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Research Project Title

The role of the government on ensuring affordable housing in formal self-help initiatives. A case of Dulivhadzimu, Beitbridge, Zimbabwe

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Abstract

The Zimbabwean government like any other government has housing provision as one of its major mandates. However, owing to the current economic crisis such as, high unemployment, unfavourable policies, incapacitated construction industry, and rise in prices of building materials, among others, the government has failed to live to its obligation. The government has shifted its responsibility to the citizens, who have found alternative self-help initiatives to provide housing. As a result, questions emerge as to how people are managing self-help initiatives and what the role of the national and local government is in those people driven initiatives? This research therefore seeks to establish the role of Zimbabwean government on ensuring affordable housing in formal self-help initiatives in Dulivhadzimu, Beitbridge.

Literature reviewed presents the need for affordable housing not only as a Zimbabwean issue but rather a Global issue and a more pronounced need in Sub Saharan Africa (S.SA). Key lessons on self-help housing are also briefly drawn from South Africa's People's Housing Process (PHP) and Ghana as presented in chapter two.

The study explores the role of the national government in affordable housing provision. More specifically the role of the local government through responsible Ministries and departments such as Department of Public Works and National Housing, and the city council as policy implementers is unpacked. Based on the conceptual framework presented, key determinants on the provision of affordable housing as a dependant variable are unpacked. How the government and people driven initiatives have been found to be moderating the independent variables such as availing of land, provision of infrastructure, accessing of finance and building materials in an attempt to have affordable housing outcome, feature in this report as key aspects. The research also unpacked the current and anticipated roles of the government roles from citizens' viewpoint. In order to find answers to all these questions, a qualitative research method was employed. A review of the policy and legislative documents was done including interviewing of Mfelandawonye (Building Material Stokvel Group) who happen to be home builders in Beitbridge Town Council undertaking self-help initiatives in formal housing.

This research gives an insight into the quest for citizens to at least see the government giving an input and the form of input to their initiatives that are being espoused at the end of the construction process. This input is looked at in light of acquisition of finance, land acquisition, provision of bulk services and the actual building.