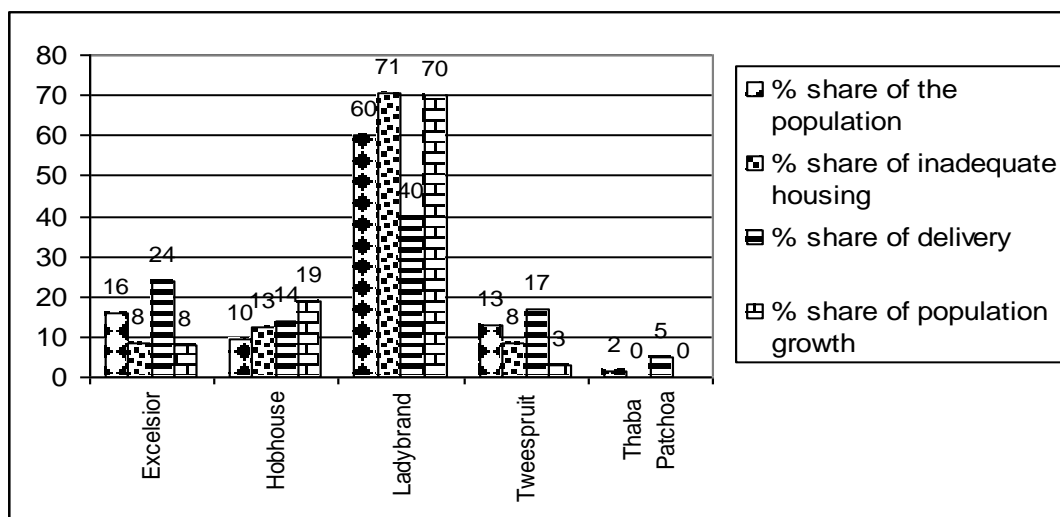


Figure 3.6: A comparison of housing indicators within the MLM urban areas, 2001

In the light of the available data, the following comments can be made with regard to figure 3.6 above:

- Each town has received housing. Ladybrand has received the highest percentage of the housing with 40%. This is followed by Excelsior with 24%, Tweespruit (17%), Hobhouse (14%), and Thaba Phatshwa (5%).
- Despite the high level of housing delivery, Ladybrand also experiences the highest percentage of inadequate housing (71%). This is followed by Hobhouse (13%), Tweespruit and Excelsior (both 8%), and Thaba Phatshwa (0%).
- In the cases of Hobhouse and Ladybrand, the percentages of inadequate housing are higher than the share these two towns have of the population. These figures suggest that the housing problem in these two towns is also more prominent than in the other towns and on commercial farms.
- Ladybrand (70%) and Hobhouse (19%) are experiencing the highest positive population growth, followed by Excelsior (8%) and Tweespruit (3%).

3.8 RANKING THE HOUSING PROBLEM IN THE MLM

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 as to 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 3 is provided.

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

Indicator	Measure	Rating		
		Free State	MLM	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	3813	
	Percentage	26.8% of the FS	20.3% of the MLM)	1
	Percentage in terms of the Free State		(1.3% of the FS)	1
Short-term population growth trends	Average annual population growth rate, 1996-2000	0.6%	1.5%	3
Longer-term population growth trends	Average annual population growth rate, 1995-2020	0.1%	1%	3
Supply of subsidised housing	Number of houses under construction or completed	116 344	2177 (1.9%)	2
Constitutional eligibility	Number and % of households earning < R3 500	78.6%	88.7	3
Degree of urbanisation	Urban: rural population	70%	58%	3

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

- The average rating for the MLM is 2.4, which is higher than the average rating of 2.
- It should also be noted that the inadequate dwellings in the MLM constitute approximately 20% of all dwellings in the Municipality. For the Free State, this percentage is 26.8%.
- The MLM also has 1.3% of the inadequate dwellings in the Free State compared to 2% of the population and 1.9% of all houses delivered by October 2004.

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

3.9 WHAT NUMBER OF SUBSIDIES CAN THE MLM EXPECT?

What number of housing subsidies and other funding can the MLM 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 three scenarios for the next five years.

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

Subsidy allocation scenarios			Scenarios for growth in urban housing backlog		
High	Medium	Low	High	Medium	Low
1500	1000	500	1 493	2091	2536

The following comments should be made regarding the table above:

- It is unlikely that the MLM 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

3.10.1 Staff

The MLM has three housing officials with the following tasks as their main performance areas:

- control over issuing of erven;
- control over subsidy applications;
- control over implementation of DBS;
- coordination of divisional activities;
- control over transfer of properties;
- control over sale of erven;
- monitoring and keeping of waiting lists;
- perform inspections on houses before allocation;
- identification of erven pegs and beacons;
- monitor the implementation of the Rental Housing Act;
- monitor the completion of the housing subsidy applications; and
- updating and keeping of flats register

One of the officials is also a building inspector.

3.10.2 Other resources

Other resources available in the municipality are reflected in Table 3.17 below:

Table 3.17: List of builders, emerging contractors, material suppliers, and micro-finance institutions in the municipality

Contractors / developers	Emerging contractors	Material suppliers	Banks	Micro-finance institutions
Sefutho	Mr House Mr Paving	SML	ABSA	Louhen
Pietrucci	Ahanang	OVK	FNB	Laduma
	BMT Partnership	Mica	Standard	
	Tim Construction			
	New Boss Construction			

3.11 HOUSING ISSUES AND PRIORITIES

The following housing issues were identified during the workshop (see Table 3.18):

Table 3.18: Housing issues identified during workshop

Issue	Description
<ul style="list-style-type: none"> Allocation of housing subsidy 	<ul style="list-style-type: none"> The number of housing subsidies that have been allocated do not correspond with the current housing backlog Subsidies are not allocated annually. The last allocation in Mantsopa was done in 2002/03, when 300 subsidies were allocated. Criteria used for subsidies do not cater for everyone – R3 500.00 pm. Criteria used do not cover single people.
<ul style="list-style-type: none"> Land availability 	<ul style="list-style-type: none"> Although land has been identified, funding is needed to address the following issues: <ol style="list-style-type: none"> 1. planning and surveying; 2. township establishment; 3. approval of the General Plan; and 4. installation of proper infrastructure.
<ul style="list-style-type: none"> Management of housing projects 	<ul style="list-style-type: none"> A need exists for a housing steering committee. A need exists for involvement of all role players – municipality, beneficiaries, contractors, and departments. A need exists for monthly site meetings. Inspections should be conducted at the same time by both the municipality and the Department of Local Government and Housing. Timeframes for construction should be adhered to. Skilled personnel should be deployed to ensure effective management of projects.
<ul style="list-style-type: none"> Title deeds 	<ul style="list-style-type: none"> Applications for housing are often turned down as a result of non compliance with legal processes such as change of ownership of property (legal process is generally expensive). Conveyancers do not always hand over title deeds to beneficiaries through the LDYs to enable record keeping for future reference (enquiries) A need exists to interact directly/have an electronic link with the Deeds Office (LM's Deeds Offices) to verify property ownership and provide support to communities in order to address the above points.
<ul style="list-style-type: none"> Provision of basic infrastructure; quality of houses; housing for vulnerable groups 	<p>It is important to provide basic infrastructure prior to the erection of houses. This requires housing service providers to communicate issues around funding on time to facilitate effective delivery (e.g. Local Municipality/ Provincial/National DPLG).</p>
<ul style="list-style-type: none"> Shortage of staff 	<ul style="list-style-type: none"> We need to monitor projects on a regular basis to identify potential challenges and act proactively to address such problems. This requires staff, especially considering individual housing needs per town.
<ul style="list-style-type: none"> Rural housing 	<ul style="list-style-type: none"> Ownership is still with the farmer. Seventeen land owners are willing to give or sell their land. Land has to be subdivided. Land needs to be rezoned. Rezoned land needs to be registered in workers' names so that they could obtain title deeds. Costs for rezoning, subdivision, and registration are very high.

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 Mantsopa Local Municipality set its vision during the IDP process and this seeks to define the manner in which development processes will be attained. Mantsopa's vision is that by 2020 MLM shall be an institution with social justice in a culture of community participation guided by a dedicated, efficient, accountable, non-discriminatory and sustainable municipality that is looking forward to sustainable, social and economic development, creating enabling environment for improved quality of life for her residents and striving to serve communities with excellence. The community will lead with high moral standards, and HIV/AIDS prevalence will be low, our economy will grow and Mantsopa Local Municipality will be a tourist friendly area.

Arising from the above stated vision, it becomes imperative that housing development in Mantsopa should be approached in a holistic manner. It should seek to improve the quality of life of the residents by promoting economic, social and environmental sustainability. It should also seek to integrate settlements within the municipal area with a view to achieving the unification perspective. This further implies that the municipality should ensure that allocation of housing projects between areas within the municipality is done in a transparent and participatory manner. This could also imply that projects allocation by the municipality between areas, should ensure that these are allocated proportionally according to the identified needs.

4.3 FORMULATING THE OBJECTIVES

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

Table 3.18 shows the housing objectives that were formulated.

4.4 DEVELOPING THE HOUSING STRATEGIES

The housing strategies are actually meant to give effect to the objectives as formulated. In developing the strategies, various factors were taken into consideration. The following are amongst other factors that influenced the strategies that were developed:-

- The housing backlog and the nature of subsidy types allocated prior to the 1994 era
- The role of the Department of Local Government and Housing in subsidy allocations to municipalities
- The criteria used for allocation of housing subsidies to individuals
- The ability of the municipality to manage and ensure construction of good quality houses and
- Many other important aspects also served to guide this process.

Table 4.1 shows housing strategies for Mantsopa municipality.

4.5 FORMULATION OF PROJECTS

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

According to this table, the population ratio of Mantsopa accounts for 2.0% of the total population of the Free State. At the same time, its share of provincial inadequate housing accounts for 1.3%. Essentially this means that Mantsopa is entitled to receive 1.3% 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 Mantsopa under normal circumstances, would receive a total of 130 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 Mantsopa 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 Mantsopa municipality.

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

Table 4.1 : Objectives, Strategies and Projects

PRIORITY ISSUE 1 : Allocation of Housing Subsidy

Objective	Strategies	Projects	Timeframe, budget & funding institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
1. To reduce the housing backlog in Mantsopa	1.1 Ensure proportional allocation of housing subsidies between towns	1.1.1 Allocation of subsidies: Manyatseng = 66 Mahlatswetsa = 32 Borwa = 22 Dipelaneng = 10	R3.7m DLG&H	R3.7m DLG&H	R3.7m DLG&H	R3.7m DLG&H	R3.7m DLG&H	MLM & DLG&H

Based on the fact that Mantsopa is entitled to 130 subsidies a year as its provincial equitable share as per table 3.14 , then the above allocation of subsidies between the towns are likely to be made available.

PRIORITY ISSUE 2: Land availability

Objective	Strategies	Projects	Time frame, budget & funding institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
2. To ensure that land is available for housing construction	2.1 Providing land in accordance with the Spatial Development Framework	2.1.1 Facilitating negotiations on land purchase from private owners	In house MLM	In house MLM	-	-	-	MLM
		2.1.2 Purchasing land for housing development	-	-	R3m DLA	-	-	MLM & DLA

PRIORITY ISSUE 3: Management of Housing Projects

Objective	Strategies	Projects	Time frame, budget & funding institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
3. To provide good quality housing to the beneficiaries	3.1 Conducting housing inspections on a regular basis	3.1.1 Appoint qualified building inspectors	R0.35m MLM	-	-	-	-	MLM
	3.2 Regular training of local contractors	Training of local contractors	R0.08m DPW	-	R0.08m DPW	-	-	MLM & DPW

PRIORITY ISSUE 4: Land ownership

Objective	Strategies	Projects	Time frame, budget & funding institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
4. To ensure that households have security of tenure	4.1 Liaise with conveyancers and the deeds office on title deeds	4.1.1 Provision of title deeds	In house MLM	In house MLM	In house MLM	In house MLM	In house MLM	MLM

PRIORITY ISSUE 5: Provision of serviced sites

Objective	Strategies	Projects	Time frame, budget & funding institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
5. To ensure that households have access to basic services	5.1 Ensuring that sites have basic services prior to occupation	5.1.1 A Business Plan to secure the infrastructure grant	R1.2m DLG&H	R1.2m DLG&H	R1.2m DLG&H	R1.2m DLG&H	R1.2m DLG&H	MLM

PRIORITY ISSUE 6: Shortage of staff dealing with housing issues in the municipality

Objective	Strategies	Projects	Budget & funding institution					Responsible institution
			2006/07	07/08	08/09	09/10	10/11	
6. To ensure the successful implementation of the municipality's housing mandate	6.1 Increasing the number of housing officials	6.1.1 Appoint three housing officials	R0.15m MLM	R0.15m MLM	R0.15m MLM	-	-	MLM

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 Mantsopa.

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 Mantsopa:-

Performance Indicators

Name of programme	Objective	Percentage achieved In one year	Comments
1. Housing	To have adequate serviced land available through which people can develop quality formal housing and receive security of tenure	What percentage of the following groups has been housed? 1. Women headed house holds:----- 2. Disabled house holds:--- ----- 3. The Elderly house holds:----- 4. The HIV/AIDs infected house holds. 5. The Youth headed households:----- 6. The number households which were informal settlers:-----	
2. Infrastructure	Ensuring that good quality and affordable infrastructure and services are available to all inhabitants and to ensure the continuous maintenance thereof to a high standard	What percentage of households have been provided with the following services? 1. Water/upgrading:----- 2. Electricity/upgrading:--- 3. Stormwater drainage/upgrading:----- 4. Streets that have been tarred/re-surfaced:---	

3. Spatial Development Framework	Provision of suitable land for housing construction close to employment centres and other municipal activities.	How much land has been set aside for the following activities? 1. Housing construction:--- 2. Refuse removal:---- 3. Cemetery:---- 4. Industrial development:- --	
4. Local Economic Development	To ensure that housing projects benefit the local economy	1. How many local people were employed during the construction of houses?--- 2. How much money was used to purchase building material 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 MLM been effective and efficient in this project?--- 2. Has MLM 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.

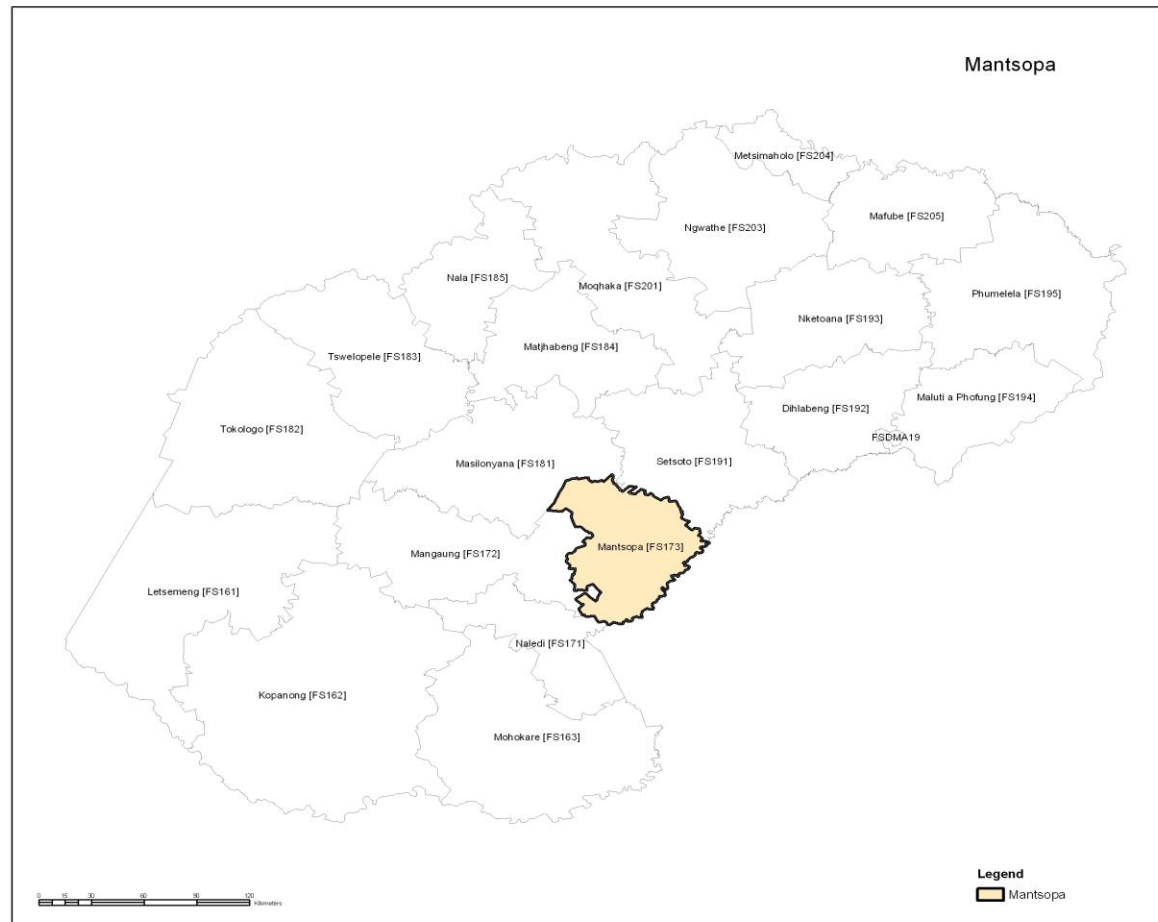
The purpose is to establish whether the targets as in the form of objectives have been achieved. In cases where no tangible results have not been made, it then becomes important to establish the reasons thereof. It is during this stage that some strategies may be changed in order to achieve the desired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

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

Annexure m: Programmes with which housing should be aligned

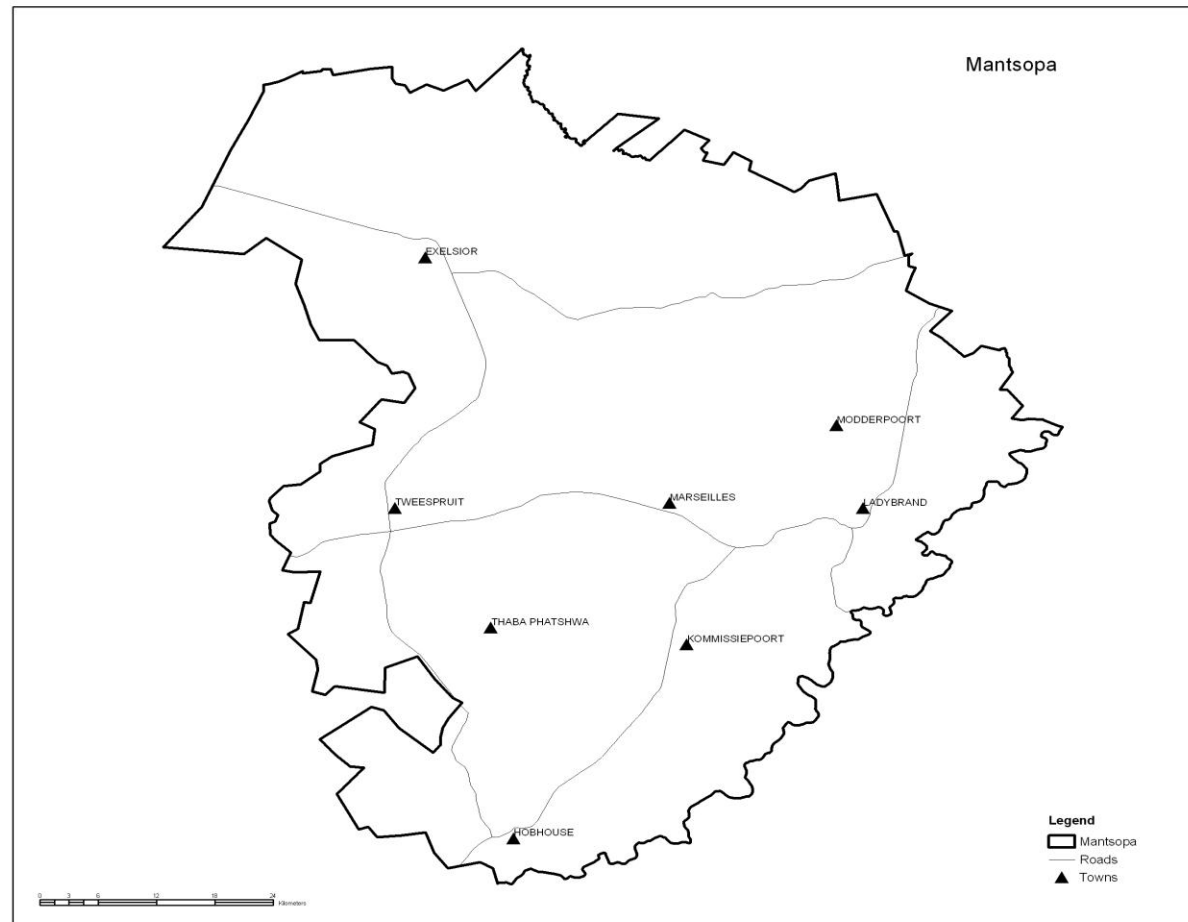
Name of Integrated Programme	Purpose and Content	Effect on Housing Issues
Sectoral Programmes: 1. Water Services Development Plans 2. Integrated Transport Plans 3. Integrated Waste Management Plan	These plans are not part of the IDP, but only a summary of the plans. They are sector specific plans dealing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

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



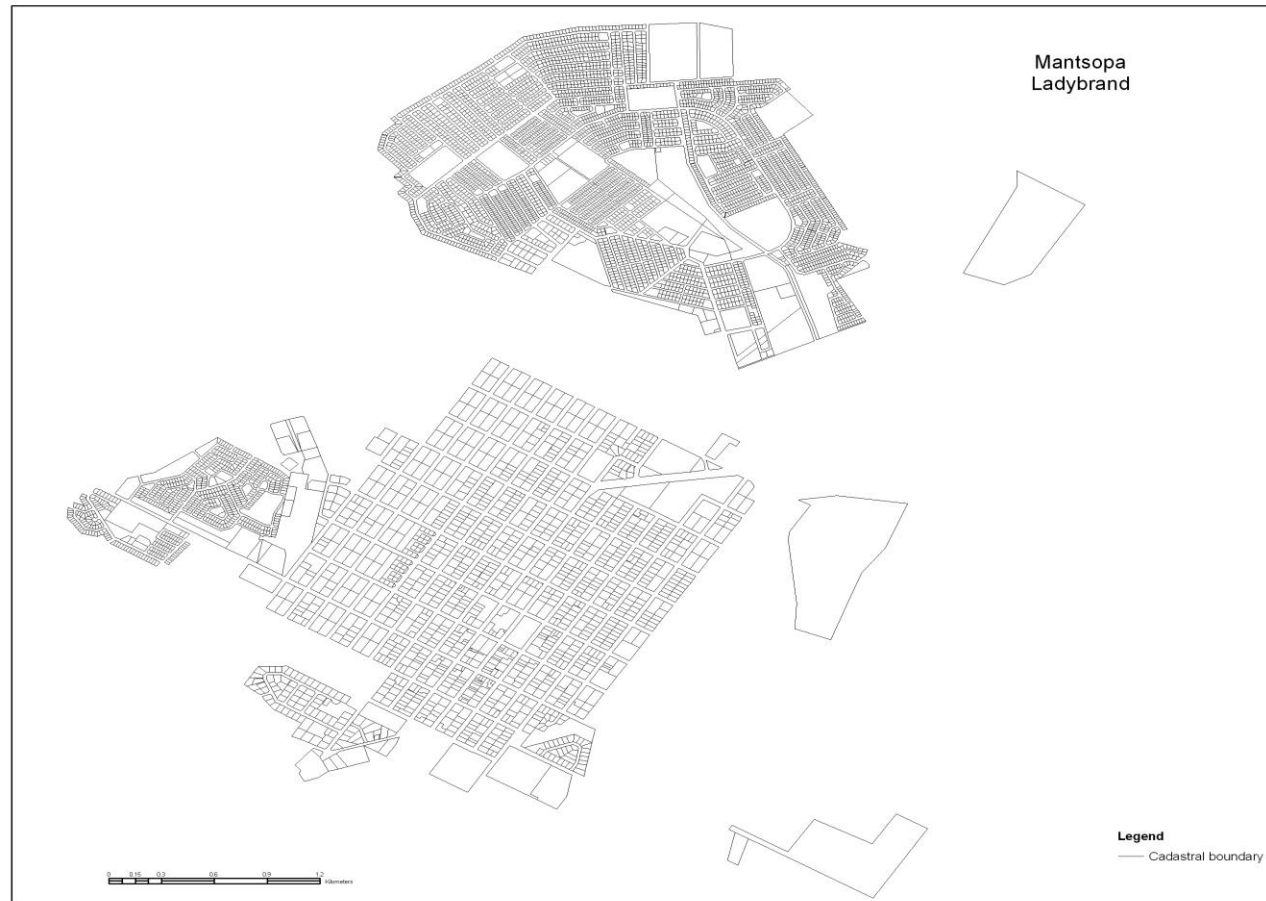
Compiled from Municipal Councils' Data
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Annexure 3B: The spatial orientation of the MLM

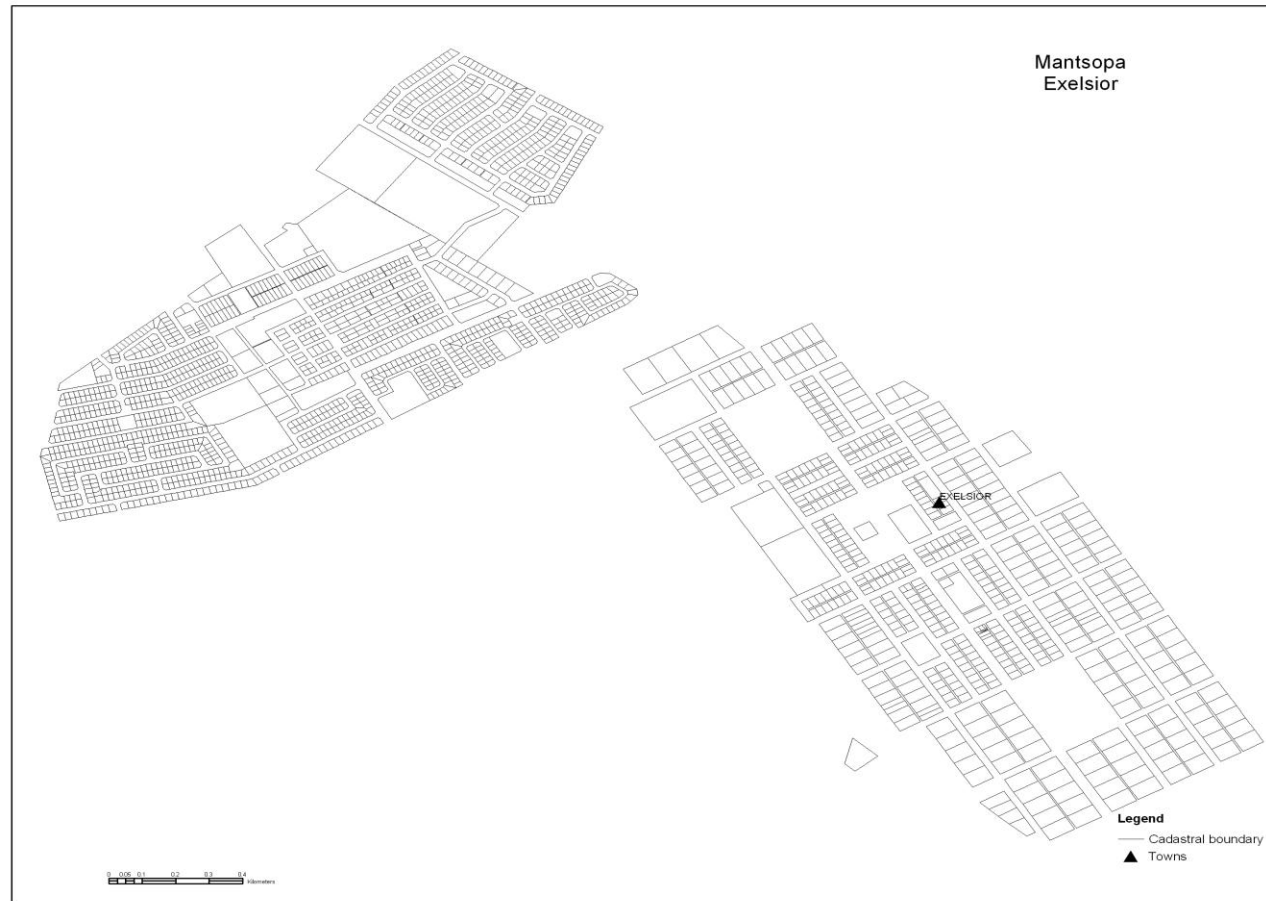


Compiled from Municipal Conservation Decisions data by the Laboratory for Teaching and Research in GIS, Dept of Geography, UFS
Tel: 051 401 2554

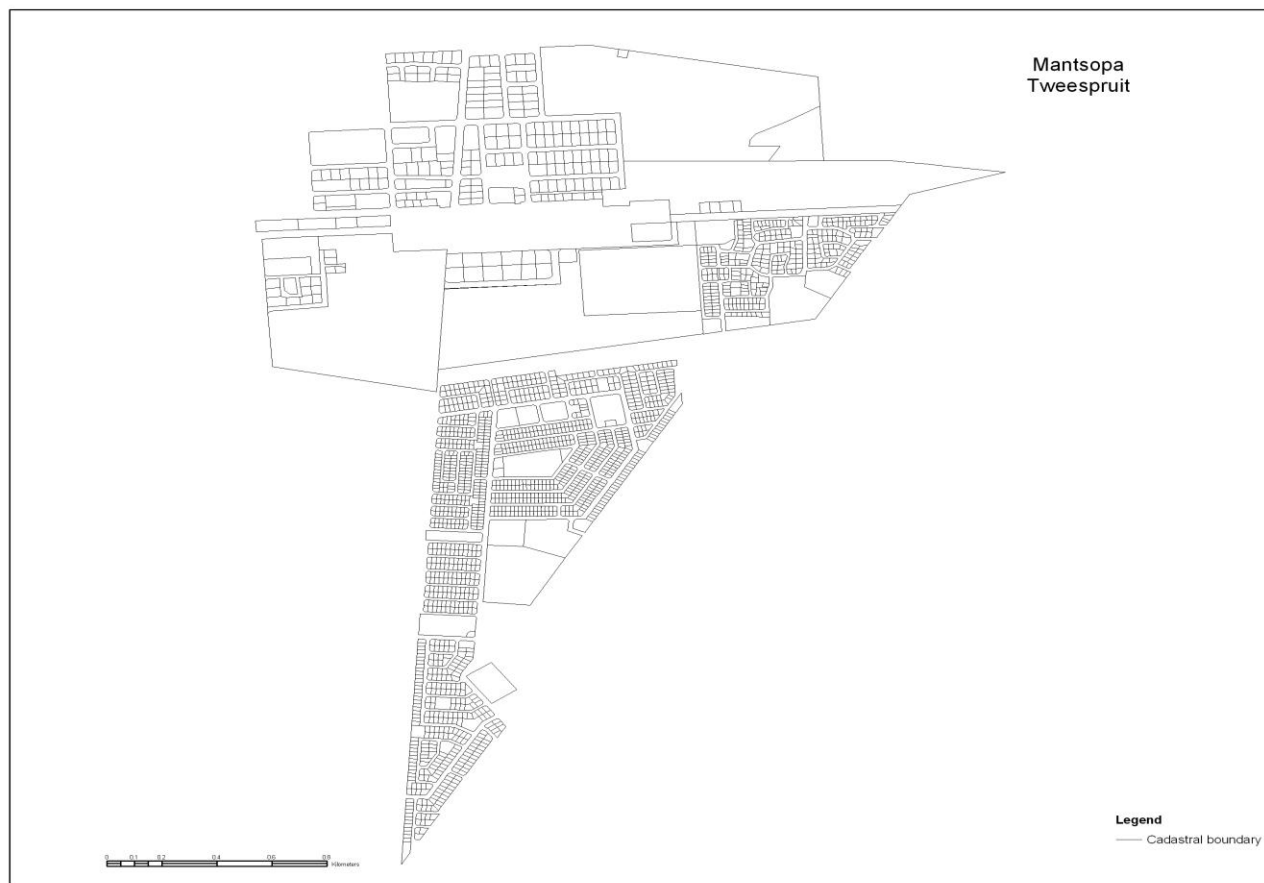
Annexure 3C: The spatial orientation of Ladybrand



Annexure 3D: The spatial orientation of Excelsior

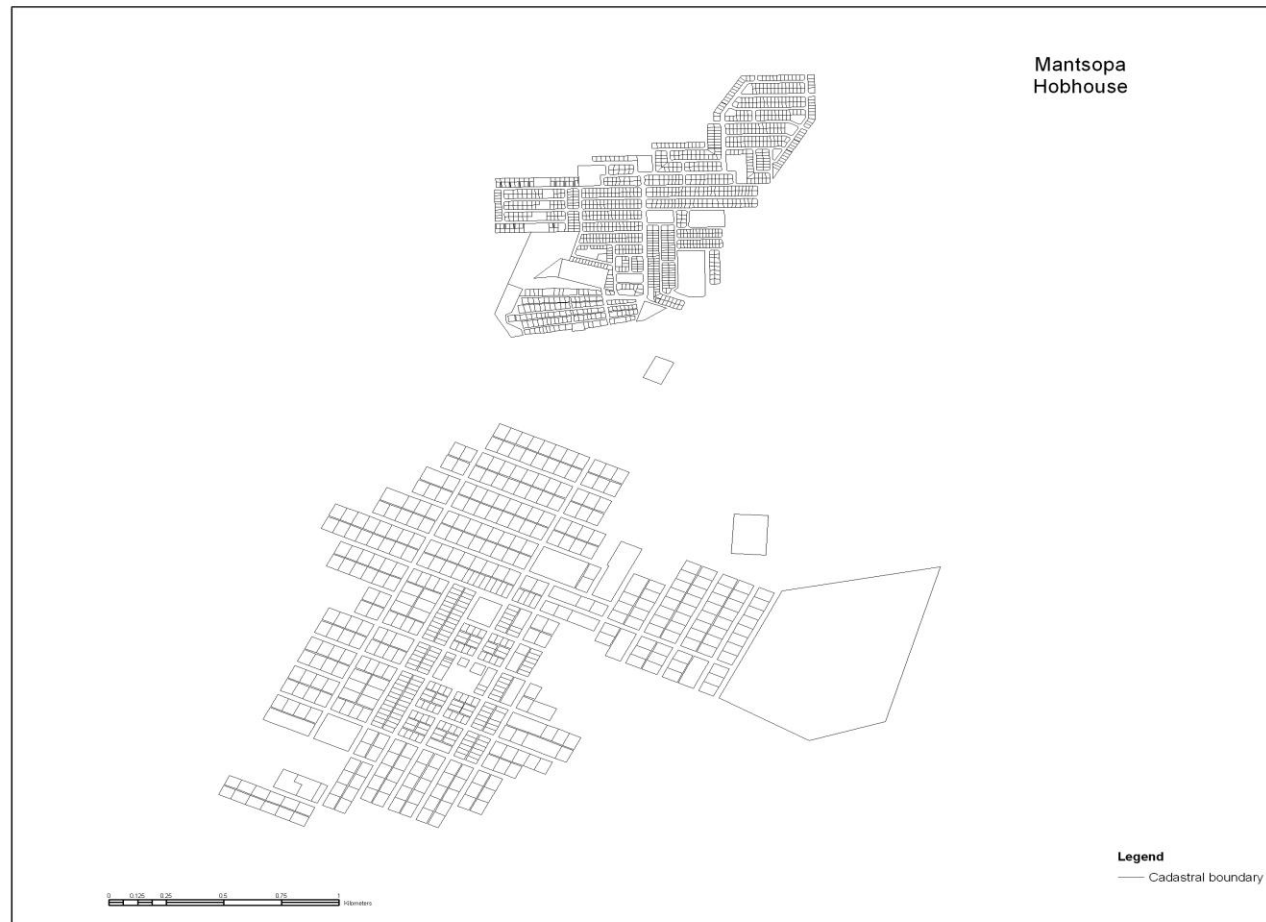


Annexure 3E: The spatial orientation of Tweespruit



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Annexure 3F: The spatial orientation of Hobhouse



Annexure 3G: The spatial orientation of Thaba Phatshwa



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Annexure 3H: The MLM population per town and race group, 2001

Town	1996	2001	1996	2001	1996	2001	1996	2001		
	African/Black		Coloured		Indian/Asian		White		Unspecified	
Excelsior	4630	5045	4	12	0	3	491	304	10	
Excelsior	1038	180	3	3	0	0	490	304	2	
Mahlatswetsa	3592	4865	1	9	0	3	1	0	8	
Hobhouse	1916	3155	81	69	0	0	184	189	2	
Hobhouse	9	2334	0	69	0	0	184	189	0	
Dipelaneng	1907	821	81	0	0	0	0	0	2	
Ladybrand	13097	18553	843	805	170	222	2166	1808	76	
Ladybrand	803	1584	731	620	169	210	2166	1799	51	
Manyatseng and Thusanong	12294	16969	112	185	1	12	0	9	25	
Tweespruit	4130	3733	532	410	9	6	210	211	7	
Tweespruit	205	447	503	397	9	6	210	211	7	
Borwa	3925	3286	29	13	0	0	0	0	0	
Thaba Phatshwa		50		386		0		0		
Mantsopa RURAL	19321	18346	765	789	1	9	1297	1238	138	
FS183	43094	48882	2225	2471	180	240	4348	3750	233	

Annexure 3I1: Projected households, number of households in MLM, 2006 – 2010 (medium projection)

Town	Projected growth rate	2005	2006	2007	2008	2009	2010
Excelsior	1.00	1484	1499	1514	1529	1544	1560
Hobhouse	3.00	1115	1149	1183	1219	1255	1293
Ladybrand	2.00	6224	6348	6475	6605	6737	6872
Tweespruit	0.50	1193	1199	1205	1211	1217	1223
Thaba Phatshwa	0.00	109	109	109	109	109	109
Rural Mantsopa	-2.44	4212	4109	4009	3911	3815	3722
Total for the municipality of Mantsopa	1.50	13718	13924	14133	14345	14560	14778

Annexure 3I2: Projected households, number of households in MLM, 2006 – 2010 (high projection)

Town	Projected growth rate	2005	2006	2007	2008	2009	2010
Excelsior	1.50	1514	1536	1559	1583	1606	1630
Hobhouse	3.50	1137	1177	1218	1261	1305	1351
Ladybrand	2.50	6347	6506	6668	6835	7006	7181
Tweespruit	1.10	1221	1235	1248	1262	1276	1290
Thaba Phatshwa	0.00	109	109	109	109	109	109
Rural Mantsopa	-1.23	4425	4370	4317	4264	4211	4160
Total for the municipality of Mantsopa	2.20	14100	14411	14728	15052	15383	15721

Annexure 3I3: Projected households number of households in MLM, 2006 – 2010 (low projection)

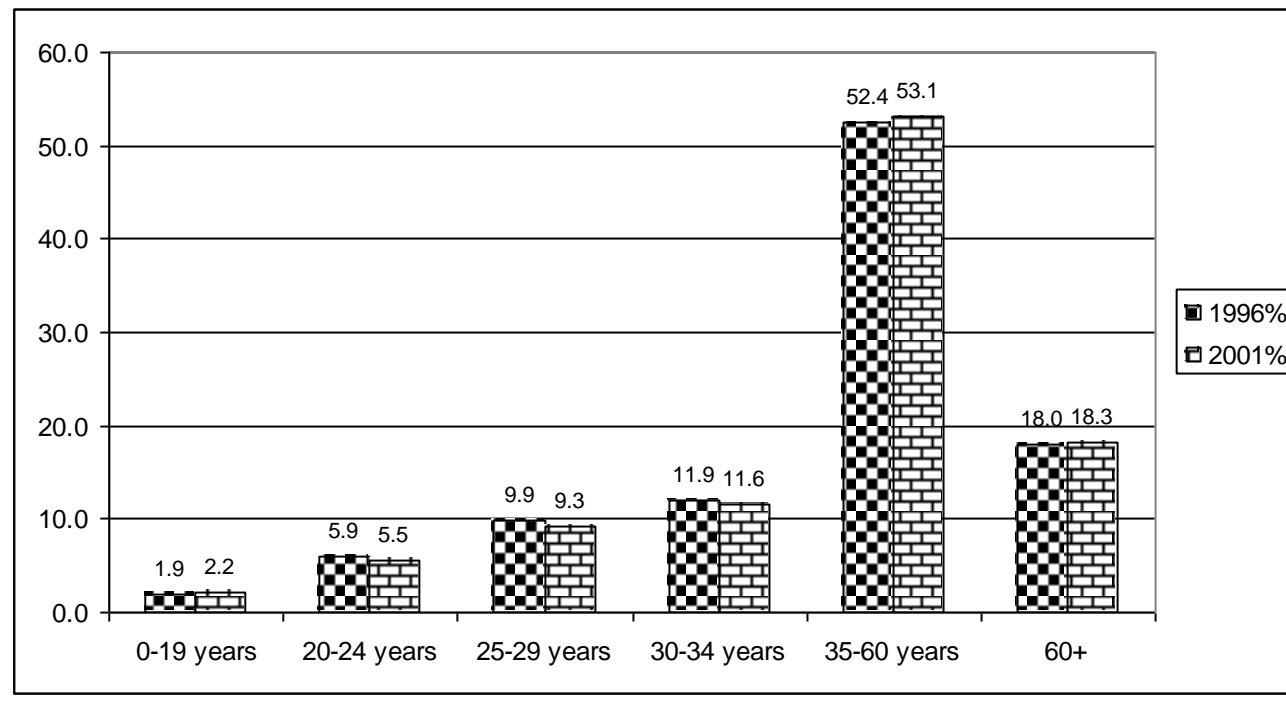
Town	Projected growth rate	2005	2006	2007	2008	2009	2010
Excelsior	0.50	1455	1462	1469	1477	1484	1491
Hobhouse	1.00	1031	1042	1052	1062	1073	1084
Ladybrand	0.80	5936	5984	6032	6080	6128	6177
Tweespruit	0.40	1188	1193	1197	1202	1207	1212
Thaba Phatshwa	0.00	109	109	109	109	109	109
Rural Mantsopa	-0.50	4557	4534	4511	4489	4466	4444
Total for the municipality of Mantsopa	0.50	13185	13251	13318	13384	13451	13518

Annexure 3J: The gender and age distribution of the population of MLM, 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	%				
Excelsior																								
Male	896	38.7	927	37.5	737	31.8	777	31.4	348	15.0	379	15.3	193	8.3	201	8.1	142	6.1	191	7.7	2316	100	2475	100
Female	961	35.0	936	32.4	748	27.2	830	28.7	429	15.6	489	16.9	294	10.7	323	11.2	314	11.4	312	10.8	2746	100	2890	100
Excelsior																								
Male	232	33.6	81	32.9	202	29.3	48	19.5	113	16.4	39	15.9	76	11.0	33	13.4	67	9.7	45	18.3	690	100	246	100
Female	246	29.5	73	30.7	202	24.2	36	15.1	131	15.7	30	12.6	121	14.5	48	20.2	135	16.2	51	21.4	835	100	238	100
Mahalatswetsa																								
Male	664	40.8	846	38.0	535	32.9	729	32.7	235	14.5	340	15.3	117	7.2	168	7.5	75	4.6	146	6.6	1626	100	2229	100
Female	715	37.4	863	32.5	546	28.6	794	29.9	298	15.6	459	17.3	173	9.1	275	10.4	179	9.4	261	9.8	1911	100	2652	100
HOBHOUSE																								
Male	411	41.9	604	37.7	254	25.9	469	29.3	137	14.0	256	16.0	101	10.3	127	7.9	77	7.9	146	9.1	980	100	1602	100
Female	439	36.9	672	37.0	299	25.1	455	25.0	173	14.6	275	15.1	139	11.7	189	10.4	139	11.7	227	12.5	1189	100	1818	100
Hobhouse																								
Male	17	18.1	440	36.5	16	17.0	346	28.7	17	18.1	199	16.5	27	28.7	112	9.3	17	18.1	109	9.0	94	100	1206	100
Female	17	17.2	505	36.4	16	16.2	335	24.1	12	12.1	221	15.9	29	29.3	149	10.7	25	25.3	179	12.9	99	100	1389	100
Dipeleng																								
Male	394	44.5	164	41.4	238	26.9	123	31.1	120	13.5	57	14.4	74	8.4	15	3.8	60	6.8	37	9.3	886	100	396	100
Female	422	38.7	167	38.9	283	26.0	120	28.0	161	14.8	54	12.6	110	10.1	40	9.3	114	10.5	48	11.2	1090	100	429	100
LADYBRAND																								
Male	2732	35.7	3675	37.1	2244	29.3	2888	29.2	1496	19.6	1906	19.2	781	10.2	950	9.6	399	5.2	488	4.9	7652	100	9907	100
Female	2757	32.1	3561	31.0	2396	27.9	3237	28.2	1713	20.0	2331	20.3	911	10.6	1331	11.6	806	9.4	1019	8.9	8583	100	11479	100
Ladybrand																								
Male	611	31.3	697	33.6	492	25.2	524	25.3	452	23.1	442	21.3	300	15.4	292	14.1	98	5.0	118	5.7	1953	100	2073	100
Female	565	29.6	541	25.3	466	24.4	529	24.7	457	23.9	505	23.6	239	12.5	357	16.7	183	9.6	206	9.6	1910	100	2138	100
Manyatseng																								
Male	2121	37.2	2978	38.0	1752	30.7	2364	30.2	1044	18.3	1464	18.7	481	8.4	658	8.4	301	5.3	370	4.7	5699	100	7834	100
Female	2192	32.8	3020	32.3	1930	28.9	2708	29.0	1256	18.8	1826	19.5	672	10.1	974	10.4	623	9.3	813	8.7	6673	100	9341	100
TWEESPRUIT																								
Male	838	38.1	734	35.6	662	30.1	644	31.2	377	17.1	324	15.7	179	8.1	229	11.1	143	6.5	132	6.4	2199	100	2063	100
Female	865	32.8	698	30.3	761	28.9	590	25.6	450	17.1	464	20.2	253	9.6	274	11.9	307	11.6	276	12.0	2636	100	2302	100
Tweespruit																								
Male	155	35.1	173	33.3	107	24.2	127	24.4	89	20.1	109	21.0	37	8.4	66	12.7	54	12.2	45	8.7	442	100	520	100
Female	145	31.1	163	30.6	123	26.4	120	22.5	92	19.7	121	22.7	43	9.2	60	11.3	63	13.5	69	12.9	466	100	533	100
Borwa																								
Male	683	38.9	561	36.4	555	31.6	517	33.5	288	16.4	215	13.9	142	8.1	163	10.6	89	5.1	87	5.6	1757	100	1543	100

Female	720	33.2	535	30.2	638	29.4	470	26.6	358	16.5	343	19.4	210	9.7	214	12.1	244	11.2	207	11.7	2170	100	1769	100
THABA PHATSHWA																								
Male			78	41.9			36	19.4			36	19.4			33	17.7			3	1.6			186	100
Female			98	39.0			54	21.5			45	17.9			27	10.8			27	10.8			251	100
Mantsopa rural																								
Male	4314	43.1	3508	35.8	2595	25.9	2739	27.9	1588	15.9	1698	17.3	950	9.5	1232	12.6	560	5.6	632	6.4	10007	100	9809	100
Female	4249	40.3	3508	33.8	2757	26.2	2840	27.4	1737	16.5	1942	18.7	1087	10.3	1346	13.0	710	6.7	742	7.1	10540	100	10378	100
FS173: Mantsopa total																								
Male	9191	39.7	9526	36.6	6492	28.0	7553	29.0	3946	17.0	4599	17.7	2204	9.5	2772	10.6	1321	5.7	1592	6.1	23154	100	26042	100
Female	9271	36.1	9473	32.5	6961	27.1	8006	27.5	4502	17.5	5546	19.0	2684	10.4	3490	12.0	2276	8.9	2603	8.9	25694	100	29118	100

Annexure 3K: The changing percentages of household heads in terms of age categories, 1996 and 2001



Annexure 3L: Employment status by gender in the MLM, 2001

2001	Excelsior	Excelsior	Mahalatswetsa	Hobhouse	Hobhouse	Dipeleng	Ladybrand	Ladybrand	Manyatseng	Twee-spruit	Twee-spruit	Borwa	Thaba Patchoa	Mantsopa	FS182: Mantsopa
Employed															
Male	279	48	231	186	135	51	2592	829	1763	354	147	207	36	4040	7487
Female	270	66	204	152	134	18	2225	656	1569	268	117	151	6	2503	5424
Unemployed															
Male	352	15	337	221	157	64	1454	143	1311	387	48	339	18	534	2966
Female	449	9	440	201	133	68	2016	154	1862	484	36	448	9	970	4129
Scholar or student															
Male	539	30	509	274	183	91	1266	193	1073	243	41	202	13	779	3114
Female	480	22	458	195	136	59	1250	142	1108	225	45	180	17	670	2837
Home-maker or housewife															
Male	3	0	3	9	9	0	12	6	6	6	0	6	6	15	51
Female	88	12	76	93	84	9	459	178	281	60	39	21	54	820	1574
Pensioner or retired person/to old to work															
Male	127	30	97	43	37	6	229	45	184	54	24	30	15	93	561
Female	148	12	136	72	56	16	350	76	274	72	18	54	3	255	900
Unable to work due to illness or disability															
Male	61	9	52	30	27	3	150	30	120	48	15	33	6	118	413
Female	63	3	60	42	33	9	194	36	158	30	6	24	0	108	437
Seasonal worker not working presently															
Male	9	3	6	3	3	0	54	15	39	6	3	3	0	27	99
Female	9	0	9	3	0	3	27	9	18	6	3	3	0	107	152
Does not choose to work															
Male	34	22	12	15	15	0	264	64	200	53	9	44	6	232	604

Female	57	6	51	42	39	3	325	70	255	50	12	38	3	418	895
Could not find work															
Male	149	3	146	141	129	12	259	73	186	151	45	106	24	266	990
Female	220	9	211	237	189	48	445	96	349	214	48	166	33	705	1854

Annexure 3M: Type of employment in the MLM, 2001

2001	Excelsior	Excelsior	Mahalatswetsa	Hobhouse	Hobhouse	Dipeleng	Ladybrand	Ladybrand	Manyatseng	Tweespruit	Tweespruit	Borwa	Thaba Phatchoa	Mantsopa Rural
Legislators and senior officials	6	6	0	0	0	0	6	6	0	0	0	0	0	3
Corporate managers	6	3	3	12	9	3	93	69	24	18	18	0	0	66
General managers	12	12	0	6	6	0	225	168	57	12	6	6	0	42
Physical, mathematical and engineering science professionals	0	0	0	0	0	0	54	39	15	3	0	3	0	3
Life science and health professionals	0	0	0	0	0	0	15	12	3	0	0	0	0	6
Teaching professionals	18	9	9	9	9	0	54	21	33	12	3	9	3	45
Other professionals	12	9	3	0	0	0	123	105	18	3	3	0	0	21
Natural and engineering science associate professionals	6	3	3	0	0	0	18	6	12	6	0	6	0	3
Life science and health associate professionals	3	3	0	0	0	0	54	21	33	6	0	6	0	12
Teaching associate professionals	63	9	54	36	33	3	222	39	183	36	9	27	0	99
Other associate professionals	9	6	3	6	6	0	130	66	64	3	3	0	0	48
Office clerks	36	27	9	27	21	6	286	142	144	33	30	3	0	73
Customer service clerks	12	3	9	6	6	0	217	66	151	9	9	0	0	15
Personal and protective services workers	12	0	12	18	15	3	394	84	310	42	18	24	0	63
Models, salespersons and demonstrators	15	3	12	18	9	9	279	138	141	21	18	3	0	40
Market-oriented skilled agricultural and fishery workers	18	3	15	12	9	3	51	12	39	12	6	6	3	775
Subsistence agricultural and fishery workers	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Extraction and building trades workers	6	3	3	15	12	3	202	30	172	24	24	0	6	73
Metal, machinery, and related trades workers	3	0	3	12	9	3	177	39	138	12	9	3	0	51
Handicraft, printing, and related trades workers	0	0	0	0	0	0	30	9	21	3	0	3	0	0

Other craft and related trades workers	6	0	6	3	3	0	102	18	84	33	24	9	0	24
Stationary-plant and related operators	0	0	0	0	0	0	9	3	6	0	0	0	0	13
Machine operators and assemblers	3	0	3	0	0	0	39	9	30	12	3	9	0	9
Drivers and mobile-plant operators	18	3	15	15	9	6	279	45	234	39	12	27	6	908
Sales and services elementary occupations	132	6	126	89	77	12	1099	114	985	154	36	118	9	1299
Agricultural, fishery, and related labourers	30	0	30	39	24	15	162	30	132	18	0	18	6	2260
Mining, construction, manufacturing, and transport labourers	15	6	9	3	0	3	162	33	129	45	12	33	9	152
Undetermined	108	0	108	12	12	0	334	160	174	66	21	45	0	433
Not applicable (not economically active)	2787	185	2602	1622	1231	391	8753	1330	7423	2090	393	1697	208	6116

Annexure 3N1: A housing overview in Excelsior (MLM), 1996 and 2001

Type	Category	EXCELSIOR				Excelsior				Mahalatswetsa			
		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	605	1150	47.4	81.2	343	135	77.6	88.2	262	1015	31.4	80.3
	Flat in block of flats	2	0	0.2	0.0	0	0	0.0	0.0	2	0	0.2	0.0
	Town/cluster/semi-detached house	7	0	0.5	0.0	0	0	0.0	0.0	7	0	0.8	0.0
	Unit in retirement village	1	0	0.1	0.0	0		0.0	0.0	1		0.1	0.0
	House/flat/room in backyard	109	3	8.5	0.2	46	0	10.4	0.0	63	3	7.6	0.2
	Room/flatlet on shared property	7	9	0.5	0.6	0	0	0.0	0.0	7	9	0.8	0.7
Sub-total (adequate):		731	1162	57.3	82.0	389	135	88.0	88.2	342	1027	41.0	81.3
Inadequate/Informal	Informal dwelling/shack in backyard	138	162	10.8	11.4	16	0	3.6	0.0	122	162	14.6	12.8
	Informal dwelling/shack elsewhere	237	45	18.6	3.2	2	0	0.5	0.0	235	45	28.2	3.6
	None/homeless	0	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	85	0	6.7	0.0	0	0	0.0	0.0	85	0	10.2	0.0
	Unspecified	2	0	0.0	0.0	2		0.0	0.0	0		0.0	0.0
Sub-total (inadequate):		462	207	36.2	14.6	20	0	4.5	0.0	442	207	53.0	16.4
Other Housing	Traditional dwellings	80	18	6.3	1.3	30	6	6.8	3.9	50	12	6.0	0.9
	Institution/hostels	3	30	0.2	2.1	3	12	0.7	7.8	0	18	0.0	1.4
Sub-total (Other):		83	48	6.5	3.4	33	18	7.5	11.8	50	30	6.0	2.4
TOTAL (all housing types)		1276	1417	100	100	442	153	100	100	834	1264	100	100

Annexure 3N2: A housing overview in Hobhouse (MLM), 1996 and 2001

Type	Category	HOBHOUSE				Hobhouse				Dipeleng			
		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	336	635	61.8	64.5	78	458	98.7	57.5	258	177	55.5	93.7
	Flat in block of flats	0	3	0.0	0.3	0	3	0.0	0.4	0	0	0.0	0.0
	Town/cluster/semi-detached house	0	0	0.0	0.0	0	0	0.0	0.0	0	0	0.0	0.0
	Unit in retirement village	1	0	0.2	0.0	0		0.0	0.0	1		0.2	0.0
	House/flat/room in backyard	17	0	3.1	0.0	0	0	0.0	0.0	17	0	3.7	0.0
	Room/flatlet on shared property	1	6	0.2	0.6	0	6	0.0	0.8	1	0	0.2	0.0
Sub-total (adequate):		355	644	65.3	65.4	78	467	98.7	58.7	277	177	59.6	93.7
Inadequate/Informal	Informal dwelling/shack in backyard	22	190	4.0	19.3	0	190	0.0	23.9	22	0	4.7	0.0
	Informal dwelling/shack elsewhere	143	132	26.3	13.4	0	120	0.0	15.1	143	12	30.8	6.3
	None/homeless	0	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	0	0	0.0	0.0	0	0	0.0	0.0	0	0	0.0	0.0
	Unspecified	0	0	0.0	0.0	0		0.0	0.0	0		0.0	0.0
Sub-total (inadequate):		165	322	30.3	32.7	0	310	0.0	38.9	165	12	35.5	6.3
Other Housing	Traditional dwellings	23	15	4.2	1.5	0	15	0.0	1.9	23	0	4.9	0.0
	Institution/hostels	1	4	0.2	0.4	1	4	1.3	0.5	0	0	0.0	0.0
Sub-total (Other):		24	19	4.4	1.9	1	19	1.3	2.4	23	0	4.9	0.0
TOTAL (all housing types)		544	985	100	100	79	796	100	100	465	189	100	100

Annexure 3N3: A housing overview in Ladybrand (MLM), 1996 and 2001

Type	Category	LADYBRAND				Ladybrand				Manyatseng			
		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	2175	3096	54.2	53.9	759	780	74.3	61.3	1416	2316	47.3	51.7
	Flat in block of flats	136	48	3.4	0.8	66	36	6.5	2.8	70	12	2.3	0.3
	Town/cluster/semi-detached house	19	51	0.5	0.9	15	24	1.5	1.9	4	27	0.1	0.6
	Unit in retirement village	6	0	0.1	0.0	4		0.4	0.0	2		0.1	0.0
	House/flat/room in backyard	228	400	5.7	7.0	42	55	4.1	4.3	186	345	6.2	7.7
	Room/flatlet on shared property	38	106	0.9	1.8	14	30	1.4	2.4	24	76	0.8	1.7
Sub-total (adequate):		2602	3701	64.8	64.4	900	925	88.1	72.7	1702	2776	56.9	62.0
Inadequate/Informal	Informal dwelling/shack in backyard	302	789	7.5	13.7	4	12	0.4	0.9	298	777	10.0	17.4
	Informal dwelling/shack elsewhere	846	985	21.1	17.1	45	150	4.4	11.8	801	835	26.8	18.7
	None/homeless	0	0	0.0	0.0			0.0	0.0			0.0	0.0
	Caravan/tent	20	18	0.5	0.3	20	6	2.0	0.5	0	12	0.0	0.3
	Other	178	0	4.4	0.0	1	0	0.1	0.0	177	0	5.9	0.0
	Unspecified	35	0	0.0	0.0	26		0.0	0.0	9		0.0	0.0
Sub-total (inadequate):		1381	1792	34.4	31.2	96	168	9.4	13.2	1285	1624	42.9	36.3
Other Housing	Traditional dwellings	21	135	0.5	2.3	17	99	1.7	7.8	4	36	0.1	0.8
	Institution/hostels	10	120	0.2	2.1	8	80	0.8	6.3	2	40	0.1	0.9
Sub-total (Other):		31	255	0.8	4.4	25	179	2.4	14.1	6	76	0.2	1.7
TOTAL (all housing types)		4014	5748	100	100	1021	1272	100	100	2993	4476	100	100

Annexure 3N4: A housing overview in Tweespruit (MLM), 1996 and 2001

Type	Category	TWEESPRUIT				Tweespruit				Borwa			
		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	535	887	47.3	76.4	87	265	34.1	84.7	448	622	51.1	73.3
	Flat in block of flats	0	0	0.0	0.0	0	0	0.0	0.0	0	0	0.0	0.0
	Town/cluster/semi-detached house	15	9	1.3	0.8	6	3	2.4	1.0	9	6	1.0	0.7
	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	152	9	13.4	0.8	149	3	58.4	1.0	3	6	0.3	0.7
	Room/flatlet on shared property	3	0	0.3	0.0	0	0	0.0	0.0	3	0	0.3	0.0
Sub-total (adequate):		705	905	62.3	78.0	242	271	94.9	86.6	463	634	52.9	74.8
Inadequate/Informal	Informal dwelling/shack in backyard	16	47	1.4	4.0	1	0	0.4	0.0	15	47	1.7	5.5
	Informal dwelling/shack elsewhere	385	163	34.0	14.0	2	36	0.8	11.5	383	127	43.7	15.0
	None/homeless	0	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	0	0	0.0	0.0	0	0	0.0	0.0	0	0	0.0	0.0
	Unspecified	7	0	0.0	0.0	7		0.0	0.0	0		0.0	0.0
Sub-total (inadequate):		408	210	36.1	18.1	10	36	3.9	11.5	398	174	45.4	20.5
Other Housing	Traditional dwellings	17	31	1.5	2.7	2	0	0.8	0.0	15	31	1.7	3.7
	Institution/hostels	1	15	0.1	1.3	1	6	0.4	1.9	0	9	0.0	1.1
Sub-total (Other):		18	46	1.6	4.0	3	6	1.2	1.9	15	40	1.7	4.7
TOTAL (all housing types)		1131	1161	100	100	255	313	100	100	876	848	100	100

Annexure 3N5: A housing overview in Thaba Phatshwa (MLM), 2001

Type	Category	Thaba Phatshwa
		2001
Formal		N
	House or brick structure on separate stand	102
	Flat in block of flats	0
	Town/cluster/semi-detached house	0
	Unit in retirement village	
	House/flat/room in backyard	3
	Room/flatlet on shared property	0
Sub-total (adequate):		105
Inadequate/Informal	Informal dwelling/shack in backyard	0
	Informal dwelling/shack elsewhere	0
	None/homeless	
	Caravan/tent	0
	Other	0
	Unspecified	
Sub-total (inadequate):		0
Other Housing	Traditional dwellings	3
	Institution/hostels	0
Sub-total (Other):		3
TOTAL (all housing types)		108

Annexure 30: Rural services access in the MLM, 1996 and 2001

Sanitation:

Flush or chemical				Pit Latrine				Bucket latrine				None of the above				Total			
1996		2001		1996		2001		1996		2001		1996		2001		1996		2001	
N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
800	17.7	866	18.6	1995	44.0	2001	43.0	47	1.0	180	3.9	1689	37.3	1603	34.5	4531	100.0	4650	100.0

Water:

Piped water in dwelling				Piped water on site				Public tap				Water carrier				Borehole				Dam / river				Other			
1996		2001		1996		2001		1996		2001		1996		2001		1996		2001		1996		2001		1996		2001	
N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
1108	24.5	1113	23.9	1655	36.6	1303	28.0	804	17.8	1833	39.4	70	1.5	3	0.1	662	14.7	205	4.4	169	3.7	171	3.7	50	1.1	21	0.5

Electricity:

Electricity				Gas				Paraffin				Candles				Other / unspecified				Total			
1996		2001		1996		2001		1996		2001		1996		2001		1996		2001		1996		2001	
N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
1958	43.1	2670	57.4	11	0.2	12	0.3	252	5.5	72	1.5	2309	50.8	1826	39.3	18	0.4	69	1.5	4548	100	4649	100

Annexure 3P1: The level of sanitation services provided in MLM, 2005

	Total Erven	SEWER							
		Water borne		Septic Tank		VIP		Bucket	
Excelsior	557	0	0%	547	98%	0	0%	0	0%
Mahlatswetsa	1522	49	3%	0	0%	0	0%	1417	93%
Tweespruit & Dawiesville	518	479	92%	25	5%	0	0%	0	0%
Borwa	1266	0	0%	24	2%	0	0%	1238	98%
Thaba Phatshwa	362	358	99%	0	0%	0	0%	4	1%
Hobhouse	572	0	0%	572	100%	0	0%	0	0%
Dipelaneng	1257	0	0%	6	0%	0	0%	1240	99%
Ladybrand	2489	2489	100%	0	0%	0	0%	0	0%
Manyatseng	4072	3551	87%	0	0%	0	0%	473	12%

Annexure 3P2: The level of water access provided in MLM, 2005

	Total Erven	WATER					
		Water in house		Water on site		Community tap	Sub standard
Excelsior	557	547	98%	0	0%	0	0%
Mahlatswetsa	1522	249	16%	1217	80%	0	0%
Tweespruit & Dawiesville	518	479	92%	25	5%	0	0%
Borwa	1266	24	2%	1238	98%	0	0%
Thaba Phatshwa	362	200	55%	156	43%	0	0%
Hobhouse	572	572	100%	0	0%	0	0%
Dipelaneng	1257	0	0%	1246	99%	0	0%
Ladybrand	2489	1925	77%	564	23%	0	0%
Manyatseng	4072	0	0%	4024	99%	0	0%

Annexure 3P3: The level of roads provided in MLM, 2005

	Total Erven	STREETS						TOTAL
		Tar Blocks		Scraped		Gravel		
Excelsior	557	3 580	26%	0	0%	10 430	74%	14 010
Mahlatswetsa	1522	2 040	10%	0	0%	18 200	90%	20 240
Tweespruit & Dawiesville	518	9 090	50%	0	0%	8 965	50%	18 055
Borwa	1266	6 610	23%	21 850	77%	0	0%	28 460
Thaba Phatshwa	362		0%	380	6%	5 835	94%	6 215
Hobhouse	572	2 120	19%	0	0%	9 120	81%	11 240
Dipelaneng	1257		0%	0	0%	15 950	100%	15 950
Ladybrand	2489	17 415	34%	0	0%	33 775	66%	51 190
Manyatseng	4072	4 290	8%	0	0%	49 800	92%	54 090

Annexure 3P4: The level of storm water drainage in MLM, 2005

	Total Erven	STORM WATER						
		Pipe	%	Concrete Channel	%	Gravel Channel	%	Total
Excelsior	557	0	0	9,290	100%	0	0%	9,290
Mahlatswetsa	1522	0	0	3,200	100%	0	0%	3,200
Tweespruit & Dawiesville	518	0	0	9,090	50%	8,965	50%	18,055
Borwa	1266	0	0	6,610	23%	21,850	77%	28,460
Thaba Phatshwa	362	0	0	0	0%	5,835	100%	5,835
Hobhouse	572	0	0	1,235	100%	0	0%	1,235
Dipelaneng	1257	0	0	4,650	100%	0	0%	4,650
Ladybrand	2489	0	0	18,255	100%	0	0%	18,255
Manyatseng	4072	0	0	3,245	100%	0	0%	3,245

Annexure 3P5: The levels of electricity access provided in MLM, 2005

	Total Erven	ELECTRICITY					
		Overhead		Under ground		None	
Excelsior	557	547	98%	0	0%	0	0%
Mahlatswetsa	1522	1520	100%	0	0%	0	0%
Tweespruit & Dawiesville	518	518	100%	0	0%	0	0%
Borwa	1266	1266	100%	0	0%	0	0%
Thaba Phatshwa	362	202	56%	0	0%	154	43%
Hobhouse	572	572	100%	0	0%	0	0%
Dipelaneng	1257	1257	100%	0	0%	0	0%
Ladybrand	2489	2489	100%	0	0%	0	0%
Manyatseng	4072	4072	100%	0	0%	0	0%

Annexure 3Q1: Dwelling adequacy in relation to access to sanitation in MLM, 2001

	Mantsopa RURAL		Mantsopa URBAN		FS 173: Mantsopa	
	N	%	N	%	N	%
Adequate dwellings						
Flush toilet / chemical	784	26.5	3468	53.3	4252	45.0
Pit	1274	43.1	127	2.0	1401	14.8
Bucket latrine	141	4.8	2859	44.0	3000	31.7
None	755	25.6	48	0.7	803	8.5
TOTAL	2954	100	6502	100	9456	100
Inadequate dwellings						
Flush toilet / chemical	12	9.8	450	17.5	462	17.2
Pit	39	31.7	27	1.1	66	2.5
Bucket latrine	6	4.9	1950	75.9	1956	72.7
None	66	53.7	142	5.5	208	7.7
TOTAL	123	100	2569	100	2692	100
Other dwellings						
Flush toilet / chemical	69	4.4	145	38.9	214	11.0
Pit	688	43.8	9	2.4	697	35.9
Bucket latrine	32	2.0	210	56.3	242	12.5
None	781	49.7	9	2.4	790	40.7
TOTAL	1570	100	373	100	1943	100

Annexure 3Q2: Dwelling adequacy in comparison with water access in the MLM, 2001

	Mantsopa RURAL		Mantsopa URBAN		FS 173: Mantsopa	
	N	%	N	%	N	%
Adequate dwellings						
Piped water inside dwelling	985	33.3	1445	22.2	2430	25.7
Piped water inside yard	934	31.6	4387	67.5	5321	56.3
Public tap	789	26.7	585	9.0	1374	14.5
Borehole/ rainwater tank	123	4.2	3	0.0	126	1.3
Dam/river / spring	103	3.5	0	0.0	103	1.1
Water vendor	3	0.1	0	0.0	3	0.0
Other	18	0.6	78	1.2	96	1.0
TOTAL	2955	100	6498	100	9453	100
Inadequate dwellings						
Piped water inside dwelling	0	0.0	159	6.2	159	5.9
Piped water inside yard	21	17.1	1796	69.9	1817	67.5
Public tap	81	65.9	518	20.2	599	22.3
Borehole/ rainwater tank	12	9.8	0	0.0	12	0.4
Dam/river / spring	9	7.3	0	0.0	9	0.3
Water vendor	0	0.0	0	0.0	0	0.0
Other	0	0.0	96	3.7	96	3.6
TOTAL	123	100	2569	100	2692	100
Other dwellings						
Piped water inside dwelling	128	8.2	87	23.3	215	11.1
Piped water inside yard	348	22.2	160	42.9	508	26.1
Public tap	962	61.3	123	33.0	1085	55.8
Borehole/ rainwater tank	70	4.5	0	0.0	70	3.6
Dam/river / spring	59	3.8	0	0.0	59	3.0
Water vendor	0	0.0	0	0.0	0	0.0
Other	3	0.2	3	0.8	6	0.3
TOTAL	1570	100	373	100	1943	100

Annexure 3R: Overview of social amenities in the MLM, 2005

Amenities	Ladybrand	Excelsior	Tweespruit	Hobhouse	Thaba Phatshwa
Libraries	2	2	1	1	1
Pre-primary	6	5	3	1	0
Primary	6	2	3	2	1
Secondary	3	1	2	0	0
Clinics	4	1	2	1	1
Hospitals	1	0	0	0	0
Police stations	1	1	1	1	0
Sports facilities	2	0	0	0	0