

MIDLANDS STATE UNIVERSITY



FACULTY OF SOCIAL SCIENCES

DEPARTMENT OF LOCAL GOVERNANCE STUDIES

**ASSESSMENT OF HOUSING PROVISION IN THIRD WORLD CITIES: THE CASE
STUDY OF BULAWAYO CITY COUNCIL**

BY

NOBUHLE NGWENYA

(R 134833 H)

DISSERTATION SUBMITTED TO THE MIDLANDS STATE UNIVERSITY DEPARTMENT OF
LOCAL GOVERNMENT STUDIES IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR A BACHELOR OF SCIENCE HONOURS DEGREE IN LOCAL GOVERNANCE STUDIES

GWERU

June 2017

RELEASE FORM

NAME OF AUTHOR : NGWENYA NOBUHLE

**TITLE OF PROJECT : ASSESSMENT OF HOUSING PROVISION IN THIRD
WORLD CITIES: THE CASE STUDY OF BULAWAYO
CITY COUNCIL**

**DEGREE PROGRAMME :BACHELOR OF SCIENCE HONOURS DEGREE
IN LOCAL GOVERNANCE STUDIES**

**YEAR THIS DEGREE
WAS GRANTED : 2017**

Permission is hereby granted to the Midlands State University to produce single copies of this dissertation and to lend or sell such copies for private, scholarly or scientific research purpose only. The author reserves other publication rights and neither the dissertation nor extensive extracts from it may be published or otherwise reproduced without the author's written permission.

SIGNED :

PERMANENT ADDRESS : 15082 COWDRAY PARK, Bulawayo, Zimbabwe

EMAIL : nobuhlengwenya60@gmail.com

PHONE NUMBER : 0778 623 189

DATE : June 2017

APPROVAL FORM



The undersigned certify that they have read and recommend to Midlands State University for acceptance, a research project entitled: *“Assessment of Housing Provision in Third World Cities: The Case Study of Bulawayo City Council”* submitted by Nobuhle Ngwenya in partial fulfillment of the requirements of the Bachelor of Science Honors Degree in Local Governance Studies.

SUPERVISOR

DATE

CHAIRPERSON

DATE

DECLARATION

I, Nobuhle Ngwenya, declare that this work is my own original work, that it has not been plagiarized nor submitted for similar degree in any other University.

Signed

Date

DEDICATION

I dedicate my dissertation work to the Almighty God, to my family and friends. A special feeling of gratitude goes to my beloved mother Constance Ngwenya whose words of encouragement and push for tenacity ring in my ears. My brothers Brian and Ndodana, and my sister Sandisiwe, I thank you for the support and encouragement.

I also dedicate this dissertation to my many friends who have supported me throughout the process. I will always appreciate all they have done especially Nonkazimulo, Stan, Ruvimbo, Perserverence, Reginald, Dumisani, Lavender and Vusumuzi.

ACKNOWLEDGEMENTS

My special thanks go to the Almighty God who has undoubtedly granted me with knowledge to become a student at Midlands State University and compile this research project. Thank you God! Without you I could not have reached this level of academic excellence.

I would like to pass my heartfelt gratitude to my supervisor, Mr P. Banga for his support and guidance in this research, may God bless him richly. My special thanks also goes to Bulawayo City Council for granting me permission to carry out research in BCC and all the respondents who assisted by participating in my research.

Let me extend my humble gratitude to Professor A. Hammar from the University of Copenhagen for making this research a success by funding me. May God richly bless you.

I give my unwavering appreciation to Midlands State University, my higher learning institution of choice for being a home of excellence to me. I want to thank all the lecturers that the institution has provided to me since I was a first year student. Thank you all for I have applied some of your concepts, you have imparted in me since my arrival at this institution, in this dissertation. I also thank my lecturers for being committed in creating Local Governance Studies a body of knowledge designed to transform the way local government in Zimbabwe will perform through me.

God bless you all for making this project a mission accomplished.

Table of Contents

RELEASE FORM.....	iii
APPROVAL FORM.....	iv
DECLARATION.....	v
DEDICATION.....	vi
ACKNOWLEDGEMENTS.....	vii
LIST OF FIGURES.....	xi
LIST OF TABLES.....	xii
LIST OF PLATES.....	xiii
ABSTRACT.....	xiv
CHAPTER 1: INTRODUCTION AND BACKGROUND TO THE STUDY.....	1
1.0 Introduction.....	1
1.1 Background of the study.....	1
1.2 Statement of the problem.....	5
1.3 Research Objectives.....	6
1.4 Research questions.....	6
1.5 Significance of the Study.....	6
1.5.1 Justification.....	6
1.5.2 To home seekers.....	6
1.5.3 To Bulawayo City Council.....	7
1.5.4 To the researcher and other scholars.....	7
1.5.5 Motivation of the study.....	7
1.6 Delimitations.....	7
1.7 Limitations.....	7
1.8 Assumptions of the study.....	7
1.9 Chapter Summary.....	7
CHAPTER II : LITERATURE REVIEW.....	9
2.0 Introduction.....	9
2.1 Literature Review.....	9
2.2 Global, Regional and Zimbabwe’s Housing situation.....	9
2.3 Sustainable housing for third world cities.....	10
2.4 Barriers of progress.....	11
2.4.1 Urbanisation.....	11
2.4.2 Affordability.....	12

2.4.3 Shortage of land.....	14
2.4.4 Resource constraints.....	14
2.4.5 Weak policing.....	15
2.5 Effects of inadequacy of housing	15
2.5.1 Health.....	16
2.5.2 Lack of access to basic services.....	17
2.5.3 Poor living conditions.....	17
2.5.4 Poor Educational facilities.....	17
2.5.5 High prevalence of crime	18
2.6 Mitigation strategies	18
2.6.1 Legalising the squatter camps.....	18
2.6.2 Construction of high rise buildings	20
2.6.3 Provision of low income housing	21
2.7 Theoretical framework	22
2.8 Empirical Evidence	23
2.8.1 South Africa.....	23
2.8.2 Singapore	25
Chapter III: RESEARCH METHODOLOGY	26
3.0 Introduction	26
3.2 Research Methodology	26
3.2 Research design	26
3.3 Qualitative study design	27
3.4 Quantitative study design	28
3.5 Sampling.....	28
3.6. Probability sampling and non- probability sampling	28
3.6.1 Probability sampling.....	28
3.6.2 Non Probability sampling.....	29
3.7 Sampling techniques	29
3.7.1 Purposive sampling	29
3.7.2 Convenience sampling	30
3.8 Sample size.....	30
3.9 Research Instruments	31
3.9.1 Questionnaire	31
3.9.2 Interviews.....	32

3.9.3 Observations	32
3.9.4 Secondary sources	33
3.10 Pre-testing.....	34
3.11 Reliability.....	34
3.11.1 Validity	34
3.12 Ethical considerations	35
3.12.1 Adherence to confidentiality	35
3.12.2 Seeking permission	35
3.12.3 Avoiding bias	35
3.12.4 Misuse of information.....	35
3.13 Summary	36
CHAPTER IV: DATA PRESENTATION, ANALYSIS AND INTERPRETATION	37
4.0 Introduction	37
4.1 Response rate for the research instruments.	37
4.2 Socio- economic problems associated with inadequate housing.....	37
4.2.1 Household size	37
4.2.2 Description of respondents by literacy level	38
4.2.3 Respondent’s reasons for occupying the area.....	39
4.2.4 Respondent’s rate of preferring the settlement.....	41
4.2.5 Reasons for resenting the squatter camp.....	42
4.2.3 Problems affecting the settlement	47
4.3 Factors hindering BCC in the providing sustainable housing for all	51
4.9 Measures applied to solve the housing situation	52
5.0 Introduction	53
5.1 Summary	53
5.2 Conclusion.....	54
5.3 Recommendations	55
REFERENCES.....	57
APPENDIX I: Questionnaire for the Ngozi Mine Squatter Camp residents.	61
APPENDIX II: Interview guide for Bulawayo City Council employees	63

LIST OF FIGURES

Fig 1 A shack at the Ngozi Mine Squatter Camp.....	4
Fig 2 Description of respondents by literacy rate.....	38
Fig 4.1 Reasons for occupying the area.....	39
Fig 4.2 Respondents rate for preferring the settlement.....	41
Fig 4.4 Reasons for the resenting the area.....	42

LIST OF TABLES

Table 1 Price list for residential stands.....	5
Table 2 Comparative levels of urbanization.....	10
Table 3 Analysis of residential areas.....	13
Table 4 Advantages and disadvantages of high rise and low rise buildings.....	20
Table 5 Sample size.....	30
Table 4.1 Household size	37
Table 4.2 Problems affecting the settlement.....	47

LIST OF PLATES

Plate 1 Interior and external of a classroom.....	44
Plate 2 Interior of a class.....	45
Plate 3 Garbage ready for recycling.....	46
Plate 4 Shacks at Ngozi Mine.....	48
Plate 5 Pit latrine in Ngozi Mine.....	49
Plate 6 Open pit in Ngozi Mine.....	50

ABSTRACT

The research sought to assess the housing provision in third world cities using the case study of Bulawayo City Council. The study assessed the housing challenges in line with the requirements of the sustainable development Goal (SDG) Goal 11 which calls for cities to be inclusive, safe, resilient and sustainable. The imbalance between housing demand and housing supply in urban Bulawayo was identified as the statement of the problem. The purpose of the study was to investigate the factors hindering BCC in the provision of adequate housing, to identify socio-economic problems associated with inadequate housing in Bulawayo, to identify measures taken by BCC in addressing housing shortages in Bulawayo and to come up with recommendations on ways to improve the housing challenges in Bulawayo. The literature reviewed revealed that the housing challenge was a global issue and not limited to third world cities. The housing challenges were fuelled by overpopulation in cities, shortage of residential space in cities and the in- affordability of housing. The literature review also brought out the economic and social problems associated with the housing challenges. Singapore and South Africa were used as points of reference as they share the same housing problems as those experienced by Zimbabwe. The social theory by Thomas Hobbes was employed in the theoretical framework; the theory asserts that the citizens entrusts the local authority to provide them with efficient services and the government has a moral obligation to provide the services and is guided by the natural law. The researcher used both the qualitative and quantitative data design. The study used questionnaires, observations and interviews for data gathering. The research findings were presented graphically, statistically and descriptively. The findings confirmed that the housing challenges had led to the development of squatter camps around the city. The life in the squatter camps fuelled socio- economic problems to the inhabitants. The use of the open bush system, the failure to acquire quality education, the lack of access to primary health care and the discrimination faced by the inhabitants had negative connotations both economically and socially. BCC has failed to keep up with the growing population and this had resulted in the ballooning of the housing waiting list to 110 000. The economic depression which had force matched key employees out of the country left BCC with no capacity to service its stands in- house; and the shortage of land were discovered as hindrances in the housing provision. Finally the researcher recommended that to ease housing challenges BCC had to; avail low cost housing to house the urban poor who have been driven to squatter camps, use its land sparingly by encouraging the construction of vertical buildings instead of the horizontal buildings when constructing residential houses, erect satellite clinics for easy access to primary health care and construct public toilets in squatter camps.

CHAPTER I

INTRODUCTION AND BACKGROUND TO THE STUDY

1.0 Introduction

Housing challenges have taken its toll in the third world cities and Bulawayo is no exception. The research topic is on the assessment of the housing provision in third world cities and Bulawayo City Council is used as a case study of the research. This chapter will highlight the background of the study which examines background issues of the study and the study area, the statement of the problem which describes the research problem and the significance of the study to various stakeholders including Midlands State University and Bulawayo City Council will be explored. This chapter will also establish research objectives, research questions, limitations and delimitations that are in the context of the research topic.

1.1 Background of the study

Housing is a human right and local authorities are mandated to offer that service. According to the United Nations Agenda (2002), housing is a right to everyone and no one should be infringed that right. The Declaration of the Human Rights (1776) concurs by stating that every citizen has a right to housing among other things. Housing as a basic right is also buttressed by the Constitution of Zimbabwe (2013:23) section 28 which highlights that,

“the state and all agencies of government at every level must take reasonable legislative and other measures, within the limits of resources available to them, to enable every person to have access to adequate shelter.”

Article 25 of the declaration of Human Rights stipulates that every citizen has a right to housing among other necessities. However, since the colonial period BCC is still struggling to fulfil its mandate. Provision of decent housing has become problematic and trendy in most third world cities. Magnitudes of people still lack decent housing worldwide (Robert and Sally, 1998).

Provision of housing has become a global issue, and it is set out in the Sustainable Development Goals (SDGs) Goal number 11 which seeks to make the cities and human settlements inclusive, safe resilient and sustainable”.

In Zimbabwe housing is an issue of concern as it is set out in the economic blueprint ZIMASSET under the infrastructure and utilities cluster. Under the ZIMASSET the plan set to avail 313 000 housing units.

Bulawayo is the second largest city in Zimbabwe; it has a population of 653 337 as estimated by the 2012 census and covers an area of 450km² (Corps, 2011). 1894 marked the dawn of local government in Bulawayo when the Sanitary Board was set, (Chakaipa, 2010). Bulawayo was then declared a municipality in 1897 after the drafting of the new legislation, Chakaipa (2010) asserts that the Municipal Ordinance of 1897 granted municipal status to Salisbury and Bulawayo. The continued population growth of both blacks and whites earned Bulawayo a city status under Proclamation 21 of 1943. During the same period an African Advisory Board and the home ownership schemes for Africans were enacted. The period also saw the Accommodation and Registration Act transferring responsibility of Native Affairs to Africans.

Various statutes that existed in the colonial period were biased towards the white minority. Hammer (2003) states that Bulawayo City Council was administered by the 1973 Urban Councils Act which was not pro-black. Chatiza (2010:4) is of the view that, "...pre- independence developments of local government were intricately linked to the land and race questions." The Urban Registration and Accommodation Act of 1954 created the establishment of African townships in urban areas. The size of the houses was small as they were expected to go back to their rural homes and not stay permanently in cities. The Pass laws of 1902 regulated the movement of the blacks and prohibited the freedom of movement of blacks in settler areas. A number of housing statutes which were employed during the colonial period had the intention of ensuring that the white community population dominates urban areas.

Bulawayo has a rich history of being formerly termed as the industrial hub of the southern hemisphere. Barker (2010) postulates that the city had developed economically and had become a transportation hub and centre of industry. The city boasted a number of manufacturing industries. The continuous growth of industries increased employment opportunities and job seekers flooded the city and slowly but surely the population ballooned, (Mawowa, 2011). The housing waiting list sky rocketed and despite the de- industrialization in the early 2000s the number of people in the housing waiting list remained erect.

It should be highlighted that the housing provision challenges heightened during the liberation struggle as people left their rural homes in fear of the war coming to urban areas. According to the Annual Housing Department report of 1972 the housing waiting list was sitting at 5717.

The post independent Zimbabwe witnessed rapid urbanisation as the statues that infringed the blacks from the freedom of movement were repealed (Chronicle, 28 November 2013). New suburbs were constructed in a bid to ease the housing challenges but still the housing demand surpassed housing supply. The failure of BCC to provide sustainable solutions to the housing challenges gave birth to a number of squatter camps including, Cabatsha, Trenance, Ngozi Mine, Durnikirk, Willsgrove and Killarney respectively.

Mpofu (2012) is of the view that the squatter camps reflect housing crisis in a city. Squatters solved their housing problems themselves by erecting their structures. It should be noted that local authorities are empowered by various pieces of legislation to demolish any illegal structures erected in their areas of jurisdiction, but till today BCC has not demolished any structure because the United Nations is against that, and regards the demolition of illegal settlements as 'inhuman'.

Fig1 A shack at the Ngozi mine squatter camp



Source: <http://www.radiodialogue.com/bulawayo-city-council-seeks-government-assistance-on/>

Unaffordability of the residential stands to the home seekers considering the economic meltdown has negatively impacted lives of many home seekers. Butcher (1986) observed that because of the unaffordability of residential stands people resort to lodging or to squatter camps. According to the Annual Housing and Community Services Report (2016) BCC releases 3000 residential stands annually; the servicing of stands is outsourced because BCC has no capacity as it has shortage of expertise. So thus, the stands are a bit costly. It should be noted that the failure by Bulawayo City Council to provide low cost housing for its populace has pushed the urban poor to squatter camps. On the 3rd of November 2015 BCC invited and on the 25th November 2016 BCC posted an advertisement inviting all those in the housing waiting list to purchase residential stands if interested. The table below shows the price list of residential stands in various areas.

Table 1: Price list for residential stands.

Location	Purchase price	Deposit required
Magwegwe North	US\$5 175	US\$3 000
Magwegwe West	US\$5 175	US\$3 000
Emganwini	US\$6 037.50	US\$3 000
Tshabalala Extension	US\$6 037.50	US\$3 000
SouthWorld	US\$12 650	US\$7 000
Woodville North	US\$20 000	US\$10 000
Paddonhurst	US\$10 000	US\$5 500
Various possessed	US\$10 000	US\$5 500

Source: BCC website www.city.byo.co.zw.

Failure to provide low cost housing creates social tension as it divides the poor from the rich; the rich continue accumulating houses and the poor are forced to reside in squatter camps. Shortage of affordable housing for the populace has imparted Bulawayo's home seekers negatively and has driven the urban poor to squatter camps where they live in squalor conditions.

1.2 Statement of the problem

Provision of adequate housing in Bulawayo has been problematic since the colonial period, (Mpofu, 2012). The city has been experiencing severe housing scarcity and this has impacted negatively on the socio- economic lives of people. Bulawayo City Council is failing to balance the demand for housing and supply. According to the Housing and Community Services Department Annual Report (2016) the housing waiting list was sitting at 110 000. Despite the involvement of various players including the private developers and the government Bulawayo is still failing to clear out the housing waiting list. While attempts have been made to provide housing for all, the growth of the population of Bulawayo among other factors has also brought about unprecedented challenges to secure sustainable housing for the city. In their desperation for housing many residents have fell prey to unscrupulous land barons who have jugged them their precious monies. The Chronicle (February 1, 2016) reported that more than 16 people in Bulawayo were swindled more than US\$230 000 in a stand scam of a fake housing development scheme. Failure to provide housing for the

populace has impacted Bulawayo's home seekers negatively and has driven some people to squatter camps where they live in squalor conditions.

1.3 Research Objectives

- To investigate factors hindering BCC in the provision of adequate housing.
- To identify socio-economic problems associated with inadequate housing in Bulawayo.
- To identify measures taken by BCC in addressing housing shortages in Bulawayo.
- To come up with recommendations on ways to improve the housing challenges in Bulawayo.

1.4 Research questions

- What are the main causes of the housing problems in Bulawayo?
- What are the socio-economic problems in Bulawayo that have been caused by the housing shortage?
- What are the mitigation strategies that BCC has put in place to address the housing backlog?

1.5 Significance of the Study

1.5.1 Justification

Mpofu (2012) researched around the topic basing his research on squatter camps. This study is assessing the housing challenges in line with the achievement of the Sustainable Development Goal number 11 which calls on cities to be 'inclusive, safe and resilient and sustainable. The study brings on board perspectives from the BCC on how they plan to provide housing for all.

1.5.2 To home seekers

This study hopes to enlighten home seekers on the causes of housing challenges in Bulawayo and also on how BCC plans to solve it.

1.5.3 To Bulawayo City Council

The study is aimed at pointing out and giving solutions on how housing can be made sustainable in Bulawayo. Hopefully the research findings will assist the organisation in dealing with housing challenges.

1.5.4 To the researcher and other scholars

The study will enhance the researcher's research skills and will provide useful information to other scholars who will study in the same field. This research will be an addition to the existing literature as it brings on board perspectives from BCC on how they plan to provide housing for all; it also explores the housing challenges in line with the achievement of SDG 11 which calls for cities to be inclusive, safe, resilient and sustainable.

1.5.5 Motivation of the study

The researcher did her industrial attachment at the study area and witnessed desperate home seekers being swindled their money by unscrupulous land barons since the local authority had failed them.

1.6 Delimitations

The research focus is on the assessment of housing challenges in third world cities and the study is limited to Bulawayo.

1.7 Limitations

Time frame set to complete the research is approximately three (3) months and it is short, so the researcher has to efficiently utilize all the time that she has.

1.8 Assumptions of the study

The researcher assumes that Bulawayo City Council members of staff would cooperate for the research to be successful. The researcher assumes that information given by Council management and Ngozi Mine Squatter camp inhabitants would be free from bias. Also, the researcher assumes that the research findings will assist the organisation in dealing with housing challenges.

1.9 Chapter Summary

The chapter introduced the topic under study concerning the assessment of the housing provision in Bulawayo. A brief history on the profile of the city was touched on including the history of the housing challenges. The problem of imbalance between housing demand and housing supply was highlighted. Negative effects associated with inadequate housing in

Bulawayo were also pointed out. Research objectives and research questions which are in line with the research topic were also outlines. The time factor was mentioned as the main limitation of the study.

The next chapter explores literature review on the provision of housing in third world cities.

CHAPTER II

LITERATURE REVIEW

2.0 Introduction

Housing is a bottleneck to development as it imparts all spheres of development. The literature review will highlight the conceptual, theoretical and empirical research of the study. The global housing situation, the barriers of progress in housing provision and the problems of the inadequacy in housing provision will be noted in the conceptual framework. The social contract theory will be assessed in relation to the study topic. South Africa and Singapore will be used as points of references in the empirical research. Different scholarly articles, books, journals and electronic resources will be assessed and analysed.

2.1 Literature Review

The University of Melbourne (2012) defined literature review as, an effective review that analyses the published work on a topic. They add that literature review should summarise and evaluates findings, thoroughly comparing and contrasting different authors, highlighting exemplary studies and finally identifies gaps in knowledge. Blaike (2009) is of the view that literature review as a classification and evaluation of what accredited scholars and researchers have written on a topic, it also consists of an overview, a summary, and an evaluation of the current state of knowledge about a specific area of research.

Literature review as indicated by the Thompson Rivers University (2013) serves to create familiarity with current thinking and research on a particular topic, and may justify future research into a previously overlooked or understudied area. Ferfola and Burnett (2002) emphasize that the significance of literature review is that it incorporates and differentiates and fills the gaps that is to address and justify the study.

This chapter seeks to assess and compare what other scholars say about the topic under study.

2.2 Global, Regional and Zimbabwe's Housing situation

Challenges in the provision of decent housing have become more prevalent worldwide, and the UN- HABITAT (2010) reported urban housing as one of the central problems faced by African countries. More than 828 million people worldwide live under squalor conditions and the number is expected to rise (United Nations Conference on Housing and Sustainable Urban Development, 2016). According to Robert and Sally (1998) more than 20% of the

global population lacks decent housing. Developing countries also face challenges in housing provision and the numbers of people who lack decent housing continuously grow (Hartshorn, 1992).

Table 2: Comparative levels of urbanisation

YEAR	Level of urbanisation (%)			Urban population (000)		
	2000	2010	2020	2000	2010	2020
Africa	37,2	42,7	47,9	295, 228	425, 596	589, 403
Asia	37, 5	43	48, 7	1, 375 519	1, 783 600	2, 231, 108
LAC	75, 4	79	81, 8	391, 342	469, 755	543, 166
Zimbabwe	35,3	42, 5	49,1	4 459	6 380	8 652

Source: Global Report on Human Settlements 2003, UN- HABITAT.

Table 1 illustrates the trends of urbanisation in relation to the urban population from the year 2000 to 2020. Third world countries are likely to increase its population in urban areas as a lot of people are opting for inhabiting in cities in a bid to increase their economic opportunities.

In Zimbabwe; Bulawayo, Harare, Mutare and Gweru experienced population increase by the rate of 5% per annum in the 1980s, by the year 1982 the urban population had rose to 33% and in the year 1982 it had gone up to 30%. This put pressure on both the Local Authority and government to further house the growing populations. The growth of the squatter camp is a reflexion of lack of decent housing (Mpfu, 2010).

2.3 Sustainable housing for third world cities

Housing challenges among other challenges have seen the adoption of Sustainable Development Goals by countries globally. SDG 11 calls for cities to be to be more inclusive, safe, resilient and sustainable. Sustainable Development Goal Funding (2014) states that the chief target of SDG 11 is to ensure, access to safe and affordable housing and upgrading slum settlements. SDG 11 targets to provide sustainable housing for all the home seekers by 2030.

In most third world countries there is no sustainability in housing as demand surpasses supply (Ndiweni, 2011). Almost half of the global population resides in urban centres and it has become more complex to solve environmental, social and economic challenges without adopting new strategies that require re-construction and reconfiguration.

The intensity of the housing challenges has seen the inclusion of housing in the economic blueprint the Zimbabwe Agenda for Sustainable Socio-economic Transformation (ZIMASSET) which covers a period of October 2013 and December 2018. Under the ZIMASSET cluster of infrastructure and utilities the Government of Zimbabwe aims to avail more than 30 000 residential stands (Herald 31 August 2015)

The Zimbabwe Housing Policy (2012) also buttresses sustainability in housing. Its objectives are:

- a) Use housing as a development strategy for eliminating disparities, gender and social inequality.
- b) Create a functioning housing market without ignoring the special needs of the poorest societies.
- c) Operationalize relevant aspects of the country's social protection policies.
- d) Ensure equitable access to land for housing for all citizens.
- e) To strengthen the capacity of key stake institutions.
- f) Improve the regulatory environment for housing development and management.
- g) To address environmental consequences for housing development.

2.4 Barriers of progress

In securing sustainable housing for all local authorities encounter various hindrances, as outlined below.

2.4.1 Urbanisation

More than 3, 5 billion people are urban dwellers and by 2030 approximately 60% of the global populace will live in urban cities. Third world cities are projected to increase their population by 95% (UNCHSUD, 2016). The number of urban dwellers is projected to rise to 6.5 million by 2050 (Sustainable Development Fund, 2014). Southern Africa is the most urbanising in the continent and during 2000 to 2010 the rate increased from 53, 8% to 58, 7% respectively (UN- Habitat, 2010). Overpopulation in cities has been fuelled by the rural-urban migration and in the 1990s there were 10 mega cities with a population of 10 million and 2014 there are 28 mega cities with 453 million people (SDF, 2014).

Sadly the urban areas would not have anticipated for such development in population and basic services like housing for the new population are not planned for (Srivans, 1999). The rural poor are the most affected as they fail to secure decent housing in urban areas. Kamete (2006) asserts that accommodating the rural poor in urban areas has become problematic. The

housing deficiency in African urban areas ranges from 33% to 90% (UN- Habitat, 1996). This has promoted the growth of illegal settlements to house the urban poor (Zami and Lee, 2008).

In Zimbabwe urbanisation can be traced back to the colonial period; before independence the white minority occupied the urban centres and their population as stated by Patel (1988) was less than 3, 5 % of the total population and constituted less than one third of the Zimbabwean population in all its major towns. The Native Accommodation and Registration Act of 1946, the Pass Laws and various statues infringed the movement of blacks.

Blacks were only allowed in urban areas for work and after the tenure of their employment they were expected to go back to their rural homes (ibid). Working class men were expected to share rooms until they were married and this was supported by the Harare Department of African Administration established in 1946 which built single rooms to house five people per room (ibid). The economic growth and the expansion of urban centres attracted the rural populace to the urban areas thus, increasing the urban population, despite the decline of the economic growth until 1980 which marked independence in Zimbabwe there was rapid urbanisation. Local authorities failed to accommodate the growing population and this pushed large numbers of people to illegal settlements, Patel and Adams (1981) assert that Chirambahuye squatter settlement in Chitungwiza had a population of 30 000 in 1979.

The repealing of the colonial statutes which chiefly restricted the movement of blacks to urban areas saw the increase in the urban populations throughout Zimbabwe (Mpofu, 2010). In present day Zimbabwe there is imbalance between housing demand and supply, in the past the existing houses could house the rural populations and squatting was unpopular because of the deterrent statutes which restricted the movement of people from rural to urban areas.

2.4.2 Affordability

Affordability of housing is a critical issue in the provision of housing (Moyo, 2014). Affordability of housing is problematic to the urban poor, the low income earners and also for local authorities as they fail to provide affordable housing for the populace.

Kamete (2006) outlines the main factors that determine affordability as:

- income housing
- cost of construction
- rent propensities

- financing terms

Moyo (2014) concurs by stating that, the average price of an urban house is beyond the reach of the low-income earners. Kamete (2001) asserts that the housing in- affordability hinders the urban poor from procuring houses. Knight (2001) South Africa is also facing the housing problems and has a huge housing backlog in housing provision and the failure to afford the houses has fuelled by the huge percentage of unemployment rate.

Table 3: Analysis of residential areas

<p>Low Density Areas</p>	<p>Low density Housing is generally associated with single family houses and duplexes on plots ranging from 800m² - 4 000m² in extent. The houses can have 3- 5 bedrooms. They usually have 2 lounges, a dining room, pantry, study room, laundry room, sunroom and playroom. They have varied fixtures in the house such as fire places of brick or jet master fireplaces, a bar, a fitted kitchen and scullery, fitted wardrobes, main ensuite and swimming pools. Hence the structures covers 175, 95m² of 4 000m².</p>
<p>Medium Density Area</p>	<p>Medium density houses comprise semi- detached, single family duplexes, the row houses in a compact neighbourhood. These can be described as town houses. Residential plots range from 500m² - 950m². These houses are three bedroomed with a lounge, kitchen, a separate toilet and bathroom and a dining room. The houses have fitted wardrobes. They have fixtures as compared to high density houses.</p>

High Density Area	These are highly compact suburbs. The houses are small. Types of houses found in these areas are constructed by the public institutions for low cost housing. Semi- detached houses, cluster houses have been modified in the area to suit people's tastes.
--------------------------	---

Source: Ndiweni (2011)

The location of the house is determined by the level of income and space (Murrillo, 2001).

2.4.3 Shortage of land

Housing the continuous growing population puts strain on the available land. Ndiweni (2011) asserts that land does not expand as the population increases. City planners in most third world cities are facing challenges on how they would accommodate the ever increasing population (ibid). Low rise buildings that are common in most cities and they consume a lot of space when compared to high rise buildings (ibid). It should be noted that land for building housing is costly (Bob, 2009).

2.4.4 Resource constraints

Most third world countries have failed to provide housing for all because of the shortage of both financial resources (Habitat. 2001).The UN-Habitat (2010) concurs by pointing out inadequacy in financial resources as the chief constraint in delivering sustainable housing in developing countries. Thwala (2005) asserts that the housing problems

Wordofa (2014) observed that the urbanisation of cities gives birth to population growth and the new population has to be housed. However, most third world countries have failed to secure housing for the growing populations. The shortage of housing has led to the development of squatter camps and overcrowding in already established houses (Abreham, 2007).

Lack of investment in housing infringes provision of housing (Tilahun, 1992). Housing provision is costly and it needs investment on, however most governments do not prioritise housing (ibid). Wordofa (2014) asserts that most third world countries are characterised by weak housing finance development. He further adds that the urban poor are the most affected and this is the reason why more than 50% of the global populace resides in squalor conditions.

2.4.5 Weak policing

Lack of housing policy that supports the provision of housing has been pointed out to be one of the factors hampering service delivery. Tadesse (2000) notes that lack of housing policy that bridges the gap between the housing demand fuelled by urbanisation and housing development as the constraint of providing housing for all.

The institutional framework that exists in most developing countries is not adequate to address the housing challenges (Bob, 2007). The housing policies that existed in South Africa during the Apartheid restricted the building of low income housing for the urban poor. Wordofa (2014) asserts that the South African government prior independence restricted the movement of blacks to urban areas. The Apartheid government did not allow the construction of low cost housing in urban areas; it is argued that this was a deliberate ploy by the existing government then to control the rapid urbanisation (ibid). The change of government led to the lifting of some statues which infringed the rights of the blacks in terms of housing in urban areas. The repealing of the colonial laws saw the influx of blacks to the urban areas (ibid).

The policing that side-lines the private sector has negative effects on the provision of housing considering that the public sector is failing (Bob, 2007)

2.5 Effects of inadequacy of housing

Housing is an important catalyst in the nation's economy as it has a direct link with other parts of the economy (Ndiweni, 2011). Housing is deemed necessary in sustainable development and eradication of poverty. Urban centres cannot function without housing. According to UN-HABITAT (2010) sustainable housing entails the provision of affordable housing and sustainable patterns for urbanization.

Housing challenges brings about social inequalities; according to the UN Habitat housing is a basic social condition that determines the quality of life and the welfare of people. Housing also determines the social class and status of a person (Owen, 2008). Housing plays a pivotal role in the economic development of a nation or of a local area. Gambo et al. (2012) adds that sustainable housing at a given nation reflects the level of a nation's economy.

Decent housing is an important aspect needed by everyone to actively engage in activities in their communities (United Nations Conference on Human Settlements, 2000). Low income earners are mostly affected and the housing crisis has pushed many to illegal settlements (Moyo, 2014). Gambo et al. (2012) adds that, there is a complex relationship between

housing quality and quality of education; cost incurred on health facilities and level of income.

These combined impede with the economic enterprise of the urban poor. Poor housing conditions are found to be an index of poverty leading to high rate social delinquency, poor quality education, negative peer influence on adolescents, ill health condition, and retardant enterprising skills and hinders socio- economic opportunities.

Housing is a basic need to everyone (Aluko, 2004). Housing takes into account all the social services that the inhabitants need. Afoloyan (2007) in Gambo et al. (2012) asserts that housing takes into cognisance the environment and infrastructure which provide human comfort, enhance people's health and productivity as well as enable them to sustain their psycho- social or psycho- pathological balance in the environment where they find themselves.

2.5.1 Health

Overcrowding manifests because of housing poverty and as asserted by Patel (1988) overcrowding has negative connotations on health as it is prone to diseases like respiratory contaminations, tuberculosis, stomach related diseases and skin diseases. Chazovachii (2011) concurs by stating that most diseases like TB, HIV and diarrhoea are caused by poverty and living in squalid conditions. He further adds that the most affected age group is the economic active group and this has a bearing on the socioeconomic effects to the future.

Overcrowding also causes the problem of irregularity in refuse collection and unsustainability in water provision which poses to be a threat to health. Lack of sanitation in squatter camps exposes the inhabitants to different diseases (Maforah, 1994).

The transmission of sexual transmitted diseases is prevalent in most overcrowded areas because some women have resorted to prostitution so as to afford to pay their accommodation (ibid.) In developing countries over crowding fuels growth of mosquitos, parasites and viruses, these health problems have negative effects socially and on can impede economic growth (Chazovachii, 2011). Poor Housing conditions are associated with certain health problems, (Gambo et al. 2012)

2.5.2 Lack of access to basic services

According to the United Nations Healthcare Report (2008) lack of housing infringes the homeless from accessing basic services such as water, sanitation, the homeless prepare their food in unhygienic places and this promotes both communicable and food borne diseases. Maforah (1994) asserts that people who reside in slums have little or no access to basic services like water and sanitation. Lack of basic services increases ill health (ibid).

Most of the squatter settlements are isolated from civilisation, isolated from the road and sustainable water sources. Therefore settlers are forced to walk to town to sell their wares so as to earn a living and they usually depart at night and resort to their homes (Chazovachii, 2011). Thus, by spending most of their day in town complicates their social relationship with their families as they do not have time to bond with them.

2.5.3 Poor living conditions

Illegal settlements are usually located where the land is not designated for residential purposes and these places are usually inhabitable, respiratory diseases are acute in areas which have poor temperatures and humid regulations (ibid). Those squatters inhabiting near industrial areas put themselves in danger of being in contact with harmful chemicals which might put them in danger of being poisoned (ibid). Maforah (1994), states that the urban poor are caught in a web of insecurity, low income, environmental hazards and unsatisfied human needs.

Poor living conditions have negative effects on children who lack parental supervision. Most of them drop out of school and by the end of the day they have no requisite skills to help them to get employment and most often this causes depression (ibid). Maforah (1994) further states that, other problems associated with urban poor include unwanted pregnancies, illegal abortions, sexually transmitted diseases, malnutrition, psychological disturbances, substance abuse, suicide, violence and accidents, and all this has negative connotations on the health of the populace.

2.5.4 Poor Educational facilities

Shortage of shelter has a negative bearing on the education of pupils. Mafiko (1991) asserts that students who live under squalid conditions have challenges when trying to concentrate on school work. He adds that most of the illegal settlements have poor or no lighting at all

and thus students end up failing to study. Most students end up dropping from school since they will have to help their parents to sustain their livelihoods (ibid).

Smith (1990) asserts that there is a link between the housing condition and quality of education. Braconi (2001), states that overcrowding has a huge bearing on the failure by students to further their education. Children who have resided in better housing are likely to produce favourable results as compared to those who live in squalid conditions (Eiseman and Covo, 2004). Thus, Good housing stimulates the educational success of children (Crowley, 2003).

2.5.5 High prevalence of crime

Crime is also fuelled by the lack of proper housing. It should be noted that squatters have no source of protection, Zinyama, Tovera and Cuning (1993) state that it is easy to break into a shack since the windows are ill fitted and the houses are made of plastics and wood.

Chazovachii (2011) adds that women are vulnerable to rape and being mugged in squatter settlements considering that the squatter houses are detached from its latrines. Gambo et al. (2012) adds that residing in unsafe neighbourhoods is prone high prevalence of crime and violence. Gambo et al. (2012) notes that, a community which lacks safe, decent and liveable housing pays a variety of hidden costs which may hamper its economic productivity..

2.6 Mitigation strategies

2.6.1 Legalising the squatter camps

To curb the housing crisis, Jenkins (2012) suggests the legalisation of the squatter camps as a solution he notes that there is need to integrate the informal housing to the formal housing. The growth of squatter camps has been witnessed worldwide and Mpofu (2012) postulates that the growth of the squatter camps is because of the failure by the urban economy to offer adequate housing and jobs, leaving peri - urban space as the only sanctuary for the urban poor to live in and eke out a living informally. The national governments globally were hostile towards the illegal dwellers to the extent that they demolish the settlements (ibid). Jenkins (2012) asserts that squatter camps should not be seen as illegal but rather as a solution of the housing challenges.

Tsenkova (2010) asserts that the emergence of squatter camps varies from nation to nation. He outlines the factors influencing squatter camps as:

- a) Weak statutes.
- b) In-affordability of housing
- c) In- appropriate territorial planning

UN- HABITAT (2003) adds that lack of infrastructure both physical and social and the failure of the government to address the housing situation as a driving force to the increase of the poor and the increase in the child mortality rate. The inhabitants in the squatter camps live in unauthorised areas and they have no formal ownership of the land they inhabit in (Aldrich and Sandhu, 1995).

According to www.stabilitypact.org, the Vienna Declaration on National and Regional Policy Programmes (2004) regarding informal settlements calls for the inclusion of the illegal settlements in the social, economic and legal spheres. It provides that:

The objective of this declaration is to commonly agree on actions that (a) will regularise (legalise) and improve informal settlements in a sustainable way. (b) will prevent future illegal settlements.

- (i) Informal settlements are human settlements, which for a variety of reasons do not require legal recognition (and have been constructed without respecting formal procedures of legal ownership, transfer of ownership, as well as construction and urban planning regulations), exist in their respective countries and hamper economic development. While there is significant regional diversity in terms of the manifestation, these settlements are mainly characterised by informal or insecure land tenure, inadequate access to basic services, both social and physical infrastructure and housing finance.
- (ii) Every person in the city or community has the right to be an equal member of the community. Legalisation/ regularisation of informal dwellers will make them individuals with equal rights. As such, inhabitants of the city should enjoy the same opportunities to realise his/ her access rights to an adequate standard of living and access to services as everyone else in the city, as well as the same obligation to respect the law and pay taxes and user charges.
- (iii) Sustainable urban management requires those informal settlements to be integrated in social, economic, spatial/ physical and legal framework, particularly

at local level. Successful regularisation efforts contribute to long-term economic growth as well as to social equity, cohesion and stability. (ibid)

There is need to view illegal settlements as a mitigation strategy in addressing the housing challenges (Jenkins, 1987).

2.6.2 Construction of high rise buildings

High rise buildings are ideal in achieving sustainable housing as they consume small land. Ndiweni (2011) favours vertical buildings to horizontal buildings as they make efficient use of the limited land. Chin (2004) concurs by suggesting that vertical city development compared to the horizontal one when constructing houses has to be used Ndiweni (2011) identified the following advantages and disadvantages for vertically and horizontal housing as:

Table 4 : Advantages and disadvantages of high rise and low rise buildings

Advantages of the high rise residential flats on land	Advantages of low rise housing to individuals
<ul style="list-style-type: none"> • Save land as more families are housed. • Encourage communication between members of different families. • Improve aesthetics for an area as they rise above other structures. • There is security. • The superstructures of flats are stronger as they have reinforcement of steel. 	<ul style="list-style-type: none"> • Has privacy. • There is freedom to renovate, refurbish and extend the house without consulting others. • Title deeds are personal so insurance is less • cumbersome.

Disadvantages of high rise flats on individuals.	Disadvantages of a low rise housing on the land
<ul style="list-style-type: none"> • Lack of privacy. • Rates and cockroaches spread faster from one flat to the other. • The whole flat is at danger if a room catches fire and if the foundation is not set properly. • Title deeds are of a sectional nature, so insurance has to consider the other flats. 	<ul style="list-style-type: none"> • The size of the land in high density suburbs does not encourage variety of designs. • The designs are monotonous.

Source: Ndiweni (2011)

2.6.3 Provision of low income housing

Butcher (1986) advocates for the provision of low cost housing that takes into cognisance the low income groups. Felman (2002) asserts that the policy makers have to ensure that housing is availed at an affordable price. Policy makers have to ensure that housing is provided affordably. Yates and Milligan (2007) view in-affordability of housing as an implication in economic performance and labour market efficiency, social cohesion, polarisation of cities, environmental consideration and creation and distribution of wealth through homeownership. Bertaud (2007) concurs and adds that the following have an impact on affordability and demand:

- availability of land
- building regulations
- productivity of the construction industry
- direct involvement of government in house building
- household income through subsidies
- availability and terms of housing financing
- Government subsidies.

Solving the in- affordability of the housing supply calls for putting measures in addressing the problems of demand and supply. There is also need to review the national housing regulations that impede the provision of affordable housing supply.

2.7 Theoretical framework

To support the research topic the social contract theory was employed. The social contract theory by Thomas Hobbes (1651) suggests that in the beginning man had no statutes and a government to guide and bind them, they lived like animals and chaos was the order of the day. In a bid to overcome the chaos man decided to conform to an authority and to be subjected to their rules. According to [http://www.lawteacher.net>contact](http://www.lawteacher.net/contact) law, "... before the social contract, there is a stateless society which individuals wish to escape by entering into a social contract. The social contract obliges citizens to respect and obey the state, in exchange for stability and security that only a system of political rule can provide".

They entrusted the government to provide them with efficient services, thus the government has a moral obligation in ensuring that efficiency and effectiveness is observed when they deliver services to the people and they are bond by the natural law. Flanagan (1999) asserts that, the social contract refers to the set of mutual rights and obligations binding citizens with their policy.

Under the social contact theory both the state and the citizens have a role to play. The citizens have an obligation to pay taxes to the state; and the state is expected to provide services timeously, efficiently and effectively (Bodea and LeBas, 2013). The state bridges the social contract when it fails to deliver services as expected (EU, 2009).

Local authorities as a lower tier of government as provided in section 5 of the Constitution of Zimbabwe (2013) and they are obliged to ensure that citizens receive services like housing. The role of local government is bestowed in the national statues. Mushamba (2010: 105) states that local authorities have legislative and executive powers over their areas of jurisdiction. Under legislative category they can enact and repeal by-laws, then under executive powers they:

- Make, adopt and implement policies.
- Administer local government areas.
- Enforce local laws (by- laws) (ibid).

Various pieces of legislation provide that local authorities have a function of providing social services among other services to the populace. Schedule 2 of the Urban Councils Act chapter 29: 15 outlines the functions of local authorities in terms of service delivery.

The Constitution of Zimbabwe (2013: 108) buttresses this by providing in section 274 that,

“(1) There are urban local authorities to represent and manage the affairs of people in urban areas throughout Zimbabwe”.

Through this section local authorities are empowered to provide services to its populace. Sections 276 of the Constitution of Zimbabwe (2013: 109) provides for the functions of the local authorities as,

“(2) An Act of Parliament may confer functions on local authorities, including;

- (a) a power to make by-laws, regulations or rules for the effective administration of the areas for which they have been established;
- (b) a power to levy rates and taxes and generally to raise sufficient revenue for them carryout their objectives and responsibilities.

Coutinho (2010) suggests that the Urban Councils Act permits local authorities to collect revenue through service charges to finance their activities. Local authorities are guided by natural law to deliver services to the populace (Bodea and LeBas, 2013).

2.8 Empirical Evidence

South Africa and Singapore were used as points of reference as they share the same problems of housing provision with Zimbabwe.

2.8.1 South Africa

The South Africa housing context is marred by its colonial and apartheid planning inheritance, high levels of unemployment and lack of social stability, linked to poverty among urban and rural communities (Department of Housing, 2004). From the 1950s the next thirty years saw the systematic destruction of housing and houses were not built for blacks in urban areas (De Beer, 2001). As a result the policies and political turbulence of the pre-democratic era, the housing market inherited by the new South African government in 1994 was hindered by sever abnormalities.

The housing crisis was fuelled by the lack of access to land for residential purposes and lack of access to basic services. Soon after attaining democracy, the South Africa housing market, according to the National Department of Housing (2002) was characterised by severe housing shortages and lack of affordability, where a significant number of South Africans could not and still cannot, independently provide for their own housing needs.

In addition the housing policy was fragmented; the administrative systems stemmed from inconsistent funding and a lack of role definition and defined lines of accountability led to a 'depressed housing sector' which displayed a lack of capacity, both in terms of human resources and materials (Department of Housing, 2002). The newly elected ANC government's commitment to addressing these issues can be traced to the 1994 Reconstruction and Development Programme (RDP).

The RDP was committed to meeting the basic needs for all South Africa. The basic needs included, among others, water and sanitation, land and jobs. The RDP was also tasked with the restructuring of local government in order to address these needs, as local governments were to become central in overcoming the backlogs. (Pillay, 2006). RDP housing was a package involving secure tenure, land, a top structure and the supply of, sanitation and electricity (Mtembu-Mahanyele, 2002).

To reduce the housing situation in which the poorest were housed in the least adequate housing located furthest from economic opportunities, the Housing Department embarked on addressing the challenge of 'Housing the Nation'. The department's main aim has been to address the needs of households most in need and who are inadequately housed, through progressive access to secure tenure (10 year Review 2004).

Housing delivery has been important in demonstrating the distribution of a tangible asset to the poor, and in this sense it can be argued to have played a key role in establishing a degree of legitimacy among low-income households. In addition 'it is contended that the government housing programme is one of the few state interventions which places a physical asset directly in the hands of households living in conditions of poverty' (Charlton and Kihato 2006). The National Housing Policy that has been formulated and implemented since then, is strongly influenced by the need to address and normalize these problems (Department of Housing 2001).

2.8.2 Singapore

Singapore has developed a unique housing system, with three quarters of its housing stock Housing Board (HDB) and homeownership financed through Central Provident Fund (CPF) savings. As a result, the country's homeownership rate of 90% is one the highest among market economies. At different stages of its economic development, the government of Singapore was faced with different set of housing problem. An integrated land-housing supply and financing framework was established in the 1960s to solve the severe housing shortage.

Singapore experienced rapid urbanisation and the available land could not match the growing numbers of people. More than 80 000 flats were constructed during 1960- 1965 and 85% of the populace were housed

Public housing built by the Singapore Improvement Trust (SIT) housed 8.8% of the population by 1959, with the majority living overcrowded pre-war rent-controlled apartments lacking access to water and modern sanitation. Others faced housing conditions comparable to today's slums. Given this lack of adequate housing, the newly elected government made it a priority to provide homes on a large scale.

The government developed its housing policies based on three pillars: the establishment of the HDB in 1960, the enactment of the Land Acquisition Act in 1966 and the expansion of the role of the CPF to become a housing finance institution in 1968. By the 1990s the challenge was that of renewing aging estates and creating a market for the HDB transactions as households upgraded to larger flats and private housing. Housing subsidies on the demand side in the form of housing grants were also introduced.

2.8.3 Summary

The literature review highlighted the housing provision globally, regionally and nationally. It clearly indicated that housing challenges was a global problem. Barriers of adequate housing and the problems of the inadequacy of housing were outlined. To support the research topic the social contract theory by Thomas Hobbes (1651) was employed. South Africa and Singapore were used as points of reference as they share the same problems of housing provision in Zimbabwe. The next chapter discusses the methods used to collect data in this study.

CHAPTER III

RESEARCH METHODOLOGY

3.0 Introduction

A good research is buttressed by a good methodology. This chapter discusses the research methodology that underpins the research; it highlights the research design that was used for the research as well as justifying its selection and outlines the target and sample population. This chapter examines the sampling methods as well as sampling techniques that were used. Research instruments that were used in the study are also analysed. This chapter also discusses the validity, reliability and pre-testing aspects of the study. The last part of this chapter expounds the data collection procedure that was followed, provides an explanation on data analysis and presentation as well as highlights research ethical considerations that were upheld by the research the time of the research and then closes with a chapter summary.

3.1 Research Methodology

Research methodology is a science of studying how the research is to be carried out. It encompasses how the researchers go about their work of describing, explaining and predicting phenomena (Narosa, 2002). The study employed both the qualitative and the quantitative approaches so that they could complement each other in the collection of data on the assessment of the housing provision in third world cities. Qualitative research is based on the qualities of entities and on processes and meanings that cannot be experimentally examined or measured in terms of quantity, amount intensity or frequency. On the other hand quantitative research focuses on data in terms of numbers and is analysed statistically (Kujinga, 2004).

3.2 Research design

Kerlinger (1989) asserts that a research design is an arrangement structure and system of examination considered to get answers to the research study. Kumar (2011) is of the view that a research design is a complete programme of the research. It outlines the plan that the researcher will take in carrying out the research. The research design is a case study based on the assessment of the housing provision in third world cities. The case study of Bulawayo enables the findings to be centred on the real scenarios and practical solutions can be employed. The research design incorporates how the research hypotheses up to the evaluation of data will be carried out (Kerlinger, 1989). Kumar (2011) asserts that the research design

allows the researcher to address the research questions, objectively, accurately and economically.

The research design allows the researcher to communicate to others on decisions regarding:

- What study design you propose to use?
- How you are going to collect the information from your respondents?
- How you are going to select your respondents?
- How the information you are going to collect is to be analysed?
- How you are going to communicate your findings?" (ibid)

Kerlinger (1986) states that the main objective of the research design is for controlling of the variance, and brings about validity and reliability in the data findings. Kumar (2011) is of the view that in research design:

- Conceptualizes an operational plan to undertake the various procedures and tasks required to complete your study.
- Ensures that the procedures are adequate to obtain valid, objective and accurate answers to the research questions.

3.3 Qualitative study design

Qualitative researcher is naturalistic, it attempts to study the everyday life of different groups of people and communities in their natural setting, and it is particularly useful to study educational settings and processes. Denzin and Lincoln, (2003) assert that the qualitative research involves an interpretive, naturalistic approach to its subject matter, it attempts to make sense of, or to interpret, phenomena in terms of the meaning people bring to them. The researcher had to use the qualitative study design so as to capture and discover issues associated with the provision of housing in Bulawayo. The qualitative study design enabled the researcher to capture the experiences that the desperate home seekers had been exposed to. According to Domegan and Flerning (2007) the qualitative research aims to explore and to discover issues about the problem on hand, because very little is known about the problem. In qualitative research, different knowledge claims, enquiry strategies, and data collection methods and analysis are employed (Creswell, 2013).

Qualitative data sources include observation and participant observation (field work), interviews and questionnaires, documents and text, and the researcher's impressions and reactions (Myers, 2009). Data is derived from direct observation of behaviours, from interviews, from written opinions, or from public documents. Written descriptions of people, events, opinions, attitudes and environments, or combinations of these can also be sources of data. Qualitative research allowed the researcher to understand the housing challenges that are being faced by the third world cities.

In light of the above, the qualitative research enabled the researcher to observe the Ngozi Mine squatter camp which came as a result of the housing challenges in Bulawayo, the researcher observed the environment that the squatters inhabited in.

3.4 Quantitative study design

Quantitative research makes use of questionnaires, surveys and experiments to gather data that is revised and tabulated in numbers, which allows the data to be characterised by the use of statistical analysis (Hittleman and Simon, 1997). Quantitative researchers measure variables on a sample of subjects and express the relationship between variables using effect statistics such as correlations, relative frequencies, or differences between means: their focus is to a large extent on the testing of theory. To capture the statistical information about the study the researcher had to use the quantitative research design which enabled the use of structured questionnaires in capturing data.

3.5 Sampling

Kumar (2011) asserts that sampling is a process of selecting a few from a bigger group to become a basis for estimating or predicting the prevalence of an unknown piece of information, situation or outcome regarding the bigger group. A sample is a sub group of the population you are interested in. Taylor (2005) states that a sample represents a percentage of the total population. The researcher had to sample the population so as to save both fiscal and time. The disadvantage of sampling is that some information is likely to be missed from the selected sample and this might compromise the accuracy of the findings.

3.6. Probability sampling and non- probability sampling

3.6.1 Probability sampling

In probability sampling, the choice of one element is not dependent upon the choice of another element in the sampling; that is, the selection or rejection of one element does not

affect the inclusion or exclusion of another, (Kumar ,2011). Each element is afforded the same opportunity to be picked. the selection is not based on any qualities.

Advantages of Probability sampling as noted in www.sociology.kpi.ua "... represent the total sampling population, inferences drawn from such samples can be generalised to the total sampling population. Some statistical tests based upon the theory of probability can be applied only to data collected from random samples"

Simple random sampling, stratified random sampling and cluster sampling are part of the probability sampling.

3.6.2 Non Probability sampling

According to www.sociology.kpi.ua, "Non- probability sampling designs are used when the number of elements in the population is either unknown or cannot be individually identified". Probability sampling allows the picking of key informants from the sample population based on the preferred qualities is possible. Examples of this theory include the snowball sampling, quota sampling, purposive sampling/ judgemental sampling, accidental sampling and expect sampling.

3.7 Sampling techniques

3.7.1 Purposive sampling

Purposive sampling is a non- probability method that gives the researcher an equal chance to select respondents to contribute to the study (Abrams, 2010).The researcher is afforded an opportunity to select resourceful people to partake in the study. Purposive sampling is sometimes termed as judgemental sampling as the researcher is able to identify people with requisite knowledge and experience to be key informants in a study (Lewis and Shepard, 2006).

Bernard (2002) asserts that the selected respondents constitute the people who are observant and reflective members of the community of interest who know much about culture and are both able and willing to share their knowledge. Purposive sampling technique is prone to bias as the key respondents are selected based on convenience or from recommendations (Smith, 1983). The technique can be affected by intentional bias, when selected respondents decide to withhold information for the protection of their cause or their principles. Despite the bias the purposive sampling technique provides concrete information that is reliable and robust, as it allows the employing of different data gathering techniques (Brown, 2005).

The researcher used the purposive sampling technique because it was convenient as it saved time, labour and is affordable as there is no cost for searching for informants. The technique also afforded the researcher a chance to select key resourceful informants for the study.

3.7.2 Convenience sampling

It is a non- random sampling technique and it is termed as an opportunity sampling. The convenience sampling incorporates the choosing of respondents based on their:

- proximity
- availability
- accessibility (Abrams, 2010)

Meyer and Wilson (2009) assert that convenience sampling techniques saves time and is easy to employ. However, the results do not often represent the total population.

The researcher employed the convenience sampling on the Ngozi Mine squatter on understanding that the informants will be occupied with their day to day businesses considering that the targeted population was an economic active group

3.8 Sample size

Table 5: Sample size

Category	Population	Population sample	Sampling method
BCC officials (Housing Department)	561	5	Purposive sampling
Household (Ngozi Mine)	540	20	Convenience sampling
TOTAL	1101	25	

3.9 Research Instruments

These are the finding strategies. They are the tools for data collection. They include questionnaire, interview, observation and reading. Essentially the researcher must ensure that the instrument chosen is valid and reliable. The validity and reliability of any research project depends to a large extent on the appropriateness of the instruments. In this study, the researcher concentrated on primary and secondary data collection instruments. The questionnaires, interviews and the observations enabled the researcher to get in depth information on the research study

3.9.1 Questionnaire

This is a data collection instrument mostly used in normative surveys. This is a systematically prepared form or document with a set of questions deliberately designed to elicit responses from respondents or research informants for the purpose of collecting data or information. The effective use of questionnaire for data depends on the mode of formulation and administration of the questions, the medium of delivering the questionnaire and the method of contacting respondents for retrieval of the questionnaire. These modes affect the credibility and quality of the data obtained. Note the respondent is not under any obligation to respond to the questionnaire. The respondent therefore has to be influenced in order to submit accurate data to the questions administered. Settlers at the Ngozi Mine Squatter camp were given the questionnaires. The questionnaires enabled the collection of critical information and the statistical information on the study.

3.9.1.2 Advantages

- ❖ More information can be collected in a narrow space of time as compared to structured interviews that respondents simply read and answer the questions they have been issued with.
- ❖ Are accepted by the public as a credible indicator of learning.
- ❖ Can be scored in a straight forward manner.

3.9.1.2 Disadvantages

- ❖ May be oversimplified and superficial.
- ❖ Is time consuming.
- ❖ May be subject to corruption via coaching and teaching

3.9.2 Interviews

Interviews become necessary when researchers feel the need to meet face-to-face with individuals to interact and generate ideas in a discourse that borders an mutual interest. It is an interaction in which oral questions are posed by the interviewer to elicit oral response from the interviewee. Specifically research interviews, the researcher has to identify a potential source of information, and structure the interaction in manner that will bring out relevant information from his respondent. The creation of a cordial atmosphere is therefore vital to the success of such interaction. Apart from face-to-face interviews, they can also be conducted over the phone or the computer terminal via video conferencing technology. The interviews were carried out with the BCC officials and the inhabitants of the Ngozi Mine settlement. The interviews with the BCC were conducted in a bid to acquire information on the hindrances of housing and mitigation strategies that the institution had. The interviews with the Ngozi Mine settlers were conducted to gain the understanding on the life that the inhabitants were exposed to.

3.9.2.1 Advantages

- ❖ Usually yield richest data, details and new insights
- ❖ Permit face-to-face contact with respondents
- ❖ Provide opportunity to explore topics in depth
- ❖ Allow interviewer to experience the affective as well as cognitive aspects of response
- ❖ Allow interviewer to be flexible in administering interviews to particular individuals or particular circumstances

3.9.2.2 Disadvantages

- ❖ Expensive and time consuming
- ❖ Need well-qualified, highly trained interviewers
- ❖ Flexibility can result in inconsistencies across interviews
- ❖ Volume of information very large: may be difficult to transcribe and reduce data

3.9.3 Observations

Observations techniques are methods by which an individual or individuals gather first hand data on programs, processes or behaviours being studied. They provide evaluators with an opportunity to collect data on a wide range of behaviours, to capture a great variety of

interactions, and activities, the evaluator can develop a holistic perspective i.e. an understanding of the context within which the project operates. This may be especially important where it is not the event that is of interest, but rather how that event may fit into, or be affected by, a sequence of events. Observational approaches also allow the evaluator to learn about issues the participants or staff may be unaware of or unable to discuss candidly in an interview or focus group. The researcher observed the Ngozi Mine Squatter settlement so as to get unbiased information on the social and economic problems that the settlers were exposed to because of shortage of shelter.

3.9.3.1 Advantages

- ❖ Provide direct information about behaviour of individuals and groups
- ❖ Permit evaluator to enter into and understanding situation or context
- ❖ Provide good opportunities for identifying unanticipated outcomes
- ❖ Exist in natural unstructured and flexible setting

3.9.3.2 Disadvantages

- ❖ Expensive and time consuming
- ❖ Need well qualified, highly trained observers, may need to be context experts
- ❖ May affect behaviour of participants
- ❖ Selective perception of observer may distort data
- ❖ Behaviour or behaviours observed may be typical

3.9.4 Secondary sources

Secondary sources involve employing scholarly work to your own study. According to www.sociology.kpi.ua, "... both qualitative and quantitative research studies use secondary sources as a method of data collection. In qualitative research the information extracted is categorical or numerical.

3.9.4.1 Disadvantages

- Prone to bias
- In- availability of some critical information
- Validity and reliability can be compromised

3.10 Pre-testing

According to www.sociology.kpi.ua, “Pre-testing a research instrument entails a critical examination of the understanding of each question and its meaning as understood by a respondent. A pre-test should be carried out under actual field conditions on a group of people similar to your study population. The aim is to identify if there are problems in understanding the way a question has been constructed, the appropriateness of the meaning it communicates, whether respondents interpret a question differently, and to establish whether their interpretation is different to what you were trying to convey. If there are problems you need to correct the wording and make it clearer”. A pre-test was carried out on group of students from Local Governance Studies Department.

3.11 Reliability

Reliability refers to extent to which the same answers can be obtained using the same instruments more than one time. In simple terms, if your research is associated with high levels of reliability, then other researchers need to be able to generate the same results, using the same research methods under similar conditions. It is noted that “reliability problems crop up in many forms. Reliability is a concern every time a single observer is the source of data, because we have no certain guard against the impact of that observer’s subjectivity” (Bobbie, 2010). According to Wilson (2010) reliability issues are most of the time closely associated with subjectivity and once a researcher adopts a subjective approach towards the study, then the level of reliability of the work is going to be compromised. The respondents were firstly briefed on the purpose of the interviews and their need to respond truthfully.

3.11.1 Validity

In general validity is an indication of how sound your research is. More specifically, validity applies to both the design and the methods of your research. Validity in data collection means that your findings truly represent the phenomenon you are claiming to measure. In this respect Miller (undated) pinpointed that “validity is the extent to which the instrument measures what it purports to measure”. The research instruments used by this research elicited data that gave a correct measurement and/or give a true picture of what was really on the ground in Bulawayo City Council. In other words the research instruments provided fair and correct data that would not mislead any users of the outcomes of this research.

3.12 Ethical considerations

Ethics according to, www.sociology.kpi.ua is acting "... in accordance with principles of conduct that are considered correct". Ethics guides the researcher when carrying out the study. Kumar (2011) the ethics to be observed concerning the research participants include, "maintaining confidentiality" and, "seeking consent".

3.12.1 Adherence to confidentiality

Confidentiality is to be observed by the researcher when carrying out research. The respondent's identities are to be kept private and the details about the informants are not to be shared as this is deemed unethical (ibid).

According to www.sociology.kpi.ua "... it is unethical to identify an individual respondent and the information provided by him or her" (ibid). Confidentiality was observed in the collection of data as the informants were kept anonymous.

3.12.2 Seeking permission

It is unethical to collect data from the respondents without notifying them. The respondents have to be aware of the following:

- The kind of the information that the researcher seeking
- The reasons behind the study
- How the researcher plans to use the information?
- The effects that the information they are giving has on them (Kumar, 2011).

There are ethical considerations to be adhered to in relation to the researcher; these include avoiding bias, misuse of information. The researcher sought permission in the BCC before conducting research.

3.12.3 Avoiding bias

Biasness is considered to be unethical in research. According to www.sociology.kpi.ua, "... bias is a deliberate attempt either to hide what you have found in the study or to highlight something disproportionately to its true existence". The researcher should report information impartially.

3.12.4 Misuse of information

Findings from the research should not be used to cause any harm the respondents. The research findings of the study have to be used in an ethical manner (Kumar, 2011).

The following questions should be observed as asserted by www.sociology.kpi.ua “How will the information obtained from the respondents be used by the researcher? Can the information be used adversely to affect the study population? How can the study population be protected?”

3.13 Summary

Quantitative and qualitative research approach methods were employed to assess the housing challenges in Bulawayo. The qualitative method enabled the researcher to explore in depth information on individual perspectives. Interviews and questionnaires were used to access information from respondents. The researcher used the purposive and convenience sampling techniques. Chapter 4 will present data analysis and interpretation of findings.

CHAPTER IV

DATA PRESENTATION, ANALYSIS AND INTERPRETATION

4.0 Introduction

The chapter below outlines the findings of the study on the study on the Assessment of the Housing Provision in Third World Cities, using Bulawayo City Council as the case study. Both primary and secondary data were employed in information gathering. Data collection was conducted through interviews and structured questionnaires with key informants, field visits, observations and household surveys were also carried out. The research findings will be presented graphically, statistically and descriptively analysed. The Ngozi Mine settlement was used to assess the socio- economic problems of housing.

4.1 Response rate for the research instruments.

25 questionnaires were distributed in the Ngozi Mine Squatter settlement and 20 of them were responded to. The five questionnaires were not answered because the respondents were not located at the time for collection. 20 interviews were successfully conducted with inhabitants at the study area and the convenience sampling was employed. For the BCC officials five interviews were carried out with key informants using the purposive sampling technique. This gives a percentage of 80% of the total respondents.

4.2 Socio- economic problems associated with inadequate housing

4.2.1 Household size

No. of people per household	% of respondents
2-4	75
5-7	25
8-10	0
11-12	0
Total	100

Table 4:1 Household size

The UN-HABITAT (2005) asserts that overcrowding is when more than two people share a bedroom. The table above illustrates that more than 75% of the people in the squatter settlement live in squalid conditions. The school going children residing in the squatter camp were affected by the overcrowding in the squatter camp as they failed to concentrate. Conley (2001) states that children tend to lose concentration on their school work in overcrowded homes. Success in educational attainment is determined by the living conditions that children are exposed to.

4.2.2 Description of respondents by literacy level

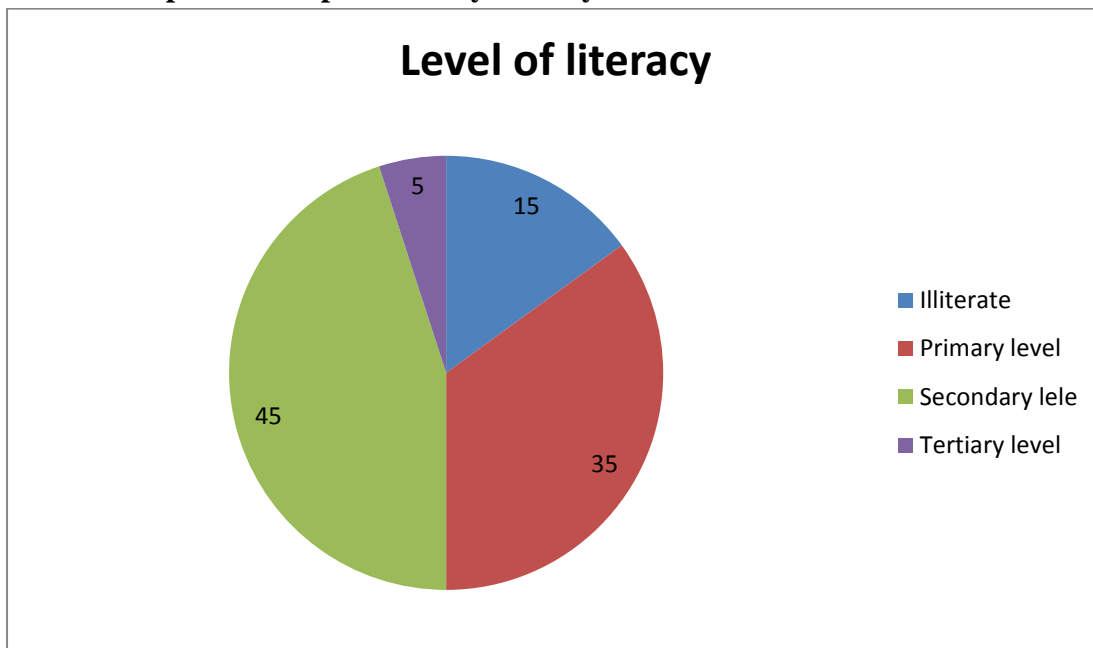


Fig 4:1 Literacy rate

The above diagram reveals that 45% of the respondents in the Ngozi Mine Area had reached secondary level, 35% had attained primary education level, 15% of the respondents confirmed that they had not received any formal education at all and 5% had furthered their education to tertiary level. The information above gives the respondents a slim chance of being formally employed, as the large fraction of them has poor educational attainment which can be hindrance of getting formally employment. It should be noted that we live in the global world and for one to be employable formally one has to have requisite skills to be attractive in the job market and the information presented by the above diagram illustrates that the inhabitants at the settlement have low chances of getting employed in a formal setup.

4.2.3 Respondent's reasons for occupying the area

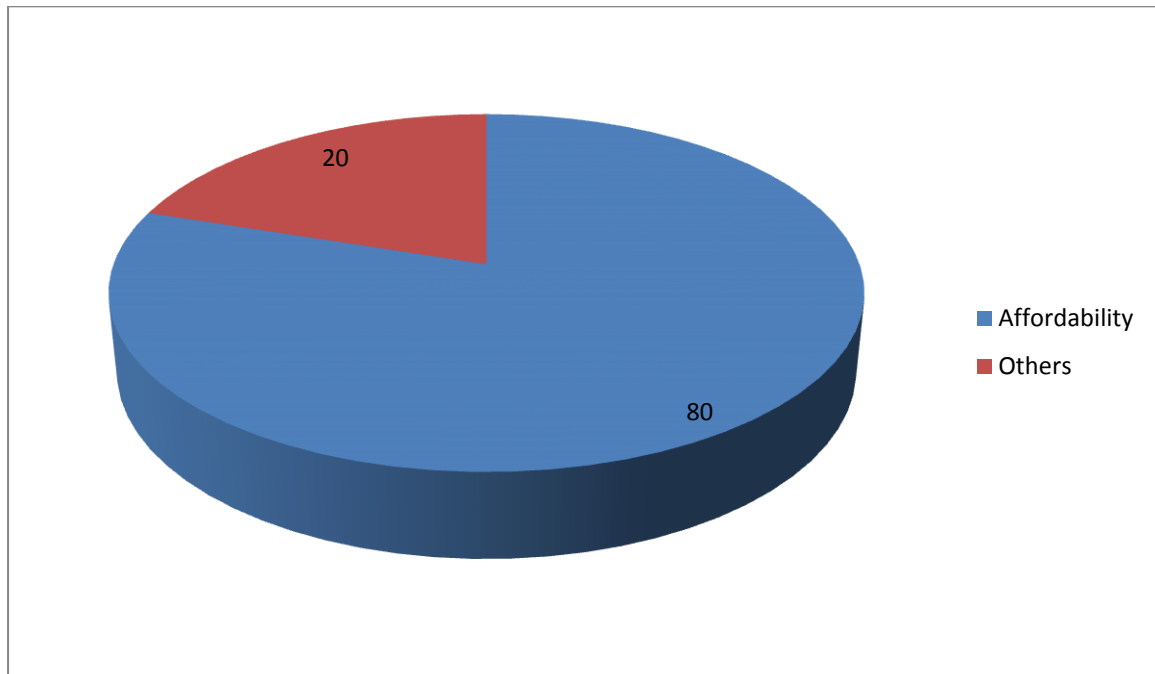


Fig 4.2: Reasons for occupying the area

The above diagram illustrates that more than 80% of the people living in the slum do not afford to live in decent houses which offer all the basic services. Gambo et al.(2012) asserts that people living in squalid conditions feel socially isolated, as they lack the basic services needed for a decent housing. He further added that, this induces moral and psychological trounce.

The results show that 20% prefer staying in the slum because of other reasons besides of those ones provided for in the questionnaires. From the interviews it was drawn that some people were staying in squatter settlement because they are hoping to benefit from the housing allocation scheme under the United Nations that had previously built houses for a number of settlers in the same area, the houses were built in St Peter's in 2010. So they are hoping that one day a donor is going to come and offer free houses to them as was done in 2010. The Ngozi Mine squatter camp is now a 'waiting area' for 'free' accommodation.

The findings revealed that the dumpsite in the Ngozi Mine settlement had attracted the squatters as it was a source of livelihood for most of the settlers. The settlers would wait for the garbage truck to dump the garbage then they would proceed and pick up plastics cans, plastics, empty cans and beer empties and they will sell those to companies. The garbage will be sorted and sold to recycling companies in Harare. Water bottles are washed and refilled with water and the water is sold at the Egodini bus terminus and at the Renkini bus terminus. So if they were to be moved then it was going to be hard for them to earn a living.

Other respondents confirmed that they had moved to the slum because their dwellings had been destroyed during the Operation Murambatsvina which left 7000 people in Zimbabwe homeless and only housed 3000 thus leaving 4 000 homeless. To this end some people were left with no choice but to move to the squatter camp since they could not afford to pay for lodgings.

Some settlers were not from Bulawayo but they came from the rural areas like Tsholotsho, Nkayi, Lupane. They were in search of greener pastures and the economic situation had pushed them to the squatter settlement. Some of them were formally employed as security guards and in small enterprises and they had opted to stay in the slum to save money they could have used for paying monthly for rent. The population was continuously increasing as the BCC rangers took the homeless who were roaming around the city and brought them to the slum.

The BCC had offered the squatter settlers in the Ngozi Mine area an offer to purchase stands in the Cowdray Park suburb and interviews confirmed that they did not take the offer because they could not afford to purchase the stands.

The interviews revealed that the number in the squatter camp had slightly reduced because some people had gone to lodge in the neighbouring suburb Cowdray Park in the new stands where they were offered two roomed houses for \$20 per month. Unfortunately the houses had no running water and they depended on a local tap and some houses had no toilet facilities. The houses also had no security as the windows they did not have bugler bars and some houses had no windows and cardboards were used as windows.

4.2.4 Respondent's rate of preferring the settlement

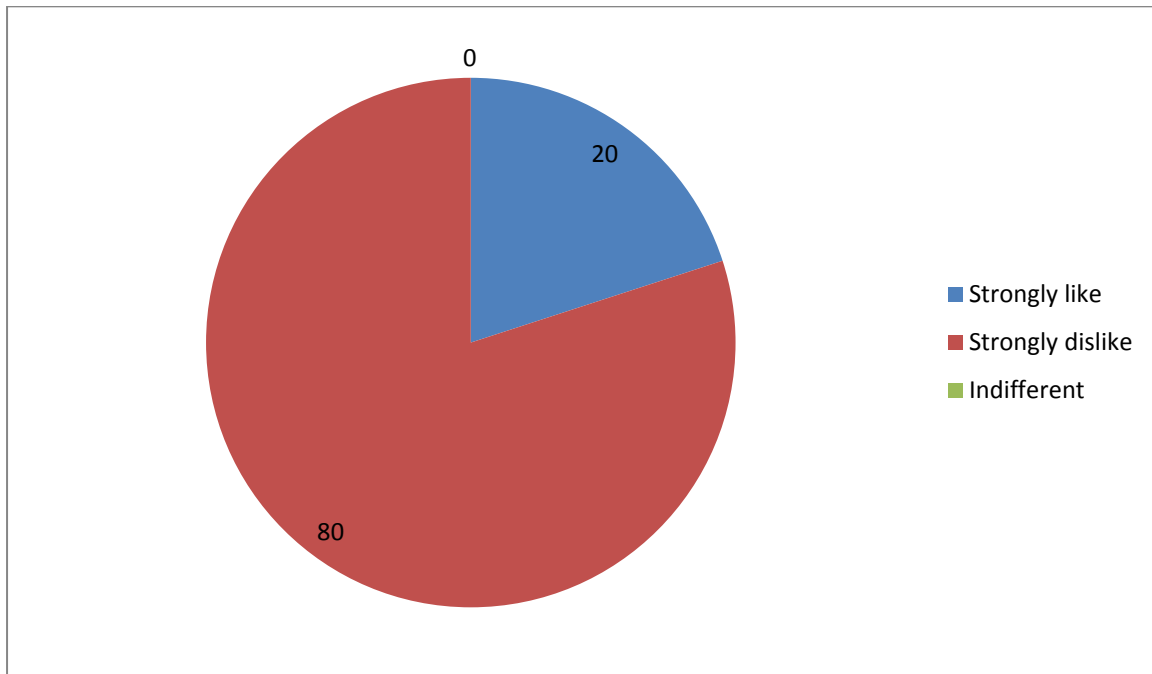


Fig. 4.3: Percentage on the preference rate for the settlement

The above diagram shows that 80% of the respondents strongly dislike the neighbourhood they live in and this is because of the squalor living conditions they are exposed to which infringes them of basic services like water, lighting and toilet facilities. They highlighted that they inhabited in the illegal settlements because of desperation that was fuelled by the economic situation which stripped off most people their employment. Most people in Bulawayo were employed in industries and the advent of 2000 witnessed de-industrialisation and the closure of companies and most people were left jobless. Thus, those who could not afford the lodgings were forced to the slums where they could live freely.

20% who preferred staying in the slum raised the issue of the freedom of not paying rent to the landlords by the end of the month. Some respondents indicated that the dumpsite was their source of livelihood and if they were to be moved to other areas they would lose their source of income.

4.2.5 Reasons for resenting the squatter camp

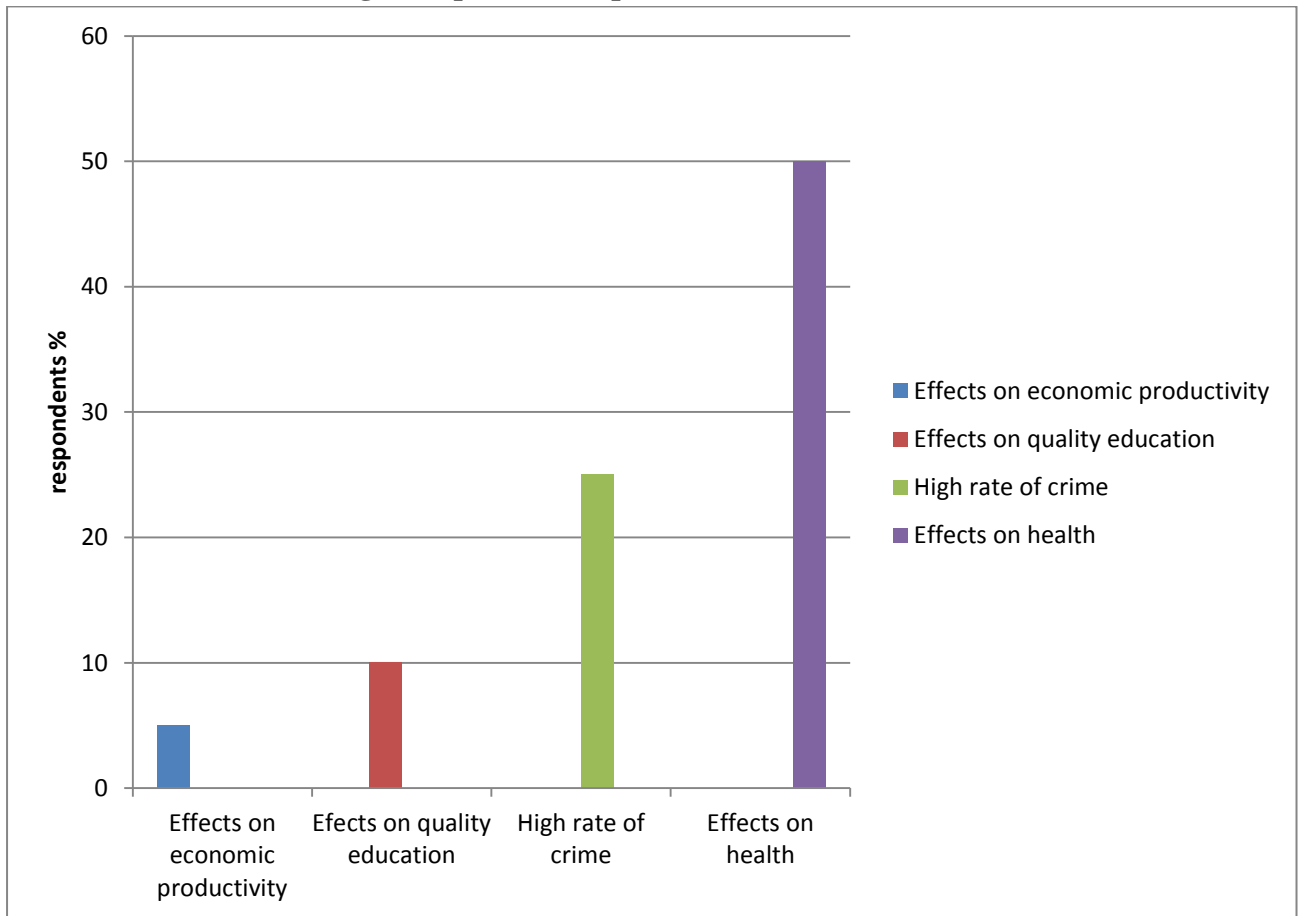


Fig 4.4: Reasons for resenting the squatter settlement.

4.2.5.1 Health

The above diagram shows that the most ranked reason for disliking the area is the effects it has on their health. The area has no standard toilets as people use the open bush system which intrigues many diseases. The slum also has no running water and the inhabitants use one common tap which was erected by the BCC recently, previously the open pits where their water sources. The residents confirmed that the pits were not safe as they put the children at risk of falling into them.

Respondents raised the issue of the distance they have to travel to get to the nearest clinic where they could get their primary health care which was about 1km from the settlement in the Cowdray Park suburb. They also raised a concern that the Cowdray Park clinic did not offer the OI services for the HIV/AIDS patients and they were referred to the Luveve Clinic which was 3km from the settlement, and they had to commute to the hospital. Thus, it was hard for them to access health care.

4.2.5.2 Crime rate

The interviews revealed that there was a high crime rate in the area fuelled by the school drop outs and joblessness. The police was running turns with the residents as the settlement is regularly pounced by the police man trying to confiscate stolen goods. The Cowdray Park suburb which is linear to the suburb has the highest crime rate in Bulawayo and it is believed that it is because of the squatter camp. One respondent said that people saw them as criminals when in actual sense they are like any other normal human beings who are deprived of decent shelter

4.2.5.3 Assess to education

The interviews carried out reveal that 70% of the school going children in the settlement are enrolled in schools and 30% were not receiving any formally education as they had dropped out. The reasons of dropping out of school were the failure to pay school fees and some noting that their children always got lower grades by the end of the term and they had seen that they were wasting their money since their children were failing. Residing in squatter camps has negative connotations in the social lives of school going children and this was witnessed by the discrimination that most students faced because they inhabited in squatter camps which most people paint as unfit for habitation. As a solution the Bethel Church in conjunction with other donors had constructed a church which was also used as primary school for the locals.

The local school was started on the 19th of May 2016 and only took grade 0- 7. The number of enrolled students was 270 and the number was expected to increase since the number of

people in the squatter camp rose day by day.



Plate 1: Interior and exterior of a classroom which is also used a church

Plate1 shows the inside of the classroom, there are no classroom furniture, students use cans and stones as schools, and their laps as desks. The school has only 8 teachers who are just doing voluntary work and it should be noted that these teachers are not qualified teachers.

The interviews with the dwellers confirmed that education was not seen as important considering the economic situation that had derailed the education importance as many people had lost their jobs due to the de industrialisation and the closure of companies. Respondents noted that most school going children end up dropping school and joining their parents in picking up litter in the dumpsite.



Plate 2: Interior of the classroom

4.2.5.4 Access to transportation

Transportation is ranked last and this shows that it is not a major problem that the inhabitants are facing. The nearest road network is 100m away which is the Victoria Falls road and there is an option of using the Cowdray Park road which is 200m away from the settlement. The settlers pay \$0.50 for transportation to the central business district.

4.2.5.5 Access to economic productivity

The dumpsite was a source of livelihood to some settlers. As they could pick up the garbage, and sell it. The settlers would wait for the garbage truck to dump the garbage then they would proceed and pick up plastics cans, plastics, empty cans and beer empties and they will sell to companies. Recycling companies in Harare bought the plastics, cans and rubbers that they would have picked.



Plate 3: Garbage that is ready for recycling

Plate 3 shows the garbage that has been sorted and ready for departure to Harare.

4.2.3 Problems affecting the settlement

Problem	Rank
Housing quality	1
Inadequate disposal of human excreta	2
Flooding and inadequate drainage	3
Smells from the dumpsite	4
Electricity supply	5
Shortage of water sources	6
Noise pollution	7
Littering	8

Table 4.2: Problems affecting the settlement

4.2.3.1 Housing quality

The table above shows the rankings of challenges that affect the inhabitants in the settlement. The quality of the housing is ranked first and from the observations made by the researcher it can be noted that the shacks are made up of plastics, cardboards, homemade bricks and these cannot protect them from different weather conditions. Their property is also not protected as the burglars can easily break in.



Plate 4: The shacks at Ngozi Mine

Plate 4 shows the houses that the squatters at the Ngozi Mine area reside in. The houses are made of asbestos, plastics and cardboards and this depicts the squalid conditions that the settlers are exposed to.

4.2.3.2 Inadequate disposal of human excreta

The inhabitants ranked the inadequate disposal of human excreta second and from the interviews it came to light that they had no standard toilets and some used the open bush system and this poses to be a threat on their health.



Plate 5: Pit latrine in Ngozi Mine squatter camp.

Plate 5 shows a toilet that was constructed by the Bethel Christian Church and it is used by the pupils at the school and teachers. From the observations the researcher observed that the toilet was the only standard facility in the area.

4.2.3.3 Flooding and inadequate drainage

Flooding and inadequate drainage was ranked third, from the observations the terrain in the area is not suitable for residential purposes. According to the BCC master plan the area is designated for a dumpsite. From the observations, the area is likely to flood when there are heavy rains.



Plate 6: Open pit in Ngozi Mine

Plate 6 shows an open pit which has stagnant water in it and it poses to be a dangerous place as children are likely to drown inside and fuel the outbreak water borne diseases.

Smells from the dumpsite, limited water sources, noise pollution, littering and electricity supply are other problems that the inhabitants at the squatter settlement highlighted.

4.3 Factors hindering BCC in the providing sustainable housing for all

The findings revealed that BCC had housing challenges and these had hindered the provision of housing, these range from the economic environment meltdown which has contributed to the shortage of staff, failure to purchase equipment and the under staffing.

The interviews with the BCC officials brought out that the housing challenge was not a new thing as it has existed right before the colonial period. The continuous urbanisation was pointed out to be the major constraint in the provision of housing. There has been an influx of people coming from different cities to come and settle in Bulawayo. The 2012 census estimated that the population of Bulawayo was 653 337 and the BCC Strategic Plan (2014- 2018) estimated that the population in the urban Bulawayo had reached 1,5 million. The housing waiting list had reached 110 000 according to the Housing and Community Services Report (2016) and the number was expected to continuously rise. BCC could not keep up with the continued demand.

BCC was also running out of land to house the 110 000 home seekers. It was highlighted that the land designated for residential stands was slowly but surely depleting. The allocation of the residential stands was procedural and fairness was observed. Firstly the residential stands are advertised in the national newspaper and in the local housing offices in all the 29 wards. Then the home seekers who are interested in the residential stands are expected to respond to the advertisement. The residential stands are allocated on a first come first serve basis.

The interviews also revealed that BCC had no capacity to service the residential stands because of the understaffing and shortage of equipment. BCC failed to service its residential stands as it lacked enough staff with requisite skills to do the servicing of residential stands. The shortage of equipment to carry out the servicing of the stands was also problematic making it hard for BCC to do the servicing of stands in house. To this end BCC has engaged the home seekers in the addressing the situation, the home seekers are expected to pay for their stands before servicing then Council uses that money for the hiring of a private contractor to do the job on behalf of them.

4.9 Measures applied to solve the housing situation

To address the housing challenges interviews revealed that BCC had involved the private players in the provision of stands since the year 2012. On a yearly basis BCC resolved to avail 3000 residential stands in a bid to lower the housing waiting list, this is in- line with the attainment of ZIMASSET cluster of Infrastructure and Utilities. The private players have the skilled personnel and machines to do the servicing on behalf of Council. For the servicing of the recently availed stands at Magwegwe and Luveve 5 the private developers were engaged.

Council in addressing the land shortage for residential stands plans to buy land for encroachment to the peri-urban areas so as to house the ballooning waiting list. The money that it gets from selling residential stands to the private developers is to be used for the purchase of land for encroachment.

Various statutes empower the local authority to evict the squatters from the illegal settlements but Bulawayo has not done so. Interviews revealed that the United Nations had prohibited the ill treatment of squatters as they regarded it as inhuman. BCC had encouraged the squatter settlers to register with the Council and cooperatives like Mfelandawonye so that they are known and if help is to come they benefit.

CHAPTER V

SUMMARY CONCLUSIONS AND RECOMMENDATIONS

5.0 Introduction

The chapter outlines the summary, conclusion and recommendations for the research study.

5.1 Summary

Chapter one encompassed the objectives of the topic under study these included the; to investigate factors hindering BCC in the provision of adequate housing, to identify socio-economic problems associated with inadequate housing in Bulawayo, To identify measures taken by BCC in addressing housing shortages in Bulawayo and to come up with recommendations on ways to improve the housing challenges in Bulawayo. The research study was focused on Bulawayo City Council and the Ngozi Mine Squatter Camp. The background of the study highlighted that the housing problems in Bulawayo emanated before the colonial period and over the years the situation had worsened. The repealing of the colonial policing had led to an increase in the rural- urban migration. The housing backlog had reached 110 000 and the number of squatter camps had continuously increased reflecting the housing poverty in urban Bulawayo. The statement of the problem was the imbalance between housing demand and housing supply.

The literature review on chapter two was drawn mainly drawn from the works of Bob (2006), Thwala(2005), Abreham (2007), Brian and Ranvinder (1995), Chin (2004) and Griffit (2013). Challenges in the provision of sustainable housing had become more prevalent worldwide. Barriers of progress in the housing provision encompassed urbanisation, in- affordability, shortage of land, resource constraints and weak policing. The literature reviewed showed that shortage of housing had negative effects on the health, access of basic services, living conditions, education and this caused socio- economic problems. For the theoretical framework the social contract by Thomas Hobbes was employed and it suggests that citizens entrust the local authority to provide them with efficient services and the government had the moral obligation to provide services and is guided by natural law.

South Africa and Singapore were used as points of reference in the empirical research as they share the same problems of housing provision with Zimbabwe, Singapore experienced rapid

urbanisation and the available land could not match the growing population. To ease the housing problems the vertical housing was adopted to efficiently use the available land. South Africa on the other hand witnessed an increase on the urban population and to address the situation the government of South Africa had resolved to construct low income housing for the urban poor.

For the research approach the researcher employed the qualitative and the quantitative approach to assess the housing provisions in third world cities. This allowed the exploration of the in depth information, feelings and perspectives of different individuals about the topic under study. The descriptive approach was administered for research. The target population was 40 and the sample size of 25 respondents was established.

The purposive sampling and the convenience sampling were also employed to capture different perspectives from different people. The data collection was conducted through interviews and structured questionnaires with key informants, field visits, observations and household surveys were also conducted. The results from the data collected was presented graphically, statistically and descriptively analysed. The findings revealed that BCC was facing challenges in the provision of housing to the ever growing population and to mitigate that they had resolved to involve the private players in the executing their role of servicing residential stands.

5.2 Conclusions

The researcher concluded that:

1. Bulawayo City Council was encountering challenges in the provision of sustainable housing and the problem had been in existence before the colonial period.
2. Outsourcing the servicing of residential stands gave the private developers freedom to charge high prices and the urban poor could not afford.
3. The squalid conditions that the Ngozi Mine squatters fuelled socio-economic problems.

4. Under staffing, lack of machinery, financial constraints and shortage of land are chief factors impeding the provision of housing in Bulawayo. These factors were also aggravated by the declining economic situation.
5. Shortage of housing in urban Bulawayo had pushed multitudes to squatter camps where they enjoyed the freedom of not paying any rentals.
6. A number of squatters at the Ngozi Mine area inhabited in the area not because of shortage of housing but because of the economic opportunities in the dump site.

Hence, one can conclude that providing housing for all has proven to be problematic in BCC basing on the above mentioned factors. To address the housing challenges this study is suggesting the recommendations mentioned below.

5.3 Recommendations

- ❖ There is need for BCC to adopt the vertical construction of housing when building the houses so as to fully utilise the available land efficiently.
- ❖ It is essential that local authorities and the government prioritize on housing provision as it does to other services like water and agriculture. The prioritization will mean that the large chunk of the budget will be addressing the housing provision.
- ❖ The government to allocate funds to the local authorities so that they can be able to execute their housing provision duties.
- ❖ BCC has to encroach to the state land and expand the city to the peri- urban areas so as to have land to house the home settlers.
- ❖ Barren land designated for other purposes in the master plan can be sold to private developers for the construction of low cost housing.
- ❖ BCC has to act as a regulator in the pricing of the residential stands; it has to have an oversight role to ensure that the stands are accessible to everyone including the urban poor. Failure to adhere to the statutes that regulate the pricing of residential stands should lead to the imposition of deterrent penalties to the offenders.

- ❖ BCC should prioritize on the housing by involving the private players and the donors in the construction of low cost housing as is done in South Africa so as to house the squatters.
- ❖ There is need for BCC to revise its building codes to enable the construction of low cost housing using cheap materials.
- ❖ BCC to encourage the use of the green building as it is sustainable and cheaper.
- ❖ BCC to invite the donor community and NGOs in providing houses for the squatters.
- ❖ BCC has to erect satellite clinics in all squatter camps to ensure that the settlers receive primary health care easier.
- ❖ BCC to erect more taps in squatter settlements so that the inhabitants have access to safe running water.
- ❖ BCC legalise the squatter camps to enable the squatters to construct standard houses.
- ❖ To ensure the attainment of quality education, BCC has to construct a school in Ngozi Mine to ensure that the school children have access to education.

REFERENCES

- Abrams, C (1999). **Man's Struggle for Shelter in an Urbanising World**, The MIT Press: Massachusetts
- Barker, M., (2001) **The Third World Diversity, Change and Independence: Conceptual frame works in Geography 2nd ed.** Longman: Singapore.
- Bernard, H.R (2002). **Research Methods in Anthropology: Qualitative and Quantitative Methods. 3rd edition.** AltraMira Press, Walnut Creek: California.
- Bulawayo City Council's Strategic plan 2015.
Bulawayo City Council's Annual Housing Report 2016.
- Bob, R., (2009). **The employment creation impact of the Addis Ababa Integrated Housing Development Program.** Available at <http://>
- Butcher, C.,(1986). **Low income Housing in Zimbabwe:** A case of Epworth: University of Zimbabwe.
- Chakaipa, S.(2010). "**Local Government institutions and elections** " in Jaap de Visser, Steytler,N and,Machingauta, N Eds., Local Governance Reforms in Zimbabwe, Community Law Centre University of Western Cape: South Africa.
- Chizovachii, B., (2011). "**The Socio- Economic impact of Housing Shortages in Tshovani High Density Suburb, Chiredzi Zimbabwe**".. Available on
- Coutinho, B (2010) "**Sources of local government financing in local government reform in Zimbabwe**" in Jaap de Visser,Steytler,N and,Machingauta,N Eds., Local Governance Reforms in Zimbabwe, Community Law Centre University of Western Cape: South Africa
- Creswell, P (2013). **Research Design: Qualitative, Quantitative and Mixed Methods Approaches (2nd Ed.)**. Thousand Oaks: CA, Sage.
- Denzin, N., Lincoln, S. and Yvonna, S., (2003) **The Sage Handbook of Qualitative Research**, Thousand Oaks: CA, Sage.

Hammer, A. (2003) **The making and unmasking of Local Government in Zimbabwe, in Zimbabwe's unfinished Business: Rethinking Land, State and Nation in the Context of Crisis** edited by Hammar, A. Raftopoulos, B. and Jensen, S., Weaver Press: Harare.

Gambo, L., Idowu, B., and Anyakora, M. (2012). **Impact of poor Housing Condition on the Economy of the urban poor**: Mukoko Lagos. Available on <http://www.jetems.scholarlinkresearch.com>. Accessed 13/03/17.

Government of Zimbabwe., (2002), Annual Census Report, Harare.

Hammer, A., *(2003). **The making and unmasking of Local Government in Zimbabwe..** Available on liberalarts.oregonstate.edu/sites/liberalarts.oregonstate.edu/

Hartshorn, T.A., (2000). **Interpreting the City: An Urban Geography**, John Wiley and Sons: New York.

Kamete, A., (2000). **“Examining the Zimbabwean Government’s drive to house the urban poor”**. Available on <http://books.google.co.zw/books?isbn=1844072118> . Accessed 10/02/17,

Kumar, R., (2011) **“Research Methodology a Step by Step Guide for Beginners”**. Available on <http://www.sociology.kpi.ua>. Accessed 09/12/16.

Mpofu, B., (2012). **“Perpetual ‘Outcasts’? Squatters in Peri-urban, Zimbabwe”**. Available on www.afrikafocus.eu/file/7 . Accessed 20/01/2017.

Mushamba, S (2010) **“Analysis of the Powers and Functions of Local Government Authorities in Zimbabwe”** in Jaap de Visser, Steytler, N and Machingauta, N Eds., Local Governance Reforms in Zimbabwe, Community Law Centre University of Western Cape: South Africa.

Ndiweni, L (2011) **“Contestation in the use for Residential space: House Typologies and Residential Land in Bulawayo, Zimbabwe”**. Available on www.african-review.com/paers/Linda.pdf . Accessed 23/02/2017.

Ngwerume, E. (2014). **“Independent but Destitute: The challenges to decent Housing and Human Security in Urban Zimbabwe.”** Available on digilib.buse.ac.zw/xmlui/handle/11196/218browse?value=Ngwerume%2C . Accessed 13/02/2017. Accessed 10/03/17.

- Mafico, C., (1991) **Urban Low Income Housing in Zimbabwe**, Averburg: Brookfield.
- Mpofu, B., (2011). **“Operation live well or Cry well: An Analysis of Re-building Programme in Bulawayo, Zimbabwe”**. Available on archivedpublicwebsite.up.ac.29/research/2011/faculties/Humanities/KRIM/. Accessed 12/03/2017. Accessed 11/ 01/ 2017.
- Owen, S.,(2008). **Poverty in Third World Politics** . Macmillan Press: London.
- Patel, D., Adams, R., (1981). **Housing the Urban Poor in the Socialist Transformation of Zimbabwe**, Mambo Press: Gweru.
- Stren, R. E (1975) **Urban Inequality and Housing Policy in Tanzania: The problem of squatting**, Berkeley: Institute of International Studies: South Africa.
- The Urban councils Act, Chapter 29:15, (1996). Harare: Government printers.
- The Constitution of Zimbabwe , (2013). Harare: Government Printers.
- Turner, C., (1999). **The Cities of the Poor: Settlement Planning in Developing countries**, St Martin’s Press: New York.
- UNCHSUD.(2001) **Cities in a Global world: Global Report on Human Settlement**, Nairobi.
- UN- HABITAT., (2003). **The Challenge of Slums, Global Report on Human Settlements**, Earthscan Publications Ltd.: London.
- UN- HABITAT (2010) United Nations Human Settlements Programme. **A practical guide for conducting Housing Profiles**, UN- Habitat: Nairobi.
- UN Health Report., (2008). Available on, <http://icg.insight.vol1Callaway> . Accessed on
- United Nations,. (2002). **World Urbanisation Prospects: The 2001 Revision**: New York.
- Vienna Declaration of Informal Settlements in South Eastern Europe (2004) Ministerial Conference in Informal Settlements in South Eastern Europe.. Vienna.
- Wardofa, M., (2014). **Assessment of Housing Provision Challenges on Urban Residents: The case of Bekoni Town, Masters of Art in Geography and Environmental Studies**: Haramaya University.

Yates, S., and Milligan, V.,(2007). **“Housing affordability a 21st Century Problem”**,
Australian Housing and Urban Research Institute: Australia.

Zinyama, L., Tevera, D., and Cunning, S., (1995). **The Growth and Problems of the City**,
University of Zimbabwe: Harare.



APPENDIX I: Questionnaire for the Ngozi Mine Squatter Camp residents.

I am Nobuhle Ngwenya, a final year student at Midlands State University doing BSc Honours Degree in Local Governance Studies. I am carrying out a research on the topic **Assessment of Housing Provision in Third World Cities: The Case Study of Bulawayo City Council**. I am appealing for your assistance in responding to the questions below which are part of my study. Your responses will be kept strictly confidential as they will be used for academic purposes only.

Section A: Demographic characteristics

(Indicate your answer by ticking.)

1. Gender Male [] Female []

2. Age 20-30 [] 31-40 [] 41-50 [] 55+ []

3. How long have you been staying at Ngozi Mine?

1-5 [] 6-10 [] 11-15 [] 16-20 [] 21-25 []
26-30 []

Section B: Socio-economic problems associated with inadequate housing.

(Fill in your answer in the spaces provided)

4. What motivated you to live in Ngozi Mine?

.....
.....

5. What problems do you encounter by living at Ngozi Mine?

.....
.....
.....

6. What is the source of your livelihood?

.....
.....

7. Do you have hope that one day you will own your own decent house?

.....
.....

8. Are you registered with Bulawayo City Council? If not, why?

.....
.....
.....

9. Why did you not take the offer by BCC to buy residential stands in the Cowdray Park Suburb?

.....
.....
.....



APPENDIX II: Interview guide for Bulawayo City Council employees.

Section C: Factors hindering Bulawayo City Council in the provision of adequate housing

1. What is impeding BCC to balance housing demand and supply?
2. What are the statistics of the home seekers registered with you?
3. When did the housing shortages start?
4. How many squatter camps are in Bulawayo?
5. Why are you not taking any legal action against squatters?

Section D: Measures applied to solve the housing crisis.

6. Does BCC have any mitigation strategy to address the housing challenges in Bulawayo?
7. Which stakeholders are helping you in addressing the housing challenges?
8. Do you have adequate land to accommodate all the home seekers?
9. Do you have any land for encroachment?
10. Why are you involving the private sector in the servicing of stands?
11. How do you allocate residential stands in Bulawayo?
12. How do you plan on accommodating the squatters?

City of Bulawayo



All Communications
To be addressed to the
Town Clerk

Town Clerk's Office
Municipal Buildings
Fife Street
P.O. Box 591
Bulawayo

Tel: (263-9) 75011
Fax: (263-9) 69701
Email: tedept@citybyo.co.zw
Website: www.citybyo.co.zw
Facebook: The City of
Bulawayo
Twitter: @CityofBulawayo
Call Centre: 08084700
(Econet,
08004700 (Telone) (09)71290

30 March, 2017

To whom it may concern:

**TO WHOM IT MAY CONCERN: NOBUHLE NGWENYA: MIDLANDS STATE
UNIVERSITY STUDENT AND FORMER COUNCIL ATTACHEE.**

Please note that Miss Nobuhle Ngwenya, Midlands State University Student and Former Council attachee (Chamber Secretary's Department- Committee Section) was authorised by Council (3rd January, 2017) to carry out research.

However, the University has now directed her to change the topic to "Assessment of the Housing problems in third world cities – the case of Bulawayo City Council."

In view of this, relevant departments are requested to assist her as appropriate.

Yours faithfully


TOWN CLERK