

The Implementation of Housing Policy in the Ngaka Modiri District Municipality of the North West Province

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ABSTRACT Housing is not a municipal function, yet municipalities have been the main implementers of housing policy. The study was undertaken to evaluate the effect of the implementation of housing policy on beneficiaries, to identify housing delivery challenges and to suggest recommendations that could assist the Municipality in addressing them. Both quantitative and qualitative approaches were employed in the study. The qualitative approach used three common types of data collection: observations, interviews and documents. For both urban and rural areas in the Municipality, 76 municipal officials involved in housing were involved in the survey. Random sampling was used to select 181 homeowners for interview. The major findings of the study revealed that the Municipality lacks skilled staff to deal with monitoring and assessment of housing delivery. An integrated sustainable livelihoods housing delivery framework was suggested with the aim of improving housing delivery.