

**MIDLANDS STATE UNIVERSITY**



**FACULTY OF SOCIAL SCIENCES**

**DEPARTMENT OF LOCAL GOVERNANCE STUDIES**

**THE EFFECTIVENESS OF HOUSING COOPERATIVES IN THE PROVISION OF  
URBAN HOUSING. CASE STUDY OF HARARE.**

**BY**

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**THIS DISSERTATION IS SUBMITTED TO MIDLANDS STATE UNIVERSITY IN  
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## **Declaration**

I, Ruvimbo Muunganirwa, declare that this dissertation is a result of my own original effort and the investigations of such work have not been presented elsewhere for any academic purpose or any purpose whatsoever. All additional sources of information have been indicated by means of references.

Signed.....

Date.....

## **Dedications**

To my beloved parents Mr. G. and Mrs. D. Muunganirwa for their help and support and to God almighty for giving me the wisdom and knowledge to complete my study.

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## **Abstract**

The research main aim was to investigate the effectiveness of housing cooperatives in the provision of urban housing in Harare. A housing cooperative is a legal association formed for the purpose of providing housing to its member on a continuing basis. The introductory chapter highlighted on the background of the study citing the history of Harare city council that led to the emergence of housing cooperatives in the late 1980s. Housing cooperatives approach was adopted by many urban local authorities including Harare city council as a means to provide decent housing and accommodation to the ever growing population in urban areas since Harare city council and the government where facing challenges. The main research objective of the study was to investigate what challenges/constraints that prohibit housing cooperatives to deliver housing to its members under present conditions of crisis in Harare. A review of literature from published texts, internet sources and journals was gathered and analyzed in the context of the research objectives. The researcher used case study research design in carrying out the research and used a sample size of 70 respondents from Harare city council, Zimbabwe National Housing Cooperatives Organization and housing cooperatives members. Purposive sampling technique was used to select council and ZINAHCO employees' respondents and convenience sampling technique to select housing cooperatives members' respondents. Questionnaires and interviews were used as research instruments. The data collected was analyzed, interpreted and presented in the form of tables, graphs and pie chart. The overall response rate from the questionnaire and interviews was 87%. The major findings of the study showed that there are many challenges that are prohibiting housing cooperatives from been effective and these include political interference, inadequate finance and financial assistance and misappropriation and mismanagement of funds by the management committee as noted by the respondents. Despite the challenges, the finding of the study revealed that 75% of the respondents noted that housing cooperatives are proving to be effective in the provision of housing. Recommendations were made by the researcher for both the housing cooperatives and council for them to increase their ability in providing housing which include education and training for housing cooperatives committees, engaging financial institutions for financial assistance, enter into public-private partnerships and introduction of strict penalties to deal with corrupt members.



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## **Abbreviations**

CBD -Central Business District

HCC - Harare City Council

HPZ - Housing People of Zimbabwe

NGO - Non-governmental Organization

SAHCA-South African Housing Cooperatives Association

ZINAHCO- Zimbabwe National Association of Housing Cooperatives





# Chapter I

## Introduction

### 1.0. Introduction of the study.

The United Nations Habitant report (2012) noted that housing cannot be described in a way that equates it to just basic shelter which merely means having a roof over your head but is viewed as a right to live somewhere in harmony, dignity and security. Maslow's hierarchy of needs emphasizes on the fact that shelter is a physiological need just like food hence lack of housing can be viewed as sign of extreme poverty. Having a shelter over ones head is an important need, just like food and clothing and governments everywhere should consider improving the improved standards of shelter as one of their primary responsibilities.

Efforts are being made by various local authorities to ensure that they provide adequate, sustainable services to its residents. The research seeks to identify the effectiveness of housing co-operatives in trying to solve the challenges of housing in Harare. The rapid urbanization in Harare has led to the rapid growth of population in the city which is the main cause result of the housing problems that the government and local authority are failing to address. Auret (1995) noted that many local authorities are facing challenges in trying to come up with approaches to handle the high demand of housing. The housing cooperative approach was then adopted by most governments and local authorities to try to provide affordable shelter to the urban poor. Musandu-Nyamayaro (1993) noted that the high prices of land, unavailability of serviced stands and scarcity of available land is contributing to the challenges that housing cooperatives are facing. The background of the study will be highlighted as well as the statement of the problem, justification, aims and the objectives of the study.

### 1.1. Background of the study.

The City of Harare as we know it today was founded in 1890 by the pioneer Column headed by Cecil John Rhodes. They marked the founding of the City by raising the Union jack on the 12<sup>th</sup> of September. Harare was formally called Fort Salisbury and the name changed to Salisbury in 1897 when it was declared a municipality. The municipality grew and it became a City in 1935 and because of the infrastructural developments and the scope of service offered it became the capital of the Federation of Southern and Northern Rhodesia and Nyasaland from 1953-63.

After independence from the colonial regime in 1980, Salisbury was renamed to Harare on April 18, 1982. Today the city has grown from 7 wards in 1897 to 46 wards in 2016 and a population of 2.1 million people according to the census results of 2012. Harare has grown big due to rural - urban migration. The city has grown big and there is need to increase the scope of service which includes housing, water etc to meet the growing population. Many housing projects have been developed, the growth of the city have called for the improvement of services offered by the council. The city council however has not been able to cope with the various services that the ever-growing population is demanding. Harare residents are experiencing erratic water supply, bad roads, poor or no street lighting at all.

The Government of Zimbabwe estimates put the housing stock at 560000 units in 1990 stating a shortfall of 200000 units, while the house delivery level was at a rate of only 15,000 per year. Although this rose between 1992 and 1994 the deficit continued to grow and by 2000 it had risen to over 1,000,000 units. In urban areas of Zimbabwe, like in many other developing countries most people are facing housing or accommodation problems. It is the national government's prerogative to provide decent housing and accommodation to its population in urban areas. As a result, private players have been invited to take part in the housing delivery system, which includes the use of housing cooperative approach in urban housing.

Housing co-operatives emerged in Zimbabwe in the late 1980s. Two types of co-operatives were promoted i.e. work-based and community-based co-operatives. These two types are still in existence. Work-based housing co-operatives are formed by a group of workers from a single company and employees are members of this type of co-operative. Community-based housing co-operatives are formed by people from the same geographical location. One of the first housing co-operatives was the Cotton Printers Housing co-operative. It was formed in 1984 as a work-based housing co-operative in Bulawayo. One of the largest housing co-operatives today is Kugarika Kushinga in Mabvuku, Harare which was founded in 1986. These community-based co-operative now at least had 2000 members (Chiguware 2010).

Zimbabwe National Association of Housing Cooperatives (ZINAHCO) is the apex for housing cooperatives in Zimbabwe. The organization was formed through the Capacity Building efforts done by an NGO called Housing People of Zimbabwe (HPZ). Housing People of Zimbabwe was formed in 1992 and was mandated to help the emerging housing

cooperatives to be well governed and structured. The NGO did its best and spearheaded the training and structuring up of the housing cooperative movement. This work saw District Housing Unions namely Bulawayo, Chitungwiza, Harare and Mutare getting structured up and in 1993 ZINAHCO got formed and subsequently registered in 2001 under the Cooperative Societies Act Chapter 24:05. Its operations are guided by this Act and the Revised Government Policy on Cooperative Development (2005).

It is in this situation that the Government of Zimbabwe is adopting strategies that would help to address the issue of lack of housing, homelessness and lack of funds for housing. The housing cooperative approach is one of the efforts used to mitigate the housing problem. Muderere (2011) notes the emerging of cooperatives in different countries as a possible mechanism to address housing issues. In this regard, this case study will assess the effectiveness of the housing cooperative approach as a means of house delivery system

## **1.2. Statement of the problem.**

Provision of decent and affordable housing has been a main concern to most governments in developing countries including Zimbabwe. To achieve this, a number of modes of construction were introduced like the housing cooperative approach which will be the focus of this study. Muderere (2011) argues that since housing is seen as a basic human right hence community based initiatives are facing various numerous bottlenecks and informalities. In the city of Harare the increasing urbanization is not matching with housing delivery by the local authority and has been a topical issue causing the increasing sprawling of housing cooperatives which are an autonomous association of persons united to meet their economic, social needs and aspirations through jointly owned democratically controlled enterprise (ILO recommendation No 193 (2004:19). Housing cooperatives are based on the values of self help democracy, equality and solidarity, housing cooperative members believe in the ethical values of honesty, openness, social responsibility and caring for others as stated by Muderere (2011). However nothing has changed yet due to several challenges emerging in the cooperatives that include politics, economic decline, social and technological problems, uncontrolled land invasions and misappropriation of funds. Hence the research is going to try to identify and address challenges faced by these cooperatives as a means of providing accommodation especially to the low income earners.

### **1.3. Research objectives.**

- To investigate the ability of housing cooperatives in delivering housing to its members under the present conditions of crisis in Harare.
- To explore the challenges or constrains that housing cooperatives face in contributing towards housing development.
- To identify residents perception on the effectiveness of the housing cooperatives approach in Harare.
- To identify the solutions to improve the effectiveness of housing cooperative in the provision of housing.

### **1.4. Research questions.**

#### **Main question.**

- What affects the ability of housing cooperatives to deliver housing to its members under present conditions of crisis in Harare?

#### **Sub-questions**

- What are the challenges or constrains that housing cooperatives face in contributing towards housing development?
- What are the residents' perceptions on the effectiveness of the housing cooperatives approach in Harare?
- What are the solutions to improve the effectiveness of housing cooperatives in the provision of urban housing?

### **1.5. Significance of the study.**

This study is significant to researcher, academicians, local government, policy makers, shousing service providers and the Midlands State University. To academicians the study sheds light on nature of housing cooperatives. The findings and results drawn from Harare case study though it can't be genelised because of their particularity will inform policy makers and enable them to develop appropriate policy responses towards the housing cooperative approach. The study will give an insight into the management of cooperatives. The data that will be obtained will add to the existing literature on housing cooperatives.

#### **To the student**

The research will be a great significance to the researcher as it will help her with research skills as part of the accomplishment of the Bachelor of Science Honours Degree in Local Governance Studies at Midlands State University.

### **To the National government, Harare City Council and ZINAHCO**

Through this research the different ministries, departments and local authority that support the housing cooperative system will be able to benefit from the research as it will shade more light on the effectiveness of housing cooperatives in the provision of affordable urban housing. This research will then suggest possible solutions to make sure that the housing cooperative approach is effective.

### **To Midlands State University**

The research will help other students in their studies as they will be able to identify other loop holes in the current housing cooperatives approach that the researcher could have not noted and they will know where exactly to direct their efforts, since it will be in the library and it will also add on to the existing board of knowledge.

### **1.6. Limitations of the study.**

Bell (1994) defines limitations as constraints that govern the extent to the research studies. The following are the limitations that may be encountered by the researcher:

- Some people from the housing cooperatives may fail to cooperate with the researcher. To overcome this, the researcher thoroughly explained the reasons and significance of the study to people for them to cooperate and provide objective data.
- The housing cooperative officers at Harare City Council (HCC) might hide some crucial and confidential information pertaining to housing cooperatives under study. The researcher created good relationship with the relevant authorities' in order to gain their confidence.
- The researcher faced delays in receiving questionnaires from the respondents. To overcome this, the researcher made sure that the questionnaires will include a statement to show the due date for collection of the questionnaires, respondents will also be encouraged to complete them within the stipulated time frame.

### **1.7. Delimitations.**

The researcher focused the study on Harare which is the capital and most populous city of Zimbabwe. Harare which falls under the Harare metropolitan province covers a wide geographical area of 960.0 square kilometers and has a population size of 2.1 million people according to the census preliminary results of 2012. It is subdivided into three types of suburbs which are low density, medium density and high density suburbs but the study

mainly focused on high density suburbs where most of the housing cooperatives are located. The researcher also engaged Harare city council and ZINAHCO as they support the housing cooperative approach. The reason for this study is to establish the effectiveness of housing cooperatives within Harare as an approach to solve the housing dilemma under present conditions of crisis in the city.

### **1.8. Definitions of terms.**

- **Effectiveness** is defined as reaching an intended or expected effect, or producing a strong impression, the quality of being able to bring about an effect (Ask.com 2013).
- **Housing** has been widely defined as one having a roof over their head (Muderere,2011; Chaeruka 2009 & Mapira 2001). The functional definition of the term housing refers to the social space where families interact and the reproductive space as well, hence the need for privacy offered by walls and a roof (Mapira, 2001). It is on the basis of this centrality of housing to the well being of man that the housing is linked to basic human rights.
- **Housing cooperatives** according to International Cooperative Alliance (2009) are a legal association formed for the purpose of providing housing to its members on a continuing basis.
- **Urbanization** is the shift from rural to an urban society, and involves an increase in the number of people in the urban areas. It is viewed as the physical growth urban areas as a result of rural migration and concentration into cities (Carter, 1995).
- **Local authority** is regarded as an administrative body for a small geographic area such as town, city, or country. It is an administrative unit of local government.

### **1.9. Summary**

This chapter focused on the introduction of the study, background of the study, research objectives and the significant of this study. This chapter also highlighted the possible research questions which the study seeks to solve. The statement of the problem was outlined in this chapter, highlighting the rapid increasing urbanization in the Harare as a possible cause of the housing backlog the city of Harare. The next chapter will focus on the literature review.

## **Chapter II**

### **Literature review**

#### **2.0. Introduction**

The researcher on this chapter will be looking at the contribution of other scholars on the subject under study. This chapter will give an account of what have been published on this topic by accredited scholars and researchers. Many scholars have written different articles and come up with different opinions and views on the effectiveness of housing cooperatives specifically in Harare. This chapter will reveal the related literature to the study with the view to provide an analytic insight into the research problem. The research done so far among others which will be the major points of this chapter will include the evolution of housing cooperatives globally, principles of housing cooperatives, housing cooperatives in developed and developing countries, background and governance framework of housing cooperatives in Zimbabwe, roles housing cooperatives play in trying to solve the housing crisis and challenges they face, principal agent theory, empirical review of South Africa and USA and gaps in literature identified by the researcher.

#### **2.1. The right to housing**

According to the UN Habitat report (2013) about 100 million people are believed to be homeless and by 2050 an estimate of about a billion people will be living in informal settlements and poverty. According to the United Nations housing should not be interpreted in a narrow or restricted sense which equates it with the shelter provided by merely having a roof over ones head, rather it should be seen as the right to live somewhere in security , peace and dignity. The report (2013:17) also stated that housing is a basic necessity equated together with health and education in essence; housing should correspond to, legal security of tenure, including protection from forced eviction, availability of services such as access to safe drinking water and sanitation, affordability even for the poorest.

At the 1976 Vancouver Declaration it was discussed that governments have a duty to provide affordable shelter and services as they are basic human rights and this came as an obligation to all governments to ensure that they start to provide assistance to their people especially the disadvantaged through various programs like community action and self help. It states that all governments must aim to remove all hindrances destructing them from fulfilling their roles of providing quality services to the people. At an international conference on Housing it was

agreed that all countries are expected to include the right to shelter in their national legislations. Many countries have formulated a blue print in the form of a National housing policy and others like Zimbabwe went a step further to incorporate it in its constitution section 28 of the constitution of Zimbabwe amendment number 20 of 2013 which states that “the state and all institutions and agencies of government at every level must take reasonable legislative and other measures , within the limits of the resources available to them, to enable every person to have access to adequate shelter”

## **2.2. Defining housing cooperatives**

Internationally a housing cooperative is defined as a legal association formed for the purpose of providing housing to its members on a continuing basis (International Cooperatives Alliance (2012).

The ILO recommendation No.193 (2004:19) defines housing cooperatives as an autonomous association of persons united voluntarily to meet their common economic, social and cultural needs and aspirations through jointly owned democratically controlled housing enterprise.

According to Fu (2007) housing cooperatives are an alternative form of ownership of homes and property in which the property is owned by the organization and then sold as shares to the residents of the community. A housing cooperative splits its costs on shared housing amenities and is frequently used as a part of an intentional community initiative.

Mangizvo and Dzikiti (2004:5) states that a housing cooperative is a legally registered organization which collectively manages a dwelling or group of dwelling in which its members live , it gives tenants greater control over their housing and how it is maintained.

According to the New Word Encyclopedia (June 2013) a housing cooperatives is a legal mechanism for ownership of housing where residents either own share ( share capital cooperative) reflecting their equity in the cooperative real estate or have membership and occupancy rights in a non profit cooperative (non-share capital cooperative) and they underwrite their housing through paying subscriptions or rent.

## **2.3. An overview on housing cooperatives globally.**

According to Levy and Seigler (1986) France was the first country to have housing cooperatives in 1720. Other countries that had early recording of housing cooperatives in 1800s include Britain, Switzerland, United States of America and Sweden. Sazama (2000) noted that numerous European countries have had relative successful outcomes with housing



cooperatives tenure, including Sweden with over 15 percent of the housing sector being in this tenure in the 1980s. However, it has also had relative success in the USA and Canada which have similar housing sector to Australia with a high preference for home ownership with almost two-thirds of their populations owing their homes, as noted by Dreier and Hulchansi (1993).

According to Fu (2007), housing cooperatives exist in various models which are determined by the distribution of rights and obligations between the individual and organization. Fu (2007) further stated that the model that include equity have greater individual focus and provide a means of building individual equity whereas other leasing and tenant management cooperatives have a greater communal goal including affordable rent provision and preservation of the affordable provision.

Housing cooperatives have primarily developed in response to the need to provide households with an alternative form of housing that is affordable. This has been a common factor has spurred the growth across countries, according to Sazama (2000) in the USA, the objective of the movement is constant, to obtain for low-moderate income families decent housing at an affordable price with effective resident control. Fu (2007 ) states that the social housing that is available or private housing that is available to low and moderate income groups is often of poor quality or heavily restricted. Housing cooperative tenure has developed in a response to provide empowerment to lower income groups to be able to obtain better and more suitable housing.

#### **2.4. Evolution of housing cooperatives globally.**

According to Fu (2007), cooperatives are built on the foundations of the ‘Rochdale principles’ initially developed in 1844 in England which recognizes the cooperative nature in which cooperatives are meant to operate. Vakil (1994) stated that housing cooperatives are formed as a cooperative which is a legal entity that represents its members, cooperatives should be democratic and voluntary organizations controlled by their members who have equal rights with one vote per member. The members must actively participate and direct the actions of the housing cooperatives.

Many scholars have identified models in which cooperatives are formed and basically they are;

- Market rate cooperatives- which provide members with individual equity that responds to market demand and shares,
- limited equity cooperative- which provide members individual equity that has limited growth capacity,
- Common or non-profit cooperatives- where the cooperative has common equity that the cooperatives hold however no individual has equity,
- leasing cooperatives- where the cooperatives is able to provide tenant security and empowerment with control over finances, however as the title suggest the cooperatives head leases the property and does not own the property,
- Tenant management cooperatives- where tenants form a cooperative that manages the properties and provide greater security and empowerment with no control over finances each member is an individual tenant.

## **2.5. Principles of housing cooperatives.**

The housing cooperative principles are derived from the seven cooperative principles known as the Rochdale principles. The Rochdale principles are a set of ideas for the operation of cooperatives. Goodman (2001:25) states that Rochdale principles were first set out in 1844 by the Rochdale society of Equitable pioneers in Rochdale, England and have formed the basis for the principles on which cooperatives around the world continue to operate. The seven principles are voluntary and open membership, autonomy and independence, democratic member control, member economic participation, education, training and information, cooperation among cooperatives and concern for community.

Goodman (2001:27) noted that the seven principles provide a guarantee that every member will be able to control, own and benefit in their housing cooperative in a democratic manner. The seven principles will influence the success rate of these cooperatives. Olaitain (2004:71) noted that the structures of housing cooperatives in all countries are different as evidenced by the different legislations, policies and regulations of thus countries on the issues of housing.

## **2.6. Promotion of Housing cooperatives**

According to the international labor organization (2007) the cooperatives principles should guide the promotion of housing cooperatives especially looking at the principle of voluntary and open membership. The housing cooperative management committee should not coerce people to join their cooperative but Fein (2009:18) noted that the community should feel the need to join in these cooperatives if they feel the need to address their accommodation

problems. Fein (2009:19) further stated that the group has to be motivated to take action voluntarily and there has to be a common genuine need to obtain economic benefit in order to overcome the housing problem. Mashoko (2012:115) noted that as a result, scholarly interests have been aroused and questions have been asked whether they are successful and what could be done to improve their service delivery.

The international labor organization report (2007) stipulated that housing cooperatives should be treated in accordance with national law and practice and on terms no less favorable than those accorded to other forms of enterprise and social organization meaning that governments should introduce support measures, where appropriate, for the activities of housing cooperatives. Such measures could include, among others and in so far as possible, tax benefits, loans, grants, access to public works programs, and special procurement provisions. Special consideration should be given to increasing women's participation in the housing cooperative strategy at all levels, particularly at management and leadership levels.

### **2.7. An overview of housing cooperatives in developed countries.**

Housing cooperatives play a significant role in the provision of housing in developed countries and this is evidenced by the existence of houses built under the housing cooperative approach in Norway and Sweden in the last century. According to Birchall (2003:81) in USA, housing cooperatives are mostly popular among the high income earners and retired people and these cooperatives have proven to be effective over renting. In New York the housing cooperatives took over about 27 000 homes that had been abandoned by private landlords and they renovated those houses for low income earners.

Rodgers et al (2012:9) stated that housing cooperatives in Austria dated back to the 19<sup>th</sup> century and the oldest housing cooperative was formed in 1895. They also stated that at that during that time the government did not support the housing cooperative movement hence housing cooperatives in that time grow because of the people's need to try to solve their housing problems. However in 1908 the public jubilee fund in Austria was established by the imperial sanction as the first public funding for housing.

Rodgers et al (2012:18) noted that the cooperative movement in the Czech Republic celebrated its 160<sup>th</sup> anniversary in 2007 with its first housing cooperative having been formed in 1880. Rodgers et al (2012:19) stated that the Crezh republic government was faced with a high growing demand for housing and they had limited financial resources to pour into

housing, hence they encouraged the growth of housing cooperatives in the provision of housing since construction costs would be covered by the members of the cooperatives. Although it can be noted that housing cooperatives in developed countries are deemed to be effective they also have their own threat and challenges that hinders them.

### **2.7.1. An overview of housing cooperatives in developing countries (Africa)**

Housing cooperative approach has been described by Agevi (2012:7) as a form of collective action which has been used for centuries in the provision of housing. In Africa the first housing cooperatives were recorded in Tanzania in 1971, Lesotho in 1975, Mozambique in 1979, Zimbabwe in 1987 and Zambia in 1989. The development and growth of housing cooperative in Africa was faced with many threats and challenges. However according to Keivani & Werna (2001) the end of socialism many housing cooperatives collapsed because of the withdrawal of most central government's financial support, in some countries the cooperatives closed down leaving many projects uncompleted.

A new school of thought contends that some developing countries for example Zimbabwe have sub-standard houses which are viewed as the major housing stock. Zinyama, Tevera & Cumming (1995:77) argued that most African countries have growing and weak economies hence they are incapable of allocating sufficient funds and other relevant resources for the development of new houses. Agevi (2012:16) noted in a study conducted it was observed that many sub-standard houses were been upgraded into standard houses, hence it was concluded that no new standard houses were been built. A call was made that all central governments in developing countries should review their legislations and policies in the issue of provision of affordable housing that will be built sub-standard houses that will be upgraded.

According to Birchall (2008) housing cooperatives in developing countries face constraints which include lack of access to loan finance, lack of technical knowledge and access to new technology, and training in business and leadership skills. Other limitations cited include over regulation from governments and poor internal local governance. It is noted regrettably, that the formation and operations of cooperatives are hindered by cumbersome institutional and bureaucratic procedures and regulations within respective countries of the region. Okpala (19992) as cited by Marunga (2013) in developing countries the impact of the cooperative system on the overall provision of housing has been very limited. In other African countries civil wars, ethnic conflicts, drought, earthquakes and floods, cyclones and other

environmental hazards associated with climate change has affected the cooperative efforts to provide houses to its membership.

## **2.8. Background of housing cooperatives in Zimbabwe**

Housing cooperatives in Zimbabwe emerged in Zimbabwe in the late 1980s. Mashoko (2012:35) stated that there are two types of housing cooperatives that are promoted in Zimbabwe since housing cooperatives began in the 1980s i.e. community based and work based co-operatives which are still in existence. Mangizvo and Dzikiti (2004: 115) further explained that housing cooperatives that were formed by a group of workers at an organization/company was called a work based housing cooperative and employees are the only members of this type of housing cooperative and community-based housing co-operatives are created by people who live in the same geographical area/location. Agevi (2012:55) postulated that in 1984 the first housing cooperative was the Cotton printer's housing cooperative which was a work based housing cooperative. Today one of the largest housing co-operatives today is Kugarika Kushinga in Mabvuku, Harare which was founded in 1986 and now has over 2000 members.

According to Mumbengwegwi (1996:54) both cooperatives faced so many challenges in trying access, register land and also financing of development. Mumbengwegwi (1996:55) further noted that few housing cooperatives were able to access loans and development could not start until enough money was raised through members contributions. The member's contributions were very small hence it took a long time to raise the needed funds to start development hence this factor discouraged people from joining housing cooperatives. According to Madaka (1996:16) work based housing cooperatives were successful because they raised sufficient funds from member's contributions and also they were able to receive funds from their employees who acted as loan guarantors.

According to Madaka (1996:54) noted that in 1987 all housing cooperatives held a workshop to share ideas on how they can come up with more funds for construction so that they can better assist their member who were mostly low income earners. This workshop led to the formation of the Housing People of Zimbabwe (HPZ). Madaka (1996:18) further stated that HPZ benefited from the vibrant and strong support it had from two international organisations which were the Rooftops Canada Foundation and Swedish Cooperative Centre Chiguware (2010:59) expressed that HPZ was a breakthrough in the improvement of housing cooperatives in Zimbabwe. As a NGO registered under the Private voluntary organisation act,

it was focused on making and keeping a very vibrant housing cooperative movement until it closed down in 2010. Chigware (2010:60) noted that in 1993 the Zimbabwe National Association of Housing Cooperatives (ZINAHCO) was established with the help from the Swedish Cooperative Centre and HPZ. In 2001 ZINAHCO was registered and had the role to assist housing cooperatives in acquiring land, getting registered and access building materials.

Vakil (1994) stated that the government came up with different strategies to better assist in housing development such as rent-to-buy scheme; low cost housing and donor funded housing schemes. The National Housing and Social Amenities report (2013:15) reveals that the Land Acquisition Act in 1992 enabled the government to be able to acquire farm land for urban and peri-urban expansion. The land acquired was then transferred to local authorities who could then survey the land and sell it to housing cooperatives. According to Musemwa and Muchapara (1995) the National Housing Fund implemented the save for your house scheme with the aim to provide loans for low income earners and those in housing cooperatives but the initiative was not successful because it lacked funds. The National Housing and Social Amenities Ministry Report (2013:20) further points out that the failure was inter alia due to lack of political will on the part of local authorities and corruption. Local authority officials would receive bribes from non deserving members who ended up benefiting from the initiative which was meant to target the urban poor. This promoted a culture of primitive accumulation as the rich down raided the low income homeless. It is further revealed by the report that supply of housing could not keep up with very rapid urbanisation as many people continued to move to urban areas.

The Zimbabwe government's Guidelines for Housing Co-operatives (2012:20), also stated that Zimbabwe is currently experiences a disturbing shortage of housing. The Guidelines (2012:21) attribute this unfortunate situation to several factors which inter alia include low capitalisation of councils and the fact that almost 80% of the urban population consist of either lowly paid, self employed or unemployed people who don't not qualify for a mortgage bond or even afford o build their own houses. Madaka(1996:36) stated that this has worsened demand for housing resulting in the increasing need for co-operatives to take an active part in housing provision hence co-operatives' effectiveness in meeting this noble goal unfortunately is highly questionable. The Guideline (2012:21) noted that social housing was able to provide accommodation to those who could not afford to put a roof over their heads but these houses

have been sold to people who can afford them. The guidelines further point out that though local authorities realise the need for social housing in areas of their jurisdiction they cannot afford them.

According to Madaka(1996:7) in the past few years an avenue arose for low income people to come together and pool their resources and build houses for members and these group of people form a housing cooperative. The Zimbabwe government's guidelines for housing cooperatives (2012:23) acknowledged that these co-operatives are made up of poorly resourced people and these made them victims for greedy people and are easily manipulated by influential people. The housing cooperative then lost trust in those organisations that could help them to acquire affordable houses. According to the guidelines (2012:23), councils also had the view that most of the housing cooperatives were riding on politics to lower their housing standards and access council resources without compensation

The Zimbabwe government's National Housing Policy (2012) also observes that most poor Zimbabweans lack access to decent and secure housing hence others live in settlements that lack basic infrastructure and sustainable services such as water supply, sewer reticulation, electricity, waste collection and some neighbourhoods are overcrowded and infrastructure constantly falters . The National housing policy (2012) points out that studies show that some high density stands are shared by as many as 22 people instead of the recommended six. This shows the teething housing problem among the poor necessitating intervention through housing co-operatives as a pro-poor strategy.

## **2.9. The Governance Framework of Housing Co-operatives in Zimbabwe**

Zinyama etal (1995) postulated that the housing cooperative strategy is in need of a specific administrative system that will assist and encourage the proper utilisation and management of funds of housing cooperatives. In Zimbabwe, the principal Co-operative Societies Act is Chapter 24:05 and in section 4 provides for the Registrar of co-operatives and the Assistant Registrar who are part of the administrative system that govern housing cooperatives. The act also provides for the appointment of a number of housing cooperative officers who will be able to carry out duties assigned to them in terms of section 5 of the Cooperative Societies Act. Madaka (1996:54) cited that the every registered cooperative has a management and supervisory committees that ensures the governance of the cooperative.

Madaka (1996) stated the management committee has a role to play in the day to day running of the cooperatives business. The management committee according to Zinyama et al (1995) main function is to manage all the affairs of the cooperative and to exercise all powers that are necessary to achieve the objectives of housing cooperative. In terms of the Act section 15, three months after registration, a housing co-operative society's elected management committee must convene the first annual general meeting not later than six months after the end of its financial year. If this is not done, the management committee must write to the registrar giving reasons why. If reasons given are not satisfactory, the registrar of co-operatives may order that the meeting be conducted on specific dates or that the management committee is disposed of its duties to pave way for fresh elections. Zinyama et al (1995) stated that the purpose of the annual general meeting is to consider minutes of the previous meeting, receive and discuss auditors' reports of the management and supervisory committee, confirm the statements certified correct by the auditors. As cited at [www.icnl.org](http://www.icnl.org) another purpose of the meeting is to consider and approve the work plan presented by the management committee, the meeting also considers any amendments to the bylaws, and elects the new management committee.

Madaka (1996:55) cited that the supervisory committee whose role is to supervise the management committee is also elected at the first general meeting. The function of the supervisory committee according to Zinyama (1995) is to supervise the operations of the management committee through constant inspection of accounting records, books and all assets of the housing cooperative. As cited at [www.icnl.org](http://www.icnl.org), the supervisory committee has a role to ensure that the business and affairs of the cooperative are conducted in a proper manner and in accordance with its by-laws and the resolutions of its general meetings.

In a bid to reduce corruption Madaka (1996:57) cited that members of the management and supervisory committee are re-elected back into office at a general meeting comprising of all the members of the housing cooperatives. The Cooperative Societies Act section 56 stated that any management committee member shall have a 3 year term and this is the same situation with supervisory committees. The act on section 56(1) states that members of management committees are eligible for re-election upon the expiry of their term of office at a general meeting that is held at the beginning of the year i.e. for every primary and secondary society.



Mashoko (2012:35) noted that it very important to discuss the financial governance because any financial improprieties are also a function of poor financial governance and management. The financial governance is discussed in terms of the Co-operative Societies Act Chapter 24:05 in part X of the act. According to Madaka (1996:61) every registered housing cooperative has to make sure that their accounting records are kept in a clear and transparent manner that is required by the registrar of co-operatives societies in accordance with generally accepted accounting practice and subject to such directions as the registrar may give the society from time to time. This is done for purposes of ensuring that the books of accounts and records reflect a basic view and true state of the financial affairs of the societies.

According to [www.icnl.org](http://www.icnl.org) every society has to have books of recorded audited once every year by a registered audit company or person that will be approved by the registrar of cooperatives. The Cooperative Societies Act section 113 also stipulates that the audit fees shall be borne by a society. In terms of the Act, the management committee shall, at all reasonable times furnish the auditor with all accounts and other financial records. The auditor is empowered to demand from the housing co-operative society information that will be necessary for them to do an audit. The registrar demands annual reports, accounting books and financial statements to be submitted after the closing of that financial year. Thus, any society must submit to the registrar an annual report of activities during the year together with two certified true copies of the audited financial statement for that year. No member of the management and supervisory committee shall be absolved of their liabilities by virtue of being office-bearers in co-operative societies. The Cooperative Societies act also clearly and unambiguously stipulates in section 118 that no member of the management and supervisory committee shall make any profit for himself from the business of the society or receive any salary in respect of his duties or receive any honorarium expect with the approval of the registrar and in accordance with a resolution passed by a general meeting.

#### **2.10. Roles of Housing Cooperatives in Zimbabwean context.**

Vakil (1994) as cited by Marunga (2013) postulated that housing cooperatives play a role that the government has not been able to play for the past two decades and fulfill the objectives of the housing policy. Marunga (2013) stated that the government of Zimbabwe in 2011 acknowledged the role that cooperatives are playing in the current economic situation of providing affordable housing to its members without any financial assistance from the central

and local governments. Marunga (2013:33) further noted that this approach effort was noted at post-Istanbul (1996), for articulating a developmental role for the state that de-emphasizes direct delivery in favor of enablement. This led to the manifestation of the partnership that is there between housing cooperatives with local government, local authorities and private developers to try to mobilize resources. Marunga (2013:33) cited that the government of Zimbabwe further pointed out the objects of housing cooperative society which include purchase of residential stands, servicing, and providing residential accommodation to members of the society.

### **2.11. Roles of the four tiers of housing cooperatives**

According to Chiguware (2010:104) housing cooperatives are grouped into general cooperatives four tier structures which are made up of the primary cooperatives societies, secondary cooperatives societies, apex and the federation. Each tier performs different roles that are complimentary and each stage effort is aimed at the success of the primary society in delivering houses for its members.

The Co-operatives Societies Act (Chapter 24:05), on section 2 interprets primary **co-operative society** “ means a society all of whose members are natural persons which operates in accordance with the cooperatives principles set out in section seven”. It is created by individuals at the lowest level of structures of housing cooperatives. A primary society is made up people who have the common interest and desire to come to work together as a team to minimize the costs of doing the same thing as an individual. The primary society manages the day to day running of the cooperative and also plays a major role of mobilising and managing the assets and resources of the cooperative. It also acquires and develops stands on behalf of its member .according to the guideline on local authority and coops, the primary cooperatives society has a role to elect delegates from its management committee to represent members at the secondary society or apex. Lastly the guideline requires the primary cooperative society to adhere to the provisions of the cooperatives societies act chapter 24.05, council by-laws and regulations and its own by-laws in all its operations. Basically it is expected to affiliate to either the secondary society or apex.

The Cooperatives Societies Act on section 2 interprets a **secondary cooperative society** “means a society by primary societies which operates in accordance with the cooperatives

principles set out in section seven'. The act on section 5 states that they are formed when two or more primary cooperatives come together because they are involved in similar activities and want to promote their services in the sector in which they are active. The secondary cooperatives society (union) plays the same roles as the primary cooperative society which includes the day to day running of its operations, mobilising and managing assets and resources and acquiring and developing stands for its members. The guidelines on local authority and coops further noted that they have a role to provide extension services to its affiliate primary society. The guideline further noted that it elect delegates from its own management committee to represent it at the apex.

The **apex** organisation which is ZINAHCO is interpreted by the Cooperatives Societies Act on section 2 “means a society formed by primary or secondary societies or by both primary and secondary societies to carry out the functions specified in section nine”. According to the guidelines on local authority and coops the apex has a roles to play which include to mobilise, manage its assets and resources , assist in the acquisition and development of land or stands by its members (unions), provides technical services to its affiliates (primary and secondary societies) such as marketing, financing, auditing, and information, administers the national pensions and insurance schemes, to act in representative capacity on matters of general interest to its members nationally, regionally and internationally, attend to legal matters and the resolution of disputes on behalf of its members and nurtures the development of unregistered co-operative self-help organisations for incorporation into the co-operative movement as registered co-operative societies. The guidelines also notes that the apex has a role apprise the registrar of co-operatives on the state of developments in the housing co-operative sector and adhere to the provisions of The Co-operative Societies Act Chapter 24.05, council by-laws, and regulations and its own by-laws.

The **Federation** of Co-operative Societies major roles according to the guidelines on local authority and coops is to coordinate economic and other plans of the co-operative movement for submission to the Minister for incorporation in the national development plans, to compile and provide such general information and advice to its members, to provide or facilitate the procurement of loan facilities, grants and other forms of financial and material assistance for its members. The guidelines further listed that the federation represents the housing co-operative movement at national, regional and international levels; it sponsors or facilitates the organisation of conferences, seminars and other meetings on behalf of its members on the

promotion of good management practices and also advice and rise with the minister in relation to any matters affecting the housing co-operative movement.

### **2.12. Role of urban local authorities in working with housing cooperatives.**

The guidelines on local authority and coops states that council has the responsibility to provide houses, hence for this reason council shall play the following roles among other;

- Plan housing programmes
- Acquire and service land
- Register pre-cooperative groups
- Induct pre-cooperative groups in council by laws and regulations
- Recommend pre-cooperative groups for registration with the registrar of cooperatives
- Allocate land/stands to registered housing cooperatives
- Supervise and inspect land/stands development by housing cooperatives
- Transfer title to housing cooperatives and recommend issues of the title deed in liaison with the registrar of cooperatives by deeds office
- Offer technical and management support to housing cooperatives
- Provide off site infrastructure in cases where local authority has no capacity negotiations be held with housing cooperatives to find ways of providing such.

Mashoko (2012) stipulated that all the efforts of urban councils should be aimed at assisting the housing cooperative to succeed hence they play a role to ensure that the housing cooperative model is effective in the provision of housing. Harare city council (HCC) established a housing cooperative section at the Department of Housing and Social Development to bridge the gap between local authority and housing cooperatives and also to assist the local authority in the management of housing cooperatives.

### **2.13. Types of housing cooperatives.**

Housing cooperatives can be divided into different types of cooperatives relating to the different tenure structures of each type. The United Nations Centre for Human Settlements (2006) identified three types of housing cooperatives namely limited housing cooperative, multiple mortgage housing cooperatives and continuing housing cooperative. **limited housing co-operative** they acquire the land, subdivide the land on completion, each member

receives his/her own plot and the cooperative dissolves as soon as it has achieved its goal of providing a stand and other services . The individual stand becomes the property of the member. A **multiple mortgage housing cooperative** owns and maintains the common areas that they could have acquired stands for development, but the members own their separate units and land and each member usually has his/her own loan agreement and can sell the house/flat/apartment whenever he/she chooses. The last type identified by the United Nations Centre for Human Settlement is the **continuing housing co-operative**. This type of housing cooperative owns the land, houses and common areas and members don't own individual units but have a share in the co-operative. Outgoing members are substituted by incoming members.

However the CHF International, South Africa (2002) come up with three different types of housing co-operatives which differs from thus that where identified by the United Nations Centre for Human Settlement and these included housing management cooperatives, primary housing cooperative and independent housing cooperative.

**Housing management cooperatives** are appointed to manage independent housing cooperative which may not have the requirement capacity. Herbst (2010:36) noted that in addition to developing owning and managing housing cooperative, the housing management cooperative constantly develops new housing units for its members who are on its waiting list. **Primary housing cooperatives** are made up of people who are usually of a fixed size and usually/adjacent pieces of land. It is a non-profit independent and autonomous organisation. Herbst (2010:36) noted that each member of the primary housing cooperative has one vote whilst the cooperative holds the title deeds of its property. The cooperative collects monthly user charger from members as described agreement and manages the entire housing stock. The last type of housing cooperative is **independent housing cooperatives** which are formed on the basis of a single task to be performed by the cooperative on behalf of its members such as delivering housing units. Herbst (2010:37) noted that the independent housing cooperative may choose to source out the services of a housing management cooperative or another agency to help them through the development process.

## 2.14. Tenures of housing cooperative

The New Word Eclopedia (June 2013) defined a tenure as a right to hold land under a government system/ housing cooperative. Housing cooperatives is tenure under the general housing tenure which refers to a financial arrangement under which someone has the right to live in a house/apartment. Agevi (2012:72) states that housing cooperatives fall into two general tenure categories which are non- ownership and ownership. In non-ownership cooperatives occupancy rights to full own their stand are sometimes granted subject to an occupancy agreement which is similar to a lease. Agevi (2012:72) states that in ownership cooperatives the occupancy are also sometimes granted full ownership of the stand by way of a purchase agreement so they are registered on the title deed.

Herbst (201:38) highlighted on the six principles that guide the housing cooperative tenure system and these include; **Membership:** whereby all the members have a share in the housing cooperative and are able to take part in the decision making process during the general meetings of their housing cooperatives. **User charges and member equity:** all housing cooperatives members pay a joining fee when joining the cooperative and then monthly contributions for the smooth operations of the cooperative development of their stands/houses. **Principle:** all housing cooperatives are developed and operate according to the cooperatives principle.

**The right to inheritance:** this principle states that the dependents which include the wife and children of the member of a cooperative can inherit the share of the members in cases of death with the approval of the management committee. **Legal structure:** clearly states since housing cooperatives are defined as a legal entity by the Cooperative Societies act, hence all the members should have shares in the housing cooperative and have the privilege to live in a specific unit as stated in the terms and conditions in the right to occupancy they sign. **Exit payment:** when a member leaves the housing cooperative they have the right to receive a certain percentage of the money they have been contributing towards development to the housing cooperative

## 2.15. Challenges faced by housing cooperatives.

Mashoko (2012:109) noted some of the challenges that housing cooperatives are facing include lack of financial support, political interference, cost and unavailability of serviced land and internal governance problems in housing cooperatives. Zinyama etal (1995:41)

stipulated that the reputation that housing cooperatives have, has made them unpopular among the residence who fear to invest their money only to lose it later to fraud or embezzlement. These challenges impact negatively on the effectiveness of housing cooperatives in Harare. Mumbengwegwi (1996) also noted that high cost of building, infrastructure, and shortage of building materials, unrealistic building and planning standards as well as corruption and lack of supporting services are some of the major obstacles facing the housing cooperatives. However, Agevi (2012) commented that generally housing cooperatives are characterized by insufficient and disorganized institutional support, insensitive financial systems, managerial capacity, and lack of collaborative approaches to enhance housing delivery system

Financing for cooperative housing development is one of the major challenges. Mumbengwegwi (1996) stated that very few housing cooperatives have access to loans from local banks hence development can not start until sufficient funds are raised through members' contributions. The challenge is that these monthly contribution are too small and are not enough to start development hence cooperatives have to wait for a long time to raise enough funds to start their projects.

According to the Herald (February 2 2015) HCC had failed its mandate to service land for the past 20 years due to economic challenges and had abrogated that mandate to housing cooperatives hence leaving the door open for the mushrooming of illegal settlements and unscrupulous land barons who stepped in to exploit the growing backlog. The majority of housing cooperatives could then allocate their members stands on un-serviced land and this could result in illegal land utilization or illegal structures and threatening disease outbreak.

According to the Herald (July 16 2015) housing cooperatives have become the centre of fraud , abuse of people by the connected elite members and corruption, which has recently seen ZANU-PF youth been arrested and charged for defrauding people of funds while lying that they were being sent by powerful personalities.

The Financial Gazette (Friday 10 February 2016) cited that the management committee of Herbert Chitepo housing cooperative was accused of abuse of power and misappropriation of funds. During the public hearing it emerged that some members were unfairly disposed of their homes, some female members experienced gender violence in one way or another, there

were regular physical fights between the management committee and some members of the society and a host of other unresolved conflicts within the cooperative.

### **2.16. Financing of housing cooperatives.**

Mutekede and Sigauke (2007:5) postulated that housing cooperative have various sources of funding which they can use to fund their housing project which include;

- Member's contributions that they get from their members every month,
- Interest from investments that they make to boost their revenue,
- Mortgages in liaison with council,
- Donations from NGOs,
- Loans and grants from the apex,
- Local authorities may also partner with housing cooperatives in acquiring land, equipment and human resources for development of housing project,
- Non residential stands may also be sold to fund developments.

Mutekede and Sigauke (2007:6) stated that the common prerequisite for any investment in housing is the accumulation of sufficient savings to produce the funds needed to purchase land and develop the infrastructure and the superstructures and to grant mortgage loans for construction of houses for the housing cooperative members.

### **2.17. Theoretical framework: Principal agent theory**

The principal agent theory has provided a powerful and all encompassing framework for public sector organizations. This theory explains how best to organize relationships in which one party determines the work while another party does the work. According to Keil (2010) subject to this theory is the relationship between the consumer (principle) who pays for the service or goods and the agent. The principle is limited in his ability to monitor and judge the contracts input and output, hence this leads to mistrust and can only be avoided under high monitoring costs which the principal is unable to do. Hughes (2003:12) stated that the activities of the agent (managers) need to be monitored by shareholders in this case will be the council or the apex ZINAHCO.

Minguez-Vera (2010) points out that this relationship is also defined as a contract under which one or more persons (principals) engage another person (agent) to perform some



service on their behalf which involves delegating some decision-making authority to the agency. In this relationship the principal hires or elects the agent to do the work or perform the task the principal is unwilling to do on its own. This means that the agent which is the management committee and supervisory committee in this case has all the power and authority as given by the Cooperative Societies Act Chapter 24:05 to provide efficient services to its members.

This theory is relevant to the study because it shows the relationship that is their between the elected management and supervisory committees (agent) who act as owners and managers of housing cooperatives and its members (principle). It shows the conflicts that is their between the agent and principle which arose due to the fact that the agent will be facing difficulties in trying to balance the two roles of been a managers and the owner as they will end up pressuring self-interest at the expense of the group. These committees end up engaged in corrupt activities which disadvantage the very members who had elected them to represent them.

Keil (2010) stated that if both parties to the relationship are utility maximisers, act rationally and form unbiased expectations of the impact of the agency relationship in their utility function, then agents will try to reach their objectives which is providing efficient and effective housing services. These objectives may or may not coincide with those of the principal. Hughes (2003) noted that a conflict arises between the principal and agent when the agent fails to provide efficient services that the principal will be paying for and expecting.

## **2.18. Empirical review.**

### **Housing cooperatives in United States of America (USA).**

In USA the first housing cooperative was organized in New York in the late 1800s. Rodger etal (2012:85) stated that in USA the development of cooperative housing was based on only two models which are market rate and limited equity. Birchall (2003:81) noted that major housing cooperative developments in USA happened after World War 1 in New York, San Francisco and Chicago mainly involving people with higher incomes.

Housing cooperatives under the limited equity mainly received funds from unions that where built in the 1920s. Rodgers etal (2010:85) noted that affordable housing cooperative developed and expanded in the 1950s because of the introduction of unsubsidized federal government mortgage insurance programs. Rodgers etal (2010:85) postulated in the 1980s

other state agencies started to get involved in the development of housing in general and also housing cooperatives. One of the most outstanding agencies that were notable was the Mitchell-Lama housing development program which was commonly based in New York. The program was able to provide funds and tax reduction services, hence it was considered as one of the most successful programs in helping in the building of affordable houses.

Birchall (2003:83) stated that the introduction of the Nixon Administration led to the termination of the federal subsidiary programs and was substituted by the operating subsidies. The result was that housing cooperative development for low and moderate income families in any appreciable numbers stopped in the 1970s, at the same time the USA housing cooperatives movement failed to understand the paper of condominium concept, hence that is why today most of the housing cooperatives in New York are found in the metropolitan.

### **Housing cooperatives in South Africa.**

Housing co-operatives emerged during the mid 1990's in South Africa, making the development of this sector one of the most recent developments in the world. According to Herbst (2010:46) the housing co-operative approach was not initiated by the South African Government, but a NGO called Cope Housing Association (CHA) with the support from the Norwegian Government and Rooftops Canada. The CHA facilitated the development of approximately 1000 housing units and spearheaded the development of statutes for the housing cooperative sector. Herbst (2010:50) further stated that housing cooperatives was seen as the new brain child to alleviate the housing crisis in South Africa, using the 'ubuntu' concept as the main principle to provide in the housing need of South Africans.

According to Herbst (2010:51) many different organizations were established to assist the South African government with developing a diversified housing system and to promote housing co-operatives i.e. the establishment of, the Co-operative Housing Foundation in South Africa (COPAC) and the Social Housing Foundation. Agevi (2012:24) noted that although different organizations contributed to the establishment and development of the housing co-operative sector, the South African Government did not take the lead to promote housing co-operatives through the Department of Housing.

Herbst (2010:53) noted that in 2004 the South African Housing Co-operative (SAHCA) was established with the aim to unite, represent and serve its members as an advocate and

promoter of housing cooperatives interests. This proved to fail as not all co-operatives were able to join SACHA as it did not accommodate all the different types of housing cooperatives like the primary housing cooperatives. According to Hersbt (2010:58) in 2005 the Cooperative Act No.14 of 2005 was passed and this paved way for the registration of primary and secondary housing cooperatives in South Africa

### **2.19. Gaps in literature.**

Some scholars fail to recognize that most housing cooperatives and local authorities are no longer playing their roles of providing affordable housing to the urban poor because of the challenges that they are encountering during the process. Many local authorities in Zimbabwe in present day have few technicians and engineers because of these local authorities are failing to service its land and this has been a challenge that many scholars have failed to recognize as a setback for housing in general and housing cooperatives in Zimbabwe. Housing cooperatives especially those in Harare are facing internal problems like corruption, abuse of funds, fraud etc which are prohibiting them to be effective in the provision of housing and also this has resulted in donors to hesitate to assist them in development. This study complements other studies and it focuses on a city that has previously been studied on assessing the formation, processes and output of the housing cooperative approach in the city of Harare.

### **2.20. Summary**

The researcher on this chapter was focusing on the assessment of other scholars views on the effectiveness of housing cooperatives .this chapter helps the researcher to note some of the gaps that had been left by other researcher. This chapter highlighted on the roles of housing cooperative, challenges they face in the provision of housing, the principal agent theory under the theoretical framework, empirical review of housing cooperatives in USA and South Africa and the gaps in literature. The following chapter will focus on the research methodology, which the researcher will use in order to achieve the research objectives which will include the research design, population, sample size, sampling techniques and data collection instruments.

## **Chapter III**

### **Research Methodology**

#### **3.0. Introduction.**

This chapter will highlight on the methodologies that the researcher used to gather data. This chapter covers the research design, the target population, sampling techniques, research instruments that were used to gather the data and ethical considerations.

#### **3.1. Research methodology.**

Chinyamakobvu (2014:51) described research methodology as an efficient method for taking care of issues which includes social affair of information from the predefined population and it enables one to show the purposes behind the decision of the instruments used to gather information. Ballack (2007:18) is of the view that research methodology refers to sundry methods employed in gathering, scrutinizing or examining data so as to detail effectively, the way the researcher will intent to attain the specific research objectives. Ringer (2001) defined research methodology as a method that is utilized as a part of gathering and dissecting information so as to show absolutely how one expect to accomplish the exploration destinations

#### **3.2. Research design**

Steven (1995) defined a research design as a means of critical investigation in order to discover something specific about the problem through inquiring, collecting and finding of relevant information to solve the problem. According Bell to (2001) a research design can also be defined as an arrangement for collecting data with the aim of combining relevance and purpose of the study so as to improve the quality of the research which can only be achieved through better understanding of the research. The research will adopt a qualitative research design which is a descriptive approach based on a case study situation. The researcher used a case study approach as it allows for in depth account of factor that shows the effectiveness of housing cooperatives in the provision of housing in the city of Harare. Saunders (2001:46) defined a case study as a method that can be used in doing a research, which is usually based on experience or observations of a certain phenomenon involving different sources of evidence. This was achieved through acquiring first hand information from the respondents in interviews and questionnaires.

Ballack (2007:109) defined qualitative research design as a systematic subjective approach used to describe life experiences and give them meaning. Richard (1977) states that a common feature of qualitative projects is that they aim to create understanding from data as the analysis proceed. According to Creswell (2012:25) qualitative research takes place in a natural environment or setting where the researcher can be an active participant when conducting the research.

### 3.3. Population.

Population refers to the elements targeted by the study. Bell (2001) defines a population as the entire group of people that the researcher wants to study. Harare has a total population of 2.1 million people according to the Census preliminary results of 2012. The population that the research is able to reach is called the accessible/study population which the researcher can sample. The target population for the study includes different respondents from HCC: housing division, ZINAHCO and members of housing cooperatives. However sampling is required to come up with a sample size.

### 3.4. Sample size

According to Bell (2001) a sample size refers to the number of elements in a sample. A sample is apportioning of the population that is representative of the population. The selection of respondents was on the basis of their knowledge they have on housing cooperative and perception. The sample size will be made up of 10 housing cooperatives with an estimated population of 50 people and 20 people will be drawn from HCC and ZINAHCO.

*Table 3.1: sample size composition*

Target group	population	Sample size	Sampling technique
Department of Housing and Social development employees: housing division	23	10	Purposive sampling
ZINAHCO	15	10	Purposive sampling
Housing cooperatives members	6000	50	Convenience sampling
Total	6038	70	

*Source: Primary data 2017*

### **3.5. Sampling techniques**

Burns and Grove (2003) define sampling as a process of selecting a group of people or events or behavior with which to conduct the study. The study will use two sampling techniques which are convenience sampling and purposive/ judgmental sampling.

#### **3.5.1 Convenience sampling**

According to Bell (2001) convenience sampling which also known as availability is sampling is a type of sampling technique that relies on the population that is conveniently available to participate in the study. Convenient sampling simply involves getting the participants wherever the researcher can find them and typically somewhere convenient, like at a meeting of housing cooperatives held at Stordat stadium in Mbare the researcher will be able to interview members of the selected housing cooperatives.

#### **3.5.2. Purposive/ judgmental sampling.**

Purposive sampling is done with a purpose in mind. Sylvester (2005) as cited by Chinyamakobvu (2014) pointed out that in purposive sampling the researcher selects participants that are more likely to be knowledgeable and informative on the phenomena the researcher is investigating. The main focus will be on the participants that will be able to provide relevant information for the effectiveness of the study. The researcher used purposive sampling because she was able to access information from 10 employees from ZINAHCO and 10 from the housing division especially from the housing cooperatives section who play major role in working with housing cooperatives.

### **3.6. Data collection instruments**

Bell (2001) defined research instruments as tools used in the collection of data which is relevant in substantiating the research objectives. In order to achieve the objectives of the study, data were collected mainly from primary sources using the questionnaires and interviews. In this research the use of interview was meant to give options to the housing cooperatives members and Harare city residents to answer the interview questions and add on their views to the effectiveness o housing cooperatives in Harare, whilst questionnaires were meant to obtain information from the employees from the department of housing and social development and members of the ZINACHO.

#### **3.6.1. Questionnaire.**

A questionnaire is a list of survey questions designed to answer specific questions. The main purpose of a questionnaire is to collect data that can be analyzed in an unbiased manner.

There are two types of questionnaires that can be used to create the structure of questions which are open ended and close questionnaires. The open ended questionnaire questions allow the respondents to freely express themselves whilst closed questionnaires questions limit the respondents to answer to options provided by the researcher. Carman (2010) says respondents need to appreciate and understand the subject and inscribe relevant information to the researcher therefore the research is adopted the open ended questionnaires. The questionnaires will be given to the employees at HCC (Department of Housing and Social development: Housing division) and ZINAHCO.

#### **Advantages of a questionnaire**

- Questionnaires gives room for all respondents to give their honest opinion as the researcher made sure that the respondents remained anonymous and assured them that they won't be held accountable for their opinion.
- Large amount of information was collected from the respondents in a short period of time.
- The result of the questionnaires is quickly and easily quantified by the researcher.

#### **Disadvantages of a questionnaire**

- Kathari (2000:125) highlighted that the low rate of return of duly filled in questionnaires bias due to no response is often indeterminate. During the research the researcher experienced challenges were some questions on the questionnaires where left unanswered by the respondents.
- Some respondents failed to fill and return some questionnaires due to work pressure.

#### **3.6.2. Interviews.**

An interview is a face to face meeting with the respondents in order to attain information from the interviewee. The researcher will interview housing cooperatives members with the aim of understanding their perception on the study areas.

#### **Advantages of interviews**

- Questions were translated to vernacular language to suit certain respondents.
- Non-verbal actions can be observed during the interview.
- Interviews allow greater flexibility in wording, sequence and direction as the researcher was able to clarify and interpret questions when the respondents' looked confused.

### **Disadvantages of interviews**

- Interviews can be time consuming.
- Some respondents were unwilling to participate.
- Some respondents may feel uneasy to give their honest opinions with the fear of the outcomes.

### **3.6.3. Secondary data collection.**

Secondary data was collected from documents such as the minutes of meeting held by housing cooperatives, reports on housing cooperatives from HCC and ZINAHCO, HCC Housing policy 2012, textbooks, newspapers, journals and internet sources.

### **3.7. Pre- testing**

Bell (2001) cited that pretesting involves conducting an experiment or a trial in preparation of the actual study. In this study pretesting of questionnaires and the interview guide was conducted on Harare residents who works in the CBD, so that the researcher could take note of the questions that the respondents participating in the pretesting could not understand or misinterpreted before the actual data collection was done.

### **3.8. Ethical considerations.**

According to Bell (2001) ethics can be viewed as an act of following the correct procedure that is necessary when carrying out a research. The researcher in order to overcome unethical practices had to seek permission from the participants in order to distribute her questionnaires and conduct interviews with housing cooperatives members. The researcher kept the identity of the respondents confidently. During interviews the interviewees where not forced to answer questions that they did not feel comfortable to answer

### **3.9. Summary**

This chapter looked at how the research was carried out, activities that the researcher undertook during the research process. It outlined the research design, population, sample size, sampling techniques and the data collection instruments. The next chapter is going to look at data analysis and presentation.



## Chapter IV

### Data presentation and analysis

#### 4.0. Introduction

This chapter analyzes and presents data that was gathered. This captures and presents data collected by the researcher through questionnaires and interviews with the aim focus being to find the effectiveness of housing cooperatives in the provision of housing in Harare. The data is going to be presented in the form of tables, bar graphs and pie.

#### 4.1. Responses rate

##### 4.1.1. Questionnaire responses rate

The researcher issued out 20 questionnaires to its respondents, 10 were issued out to the employees at HCC; housing division and 10 to employees at ZINAHCO. The table below shows the response rate for questionnaires.

**Table 4.1 questionnaire response rate**

Respondent	Questionnaires issued	Questionnaires completed	Response rate %
Employees at HCC : housing division	10	10	100%
ZINAHCO employees	10	7	70%
Total	20	17	85%

*Source: Research data 2017*

10 questionnaires distributed at HCC: housing division there was an overwhelming response rate of 100 % since all the questionnaires were successfully completed and returned to the researcher on the same day. However the 10 questionnaires distributed at ZINAHCO only 7 were successfully completed and returned thus giving a response rate of 70% as illustrated on the table above.

#### **4.1.2. Interview response rate.**

The sample size of housing cooperatives members to be interviewed was 50 and the researcher was able to interview only 44 members which gives the response rate of 88% as indicated by the table below.

*Table 4.2. Interview response*

<b>Respondents</b>	<b>Sample size</b>	<b>Interviewed</b>	<b>Response rate %</b>
Total	50	44	88%

*Source: Research data 2017*

The researcher from the sample size of 50 was able to interview only 44 respondents as indicated by the table above. The response rate was 88% because after the meeting most the members were rushing back to their jobs. All the interviews were carried out on the same day when the cooperatives were attending a meeting called by council at Stordat hall in Mbare. The response rate was overwhelming considering that the targeted respondents were interviewed on the same day, it was also made possible because the researcher shared a working relationship with most of the respondents as she did her work related learning at the housing department at HCC.

#### **4.1.3. Overall response rate for questionnaires and interviews.**

The data collected from questionnaires and interviews gave a response rate of 87% and practically this is a reflection that the research findings were valid and can give a comprehensive analysis of the research topic at hand. According to Saunders (2001), “a research is said to be valuable, reliable and acceptable if at least 60% of the target population provide information for the research”.

#### **4.2. Demographic of the respondents**

The researcher from the 17 questionnaires completed and returned there was a response rate of 85% and 44 housing cooperatives members interviewed there was a response rate of 88%, gathered and analyzed demographic data on their age, gender, work experience of employees and the occupation of members of housing cooperatives

#### 4.2.1. Gender

*Table 4.3. Demographic data on gender*

Gender	Questionnaires		Interview	Total	percentage
Male	HCC employees	ZINAHCO employees	Housing cooperative members	35	57.4%
	6	4	25		
Female	4	3	19	26	42.6%

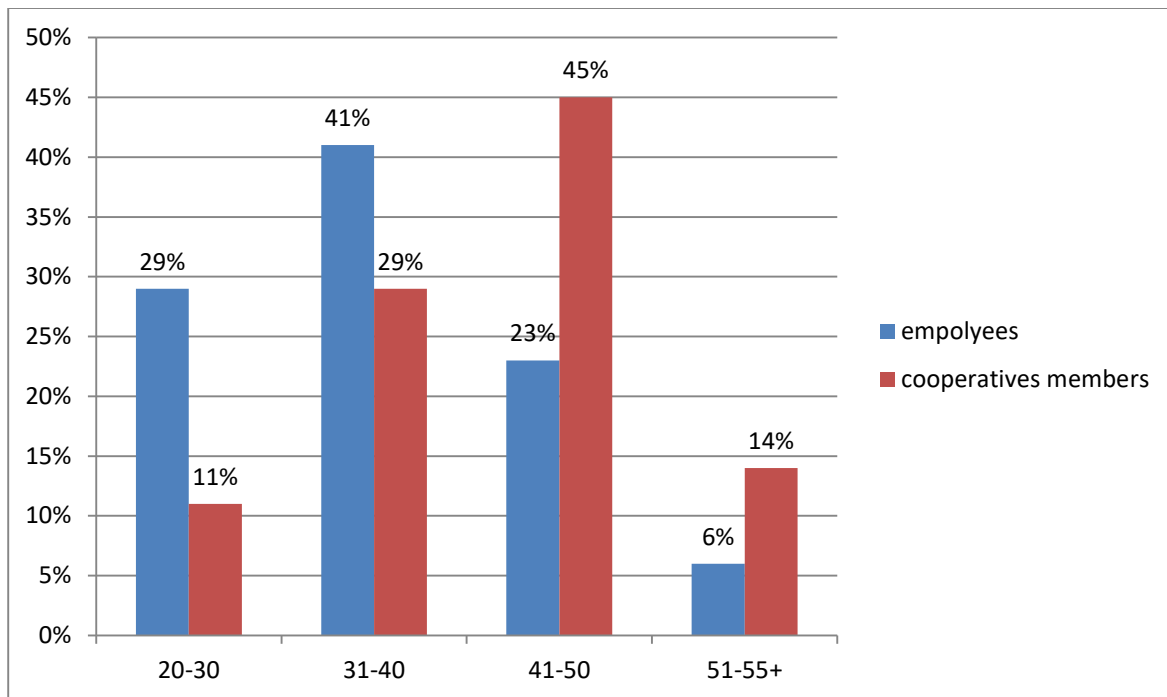
*Source: Research data 2017*

The demographic data that was collected on gender as summarized by the table above shows that 57.4% were male respondents while 42.6% were female. The table shows that at HCC: housing division and ZINACHO there was a greater number of male respondents' employees than female. On the same note in housing cooperatives selected it shows that there is a greater number of male member of male members than female, because according to tradition man are regarded as the heads of the family and the providers of basic needs which include shelter. According to a study by Vakil (1994) the increasing higher attendance of female is perhaps due to the fact that women are now showing more interest in shelter-related issues. It can noted that although the study indicates that there is a greater number of male respondents than female , it can be concluded that the distribution is almost equal hence data collected will not be gender biased.

#### 4.2.2. Age of respondents.

The figure below shows that 41% of the employees who responded to the questionnaires were within the age range of 31-40 years. The 31-40, 41-50 and 51-55+ years groups represent the employees who are more experienced with working with housing cooperatives. On the other hand the figure also shows that nearly half of the housing cooperatives members interviewed are within the age range of 41-50 years which represents the most economically active group in the country.

**Figure 4.1. Demographic data on the age of respondents**

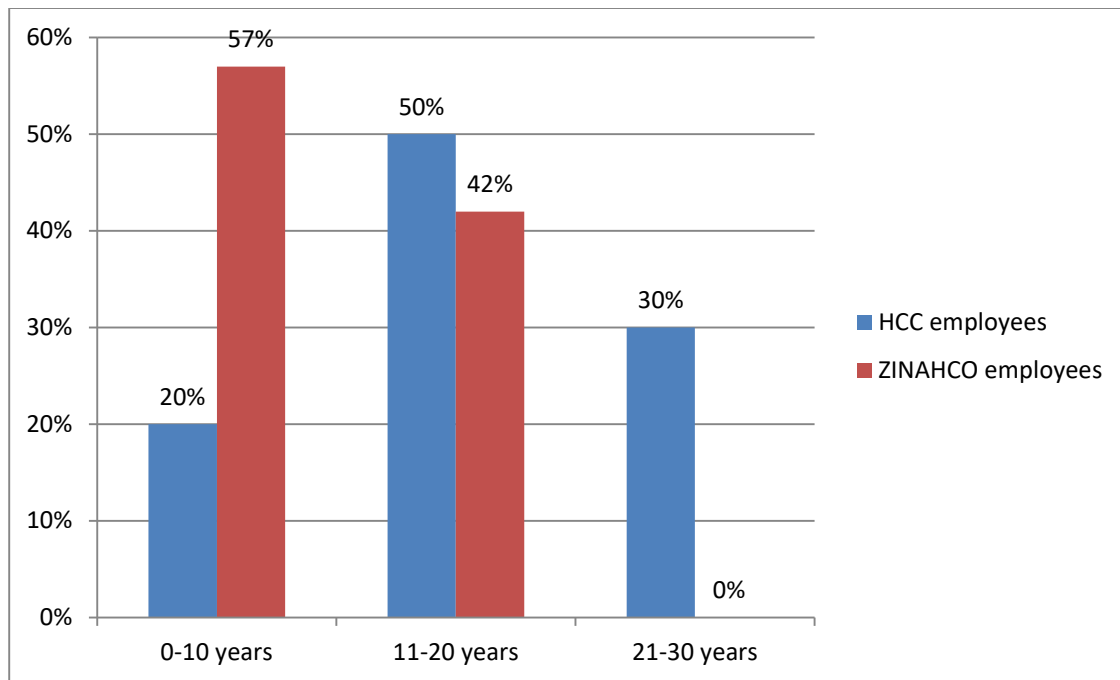


Source: Research data 2017

### **4.2.3. Work experience of employees.**

The figure below shows that 50% of the respondents have worked at HCC: housing division for 11-20 years, this reflects that they have more experience and knowledge about housing cooperatives. Employees at ZINAHCO from the study reflects that 57% of the most employees have worked for 0-10 years at the apex due to the fact that although ZINAHCO was established in 1993 it was legally registered as an organization under the Cooperative societies Act in 2001, which came with the establishment of new permanent offices and new staff who also have the knowledge of working with housing cooperatives.

**Figure 4.3 demographic data on the work experience of employees**



Source: Research data 2017

**4.2.5. Occupation of members of housing cooperatives.**

**Table 4.4 Occupations of members of housing cooperatives**

Respondents	Frequency	Percentage %
Formally employed	15	34%
Self/informally employed	22	51%
unemployed	7	15%

Source: Research data 2017

The table above discloses the professional categories in which the 44 housing cooperative members that were interviewed by the researcher are engaged in. It shows that 51% of the members are self/informally employed and 15% are totally unemployed. According to the housing cooperative chairpersons that the researcher interviewed, they stated that housing cooperatives members that are self/informally employed and unemployed are failing to pay their monthly contributions on time because they do not have a stable income, which in turn is hindering development which concur to what Mashoko (2012:109) cited.

### **4.3. The challenges/constrains faced by housing cooperatives in providing housing.**

According to the housing cooperative chairpersons interviewed by researcher, they argued that the main challenge that they are facing is inadequate finance as many members are failing to pay their monthly contribution, especially in this economic situation. Housing cooperatives depend on monthly contribution of its members for development and to pay for land intrusive value. One of the chairpersons noted that the US\$10 that the members are paying as monthly contribution is unrealistic and not viable for the purchase of land, servicing and ultimately construction to completion and occupation. Kelvani and Werna (2001) as cited by Marunga (2013) also cited that members' contribution alone given their status cannot meet the cost of development and, this will then imply that the management committee will have to seek for funds elsewhere to meet the objectives of the cooperative, as about 70% of the contribution is used on management cost and 30% on land development.

Most of the chairpersons interviewed reviewed that sourcing donor funding is very difficult and many local banks deny them access to loans saying that they don't have any security collateral assurance in the form of Title deeds. Mumbengewwi (1996) stated that very few housing cooperatives have access to loans hence development could not start until sufficient funds were raised through members' contributions which is not also enough and could take many years to come up with enough money to start development.

The chairpersons interviewed cited cost and availability of land as a major challenge which required a large sum of money from the cooperative account of members' contribution that are already having challenges to pay due to the economic meltdown. They indicated that council land prices are too high and beyond the reach of many low income earners who are cooperative members.

During analysis the researcher noted that about 50% of the respondents identified political interference as a challenge that is affecting progress in their cooperatives. According to Bratton and Masunungure (2011) as cited by Mungoni (2014:16) political leaders are motivated by a desire to achieve, retain and exercise power that is why they interfere in issues that benefit them. Some of the respondents went on to say that several councilors and top political leaders are interfering in the allocation of stands to housing cooperatives by council official. They also force management committee to allocate stands to members that support their political parties and some of them are bringing in their own people into their cooperative to be allocated stands at the expense of the original members. This concurs to a study

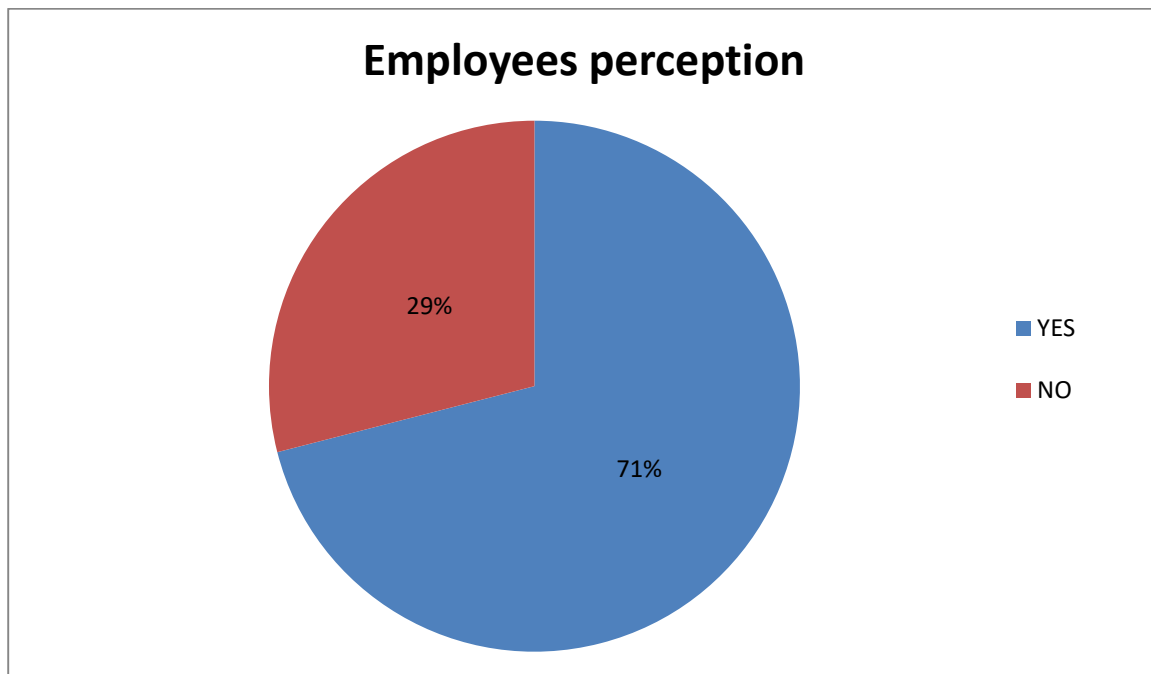
conducted by Mungoni (2014) who cited that some politicians are going to an extent of manipulating and arm twisting housing cooperatives for their own political advantage.

About 60% of the housing cooperative members that the researcher interviewed considered cooperative governance as a challenge which is causing members to drop out or stop paying their contribution. They complained that there are many cases of mismanagement of funds and abuse of power by the management committee. Zinyama et al (1995:41) noted that the bad reputation that housing cooperatives have has made them unpopular among the residence who fear to invest their money only to lose it later to fraud or embezzlement. Cooperative members from Takawirirana and Kuwadzana Ext housing cooperatives raised the issue of double allocation by the management committee. They stated that the management committee tries to cover up their corruption by double allocating stands to two members.

#### **4.4. Respondents perception on the effectiveness of housing cooperatives in the provision of housing.**

##### **4.4.1. Employees perception**

*Figure 4. Employees' perception on the effectiveness of housing cooperatives*



The questionnaires that were given to the employees at HCC and ZINACHO 71% of the respondents cited that housing cooperatives are proving to be effective in the provision of housing as they are playing a role that council and government are unable to do. They noted

that so far many cooperatives have been allocated many residential stands and they have managed to put structures on the most of the land allocated although they are struggling financially in the current economic situation.

About 29% of the respondents argued that cooperatives are not effective in the provision of housing because they are not organized and most of them are too corrupt and have not been able to provide as also cited by Mumbengwegwi (1996). They noted that a few people have managed to acquire stands through housing cooperatives and many people have lost huge amounts of money for nothing since they have been victims of the intense corruption that is in existence in almost all cooperatives.

Another reason cited as contributing to lack of effectiveness of housing cooperative is due to misappropriation and mismanagement of funds by the management committee. This will contribute to the failure of housing cooperatives to provide on-site and off-site infrastructure or even services in general even though member continues to pay monthly subscriptions. Marunga (2013) cited that Misappropriation and mismanagements of funds is an indicative of the agency problem which continues to be a problem in many housing cooperatives in Harare.

#### **4.4.2. Housing cooperative members' perception.**

From the interviews conducted about 50% of the respondents refused to comment or give their opinion on whether their housing cooperatives are proving to be effective in the provision of affordable housing. 23% of the members that responded to the question felt that their housing cooperatives were proving to be ineffective citing that most these housing cooperatives have deviated from its initial objective of providing low income housing to its members. Hence this means that there is an agency problem in the housing cooperatives that is contributing to the ineffectiveness of cooperatives. One of the interviewee critically pointed out that most of the management committee members are becoming selfish to the extent of allocating themselves two stands at the expense of the other members. Some members suggested that some of the committee members are receiving bribes from politicians and some rich people who seek to benefit from housing cooperatives stands that they are allocated by council or the Ministry.



#### **4.5. Summary**

This chapter has presented and discussed the findings that the researcher attained from questionnaires and interviews in a bid to achieve the objectives of the study. From the 20 questionnaires distributed 17 of them were responded to successfully whilst from 50 interviews the researcher managed to conducted only 44 interviews. The chapter presented on the demographics of the respondents which include gender, age, education and work of experience employees and occupation of members of housing cooperatives. The most important information obtained was on the challenges/constrains that housing cooperatives faces which include inadequate finance, political interference, cost and availability of land and cooperative governance. This chapter was also able to present on the causes of the formation of housing cooperative in Harare and the perceptions of the employees of HCC and ZINAHCO and housing cooperatives members on the effectiveness of housing cooperatives in the provision of housing. The next chapter will focus on summarizing the research, give recommendations and conclusion of the research.

## **Chapter V**

### **Summary, Conclusions and Recommendations**

#### **5.0. Introduction.**

This chapter aims to give a summary of the previous chapters and conclusions that the researcher has drawn from the research findings. It will also focus on the possible solutions that may be implemented and adopted to improve the housing cooperatives approach.

#### **5.1. Summary.**

Chapter 1 of this research main aim was to introduce the study and also give a background of the study by exploring how Harare city council had to adopt the housing cooperative approach because of the rising demand of housing by the fast rapid growing population. The research objectives of the study was to investigate the ability of housing cooperatives in delivering housing to its member under present conditions of crisis in Harare, to explore the role of housing cooperatives in the housing affordability crisis, to explore the challenges or constrains that cooperatives face in contributing towards housing development and to identify resident perception of the housing cooperatives in Harare city council. The main research question of the study was what affects the ability of housing cooperative to deliver housing to its members under present conditions of crisis in Harare? It also stated the significance of the study to the student, national government, HCC and Midlands State University, limitations and delimitations of the study.

The researcher on chapter 2 focused on the literature review which looks at the contribution of other scholars on the subject under study. Definition of what a housing cooperative is was given according to different authors. The researcher also noted on the evolution of housing cooperatives globally and also looked at the housing cooperatives in developed and developing countries. The seven principles that guide how housing cooperatives operate and influence the success rate of these cooperatives was highlighted. The researcher also gave a brief background and governance framework of housing cooperatives in Zimbabwe. Challenges been faced by housing cooperatives as highlighted by other scholars was summarised included inadequate finance, unavailability of serviced land, political interference and internal governance problems. The principal agent theory underpinned the theoretical framework of the study. The empirical review looked at housing cooperatives in USA and South Africa. The gaps in literature noticed by the researcher was that most housing

cooperative and council are no longer playing their roles of providing affordable housing to the urban because of the challenges that they are encountering during the process.

Chapter 3 highlighted on the methodologies that the researcher used to gather data. The study adopted the qualitative research design. The researcher from a target population of 6075 was able to use a sample size of 70 respondents from HCC: Housing division, ZINAHCO and members from 10 selected housing cooperatives. On selecting the sample size the researcher used convenience and purposive/judgmental sampling techniques. The researcher used open ended questionnaires which were distributed to employees at HCC: housing division and ZINAHCO and structured interview with housing cooperatives members as research instruments of collecting data.

Finally on chapter 4 the researcher analyzed, interpreted and presented the findings which were obtained from questionnaires and interview which was used to gather primary data in the researcher. The response rate for questionnaires and interviews was 85% and 88% respectively which was good and could justify the findings. The findings were illustrated and explained in the form of tables, graphs and chart. The major findings from the questionnaires and interviews were the challenges/ constrains that are been faced by housing cooperatives in providing housing which include inadequate finance, cost and availability of serviced land, political interference and cooperative governance. The perception of housing cooperatives members and employees, on the effectiveness of housing cooperatives in the provision of housing was highlighted and the researcher found out that 75% of the respondents noted that housing cooperatives are proving to be effective in the provision of housing.

## **5.2. Conclusions.**

The researcher from the findings of the study managed to establish that housing cooperatives are facing many challenges and failure to notice these challenges affecting housing cooperatives affects both local authorities as well as housing cooperative in the delivery of affordable housing. Harare city council is lacking the capacity to provide land to housing cooperatives, because of insufficient resources to help the housing sector. The council has bureaucratic by-laws that affect several housing cooperatives who wish to apply for land to develop housing units, therefore these red-tape affect the effective delivery of housing by the cooperatives.

Land for development of stands is scarce in Harare and in this scenario several housing cooperatives found it difficult to find affordable pieces of land from private land as well as state land. Although state land which is cheaper than council land is complicated to obtain because most of its title deeds are in the name of the governor hence transfer of title will be difficult. This means that since land is scarce the purchase prices of land will increase and many cooperatives will not be able to afford the high land prices considering that they pay as little as \$10 as monthly contributions.

The researcher also concluded that many cases of corruption in these cooperatives virtually at all levels within their hierarchy are affecting the progress of housing cooperatives. Misappropriation of funds contributed members is prevalent in housing cooperatives especially the executive and this has greatly affected development. Misappropriation and mismanagement of funds is affecting the effectiveness of housing cooperatives in the provision of housing.

### **5.3. Recommendations.**

From the findings and conclusion drawn the researcher come up with the following recommendations that will help council and housing cooperatives try to curb the challenges they are facing in the provision of housing:

- The apex and HCC should ensure that there is education and training for housing cooperatives committee especially in areas to do with cooperatives principles, practices and law, organization and management, leadership, project and financial management.
- HCC can try to engage financial institutions on behalf of housing cooperatives since many banks refuse to give loans to them.
- HCC can also enter into public-private partnerships for the purpose of delivering affordable housing to the cooperative. PPPs are crucial in supporting both the housing cooperative and HCC with financial and material resources as they are able to cover the cost of planning and land costs.
- HCC can approach the Ministry of Local Government Public Works and National Housing for more land in the urban peripheral farms for housing delivery.
- ZINAHCO as the apex of all housing cooperative must come up with stricter penalties to deal with corrupt members.

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## Appendix 1

### Introductory letter

#### MIDLANDS STATE UNIVERSITY



Midlands State University

Department of local governance studies

Private Bag 9055

Gweru; Zimbabwe

Date.....

Dear respondent

This letter serves to inform that I, Ruvimbo Muunganirwa, am a fourth year student studying a BSc honours degree in local governance studies at Midlands State University. I'm carrying out a research on the effectiveness of housing cooperatives in the provision of housing in Harare. The program requires a research project as a fulfillment of the program. This research is going to be based on your responses for its validity. Your responses will be kept strictly confidential as they will be used for academic purposes only.

Should you have any queries regarding the project contact my supervisor Mrs N. Rajah on +263 772897694 or email at [rajahn@msu.ac.zw](mailto:rajahn@msu.ac.zw) or contact me on +263 776282985 or email me at [ruvimbommunganirwa@gmail.com](mailto:ruvimbommunganirwa@gmail.com).

Your assistance will be greatly appreciated

Yours faithfully

R. Muunganirwa



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6. What is the role that housing cooperatives are playing in the housing affordability crisis?

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7. What is your organizations role in working with housing cooperatives in Harare?

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8. What challenges do you face in working together with housing cooperatives?

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9. What do you think are the possible solution to the challenges that housing cooperatives are facing?

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10. Are housing cooperatives proving to be effective in the provision of housing in the city of Harare?    Yes [    ]            No [    ]

If your answer is yes or no give a brief explanation for your answer

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### **Appendix 3: Interview guide for housing cooperative members.**

My name is Ruvimbo Muunganirwa a fourth year student currently studying an honours degree in local governance studies at Midlands State University. I'm carrying out a research entitled: **The effectiveness of housing cooperatives in the provision of urban housing Case study of Harare**. The program requires a research project as a fulfillment of the program. This research is going to be based on your responses for its validity. Your responses will be kept strictly confidential as they will be used for academic purposes only

#### **Questions**

1. What is the name of your housing cooperative?
2. When was it formed?
3. When did you join it and why?
4. Are you formally or informally employed?
5. What are your monthly contributions that you pay to your housing cooperative?
6. What do you think is the role that your housing cooperative is playing in the provision of housing especially to low income earners?
7. What constrains (internally and externally) does your housing cooperative face in trying to provide low income housing?
8. Despite all the challenges that you and your housing cooperative are facing, generally are you benefiting from your housing cooperative? How are you benefiting?
9. Is your housing cooperative proving to be effective in the provision of affordable housing? Why?