Faculty of Commerce
Department of Accounting and Finance

AN ANALYSIS INTO THE IMPACT OF THE HOUSING DELIVERY SYSTEM TO LOW INCOME EARNERS IN ZIMBABWEAN LOCAL AUTHORITIES: A CASE OF LUPANE LOCAL BOARD

BY

PATRICK SHONHAI
L0100632K SUPERVISOR: MS CHIVASA

A DISSERTATION SUBMITTED TO THE DEPARTMENT OF COMMERCE AT LUPANE STATE UNIVERSITY IN PARTIAL FULFILLMENT OF BACHELOR OF COMMERCE HONOURS DEGREE IN ACCOUNTING AND FINANCE

MAY 2015
ABSTRACT

The research analysis the impact of the housing delivery system to low income earners in Zimbabwean local authorities. A case of Lupane Local Board. This research was necessitated by the acute shortage of low cost housing land which has led to overcrowding and homelessness. This stems from the use of poor and inappropriate framework for the allocation of urban land which works against efforts by the poor to access low cost housing. Questionnaires, structured interviews and secondary data sources were used to investigate the topic. Shortage of funds at Lupane local Board and individual level is the most important factor limiting the supply of housing stands to low income holders in the Board. It was found that land allocation methods at Local Board are not giving priority to the poor. Low cost housing is no longer the first priority in allocating land in Lupane board resulting in overcrowding and the use of informal land access method as alternative. The research concludes that unless concerted efforts are made by urban planners and government to address the land issue, Lupane Local Board may in the nearest future be facing chaotic housing development because so many people are flocking to the Lupane Local Board and there is no provision to accommodate this growth.