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EXPLORING THE DELAYS IN LAND REGISTRATION WITHIN TOWNSHIP ESTABLISHMENT PROCESS FOR LOW INCOME HOUSING DEVELOPMENTS IN SOUTH AFRICA, A CASE STUDY IN SESHEGO/ POLOKWANE: LIMPOPO

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ABSTRACT

The research report is based on the complex nature of land registration within a township establishment process in South Africa. Post 1994 democratic government have placed a great emphasis on land tenure security. Therefore it becomes crucial for government departments to identify, acquire and expropriate land for the provision of affordable integrated human settlements. The political drive for low income housing developments results in community pressured projects, disregarding the opening of a township register which enables individual title transfers. Several townships established on municipal owned land are incomplete wherein the General Plan is approved but not registered at the deed's office, hampering deed of transfers to allocated beneficiaries. Land exchanges, employer housing allowance, family inheritance and insurance contracts necessitate land ownership declaration. The various land tenure security approaches are explored and argued for formal recognition since they have been proven to be working successfully in other parts of the world.