



University of Fort Hare
Together in Excellence

The perceptions of the Reconstruction and Development Programme (RDP) Housing beneficiaries in South Africa on the extent to which the project meet their Housing needs. The case of Golf Course Estate in Alice Town, Eastern Cape Province

By

Tatenda Manomano

(200706055)

**A Dissertation submitted in fulfillment of the requirements of the Degree of
Master of Social Work (MSW)**

in the

Department of Social Work/ Social Development

Faculty of Social Sciences and Humanities

University of Fort Hare

April 2013

Supervisor: DR. N. J. Mesatywa

Co Supervisor: DR.S. M. Kang'ethe

DECLARATION

I, the undersigned, Tatenda Manomano hereby declare that the work contained in this dissertation is my own work, except where due acknowledgement is made with full references in the text. This document has not previously been submitted to any university or institution of higher learning for any qualification or certificate.

Signature 

Date: 15 April 2013

DEDICATION

This work is dedicated to my sisters, Ruvimbo Manomano, Vendra Manomano, Delphine Manomano, Natalie Manomano, Tadiwa Manomano and my uncle's family, Mr and Mrs T. Manomano.

ACKNOWLEDGEMENTS

First and foremost I would like to thank my LORD and Saviour Jesus Christ who made this work possible. I also thank my supervisor and co supervisor, Dr. Nontando Jennifer Mesatywa and Dr. Simon Murote Kang'ethe for their unwavering support and rigorous advice they gave me in the course of the whole dissertation.

I wish to extend a vote of thanks to the University of Fort Hare Alice Campus, Department of Social Work and Social Development and the Department of Development Studies for recruiting me as a tutor which gave me financial assistance during the course of this study.

Much appreciation goes to the Govan Mbeki Research and Development for granting me fee waivers and a supervisor linked bursary, which also assisted me to fund this research study.

I would also like to thank my uncle, Mr. Thompson Manomano for having confidence in me to embark on this study and for his support throughout the study process. I also extend my gratitude to all my brothers and sisters in Christ for their prayers and support towards this dissertation.

Lastly to my brother, friend and colleague Langton Mundau. Without his support and prayers this study was not possible.

TABLE OF CONTENTS

DECLARATION	i
DEDICATION.....	ii
ACKNOWLEDGEMENTS	iii
LIST OF TABLES	viii
LIST OF FIGURES	ix
LIST OF ACRONYMS AND ABBREVIATIONS	x
ABSTRACT.....	xi
CHAPTER ONE	1
GENERAL OVERVIEW OF THE STUDY	1
1.1 INTRODUCTION	1
1.2 BACKGROUND	1
1.3 PROBLEM STATEMENT	4
1.4 RESEARCH AIMS AND OBJECTIVES	5
1.5 RESEARCH QUESTIONS	5
1.6 RESEARCH DOMAIN AND TIMELINESS	5
1.7 LIMITATIONS OF THE STUDY	6
1.8 SIGNIFICANCE OF THE STUDY	6
1.9 CONCLUSION	7
1.10 CHAPTER OUTLINE OF THIS RESEARCH DISSERTATION	8
CHAPTER TWO.....	10
LITERATURE REVIEW	10
2.1 INTRODUCTION	10
2.1.1 <i>Importance of Literature Review</i>	10
2.2 HOUSING POLICY ENVIRONMENT IN THE HOUSING PROGRAMMES.....	11
2.2.1 <i>Policy Environment in the Western World</i>	11
2.2.2 <i>Policy Environment in the Developing World</i>	13
2.2.3 <i>Policy Environment in South Africa</i>	14
2.3 THE HISTORY OF RECONSTRUCTION AND DEVELOPMENT PROGRAMME (RDP)	14
2.3.1 <i>The Historical development leading to the RDP</i>	15
2.3.2 <i>The RDP Housing Programme Objectives and its structure</i>	16

2.3.3 <i>The Six Basic Principles of the RDP</i>	18
2.3.4 <i>The 5 Key Programmes of the RDP</i>	20
2.4 PROVISION OF HOUSING IN DIFFERENT COUNTRIES	25
2.4.2 <i>Perspectives on quality of housing</i>	27
2.4.3 <i>Corruption on housing allocation in different countries</i>	29
2.4.4 <i>Service Delivery gaps pertaining to the Housing Projects</i>	32
2.4.5 <i>Social ills around Housing Projects in different countries</i>	34
2.4.6 <i>Proximity to social services</i>	35
2.4.7 <i>Community Involvement in Housing Projects</i>	37
2.5 THEORETICAL OR CONCEPTUAL FRAMEWORK	39
2.5.1 <i>The Social Developmental Approach</i>	39
2.5.2 <i>The Basic Needs Approach</i>	42
2.5.3 <i>The Human Rights Based Approach</i>	44
2.6 CONCLUSION	47
CHAPTER THREE	49
RESEARCH METHODOLOGY	49
3.1 INTRODUCTION	49
3.2 METHODOLOGY	49
3.3 RESEARCH DESIGN	50
3.4 METHOD OF DATA COLLECTION.....	50
3.4.1 <i>Methods of Data Collection</i>	51
3.5 RESEARCH INSTRUMENTS.....	53
3.6 POPULATION UNDER STUDY	54
3.7 SAMPLING AND SAMPLING PROCEDURE	55
3.7.1 <i>Sample Selection</i>	55
3.7.2 <i>Sample Size or Unit of Analysis</i>	56
3.7.3 <i>Sampling Frame</i>	57
3.7.4 <i>Data Collection Process</i>	58
3.7.5 <i>Data Presentation and Analysis</i>	58
3.8 ETHICAL CONSIDERATIONS	59
3.9 CONCLUSION	62
CHAPTER FOUR	63

DATA ANALYSIS, INTERPRETATION AND PRESENTATION OF FINDINGS	63
4.1 INTRODUCTION	63
4.2 BIOGRAPHICAL INFORMATION OF STUDY PARTICIPANTS.....	63
4.2.1 <i>Age distribution of study participants</i>	63
4.2.2 <i>Gender and Race of study participants</i>	64
4.2.3 <i>Marital Status of study Participants</i>	65
4.2.4 <i>Occupation of study participants</i>	66
4.2.5 <i>Number of Dependants per Participant</i>	68
4.2.6 <i>Status of ownership of the RDP houses</i>	69
4.3 POOR QUALITY OF THE HOUSES	70
4.4 CORRUPTION IN HOUSE ALLOCATION	73
4.5 SERVICE DELIVERY GAPS	75
4.5.1 <i>Lack of clean water services</i>	75
4.5.2 <i>Inadequate size and spacing of the RDP house</i>	77
4.6 SAFETY OF BENEFICIARIES IN GOLF COURSE	78
4.7 PROXIMITY TO SOCIAL SERVICES	81
4.8 INADEQUATE INFRASTRUCTURE AROUND RDP HOUSES	84
4.9 INADEQUATE CONSULTATIVE MEETINGS PERTAINING TO RDP HOUSES.....	86
4.9.2 <i>Inadequate visits by housing staff/ social workers</i>	88
4.10 HIV/AIDS AROUND GOLF COURSE RDP HOUSES.....	90
4.11 CONCLUSION.....	91
CHAPTER FIVE	92
DISCUSSION OF THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS.....	92
5.1 INTRODUCTION	92
5.2 PROFILE OF STUDY PARTICIPANTS	92
5.2.1 <i>Age of study participants</i>	92
5.2.2 <i>Gender Skewedness of study participants</i>	93
5.2.3 <i>Race of Study Participants</i>	93
5.2.4 <i>Marital status of study participants</i>	94
5.2.5 <i>Employment status of study participants</i>	95
5.2.6 <i>Number of Dependants</i>	97
5.2.7 <i>Status of Ownership of the RDP houses</i>	97

5.3 POOR QUALITY OF THE HOUSES	98
5.4 CORRUPTION IN HOUSE ALLOCATION	99
5.5 SERVICE DELIVERY GAPS	99
5.5.1 <i>Lack of clean water services</i>	99
5.5.2 <i>Inadequate size and spacing of RDP houses</i>	100
5.6 SAFETY OF BENEFICIARIES IN GOLF COURSE	100
5.7 PROXIMITY TO SOCIAL SERVICES	101
5.8 INADEQUATE INFRASTRUCTURE AROUND RDP HOUSES	102
5.9 INADEQUATE CONSULTATIVE MEETINGS PERTAINING TO RDP HOUSES	103
5.10 THE NEGATIVE IMPACT OF HIV/AIDS AND OTHER DISEASES	103
5.11 CONCLUSIONS	105
5.12 RECOMMENDATIONS	109
5.12.1 <i>Adequate quality housing essential</i>	109
5.12.2 <i>Improvement on service delivery gaps</i>	109
5.12.3 <i>Beef up Infrastructure</i>	110
5.12.4 <i>Renovation and revamping of current houses</i>	111
5.12.5 <i>Addressing discrepancies on RDP houses</i>	111
5.12.6 <i>Honoring and monitoring of the waiting lists</i>	111
5.12.7 <i>Partnership is crucial in improving the project</i>	112
5.12.8 <i>Economic Empowerment</i>	114
5.12.9 <i>Suggestions for further studies</i>	115
5.13 CONCLUSION	115
REFERENCES	116
APPENDIX A: RESEARCH QUESTIONNAIRE	131
APPENDIX B: INTERVIEW GUIDES	141
APPENDIX C: INFORMED CONSENT FORM	144
APPENDIX D: COPY OF SIGNED INFORMED CONSENT FORM	145

LIST OF TABLES

Table 3.1	Interview Table	57
Table 3.2	Mini Survey self-administered questionnaire	57
Table 4.1	Age of Participants	64
Table 4.2	Gender and Race of the study participants	65
Table 4.3	Marital Status	66
Table 4.4	Occupation of study participants	67
Table 4.5	Number of Dependants	68
Table 4.6	Status of ownership of the RDP houses	69
Table 4.7	Perceptions on the quality of RDP houses	72
Table 4.8	Perceptions on the level of corruption	75
Table 4.9	Access to clean water services	76
Table 4.10	Perceptions on space and adequacy	78
Table 4.11	Perceptions on the social ills in Golf Course	80
Table 4.12	Perceptions on distance to social services	83
Table 4.13	Provision of infrastructure around RDP houses in Golf Course	86
Table 4.14	Meetings with RDP Administrator/ social worker	88
Table 4.15	Satisfaction of the meetings with RDP Administrator and social worker	90

LIST OF FIGURES

Figure4.1	Age of respondents	64
Figure 4.2	Gender and race of study participants	65
Figure 4.3	Marital Status	66
Figure 4.4	Occupation of the respondents	67
Figure 4.5	Number of dependants	68
Figure 4.6	Status of ownership	69
Figure 4.7	Perceptions on quality of RDP houses	73
Figure 4.8	Perceptions on the level of corruption on the RDP houses	75
Figure 4.9	Access to clean water services	76
Figure 4.10	Perceptions on spacing and size of RDP house	78
Figure 4.11	Perceptions of participants on social ills	80
Figure 4.12	Perceptions on the distance to social services	84
Figure 4.13	Provision of infrastructure	86
Figure 4.14	Perceptions on the number of meetings with RDP Administrator and social worker	88
Figure 4.15	Satisfaction of the meetings with RDP Administrator	90

LIST OF ACRONYMS AND ABBREVIATIONS

AIDS	Acquired Immune Deficiency Syndrome
GDP	Gross Domestic Product
GEAR	Growth Employment and Redistribution Strategy
HIV	Human Immune Virus
IMF	International Monetary Fund
IDP	Integrated and Development Plan
MDGs	Millennium Development Goals
NGDS	National Growth and Development Strategy
NGO's	Non-Governmental Organizations
PHP	People Housing Process
RDP	Reconstruction and Development Programme
SANCA	South African National Council on Alcoholism and Drug Dependence
SAPs	Structural Adjustment Programmes
SHF	Social Housing Foundation
SPSS	Statistical Package for Social Sciences
STIs	Sexually Transmitted Infections
TB	Tuberculosis
UNDHR	United Nations Declaration of Human Rights
WHO	World Health Organization

ABSTRACT

The aim of this study was to explore the perceptions of RDP beneficiaries on the extent to which the RDP housing project meets their housing needs in South Africa through a case study of Golf Course Estate in Alice Town with the following specific objectives; to assess the extent to which the Alice Golf Course housing project has achieved the RDP programme objectives; to establish beneficiaries' perceptions on the extent the RDP Alice Golf Course houses meet their needs; and to explore the level of satisfaction on the RDP houses by beneficiaries. This study utilized triangulation of both quantitative and qualitative methodologies with qualitative as the dominant approach while quantitative was less dominant. The qualitative design took the form of a case study while the quantitative took the form of mini survey. The study sampled 72 participants from the study population. The study utilized an interview guide and a questionnaire as instruments of data collection. The findings indicated that the gender representation of the beneficiaries was skewed. This is because there were more females heading the houses than males; unemployment was also high; most participants were unmarried and most were adults. This study also discovered that most people residing in these houses are not the real owners who were allocated the houses. There were qualitative problems associated with the components of these houses such as poor roofing, doors, windows, floors and walls. Service delivery complaints were based on inadequate access to clean water, small size and spacing of the RDP house. Security was also a challenge because all the houses did not have street lights and the roads were very bad. Though it is commendable that drainage and sewer facilities are available, but they are not serving their purpose since there is no water in these houses. The findings also

indicated that there were discrepancies in allocation of the houses; pervasiveness of social ills; inadequate consultative meetings between the RDP Administrator or social worker and the beneficiaries; as well as the pervasiveness of HIV/AIDS among other issues. This researcher recommended that the government needs to promote economic empowerment to deal with unemployment; to improve the quality of the material building the houses; improvement on service delivery gaps; to beef up infrastructure; renovation and revamping of current houses; to establish commissions of inquiry to deal with corruption; to honour and monitor waiting lists. Partnership with other stakeholders was also critical, in addressing access to social services and helps deal with social ills and run behaviour modification campaigns. This researcher also recommended that there is a need to carry out further research on the role played by the municipalities in the RDP housing project as well as conducting a purely qualitative research to further explore the perceptions of other stakeholders, NGOs, traditional leaders, church leaders, and police on the implementation of the housing project. This researcher advises that such a research could be carried out through focus group discussions and also since this study was bound by a case study it is also necessary for similar research to be carried out in different places in South Africa.

CHAPTER ONE

GENERAL OVERVIEW OF THE STUDY

1.1 INTRODUCTION

This chapter seeks to give a general orientation and overview of the whole study. It includes; the background of the study, the problem statement, aims and objectives, research questions, significance of the study, research domain and timeliness, scope of the study, chapter outline and the conclusion of the chapter.

1.2 BACKGROUND

Housing is a very important basic need where protection, safety, security, comfort and other socialization needs are embedded (Galtung, 1978). The extent to which housing projects meet the needs of the targeted beneficiaries is a topical subject yet not much has been researched in developing countries to determine the efficacy of the established housing projects. Many factors such as corruption, poor governance and constrained financial resources are among the factors compromising adequate provisioning of houses as well as downplaying acceptable standards befitting human dignity (UN Habitat 2003; Mutume, 2004). For example, literature abounds that Harmony Park in Mpumalanga experienced fraudulent activities that failed to see the construction of 260 houses, and for the 40 houses that were built, dissatisfaction complaints ranged from poor sewerage, poor flows which led to discomfort to the occupants of those houses (Bushman's river mouth, 2006). This is just a tip of an

iceberg on what most RDP beneficiaries in South Africa are facing. After the 1994 independence dispensation, the new South African government inherited a country where the black majority were disadvantaged in terms of access to basic needs and essential services such as education, employment, shelter and welfare (Patel, 2005:70). In a bid to restore these imbalances, the government in 1994 introduced the Reconstruction and Development Programme (RDP) whose one of the major goals was to address the house provisioning challenges (Republic of South Africa, 1994). The RDP was a developmental policy framework for socio-economic progress with five key programme areas (Republic of South Africa, 1994). These areas include satisfying basic needs; development of human resources; democratization of the state and society; and the expansion of the economy and implementation of the RDP programme according to the goals and objectives (Republic of South Africa, 1994). The objectives of the RDP were to satisfy basic needs to empower people to decide where the housing projects should be located and their access to habitable, dignified and safe houses by the needy (Republic of South Africa, 1994). The RDP programme espouses principles of national building, sustainability of services, peace and security, democracy, infrastructural building and meeting basic needs of the people (Republic of South Africa, 1994).

The RDP was also a centre-piece policy of democracy. For example people had power to decide where the projects should be located for service ownership. The RDP espoused to ensure that the very needy access basic social amenities such as water and electricity to avoid economic and social exclusion (Republic of South Africa, 1994). According to the 1995 White Paper, the RDP had several targets that

were expected to be met such as the construction of one million houses by year 2000 and access to habitable, dignified and safe houses by the needy South Africans (Republic of South Africa, 1995). Mafukidze & Hoosen (2009), acknowledge gaps in the RDP housing implementation. This is because of the ever increasing number of South Africans living in shanties and shacks. Even for those fortunate enough to access the RDP houses, there are pockets of complaints regarding the quality of houses and the RDP's inability to meet their needs. Whether the RDP houses have met the goals enshrined in the RDP programme objectives of providing shelter that is qualitative and upholding the inherent dignity of the beneficiary, forms the investigative research questions that will be answered by this research.

Notably, the government of South Africa may also have implicitly acknowledged the gaps in the RDP implementation through instituting other programmes such as the Growth Employment and Redistribution Strategy (GEAR) of 1996. This was in an endeavour to improve the efficiency of the RDP programme as a whole. Nonetheless, the RDP programme initiated in 1994 is still undergoing implementation or completion and there are other numerous housing projects completed by the government all over South Africa, some serving for rental purposes (Department of Human Settlements, 2009).

The government introduced legislations to support the RDP goal of building low cost houses to the needy people such as the 1996 Constitution and the 1997 Housing Act, among others (Mafukidze & Hoosen, 2009). Even after President Mandela vacated office, both Former President Mbeki and the current President Zuma showed

commitment to put up affordable RDP houses that meet the needs of the needy people. This has also been to meet most of the international goals embedded in the Millennium Development Goals (MDGs) whose stock taking of each country's achievement will be in 2015 (Deacon 2007; Sekhulune, 2009). As housing is a basic need and right, lack of timely provision of houses is an indication of the government's inability to meet its obligations

1.3 PROBLEM STATEMENT

This study was prompted by the need to validate the extent to which the RDP housing programme in South Africa has met the needs of the beneficiaries. This study was also motivated by the numerous concerns raised across the country about the compromised quality of RDP houses, inadequate provisioning of infrastructure and amenities in the RDP houses and maladministration in the programme implementation (Amandla, 2011; Abahlali base Mijondolo, 2011). This research assessed the RDP housing implementation against the beneficiaries' perceptions of the programme. The research investigated the RDP beneficiaries' perspectives on issues surrounding the quality of houses, their administration and provision of necessary requisite housing infrastructure such as water, electricity and other utilities.

1.4 RESEARCH AIMS AND OBJECTIVES

The aim of this study was to explore the perceptions of RDP housing beneficiaries on the extent to which the RDP housing project meet their housing needs in South Africa, with the following specific objectives;

- To assess the extent to which the Alice Golf Course housing project has achieved the RDP programme objectives.
- To establish beneficiaries' perceptions on the extent the Alice Golf Course houses meet their needs.
- To explore the level of satisfaction on the RDP houses by beneficiaries of Alice, Golf Course housing project

1.5 RESEARCH QUESTIONS

The study sought to answer the following research questions:

- To what extent has the Alice Golf Course housing project met the RDP Programme objectives?
- What are the Alice Golf Course Housing project beneficiaries' perceptions on the extent to which the houses meet their needs?
- What is the level of housing beneficiaries' satisfaction on the RDP houses of Alice, Golf Course housing project?

1.6 RESEARCH DOMAIN AND TIMELINESS

Golf Course Housing Project is located in Alice Town which is under Nkonkobe municipality. Alice Town boasts of one public hospital, one clinic, a few surgeries and

pharmacies, as well as the University of Fort Hare which is an alma mater to cadres such as Nelson Mandela, Robert Mugabe and Robert Sobukwe (Nkonkobe Municipality, 2011). This study investigated an RDP housing project under Nkonkobe municipality in a location known as Golf Course in Alice Town (Nkonkobe Municipality, 2011). The research proposal was presented in April 2012, and the University of Fort Hare ethical clearance was applied for in May 2012 and the literature review was organized by August 2012. The researcher finalized the instrument for data collection in October 2012 and the data was collected in November, 2012. The findings were presented, analyzed and interpreted and discussed in December 2012 to January 2013. The final copy for examination purposes was ready in January 2013.

1.7 LIMITATIONS OF THE STUDY

This researcher was not fluent in IsiXhosa language which is a dominantly spoken language in Alice Town. Hence the researcher had to hire a research assistant from social work department to assist with language interpretation. Most people residing in RDP houses are not the real owners which presented a problem on getting perceptions from beneficiaries, hence the study had to utilize both questionnaires and interviews to get the fuse of both residents and beneficiaries of the RDP houses.

1.8 SIGNIFICANCE OF THE STUDY

This study's exploration of the present circumstances of the beneficiaries of the RDP programme houses will inform the government and stakeholders on the need for more congruent involvement to afford proper housing that meets the needs of the

needy people in South Africa. The findings and publications from this study will inform policy development that may prompt development of effective housing policies that will respond adequately to provisioning of qualitative houses to needy people who are either homeless or in “conditions of severe shelter deprivations” (Gordon, 2005:06). This study may promptly compel the government to reorganize and redirect provision of housing under the RDP afresh. The findings from the research may also benefit other researchers interested in pursuing research in the housing provisioning in South Africa and the need to put up qualitative houses. It will also add relevant literature to the housing domain in South Africa, as well as contribute to existing scientific research knowledge enterprise. The study’s outcome will no doubt be an asset that the government, Non-Governmental Organizations (NGOs) and communities can consume.

1.9 CONCLUSION

It can be noted that invariably, the extent to which the RDP meets the needs of the beneficiaries necessitated the carrying out of this study to explore the extent to which the RDP housing project meets the needs of the targeted beneficiaries in South Africa. The following chapter discusses the empirical findings and arguments by other researchers on the policy environment, the RDP housing project, the perceptions and satisfactions of beneficiaries on the housing project. The following chapter is important as it gives an understanding of housing provision of RDP programme from a wider body of knowledge.

1.10 CHAPTER OUTLINE OF THIS RESEARCH DISSERTATION

The chapter outline of this research study is as follows;

Chapter 1: Overview of the Study

In this chapter the research topic of RDP housing is explained as background of the study. This chapter also explains the research problem surrounding housing and the aims and objectives of the study. The research questions that the study sought to answer as well as significance of the same study are discussed in this chapter. In general, the chapter sets the stage for the whole research dissertation and is an eye opener to the reader.

Chapter 2: Literature Review

This chapter discusses the literature on housing issues in different regions and settings in South Africa under the themes such as provision of housing and policy environment of housing programmes. The chapter discusses three frames of the conceptual framework, and how they link with the study.

Chapter 3: Research Methodology

This chapter elaborates the triangulation research methodology and research design that was adopted in collecting data.

Chapter 4: Data Analysis, Presentation and Interpretation of Findings

This chapter discusses; the data analysis, presentation and interpretation of findings on the Alice Golf Course Housing Project.

Chapter 5: Discussion of Findings, Conclusions and Recommendations

This chapter discusses; the discussion of the findings, conclusions and recommendations to the RDP housing project.

CHAPTER TWO

LITERATURE REVIEW

2.1 INTRODUCTION

This chapter discusses the literature review which reveals what other researchers have found on the gaps pertaining to the implementation of the RDP houses in the country. Such literature could be a springboard to compare and contrast the findings pertaining to perceptions of the Alice Golf Course RDP houses' dwellers on the challenges surrounding the housing project.

2.1.1 Importance of Literature Review

The role of Literature review in a study cannot be overemphasized. Literature review steers a study to help it answer the research questions (Neuman, 2006). Literature review is a platform for the researcher to disclose other valuable available insights on the study topic from other researchers' point of view (Cooper, 1984; Marshall & Rossman, 2006 as cited by Creswell, 2009). For example, literature pertaining to the subject of housing under the RDP serves as a linchpin to show how it attempts to answer the research questions, and therefore show the redundant gaps that are left unanswered.

Among other things, literature review is also a critical analysis of both current and historical events that surround the study domain. Pivotaly, literature corroborated with empirical findings from Golf Course RDP dwellers 'perceptions will articulate

whether the programme is on track in ensuring that the people of South Africa who access those houses are enjoying qualitative dwellings, and whether the structures of those RDP houses are within acceptable standards. The perceptions of beneficiaries are important to determine the challenging dynamics pertaining to the RDP programme. Central to this review is the housing policy, the RDP and the theoretical frames that explain and answer the research questions.

2.2 HOUSING POLICY ENVIRONMENT IN THE HOUSING PROGRAMMES

This researcher thinks that it is necessary to understand the policy environment in different countries and South Africa as well with regards to provision of houses.

2.2.1 Policy Environment in the Western World

The policy environment in the western world shows that European countries have gone a step further to reaffirm and pledge more commitment to provision of housing by designing continent bound legislation such as the Revised European Social Charter of 1996 (Article 31), and the Charter of Fundamental Rights of 2000 (Tsenkova, 2008; Fredrickson and Patari, 2006). The objective of such legislations is to enhance access to housing by all and promote mechanisms that pursue this objective. Tsenkova (2008), notes that apart from legislation, these countries are working with a framework of urban renewal and regeneration. This is whereby urban area locations are redeveloped. For example, previously isolated land and slum dwellings can be renovated to construct habitable homes.

Significant policies have been established in developed countries to address the plight of billions of people who are living under conditions of homelessness and

overcrowded shelters, as well as shack prepared dwellings. Some of these policies facilitate initiation of housing support through housing subsidies, tax reliefs and housing mortgages. The objective of subsidizing is to share the burden through assisting a person to become a homeowner. In some contexts and due to corruption, these subsidies have failed to ensure provision of shelter to the poor and needy. This is because such shelters are being offered to those already owning their own houses. This is evident in countries such as France, Romania and Bulgaria. In some instances, skyrocketing prices of housing have had a negative impact on almost all the poverty stricken populace owing to their low income and small period of tenure awarded by the responsible governments (Tsenkova, 2008).

Prior the 1980s, the governments were using the self-help housing schemes which failed due to the low levels of income by the poor people to sustain these programmes. Therefore, the impetus to improve provision of housing was to privatize the responsibility and allow other private players in the market to assist in housing provision. The governments were only to act in “partnership” or to create an “enabling environment” for the private agencies (UN Habitat, 2001:03). However, the private sector has been very limited in most countries and this has resulted in widespread informal squatter settlements that most governments have tolerated. This is because they could not provide any other settlement for the people dwelling in these places (Keivani and Werna, 2001).

2.2.2 Policy Environment in the Developing World

According to Mutume (2004), the policies on the provision of housing in African countries have been a milestone misery due to the lack of funds and poor administration in these housing programmes. For countries like Nigeria, plans are underway to maximize the use of housing mortgage as a facility in providing houses. The country is making use of “traditional methods” to provide housing that involves sale of land and the buyer builds the house. Such facilities pose the likelihood of having purchased lands but without any construction taking place. This is because not all people can afford to build houses for themselves and to maintain the land (Andrew, 2007:01).

According to Keivani & Werna (2001), housing provision in most developing countries has been controlled by World Bank designed policies of the 1980s and 1990s for economic growth and development, the so called Structural Adjustment Programmes (SAPs). These policies were to assist developing countries to adjust their economies and markets structurally by allowing privatization of their services or reducing government responsibility on most social services to promote efficiency and profitability. The World Bank was projecting a future collapse of governance due to the wide provision of services by the public sector at the expense of the unstable economies and frail global markets. However, SAPs failed to bring any meaningful changes among the developing countries. They led to massive job cuts, poverty and job misery (Mulinge and Mufune, 2003).

2.2.3 Policy Environment in South Africa

Generally, the provision of services in South Africa is guided by policy documents such as White and Green Papers, as well as legislations through the services of ministries, lawmakers and statesmen. For example, education services are supported by policies, established bodies of personnel for management and administration. The provision of housing in South Africa lies or falls under the Ministry of Human Settlements. Furthermore, there are also processes of auditing that are annually conducted to report to the people and the government whether a province or government department is failing or is on track in meeting its objectives. Surprisingly, reports of mismanagement and corruption still pervade widely in South Africa and this paints a gloomy picture to the South African people themselves and also to the international community. This has led to the researcher's interest to find out the dynamics surrounding the RDP housing due to the magnitude of widespread complaints that have flooded newspapers, broadcasting news and other platforms as well.

2.3 THE HISTORY OF RECONSTRUCTION AND DEVELOPMENT PROGRAMME (RDP)

The RDP is a macro socio-economic policy or programme whose abbreviation stands for Reconstruction and Development Programme. The RDP is a comprehensive programme that was designed to redress past social, political and economic imbalances in South Africa (Republic of South Africa, 1994; Beck, 2000). It was designed to start a process of rebuilding, transformation, redistribution and

growth to end the previous oppressive apartheid policies (Republic of South Africa, 1994; Bendix, 2010).

2.3.1. The Historical development leading to the RDP

Apartheid presented an indispensable colonial oppression that coagulated poverty and a state of apathy especially to the South African Blacks majority. Notably, the country of South Africa has not been doing well in raising living standards and quality of life of especially the Black majority (Republic of South Africa, 1994). In the near past, whites overallly dominated every sphere of the economy, with Blacks being at the periphery of everything. In the same vein, even the “labor policies” discouraged the growth of skills among the black South Africans (Republic of South Africa, 1994:07).

The national policy did not have the interests of the majority of the people of South Africa at heart, but served merely as a tool to exploit and deprive the majority black South Africans of basic needs and services such as education, health and shelter (Republic of South Africa, 1994). Some of the models or approaches that were adopted or utilized by the apartheid government include the residual model of welfare such as social security benefits and state maintenance grants among others. These approaches did not envisage the development and security of black South Africans, but rather they guaranteed the white population security in terms of welfare and access to basic needs and services (Midgely, 1995).

With regards to housing, more than half of the population in South Africa experience a shortage of housing with most of them living in shacks and ghettoes that are

degrading and inhumane (Midgely, 1995). The Native Land Act of 1913 discouraged socio economic progress of the local South Africans and provided for the division of the population into four categories of blacks, Indians, colored's and the whites (Nicholas and Rautenbach and Maistry, 2010). In every sector and area of the lives of South Africans, there have been multiple problems and challenges that have made life of especially the blacks majority disparaging and painful (Republic of South Africa, 1994). From such an impoverished and malnourished political and socio-economic background, the new 1994 Post-Apartheid government under President Nelson. R. Mandela came up with the popularly known RDP policy and programme.

2.3.2 The RDP Housing Programme Objectives and its structure

The White Paper of 1995 demonstrates that the government of South Africa was concerned with the establishment of communities that are located reasonably in areas that are easily accessible to health, educational and social amenities (Republic of South Africa, 1995). This programme was designed to revamp and transform the rudiments of widespread poverty and inequalities with regards to access of any good, need, service and want as well. It was designed to liberate and dignify the once captive and marginalized black South Africans to contribute to their development. Sustainability was one of the *prima foci* of the RDP so that its implementation would not deprive the needs of the future generations at the expense of the present one (Republic of South Africa, 1994). The government of South Africa committed itself to formulating workable macroeconomic policies that would enhance the progress of the RDP as an “integrated and coherent growth and development

strategy“(Republic of South Africa, 1994:04). The Post-apartheid government acknowledged that truly the people “wanted change” which was a “legitimate” need that the government was going to timeously arrest. However, though it was not an assignment that was to be completed in an “overnight” episode (Republic of South Africa, 1994:04). All political parties pledged to commit themselves to reinforce the implementation of the RDP. The then president (Nelson Mandela) on behalf of the government stressed that the government would do all in its power to meet the needs of the people (Republic of South Africa, 1994:05).

At an inaugural address in Parliament, Mandela reiterated a stunning statement about the government’s commitment;

“My government’s commitment to create a people-centered society of liberty binds us to the pursuit of the goals of freedom from want, freedom from hunger, freedom from deprivation, freedom from ignorance, freedom from suppression and freedom from fear. These freedoms are fundamental to the guarantee of human dignity. They will therefore constitute part of the centerpiece of what this government will seek to achieve, the focal point on which our attention will be continuously focused. The things we have said constitute the true meaning, the justification and the purpose of the Reconstruction and Development Programme, without which it would lose all legitimacy (Republic of South Africa, 1994:06).”

Pivotaly, the RDP was developed as an instrumental policy framework to drive renewal and transformation in all levels of government. All responsible government

departments were expected to put effort in the implementation and to drive the programme. The national government also encouraged local, provincial and district levels of government to develop their own RDP plans that were in line with the needs of the people (Republic of South Africa, 1994). The RDP caught the most important link necessary for effective policies known as “voluntary participation” by the people or was a people-driven programme with on-going “consultation” and “joint policy formulation” to expedite implementation (Republic of South Africa, 1994:07).

2.3.3 The Six Basic Principles of the RDP

The RDP was guided by six principles that include:

- integration and sustainability;
- people driven, peace and security;
- nation building;
- meeting basic needs and;
- building the infrastructure;
- democratization, assessment and accountability (Republic of South Africa, 1994).

The principle of integration and sustainability provided that the programme must benefit future generations in order to exterminate the effects of apartheid. The programme is expected to be integrated in all sectors of the government and enlist

partnership with all people to focus the programme or policy (Republic of South Africa, 1994:08; Fox and Van Wyk and Fourie, 1998).

The principle of people driven, advocates for a policy that is people centered and participatory and empowering the people to decide for themselves (Republic of South Africa, 1994; Fox et al., 1998). It was the government's task to ensure "transparency" and "inclusivity". Peace and security was another crucial principle of the RDP. This is because the South African context has contracted violence, "lawlessness", "abuse of women and children" and "fraud" among other forms of crime from the Apartheid regime. Therefore, the country requires a comprehensive and "professional" police, "judicial system" that would "uphold the Constitution and respect human rights". A country that is peaceful and safe is deemed to be an indispensable location for investment because it creates "an enabling environment to encourage investment" (Republic of South Africa, 1994:08; Fox et al., 1998).

Nation building is unavoidable in guiding the implementation of the RDP. Nation building was made possible in South Africa by the unique ability of political parties in the National Assembly to commit themselves towards nation building within a common understanding and a common identity with the government. The motive behind all this was the need to embrace national sovereignty with particular interest to everyone in South Africa to join hands in the building of South Africa (Republic of South Africa, 1994; Fox et al., 1998).

The other principle was meeting basic needs and building the infrastructure. The RDP sought to strike an access balance to the people of South Africa to resources,

services and benefits that would result in meeting basic needs and infrastructure (Republic of South Africa, 1994; Fox et al., 1998). The main goal of the infrastructure programme was to keep it in tandem with quality essential services associated with housing such as electricity, water, telecommunications, transport, health and education (Republic of South Africa, 1994; Morgan and Smit, 2002).

Development of infrastructure was expected to lead to improvement in capacity and “potential” of people dwelling in both rural and urban areas. This was to counteract the history and background of suffering and distress during apartheid in South Africa (Republic of South Africa, 1994:08; Fox et al., 1998; Morgan & Smit, 2002). The scars left by apartheid have resulted in South Africa including the principle of democratization in policy formulation and implementation as well. Democracy involves the people as leaders in their own development deciding on matters that affect their lives. If democracy is to be achieved, it therefore, requires that the government and its structures fit within the emblem of democracy. Assessment and accountability forms the last principle that advocates for the need to clarify the goals and embrace an “enthusiastic pursuit of the goals” that are assessed, monitored and evaluated (Republic of South Africa, 1994:09; Morgan & Smit, 2002).

2.3.4 The 5 Key Programmes of the RDP

The RDP has got five key programmes that include meeting basic needs, developing human resources, building the economy, democratizing the state and society and implementing the RDP (Republic of South Africa, 1994; Kirdar and Silk, 1995). Basic needs include job creation, land and agrarian reform to housing, water and

sanitation, energy supplies, transport, nutrition, health care, the environment, social welfare and security (Republic of South Africa, 1994; Kirdar & Silk, 1995). The government acknowledges that infrastructural development enables these needs to be met and the RDP is designed to provide a platform that equips the people to decide on the location and management of the RDP housing projects. This can also lead to increased market and a balanced flow of services and thereby raising the feasibility of the national economy (Republic of South Africa, 1994; Kidd, 2011). When infrastructure development occurs, this opens doors for people to access other associated needs such as electricity and water among others (Republic of South Africa, 1994; Kidd, 2011).

Decision making is a necessary community development capacity skill for the people. It leads to the development of human resources. This includes capacitating people with skills, training and educating them to ensure their potential input is realized. The backbone of human resource development is education, which is firmly supported by the family and the government to incorporate all forms of socialization that pursue this objective. Education may be attained at early learning stages such as preschool, but the motive is to instill “lifelong learning” (Republic of South Africa, 1994:09; Kirdar & Silk, 1995; Kidd, 2011). The Post-Apartheid government inherited a country whose economy was marred with problems such as “dissaving”, overuse of income from the Gross Domestic Product (GDP) for government expenditure at the expense of the people’s lives. This has resulted in diverse problems of a social nature such as unemployment, bad housing, poor health and low levels of “investment” among other things. Thus, the government against this backdrop

committed itself to building the economy with a motive to harness the resources to benefit all South Africans who are living in circumstances of poverty. The RDP was also to lay a platform for the workers who faced repression from the apartheid system and to allow a system where workers can lobby and express their feelings, attitudes and perceptions. This is because labor is a critical element of reconstruction and development (Republic of South Africa, 1994:10; Kidd, 2011).

The other key programme and area is referred to as building the economy. In order to build the economy, the RDP's focus was to maximize utilization of natural resources and development of manufacturing industries to promote the export industry. In order to promote sustainable building of the economy the government had to resist pressures from the International Monetary Fund (IMF) and World Bank concerning the failing structural adjustment policies. Beyond any shadow of doubt, the government also recognized that meaningful development could not exist without partnership with neighboring countries (Republic of South Africa, 1994:10; Kidd, 2011).

Democratizing the state and society is also one of the areas that were central to RDP. This meant that the state was supposed to provide an enabling platform for a liberated and fair system of governance that promotes the participation and involvement of the people. On the other hand, the RDP was expected to reduce the level or number of workforce in order to keep it within manageable and feasible limits for the country to survive. This was to permeate efficiency in the workforce and durable results for the country as a whole (Republic of South Africa, 1994:10; Kirdar

& Silk, 1995). The other area regards implementation. The RDP was designed to follow “objectives” and to inculcate participation that is determined to implement the programme with the government taking the “lead” role in implementation (Republic of South Africa, 1994:12; Kidd, 2011). All levels of administration such as Provinces, and even districts were expected to undergo “restructuring” in order to align with the goals and objectives of the RDP.

The RDP was fledged on a dialogue framework known as the White Paper as a platform to engage the state and the nation (Republic of South Africa, 1994:04; Misuraca, 2007). The RDP was to be monitored, assessed, and evaluated through the White Paper for the RDP of 1995. This was to allow drafting of recommendations to address and/ avoid the previous problems, failures and challenges impending its capacity to achieve its goals. Truly, it must be noted that the program was developed with an agenda to rescue the people from social ills such as poverty. The base document illustrates that meeting the basic needs range such as employment, education, clean water, housing, transport, food, clothing, health and safety. If infrastructure is made available, this will enhance the meeting of basic needs and encourage the involvement of the people in decision making concerning location and design of the projects (Republic of South Africa, 1994; Misuraca, 2007).

Regrettably, the White Paper of 1995 on housing was unable to address the housing problem of South Africa especially shortages which the government acknowledged needed priority (Republic of South Africa, 1995). It however concluded that the progress was coming short of the expectations to meet the target of building 1000

000 houses in five years. Due to shortcomings of RDP, other bodies to assist in addressing the housing challenge emerged conclusions such as the National Growth and Development Strategy (NGDS) and the GEAR which also played an important role in supporting the RDP (Development Action Group, 2003). These initiatives by the government though they showed concern and commitment but they never fully addressed the focus and objectives of RDP. They were far from the focus because they emphasized more on economic growth than meeting the basic needs and developing the human capacities that facilitates poverty alleviation (Adelzadeh, 1996).

It is understandably true that strong and effective legislation is a key to the success of any policy in any country. In South Africa, legislation was structured to support the progress, viability, transparency and objectivity of the RDP such as the Housing Amendment Act No.8 of 1994. This saw the formation of committees that were tasked to come up with possible legislations and policies to expedite the implementation of RDP goals. This resulted in the introduction of other legislative measures such as the country's Constitution of 1996, Housing Act of 1997, Rent Housing Consumer Protection Measure of 1998, Housing Act of 1999, and the Home Loan and Mortgage Disclosure Act of 2000 (Mafukidze & Hoosen, 2009). However, although these legislations have been crafted and implemented, little has been done to achieve adequate housing to the people of South Africa as most people are still poor and in dire need of houses. Thus, there is need for more effective legislation that guards the access and provision of adequate and quality housing.

2.4 PROVISION OF HOUSING IN DIFFERENT COUNTRIES

The provision of housing is basically meant to meet the needs of the needy and the vulnerable. Various housing programmes have been instituted in different countries but the extent to which these programmes meet the needs of the targeted beneficiaries remains questionable. This researcher thinks it would be ideal to establish the perspectives of the targeted beneficiaries on the housing programmes.

2.4.1.1 *Western World Perspective*

According to UN Habitat (2009), adequate housing refers to housing with more than four walls and security of tenure. The United Nations member states during the second Habitat Conference, in Istanbul, 1998, defined adequate housing as meaning adequate space and adequate privacy. This adequacy must also consider perceptions of the people concerned on what constitutes an adequate house. For culture issues are also important. For example, people of different genders cannot stay together in a one roomed house because most cultures reject that set up (Bonney, 2007).

According to Tsenkova (2008), most European countries have delinked the governments from service provision in order to ensure efficiency by giving the role to private markets. This concept improved the state of housing in European countries such as Finland and France as the percentage of homeless groups decreased. However, even in the above countries, the concern has been the type of housing in terms of adequacy and quality. This is because some houses are inadequate for

occupation as they were designed without careful consideration of possible future population growth.

2.4.1.2 Developing countries perspective

Even in developing countries, the provision of adequate houses remains a challenge faced by most governments. In Nairobi, Kenya, 60% of the population dwells in slums while in Nigeria, the inadequacy and shortage of housing is prevalent with a projected millions facing housing shortage (Olayiwola and Adeyele and Ogunshakin, 2005; Mutume, 2004). This indicates that the problem of adequacy is a global phenomenon that governments need to join hands and address.

2.4.1.3 South African Perspective

The 1996 constitution of South Africa acknowledges that everyone has a right to adequate housing (Knight, 2001). However, there are many complaints that have been raised by beneficiaries of RDP houses in South Africa concerning the inadequate size and spacing of the houses. For example, the RDP houses in Braamfisherville in Johannesburg and Amalinda in East London were perceived to be very small by the beneficiaries (Social Housing Foundation, 2009). This confirms the report given by Mthembu-Mahanyele the then Minister of Housing that indicated that more than half the houses built since 1994 were reported to be too small (Thring, 2003).

This also explains the reason why communities of beneficiaries of RDP houses all over Gauteng Province staged to air their complaints on issues such as the small

size of their RDP houses (APF, 2006). This researcher is of the opinion that it becomes necessary to explore the perceptions of the targeted beneficiaries on their satisfactions on spacing and size of these RDP houses. The findings from this study could be an eye opener for policy reform by the government of South Africa. This researcher also thinks that the South African government should not wait for people to stage strikes, but should rather seek to put the people first in the planning and implementation of the housing projects.

2.4.2 Perspectives on quality of housing

2.4.2.1 *Western world Perspective*

The quality of houses constructed for needy people in the developed countries is highly commendable. Most governments in developed countries such as France, Germany and Netherlands are working with private contractors for the construction of houses for the needy people. This is to ensure that the quality of houses constructed does not compromise the health of the targeted beneficiaries as well as their comfort (White head and Scalon, 2007).

2.4.2.2 *Developing countries Perspective*

According to Phago (2010), the case for most developing countries is rather disappointing. For example, most needy people in the country of Zambia are living poor quality housing. The government has neglected improving the conditions of those houses. This is against a population increase that is also taking place in Zambia. This has prompted most people to go for shanties and slums which are also not safe and healthy for them. This researcher thinks the level of commitment

displayed by the governments of developing countries needs to be up scaled to address the urgent need of qualitative housing by the needy people.

2.4.2.3 South African Perspective

Though the government of South Africa can be applauded for implementing the RDP housing programme to meet the needs of the needy people, this researcher thinks that the many complaints on quality of the houses need attention. Studies reveal that the contractors or developers that were contracted to build these houses did a shoddy job (Maria and Andile, 2008). For example, a study conducted in Western Cape, South Africa, on the state of the People Housing Process (PHP) projects discovered that the contractors or developers lacked construction tools such as scaffolding and transport. Shockingly, they did not have the necessary skills and experience to accomplish the task of building qualitative houses. This has largely contributed to the poor standard of the houses and slow construction process of the houses (Maria & Andile, 2008).

In Johannesburg, there are reports that some RDP houses built recently are 'crumbling' and 'spring water' is continuously coming out from the floors. This poses significant threat to the health of these beneficiaries (Modjadji, 2012). In Sol Plaatje Roodepoort, Johannesburg, while 400 people are still waiting to access their completed RDP houses, their houses are reported to be crumbling. To worsen the matter, the administration had corruptly allocated these houses to other people while the rightful owners are struggling in squatter camps (Stokoe, 2012). Perhaps, these are some of the governance challenges that have made most South Africans to be

continually on strike. The government needs to take responsibility of poor service delivery to its people. The numerous countrywide complaints about the quality of RDP houses serves enough evidence. For example, heartbreaking and painstaking evidence of government neglect was discovered at Victor Khanye, Lekwa and Govan Mbeki municipalities where about 2000 houses urgently needed 'rectification'. The houses had poor sanitation and leaking toilets. This led beneficiaries to abandon the structures as they were not safe and posed serious health hazard (Nyaka, 2012). The RDP housing project therefore, projects a picture that the government is probably using it as a dumping process of the poor people. It raises socio economic questions as to whether the government is still loyal to its citizens given the poor implementation of the RDP houses all over South Africa. In the same vein, some beneficiaries in East Rand have raised dissatisfaction over the poor quality of the houses. The houses have cracking walls, leaking roofs, exposed pipes and lack bathrooms and toilets. Unbelievably, a lot of unfinished houses and dormant foundations characterize the RDP housing projects all over the country (SABCNEWS, 2011).

2.4.3 Corruption on housing allocation in different countries

Housing allocation has been fraught with discrepancies such as corruption in many countries. This researcher thinks it is very important to establish the corruption levels on housing allocation in different countries and in South Africa.

2.4.3.1 *The Western World Perspective*

In the developed countries such as France, Bulgaria and Romania there are problems associated with housing allocation for the needy people. According to information from Tsenkova (2008) the houses meant for the needy were reported to have been given to those already capable of affording expensive houses. In many eastern and central European countries corruption on housing has actually led to severe housing shortages (Balgopal, 2000). This researcher strongly believes that since housing is a basic need, there is a need for governments to jealously guard the way it is allocated so that it reaches the targeted beneficiaries.

2.4.3.2 *Developing countries Perspective*

The issue of corruption is widespread in the developing world. For developing countries housing projects are challenged by corruption and improper allocation of houses intended for the needy. For instance in Nigeria millions of people do not have shelter and the Minister for housing was in 2012 reported to blame the scenario on corruption of houses (Embu, 2012).

2.4.3.3 *South African Perspective*

In South Africa, many complaints have been raised on corrupt allocation of the RDP houses. In the Western Cape Province residents, have for example increasingly raised numerous complaints of irregular housing allocation of the N2 Gateway Housing Project. In the same vein residents of Joe Slovo, still in Western Cape also expressed dissatisfaction over the quality of their RDP houses. However, such dissatisfactions are never addressed by the Housing Development Agency (HDA)

(AllAfrica.com, 2012). Ngobeni (2007) revealed that some administrators of these RDP houses are corrupt and discriminate the needy people in favor of their relatives. In Limpopo Province, for example, some desperate people have been bribing the housing administrator in order to secure the RDP house.

Poor administration and corruption have downplayed the objectives of the RDP houses. For example, the widely known Masakhane RDP saga in Bela Bela portrays inadequate monitoring and implementation prowess by the RDP administration. This is probably what attributed to the illegal occupation of RDP houses by illegal occupants whereas the rightful owners were left out of the houses. When the rightful owners discovered the reality, they fought fiercely against the illegal occupants until the police had to intervene (The Beat, 2012). Surprisingly, the Limpopo department of housing ruling on the matter placed the rightful owners on the waiting list and the illegal occupants continued occupying the houses. In contrast, the Bela Bela municipality ruled out that the beneficiaries of those houses should get into their houses and the illegal occupants should vacate them and be placed on the waiting list. Information from the press indicates that when one lady enquired about an illegal occupant staying in her daughter's house, she was assaulted by the municipal security and badly twisted her arm (The Beat, 2012). This has not internationally augured well for South Africa admired globally for its chieftainship towards human rights and its principles of Ubuntu in service provision. These are issues that can be avoided if there is proper monitoring and implementation of the RDP houses.

The RDP housing environment has been surrounded with strives of dissatisfaction. In Marafong City Local municipality, both the residents of Western Rand and the residents of Khutsong have moved into the houses before their official handover. This is due to fear of corruption associated with allocation. One resident specified that despite her house getting finished last August 2011, she realized that the house was vandalized. This discrepancy calls for adequate analysis and accountability from RDP officials. But this researcher thinks that addressing vandalism and the ever increasing culture of violence is an uphill task for all the South Africans and the government at large (Xaba, 2012).

2.4.4 Service Delivery gaps pertaining to the Housing Projects

2.4.4.1 *Western World Perspective*

According to the UN Habitat (2009), adequate housing refers to housing with adequate amenities and facilities such as safe water, electricity and proper sanitation. Disappointing reports also confirm that there are problems associated with inadequate social amenities in housing provision in the European region. In Poland for instance, it was shocking that not all had water in their homes or for their personal use while in Azerbaijan water shortages continued to compromise qualitative living for many homes (WHO, 2010; Sayer and Vanderhoeven, 2000).

2.4.4.2 *Developing countries perspective*

Most developing countries also remain challenged by the need to address most issues surrounding social services such as housing. Zambia is one of the many developing countries that are failing to provide an effective low cost housing project

for the needy. Most houses in Zambia and Kenya lack or are faced with inadequate social amenities and infrastructural services such as water supply, electricity, sanitation, roads and water drainage. Some of these problems are blamed on the poor municipalities' involvement and low funding for these projects (Erguden, 2001; International Monetary Fund, 2007). This researcher thinks that governments in developing cities should reconsider taking serious measures towards funding of these housing projects in order to meet the needs of the targeted beneficiaries.

2.4.4.3 South African Perspective

Numerous complaints indicate that there is a serious problem with regards to access to basic clean water services in South Africa. For example, even though 91% of residents in Xhariat district have access to water their complaints were associated with the quality of water provided (Davids and Skinner, 2006). There are also poor roads in the location of Kanana's RDP houses. This is however a common feature of most RDP houses in South Africa (Simbayi, Kleintjes, Tabane, Mfecane and Davids, 2006). The complaints by targeted beneficiaries on service delivery issues are important because they may challenge the mindset of policymakers and implementers to improve the quality of their service delivery. However the government of South Africa's intention to build more than one million houses is highly appreciated. But it's apparent that there is no goodwill to address the quality of these houses. The environment surrounding these houses should be conducive. For example, the RDP houses in Sweet waters were reported to be lacking street lights and this can affect the security and safety of the beneficiaries (Harber and Renn, 2010).

2.4.5 Social ills around Housing Projects in different countries

Social ills pose immense challenges to social integration, participation and development of communities. Unfortunately they are negatively affecting the quality of citizens. Most of these social problems are linked with the issue of poverty and lack of community education. Though many countries have made a significant attempt to introduce poverty alleviation projects such as housing projects, the challenge to address social ills still remains huge and needing attention.

2.4.5.1 Western World perspective

Many countries of the developed world are also struggling to deal with social ills. For example, Brussels in Belgium has made significant efforts to provide many of its people with houses through urban renewal. These projects are reported to be challenged by the high levels of social ills in Brussels, Marseilles in France and some Austrian cities such as crime and drug abuse (Van Den Burg and Braun and Der Meer, 2007).

2.4.5.2 The developing countries perspective

In developing countries, the battle against social ills remains a daunting challenge. For example, the government in Kenya acknowledges that provision of adequate housing with proper services is a huge challenge which has left many residing in slums where social ills are rampant because of poor housing projects (Norpen, 2011) Housing projects in Malawi are claimed to be too small and are suspected to be one of the chief causes of high levels of crime in the country (UNEP, 2002).

2.4.5.3 *The South African Perspective*

It remains frightening as most RDP dwellers live in constant fear and discomfort due to these social ills. For example, a foreigner was killed for allegations that he had gained access to an RDP house that belonged to his South African girlfriend (McDonald, 2012). In Gauteng province, social ills are affecting the beneficiaries of the RDP houses as alcohol and drug abuse is reported to be high (Ngobeni, 2011).

The sexual abuse of old women has unfortunately begun to take a toll in South Africa. According to a reporting by Davids (2013) a man from Limpopo is facing charges of raping 3 old women in their RDP houses in 2012. This raises great concern over the safety of old women and women in general in these housing projects. This researcher calls for an empirical investigation to find out the perceptions of the targeted beneficiaries on these social ills around these houses. This researcher thinks that the country needs to reaffirm its non-tolerance against social ills and put in place warning calls as well as tighter measures to deal with the offenders.

2.4.6 Proximity to social services

2.4.6.1 *Western World Perspective*

Adequate housing means accessibility to areas of interest and houses must be located in close proximity to economic opportunities and social services (UN Habitat, 2009). In short this becomes an empowering process for the people. In fact housing projects in the western world countries are also faced with a serious challenge of

proximity to social services as they are located on the margins of the urban locations, which are far from social services (WHO, 2007).

2.4.6.2 The Developing countries Perspective

Most developing countries are also facing a challenge in securing qualitative houses of many of the needy people closer to social services. For example, a large number of houses in Malawi are reported to be located in areas of inadequate access to social services (UN Habitat, 2011; Mud Africa, 2012). This researcher thinks that this scenario is very bad given the vulnerability of the people in the face of many social evils and poverty related problems. This researcher thinks that governments of developing countries should consider bringing social services closer to these needy people as a priority.

2.4.6.3 The South African Perspective

The South African context becomes interesting to investigate whether its housing projects have located its dwellers closer to social services or not. Proximity to social services in South Africa has influenced many people to build closer to cities because they need jobs and also to access social services. Examples of such settings are apparent in Duncan village, in East London. According to Smit (1999), the findings from the study revealed that one of the common problems of the RDP houses is on location of the houses. These houses are located on the margins far from social services such as education and health. This problem emanates from poor planning by urban management. This points out the fact that even though the South African government has enacted the Integrated and Development Plan (IDP), it has failed on

the issue of dwellers proximity to social services. The IDPs have failed to consider housing in their planning with the argument that the component is the responsibility of another government department (Smit, 1999). This researcher thinks that the government needs to investigate the level of integration and partnership between government departments. This is because these departments need to work together in partnership in making sure that the needy people access social services. According to the researcher, the government also needs to raise the budget vote to at least more than 1% as well as the inclusion of housing in the IDP of local government (Smit, 1999).

2.4.7 Community Involvement in Housing Projects

2.4.7.1 Western World Perspective

The level of community participation remains the gravest gap in many countries of the world. Significant housing projects have been established in developed countries such as France and Bulgaria to meet the needs of the homeless and the needy. It is however disturbing that these programmes are challenged by lack of involvement of the communities targeted by these projects (Tsenkova, 2008). This researcher thinks that these countries need to involve their people in the administration and implementation of these housing projects.

2.4.7.2 Developing countries perspective

According to Erguden (2001), most developing countries are faced with pervasive low cost housing implementation challenges. One of the reasons for this challenge is attributed to poor community involvement. For example, in Kenya, the government's

involvement is passive because there is no visible housing administration. This also explains the poor community involvement resulting from the poor government commitment to the housing programmes. The government is thus failing to provide a humane solution to accommodate the needy in better legal housing (Noppen, 2011; Mutume, 2011). Even though these governments are signatories to the Millennium Development Goals, it appears that they are likely to fail flat in meeting some of the tenets in 2015.

2.4.7.3 South African Perspective

The RDP housing project in South Africa was designed in such a way that the targeted beneficiaries or communities should be given a platform to participate and decide on their own development. It should be a people driven process for the programme to address the expectations and perceptions of the targeted beneficiaries (Republic of South Africa, 1994). However, this issue is debatable given the many complaints on little or no community participation characterising these housing projects. On community participation pertaining to housing projects, Ogunfiditimi and Thwala conducted a comparative study between the self-help build houses in Cuba and the People Housing Process (PHP) housing project in Gauteng, South Africa (Ogunfiditimi and Thwala, 2009). The researchers obtained data from the Orange Farm, Kanana Zone 12, Doornkorn, Rieger Park and Ivory Park. Findings indicated that most of the beneficiaries were not trained by the department of housing on how to manage the construction of houses. The researchers concluded that the result was the failure of the project because little or nothing was done to capacitate the beneficiaries to participate in the implementation of the

project. The researchers recommended to the government of South Africa to consult the self-help programme of Cuba when implementing the PHP in the provision of housing (Ogunfiditimi & Thwala, 2009).

2.5 THEORETICAL OR CONCEPTUAL FRAMEWORK

The conceptual framework constitutes of concepts and ideas that help to premise the concepts of the study into a wider body of widely accepted theories on the research area (De Vos, 2005). A conceptual frame gives a convincing platform that what the researcher is investigating is part of a wider theoretical dispensation. The three frames used in this study include the basic needs approach, the human rights based approach and the social developmental approach also known as the developmental approach. These theories have been essentially chosen because they better help explain the objectives and intentions of social programmes and the way of implementation.

2.5.1 The Social Developmental Approach

There are three theoretical models that can be adopted by a government in order to provide welfare for its citizens, namely; the residual model, the social developmental model and the institutional model of welfare (Nicholas et al., 2010). Welfare includes all services provided by government ministries such as health, communication, education, water, housing, defense and security, employment creation among others. Welfare of the people includes all their basic needs and services that without them may hinder their progress and capacity to develop and participate in their own interests (Midgely, 1995; Nicholas et al., 2010).

The social developmental approach has been adopted by South Africa and is the informant framework for the White Paper for Social Welfare of 1997 (South Africa, 1997 as cited by Nicholas et al., 2010). This is the theoretical approach that was introduced in order to redress past imbalances and inequalities caused by the apartheid system and the residual model of welfare during that era (Midgely, 1995; Nicholas et al., 2010). The social developmental approach can address the needs of the once marginalized Black community, to provide fair treatment thereby liberating them socially, economically and politically. It reinforces their importance in the welfare system (Nicholas et al., 2010).

The social developmental approach is built upon five perspectives that are likely to result in effective development of people's lives and their access to basic needs and services. The first perspective is that social development approach is "rooted in a rights based approach to development" (Nicholas et al., 2010: 52). This perspective is informed by the international human rights that spell out what the people deserve. Though everyone is addressed by this approach, it emphatically gives special attention to the vulnerable, the poor and the underprivileged in the society (Nicholas et al., 2010). It is applicable within the framework of the RDP because the main focus of the programme is to enable vulnerable people to access adequate housing, which is their right as well. The second perspective argues that economic growth and social policies should be harmonized (Midgely & Sherraden, 2000; Midgely & Livermore, 1998; Midgely, 1995; 1996; 1999 as cited by Nicholas et al., 2010). This perspective holds that although economic growth is inarguably important it must be integrated within social policies that address poverty and people's lives as a whole.

This can be done through “investment” in social services such as education and housing which focus on the standard of life of people. This is to empower them to be involved and to participate in all aspects that govern their future (Nicholas et al., 2010:52).

The third perspective of this approach is the creation of an enabling environment for participation and involvement of the people as well as the state and all other stakeholders (Patel, 2005 as cited by Nicholas et al., 2010). This perspective holds that all social policies, projects and even services must create an enabling environment for other non-government players. This is because it allows efficiency and improvement of service delivery among other things. For example, developers or constructors of RDP houses should be given a flexible enabling environment in order for them to construct quality houses. The fourth perspective denote that development is based on establishing partnerships or the partnership model with other stakeholders, companies, non-governmental agencies and so forth (Nicholas et al., 2010). Partnership enables successful achievement of goals that could have been missed by one entity. For example, these RDP housing projects require partnership from and between all stakeholders and the government because it serves as a check in all areas of the projects.

The fifth perspective pertains to eradication of divisions that exist in “micro and macro practice” and implementation of approaches that focus on empowerment of the people through strength based activities that promote multi task preventive

interventions. Its “implementation” is clinched to legislation and policies (Nicholas et al., 2010:53).

Though the social developmental approach was the theory used to inform the RDP policy of 1994 and its implementation as a whole, it was not the theory used in the design of housing programmes. However, its ideological perspectives make it necessary to support other frames in this study.

2.5.2 The Basic Needs Approach

The basic needs approach is a theoretical model that relates poverty on the grounds of inability to access basic needs and services that lead to a satisfying standard of life (Jones, 1999:355; Davids et al., 2005:39 as cited by Nicholas et al., 2010). The basic needs approach advocates for satisfaction of needs to occur as an endless journey (Galtung, 1978). For example, if housing is to be provided, it should be provided with careful consideration of serving the needy in the coming years. This includes maintenance of the houses and ensured access to social amenities such as water and electricity. The survival of a human being requires basic needs such as food, clothing, safety, security, shelter, education and health among others. These needs can extend to physiological and psychological as termed by the popular scholar and guru, Abraham Maslow (Maslow, 1987).

These needs can be classified as material and non-material though the framework argues that it is subjective. The basic needs approach categorizes needs as freedom needs, security needs, welfare needs and identity needs. Security needs ensure that

the environment people are is free from various types of threats and dangers. Freedom needs envisage the crucial need for humanity to dwell in a peaceful, stable, liberated environment and the inherent ability to access goods and services such as information and participation in planning and development (Galtung, 1978).

Welfare needs are the needs that specify a mutual relationship between an actor and a dependent. The actor is expected to provide the dependent with welfare such as housing, education and health. This is a role that is played by governments for their needy people. According to this study, the RDP field of housing run by the government places the government as the actor and the person as the dependent. Welfare needs range from education, health and shelter to name just a few. According to Galtung (1978), identity needs are concerned with promotion of dignity, capability to participate and voice out in various social, economic and political forums. These needs include recreation, jobs, religion and politics. These needs if attained empower a person to cultivate social responsibility.

According to Galtung (1978), the basic needs approach identifies two types of poverty, namely absolute poverty and relative poverty. Absolute poverty entails a state or condition of poverty that occurs when a person's income is unable to meet or afford the basic needs and services. Relative poverty entails a state of poverty that is indicated when a person or family's income may be able to meet or afford the basic needs and services, but is unable to meet the standard of life of the prevailing environment, whether it's a community, suburb or village. It becomes important for a responsible government to be able to answer against the status-qou of those

sleeping in massive beds of wealth and those sleeping in shanty prepared dwellings or in severe crowded shelters. The approach advocates that every human being deserves to access this essential need.

The basic needs approach assumes that poverty is a result of lack of needs which if they are provided, poverty can be arrested. It assumes that if services required by the poor are provided to them, they will be equal to others out of the poverty circle. However this might not be true. There are crucial and critical areas to be considered such as administration, “management” of services, and the level of “sustainability” of the action which is likely to disrupt provision of basic needs and services (Nicholas et al., 2010:355). For example, in Zambia, there were boreholes that were drilled to curb the water problem, but within a short space of time, they were no longer working because the people were too poor to maintain them (Musonda, 2004:127 as cited by Nicholas et al., 2010). This shows that the basic needs approach forgets that there are “interlinked” problems to the needs that need to be addressed (Jones, 1999:12 as cited by Nicholas et al., 2010:356). However, the basic needs approach is ideally workable and effective if it is “designed” by the people “and for the people” (Nicholas et al., 2010:356).

2.5.3 The Human Rights Based Approach

The human rights based approach advocates that there is a reciprocal relationship between the government and the citizens or the people. According to the UNDP (2006), the citizens or the people are the right holders who are entitled to enjoy full benefit of the right/s, and the government is the duty bearer that should ensure,

promote and create an enabling environment for the realization of the right/s. The human rights based approach shows that the duty bearer in this case, the government of South Africa, is expected to protect, promote and fulfill the duty of providing adequate housing to the millions of homeless South Africans. The protection and promotion of this right is expected to meet the expectations of the right holder to uphold the dignity and self-worth among other things (UNDP, 2006; South African Human Rights Commission, 2004). It is legally regarded that if a right is deprived this constitutes violation of rights (UNDP, 2004).

According to the United Nations Declaration of Human Rights (UNDHR) of 1948, rights are universally regarded legal instruments that spell out the duty and responsibility of the government towards its people. Access to housing is also a right that is recognized by most governments all over the world. To support this commitment, these governments have gone a step further to include this right in their respective countries' constitution and legal instruments (UN Habitat, 2001). For example, the Constitution of South Africa spells out that everyone has right to access adequate housing and the state or government must ensure the progressive realization of this right (Republic of South Africa, 1996).

The ensured access to quality and adequate housing promotes self-reliance, participation, and even healthy environments, whilst poor quality and inadequate housing pose, huge threats to people's health and limits their participation in various facets of development (Fredricksson & Patarie, 2006). This therefore implies that qualitative and adequate houses should leave feelings of dignity to the beneficiaries

(Fredricksson & Patarie, 2006). This researcher thinks that dignified housing possesses basic essential services for the inhabitants such as adequately spaced houses that have access to services such as clean water, electricity and social services. Therefore, adequacy and quality become standards to measure the fulfillment of this right as well.

The human rights based approach alone cannot fit to be main theory to better explore the extent to which the RDP housing objectives meet needs of the targeted beneficiaries. This researcher thinks that since it was adopted to a lesser extent in formulating the RDP, it is also not applicable to be applied to a greater extent, but since the access of housing is a right it therefore becomes necessary to adopt it (UNDP, 2006). According to the UN Habitat (2001:01) the human rights based approach has significant roles that it performs in the wellbeing of people such as to;

- Protect and empower the poor and the homeless
- Promote security of tenure and residential stability
- Promote access to housing resources
- Combat homelessness
- Stop forced evictions and discrimination in the housing sector; and
- Facilitate access to remedies in case of violations of these rights.

These significant roles also place the theory in a suitable position to explain the problems surrounding provision of housing under the RDP. Lastly, these three frames discussed above will serve to support and reinforce one another in analyzing

the effectiveness of housing provision under the RDP of 1994 as they all have limitations and strengths, though the basic needs theory is the main theory used in this study.

2.6 CONCLUSION

This chapter has given an account of RDP housing challenges and the global housing policy environments from other projects. The researcher is convinced that very little has been done by the research enterprise on investigating the effectiveness of the RDP housing programme of 1994 to serving the needy; as well as measuring the perceptions of the targeted beneficiaries towards the RDP housing project. Most empirical studies have focused on investigating RDP housing with respect to corruption or actions by the beneficiaries. Also, none has approached this project from the social work research perspective to measure perceptive levels of beneficiaries and the extent to which the RDP housing programme meets its objectives and the needs of the targeted beneficiaries.

Social Work becomes very relevant because housing forms issues that have to do with the normal social functioning of the people. For example, there are related possible problems associated with poor access to quality and inadequate housing such as prostitution, drug abuse, and child headed households, crime and many other social evils. It takes a research of this kind to unearth these factors and expose the realities with the objective to fill in these gaps. However, this study does not seek to devaluate other previous studies, but it seeks to support and consult any empirical information that explains any phenomena obtained in the field. The following chapter

will discuss the methodology, research design, sampling and sampling strategies, ethical considerations that were adopted and utilized in gathering data for this study.

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 INTRODUCTION

This chapter explains the manner in which the data was collected; the research design, methods of data collection, research instruments, population under study, sampling and sampling procedure, data collection process and ethical issues that were adopted and applied for this study to avoid ethical lapses.

3.2 METHODOLOGY

According to Durrheim (2006), the term methodology refers to the methods that the researchers utilise in carrying out a research; while according to Neuman (2006), these methods can either be qualitative, quantitative or triangulation of both qualitative and quantitative methods. The ontology of this study was triangulative because both qualitative and quantitative designs were utilized. Triangulation of both qualitative and quantitative enabled the researcher to explore, assign and establish meaning as well as to unearth the quantified magnitude of the extent to which the RDP housing project meets the needs of the targeted beneficiaries in South Africa. In a nutshell methodology of this study consists of research design, method of data collection and data analysis.

3.3 RESEARCH DESIGN

According to Durrheim (2006:34),” research design is a strategic framework for action that serves as a bridge between research questions and the execution or implementation of the research”; while Creswell (2009:05) defines research design as, “the plan or proposal to conduct research that involves the intersection of philosophy, strategies of inquiry and specific methods”.

This study triangulated both qualitative and quantitative approaches with qualitative approach being dominant while quantitative approach was less dominant. The research design was explorative, descriptive and explanatory. The qualitative design took the form of a case study while the quantitative took the form of a mini survey. The triangulation approach enabled the study to get a qualitative deeper meaning of housing issues, to measure the perceptive level of satisfaction experienced by the beneficiaries while the quantitative approach was pivotal to present the quantitative magnitude of the problems and challenges. The critical goal of triangulation is to enhance increased result reliability and validity as different data collection methods serve to reinforce, confirm and validate one another (De Vos, 2005).

3.4 METHOD OF DATA COLLECTION

This section of the study explains the procedures and or processes that were adopted in collecting data. It looks at population under study, the unit of analysis or the sample size, research instruments and sampling and sampling procedure.

3.4.1 Methods of Data Collection

The following research methods were utilised in this study because of their applicability and usefulness in a study whose research approach is to investigate fewer samples and for the purpose of gathering in-depth knowledge or data.

➤ In-depth Interviews

In-depth interviews were adopted to collect in-depth data on views, perceptions and thinking of RDP houses' beneficiaries through the guidance of an interview schedule as a data collection tool. This research utilized unstructured interviews. The study utilized in-depth interviews for individual participants and these were particularly useful to this study because they encouraged the participant to respond freely and for the researcher to probe for more data capturing. They also enabled the participant/s to develop interest and bring in other emergent but relevant issues the researcher did not know (Greeff, 2005). The process of collecting information using this method involved presenting the participant with a warm and welcome environment that was comfortable. Although the order of questions was respected, the researcher was flexible so that the participant could be free to answer any question in the order they viewed appropriate. Proper attention was given by the researcher to avoid boredom, repetition and to keep the interview focused (Greeff, 2005). The researcher attempted to make meaning of the data by writing notes or interpretations immediately after the data collection exercise (Greeff, 2005).

➤ **Key Informants Method**

The key informant method was adopted to collect data from the responsible and knowledgeable personnel in provision and access of RDP Houses situated at Fort Beaufort in Nkonkobe Municipality. According to De Vos (2005), key informants are especially important in this study to explore their perceptions on the Alice Golf Course Housing Project.

➤ **Participant Observation**

This study also utilized participant observations. These were especially useful in this study to make meaning of the participants' attributes such as, their feelings, attitudes and gestures (Creswell, 2009). They were especially important to capture observed phenomena, temperament and mood of the participants as noted by Kang'ethe, (2010) which might also reinforce and add to the collected information from questionnaires and in-depth interviews.

➤ **Mini Survey**

This study adopted a mini survey to collect quantitative aspects of the extent to which beneficiaries are satisfied with the housing project and the meeting of their needs. A survey is especially useful as it 'sample many respondents' in a study (Neuman, 2006).

3.5 RESEARCH INSTRUMENTS

➤ Interview Guide

In order to gather relevant information on housing, this study adopted an interview guide with unstructured questions. This tool guided the researcher in the administration of in-depth interviews with RDP housing project beneficiaries in Alice, the social worker and the key informant. Three sets of interview schedules were developed; one for the social worker; one for the RDP beneficiaries and the other for the RDP housing administration representative. All the interviews were face to face and they were tape recorded for transcriptions after the interviews. Note taking was also done especially to capture gestures, feelings and temperaments. The interviews with the RDP housing administrator were conducted at their offices in Fort Beaufort. The interviews with the RDP beneficiaries were conducted at their houses in Alice Golf Course. The interview with the social worker was conducted at their offices in Alice Town.

➤ Questionnaire

This study made use of a closed ended questionnaire using likert-scale designed questions to measure the level of satisfaction of beneficiaries on the RDP houses. The questionnaire was divided into five sections namely section A, B, C, D and E. Section A carried questions that are meant to capture the demographic aspects of the respondents such as age, gender, and race to name just a few. The responses generated from questions in this section are specifically important as they point out the background of the beneficiaries of the RDP houses in Alice Golf Course Housing Project. Section B had questions related to income and access to the RDP house.

These questions are essentially important as they unearth the challenges associated with access to RDP houses. Section C is concerned with the beneficiary's perceptive level of the building components of the RDP house. This is an important concept to measure the perception of the people concerning the quality of provisioning of the building components such as windows and floors among other things. Section D questions focused on finding out the proximity of the beneficiary's RDP house from areas of social and economic functions. Such questions would validate whether the location of RDP housing projects accommodates the needs of the beneficiaries to access social and economic functions easily such as banking and educational facilities. Section E carries questions that measure perceptions of beneficiaries concerning service delivery in Golf Course RDP houses tapping into issues such as sewerage, water pipes and even consultative meetings by the RDP administration.

3.6 POPULATION UNDER STUDY

Population under study is the entire group from which a researcher draws samples from (Neuman, 2006). The chosen research population carried the desirable research attributes such as RDP housing project information, their perceptions of the government implementation of the housing projects among other things. The population under study was all the Golf Course RDP house beneficiaries. This population is in Alice Town of Nkonkobe municipality of Amatole District in the Eastern Cape Province of South Africa (Amatole District Municipality, 2011). This population was right as they are people who have the RDP house. This population consists of all administrators concerned with the affairs of the Golf Course RDP houses such as RDP housing administrators, social workers among others.

3.7 SAMPLING AND SAMPLING PROCEDURE

In this part of the study sampling techniques and sampling procedures that were adopted in this study are explained.

3.7.1 Sample Selection

The study adopted both probability and non-probability sampling methodologies in selecting its participants by using simple random and stratified sampling techniques for the questionnaires and purposive sampling for the interviews. Simple random sampling is a type of probability sampling that assigns numbers to units of a population and then a set of random numbers are produced and units with those numbers are selected (Babbie, 2010). Non probability is the opposite of probability as it is specifically utilized where probability theory cannot be utilized. Non probability purposive sampling was utilized in selecting samples for the key informant method and for the in-depth interviews with beneficiaries. Purposive sampling technique is very useful as it leads to the researcher investigating the samples with the expected desirable attributes (Neuman, 2006).

The cases that were selected were “unique” to the research problem (Neuman, 2006: 222). The participants that were selected were chosen in order to answer or to align with the purpose of the study (Creswell, 2009). Stratified sampling technique is a method for obtaining a greater degree of representativeness by decreasing the probability sampling error. Since the sampling theories show that an error is reduced by a larger sample and also by a homogenous population thus stratified sampling does not sample from the total population but the ‘researcher ensures that

appropriate numbers of elements are drawn from homogenous subsets of that population' (Babbie, 2010:231). Since the total number of RDP houses in Alice Golf Course is 1233. This population was divided into five strata using the existing feeder roads between the houses and then samples of four houses were randomly selected using the simple random sampling technique from the strata. Stratified sampling technique and simple random sampling technique were especially useful for this study because they give a better representation of the research population (Neuman, 2006).

3.7.2 Sample Size or Unit of Analysis

A sample can be defined as a smaller selection of the total population from which investigations will be conducted (Neuman, 2006). The sample size or unit of analysis is the focus units of investigation with the attributes that validate the study or the actual number from each category of participants that will form the study. The sample size and unit of analysis are hereby presented in the Tables 3.1 and Table 3.2. The sample size described in Table 3.1 and Table 3.2 was arrived at through consultation with the supervisor and because of financial constraints the researcher had to select a sample size that could be managed within the shortest time possible.

The sample selection criteria were informed by the following factors:

- One being of residents of the Golf Course RDP housing project
- One being a South African citizen
- One being an RDP Housing Administrator serving the Gold Course Housing Project

- One being a social worker serving the Golf Course Housing Project

Table 3.1 Interview Table

Number	Type of Data Collection method	Interview Sample	Samples Interviewed
1	In-depth Interview	RDP beneficiaries	20
2	In-depth Interview	Social worker	1
3	Key Informant Method	Representative for Alice RDP housing Administration	1
Total			22

Table 3.2 Mini Survey Self-Administered Questionnaire

Number	Questionnaire Sample	Sample scale
1	RDP Beneficiaries	50
Total		50

3.7.3 Sampling Frame

A sample frame describes the “basket” or “inventory” of all the population with attributes that the researcher endeavors to investigate. The sample frame ensures that only samples with attributes close to what the researcher wishes to investigate; or only those samples in the targeted research domain are included in the study (Neuman, 2006:219). The sampling frame for this study comprised of 1233 houses currently constructed on the Alice Golf Course RDP housing Project.

3.7.4 Data Collection Process

To expedite the data collection process, the researcher was assisted by one research assistant that also doubled as an interpreter as most data was collected in IsiXhosa language. However those who are English literate were interviewed in English. The permission to collect data from the participants was sought before data collection began. All the data from in-depth interviews was audio taped and transcribed later on after the interview.

3.7.5 Data Presentation and Analysis

Data analysis means a search for patterns in data recurrent behaviors, objects, or a body of knowledge (Creswell, 2009: Neuman, 2006). Since this study triangulated both qualitative and quantitative approaches, qualitative and quantitative data analysis processes were utilized. This study adopted content thematic analysis for qualitative data analysis. Qualitative data analysis involved the categorization, grouping, rearrangement and ordering of data through coding. This data was in words, gestures, proverbs, concerns, exclamations as given by the participants in the field. In qualitative data analysis, data collection and data analysis occur concurrently which means analysis occurred even as data was being collected and after data collection. This is so because theory is grounded and emerges through the data collection process.

The following steps adapted from Patton (2002:432) as cited by De Vos (2005:333) were followed in analyzing qualitative data.

- Planning for recording of data.

- Data Collection and preliminary analyses
- Managing and organizing the data
- Reading and writing the memo
- Coding the Data
- Testing the emergent understandings
- Searching for alternative explanations
- Representing and, visualizing (i.e. writing the report)

Quantitative data analysis was made possible using Statistical Package for Social Sciences (SPSS). For quantitative data analysis, it involved the process of translating raw data into a family of codes and then translating the dummy data for analysis using SPSS into tables and graphs for visual explanation and for interpretation. SPSS is a package that is essentially useful as it assigns and demarcates raw data into variables that can be presented graphically or in table form. It can also present data through cross tabulation or through descriptive statistics that also shows pertinent answers as to the average and the mean among other things (Neuman, 2006). This package was essentially chosen because of its tacitness in analyzing and presenting data as compared to other data analysis methods.

3.8 ETHICAL CONSIDERATIONS

Ethical issues are widely regarded principles that demarcate the best acceptable professional conduct in carrying out a research, safely, fairly and with integrity whether in data collection, or in data analysis, to avoid ethical lapses (Strydom,

2005; Thomas and Hodges, 2010). These ethical lapses range from emotional or physical harm, and even coercion among others. This study took cognizance of ethical considerations to avoid ethical lapses and the ethical considerations that were applied are explained in this part of the study.

- **Informed consent**

All participants in this study were not forced and proper informed consent was sought from the study participants prior to the study kick off. An informed consent paper or document was given to participants to read and understand the meaning of the research and their participation and afterwards they consented by signing to agree to participate. The copy has been attached as Appendix D Copy of Singed Informed Consent Form. The study participants were aware that they were going to be tape recorded by the researcher.

- **Permission**

Legal authority to embark on the research and permission to collect the data was sought from the relevant “gate keepers” in the community namely; the ward councilor of Alice town, and through filling in ethical clearance forms from the University of Fort Hare. The University of Fort Hare ethical clearance was applied for though it was explained later it was not mandatory in the data collection process.

- **Human Dignity and Human Rights**

Participants were treated with dignity and their human rights to withdraw from the proceedings any time they deem was respected. There was no coercion to participants or any form of behavior to deprive or reduce their dignity.

- **Privacy and Confidentiality**

Information that was obtained from participants would not disclose their personal details or anything they were uncomfortable with but every aspect of data collection was treated with confidentiality and anonymity. According to Thomas & Hodges (2010) whatever information that is collected from the participants, whether sketches or notes of what they said should not reveal any personal identification of the participants.

- **Transparency**

All participants of the study were informed of the research objectives and purpose so that they were aware of what the study is all about and any question they had was clarified. It is a moral research fabric expected of researchers to conduct research 'truthfully' and not to intentionally or 'knowingly' falsify information (Gomm, 2008). The researcher utilized questionnaires and interviews for the study population in order to corroborate that collected data to ensure transparency.

3.9 CONCLUSION

This chapter was a synergy and a pivotal inquiry to explain the methodological component of how the data collection issues were planned and carried out. It was strongly influenced by the research problem, objectives and questions as it sought to answer these issues. The following chapter discusses the presentation of the findings for both qualitative and quantitative data collected in this study and the analysis thereof.

CHAPTER FOUR

DATA ANALYSIS, INTERPRETATION AND PRESENTATION OF FINDINGS

4.1 INTRODUCTION

This chapter presents the data analysis, interpretations and the findings from the data collected from study participants. 22 participants of this study included 20 beneficiaries of the RDP houses, a social worker and an RDP administrator who were subjected to one-on-one interviews; and 50 participants answered a questionnaire.

4.2 BIOGRAPHICAL INFORMATION OF STUDY PARTICIPANTS

4.2.1 Age distribution of study participants

The findings from this study indicated that most participants were in the age range categories of 36-50 years (38%); 20-35 years (36%); 51-65 (14%); 66-80 (8%) and 14-19 categories with 4% (see Table 4.1 and Figure 4.1).

Table 4.1: Age of participants

No	Age range (in years)	Frequency	Percentage
1	14-19	2	4.0
2	20-35	18	36.0
3	36-50	19	38.0
4	51-65	7	14.0
5	66-80	4	8.0
6	Total	50	100.0

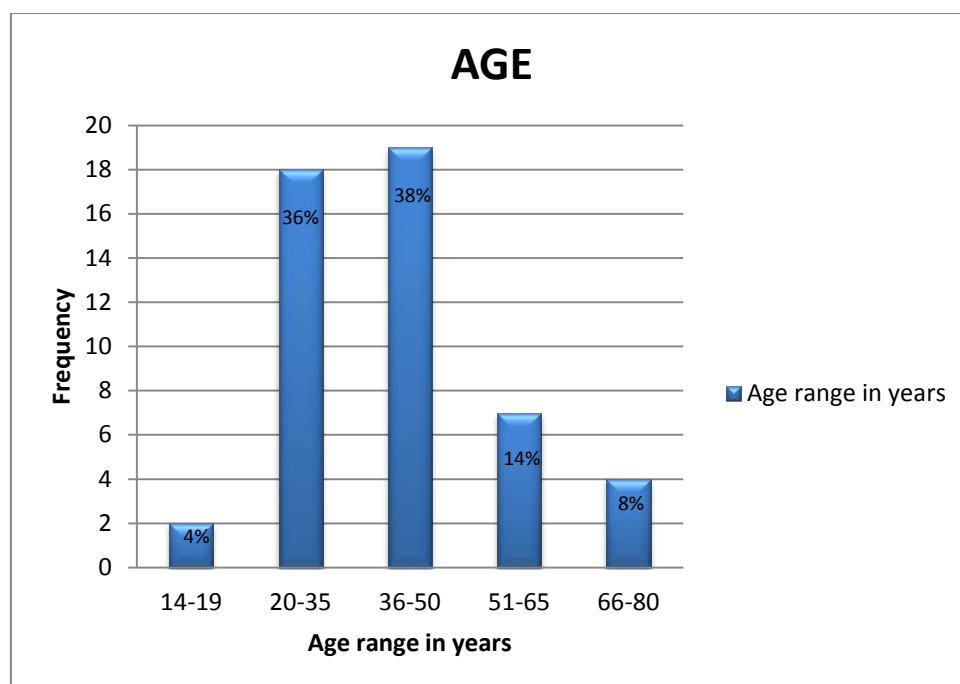


Figure 4.1: Age Distribution of respondents

4.2.2 Gender and Race of study participants

The findings from this study revealed that 38% of the participants subjected to questionnaires were males whereas 62% were females. Those participants that indicated they were black and coloured were 88% and 12%, respectively (see Table 4.2 and Figure 4.2). These findings indicate that there were more women heading

these houses as compared to males and also that the majority of the residents were blacks as compared to a few coloured people.

Table 4.2: Gender of the Study Participants

No	Race	Frequency	%	No	Gender	Frequency	%
1	Black	44	88.0	1	Male	19	38.0
2	Coloured	6	12.0	2	Female	31	62.0
3	Total	50	100.0	3	Total	50	100.0

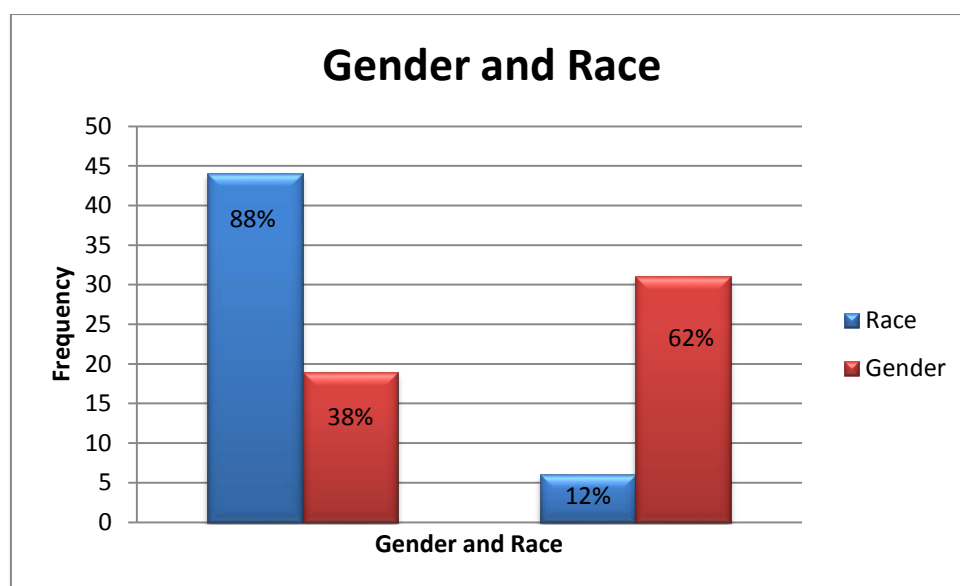


Figure 4.2 Gender and Race of study participants

4.2.3 Marital Status of study Participants

The findings from this study indicated that 60% of the participants were single while those who were married were 28%. The widowed constituted 6%. For the participants who indicated they were either divorced, widowed or separated each group scored 2% (see Table 4.3 and Figure 4.3). The fact that most participants were single could have a bearing on poverty as most of the single parents in many

countries of the developing world are usually burdened with challenges of nurturance and sustaining their families.

Table 4.3: Marital status

No	Marital Status	Frequency	Percentage
1	Single	30	60.0
2	Married	14	28.0
3	Divorced	1	2.0
4	Widowed	3	6.0
5	Windowed	1	2.0
6	Separated	1	2.0
7	Total	50	100.0

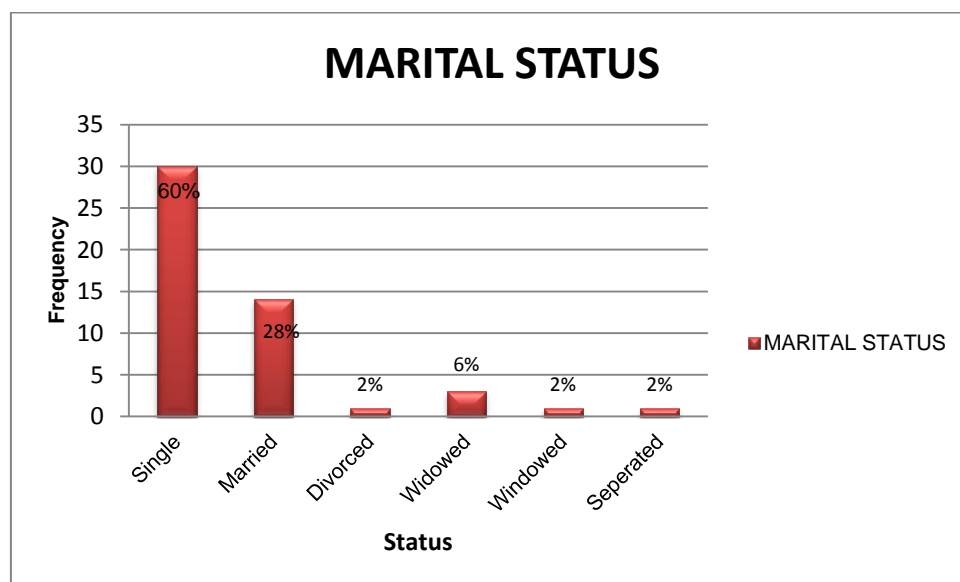


Figure 4.3 Marital Status

4.2.4 Occupation of study participants

The findings from this study revealed that 52% of the participants were unemployed; 32% were employed; 6% were casual labourers; 8% were students; and 2% were self-employed (see Table 4.4 and Figure 4.4). According to this researcher, the fact

that most participants were unemployed should prompt the government to critically come up with measures or strategies to assist these people to get employment /or help to start small scale businesses. The high unemployment rate in these estates could also greatly contribute to high rates of crime.

Table 4.4: Occupation of study participants

No	Occupation	Frequency	Percentage
1	Employed	16	32.0
2	Unemployed	26	52.0
3	Casual	3	6.0
4	Self	1	2.0
5	Student	4	8.0
6	Total	50	100.0

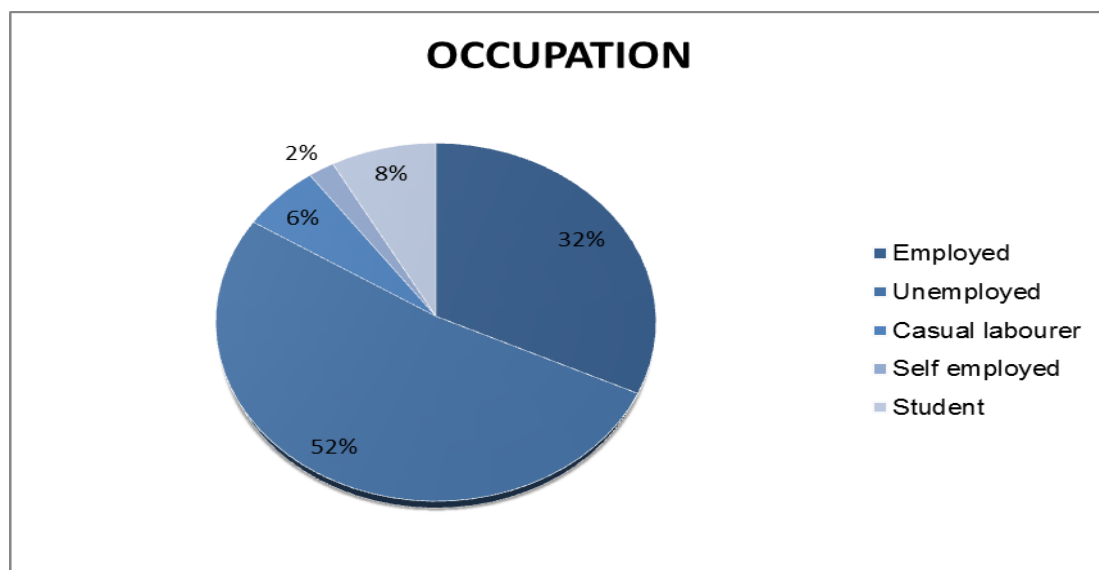


Figure 4.4: Occupation of the respondents

4.2.5 Number of Dependants per Participant

The findings from this study also indicated that 44% of the participants had 1-2 dependants; 32% had 3-4 dependants; 14% had 5 or more dependants; while 10% had no dependant (see Table 4.5 and Figure 4.5). These findings indicate that most participants had more than one dependant which also puts pressure on the small RDP house. It is this researcher's thinking that the size of the house allocated to the beneficiary/ies should consider the number of the dependants one has. Otherwise, the current arrangements in Golf Course estate and elsewhere where all the houses are of one-size-fit all does not adequately address the housing challenges among the beneficiaries.

Table 4.5: Number of Dependants

No	Number of Dependants	Frequency	Percentage
1.	1-2	22	44.0
2.	3-4	16	32.0
3.	5 or more	7	14.0
4.	No dependant	5	10.0
5.	Total	50	100.0

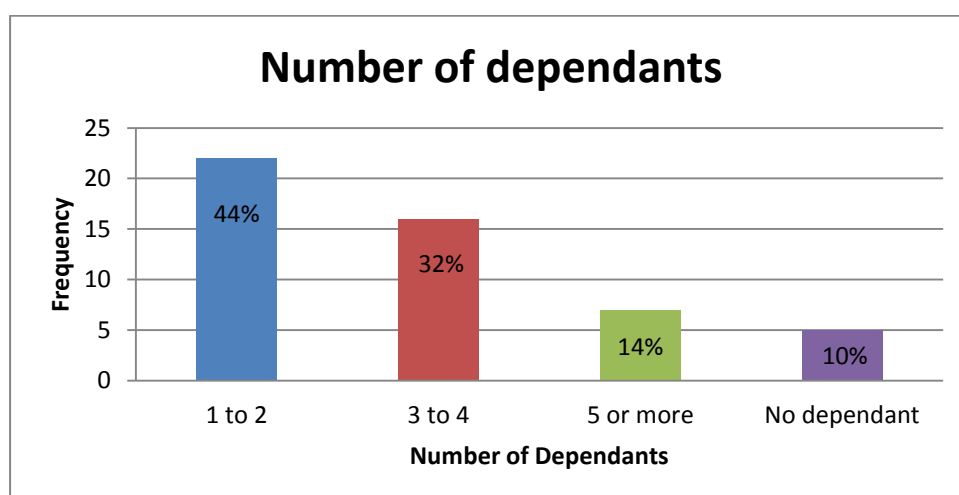


Figure 4.5: Number of dependants

4.2.6 Status of ownership of the RDP houses

The findings from this study revealed that 48% of the participants were beneficiaries; 16% were tenants; 34% were accommodated; while 2% were classified as others (see Table 4.6 and Figure 4.6). These findings indicate that more than 50% of the houses were owned by beneficiaries who were not living there and therefore had either rented the houses or had relatives or friends living in their houses. This raises a great concern over the allocation of these houses as well as the use of the houses as they are meant for poor people to reside in them. This is against the original 1994 RDP policy that was meant to benefit the poor people of South Africa.

Table 4.6: Status of ownership of the RDP houses

No	Status of ownership	Frequency	Percentage
1	Beneficiary	24	48.0
2	Tenant	8	16.0
3	Accommodated	17	34.0
4	Other	1	2.0
5	Total	50	100.0

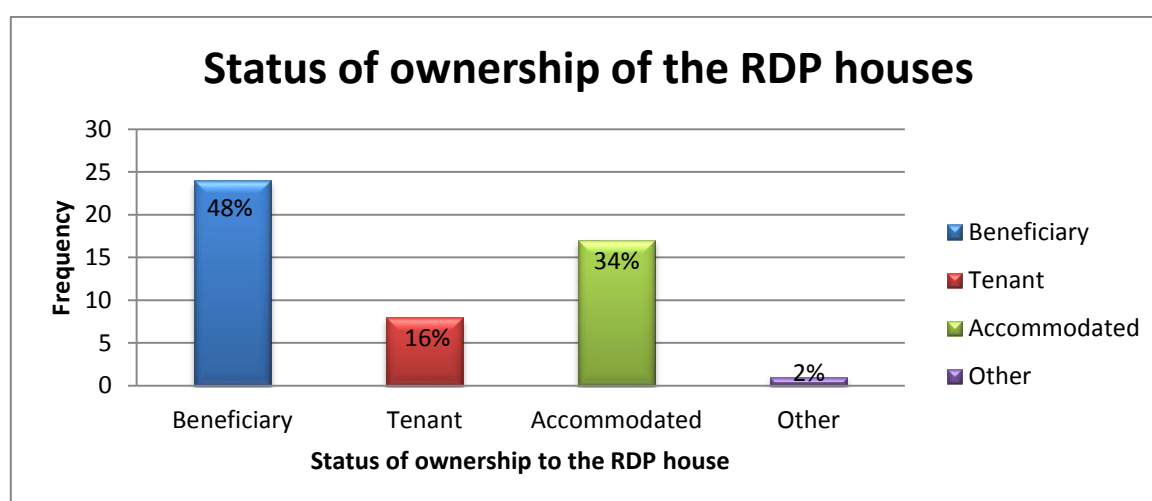


Figure 4.6: Status of ownership of the RDP houses

4.3 POOR QUALITY OF THE HOUSES

The findings from this study revealed that beneficiaries were not happy with the quality of their houses. The findings on quality of houses revealed that 74% of the participants indicated that the windows were poor quality; 10% indicated they were fair; and 16% indicated they were good. As pertaining to the quality of the walls, those participants who described them as poor, fair and good, were 76%; 8%; 16% respectively; and those participants who described the toilets as poor, fair and good were, 58%; 26%; and 16% respectively.

The findings from this study also revealed that 82% of the participants indicated that the doors were poor; 10% indicated they were fair; and 8% indicated they were good. As pertains to the quality of the floors, those participants who described the floors as poor, good and fair were, 72%; 14%; and 14% respectively; while those participants who described the roofs as poor, fair and good were 72%; 18% and 10% respectively (see Table 4.7 and Figure 4.7). These findings were corroborated by the following qualitative sentiments from beneficiaries who were subjected to one-on-one interviews.

"We have to put wire and paper by the windows to keep them closed; we wonder what kind of windows they are?"

"It is so difficult living with these toilets. There is no water to flush them".

"The material of the toilets is not strong, the handles are breaking and we don't know how to fix them and these toilets are supposed to be outside since it's a one roomed house it causes a lot of discomfort".

"At least the government must change the construction company because these construction companies used less cement and more sand which resulted in weak and very poor walls".

“These companies are not right, these houses are too poor”.

“These companies must not come back again; they have caused a lot of mess”.

“Look at the direction the doors are facing. These companies are very bad!!!!”.

This researcher agrees with the findings that the houses never met the beneficiaries' expectations, as well as policy expectations as spelt out by the 1994 RDP policy. This explains why many RDP housing beneficiaries in different parts of the country have taken government to tasks through numerous strikes on deplorable conditions of the RDP houses.

Table 4.7: Perceptions on Quality of RDP houses

No	Quality of windows	Frequency	%		No	Quality of roofing	Frequency	%
1	Good	8	16.0		1	Good	5	10.0
2	Fair	5	10.0		2	Fair	9	18.0
3	Poor	37	74.0		3	Poor	36	72.0
4	Total	50	100.0		4	Total	50	100.0
No	Quality of Toilets	Frequency	%		No	Quality of floors	Frequency	%
1	Good	8	16.0		1	Good	7	14.0
2	Fair	13	26.0		2	Fair	7	14.0
3	Poor	29	58.0		3	Poor	36	72.0
4	Total	50	100.0		4	Total	50	100.0
No	Quality of walls	Frequency	%		No	Quality of Doors	Frequency	%
1	Good	8	16.0		1	Good	4	8.0
2	Fair	4	8.0		2	Fair	5	10.0
3	Poor	38	76.0		3	Poor	41	82.0
4	Total	50	100.0		4	Total	50	100.0

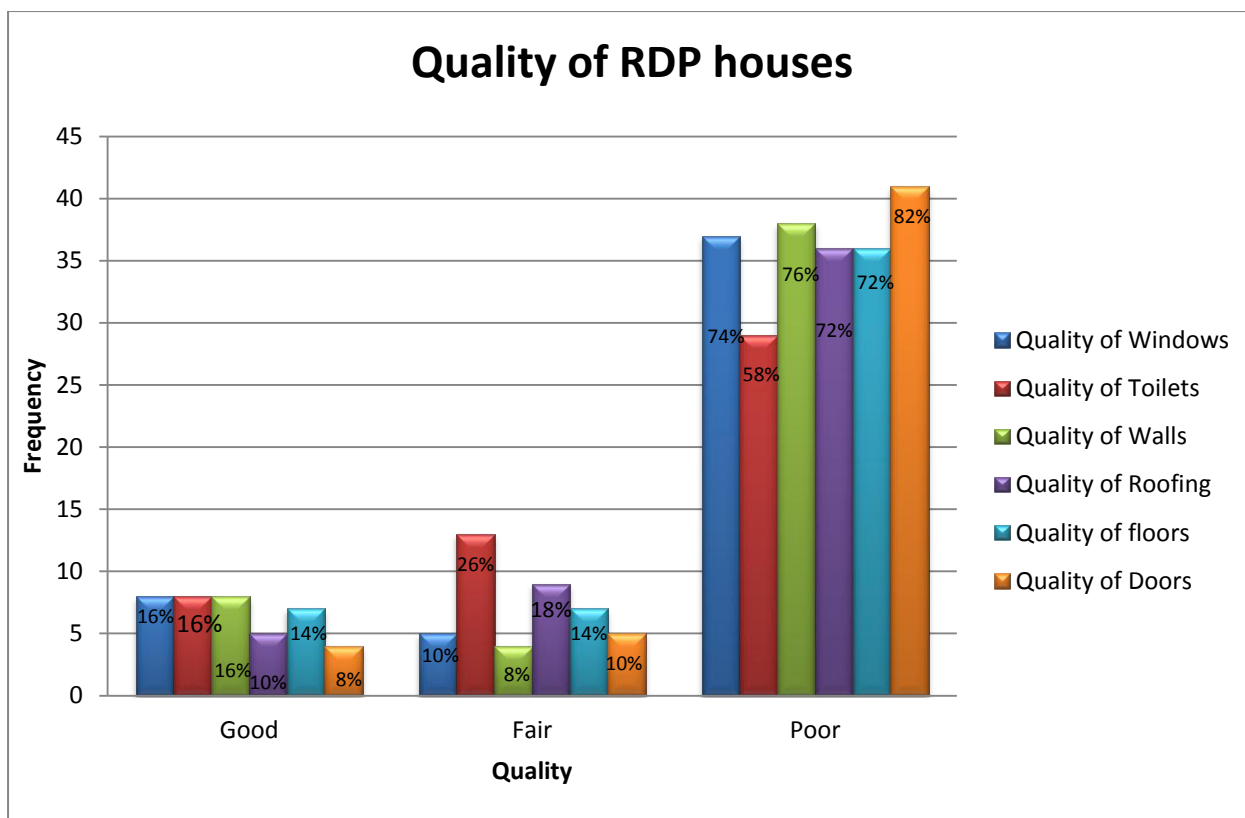


Figure 4.7: Perceptions on quality of RDP houses

4.4 CORRUPTION IN HOUSE ALLOCATION

The findings from this study revealed a lot of discrepancies surrounding house allocation and administration. Participants indicated there was immense corruption in allocation of RDP houses. Those participants that indicated the level of corruption was high and low were 86% and 14% respectively (see Table 4.8 and Figure 4.8). These perceptions were corroborated by the following qualitative sentiments from the beneficiaries who were subjected to one-one-one interviews.

“These houses were given to people with money. We who are poor, you will be told there is something wrong with the computer but those with money get these houses before us”.

“It’s totally wrong what is happening because people working for the government are buying these houses or even bribing the officials while the

people who are supposed to have these houses are still struggling to find shelter”.

This researcher thinks that the government has not been able to address corruption surrounding the allocation of RDP houses in Golf Course. This researcher thinks that the goal of allocating houses to the poor and the deserving has changed goal posts, with those undeserving but with money being allocated these houses that were meant for the poor. This is perhaps why many owners of the houses have leased them as they have other accommodation elsewhere and are working comfortably, especially in government offices. This researcher calls for an investigation of the economic status of many owners.

Table 4.8: Perceptions on the level of corruption

No	Level of Corruption	Frequency	Percentage
1	Low	7	14.0
2	High	43	86.0
3	Total	50	100.0

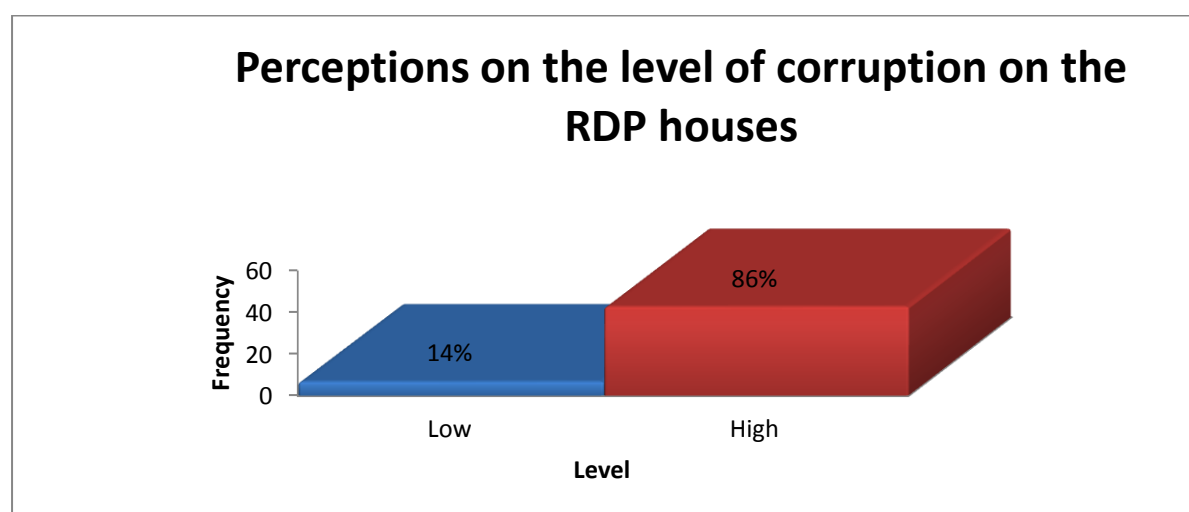


Figure 4.8: Perceptions on the level of corruption on the RDP houses

4.5 SERVICE DELIVERY GAPS

4.5.1 Lack of clean water services

The findings of this study on access to clean water services revealed that, 92% of the participants indicated there was no clean water provided to them; while 8% had access to clean water (see Table 4.9 and Figure 4.9). These findings were corroborated by the following sentiments and lamentations:

“The whole community is being served by one tank and we are forced to queue even at night and bear in mind that everyone will be carrying a 25 litre container. The shortage of water forces us to fill everything with water. As you can see, the whole room is filled with 25 litre containers full of water and if you

don't have those 25 litre containers, you will thirst until you die. It's painful and my situation is very serious of this water life".

"When you drink this water from the tank you will definitely have a running stomach and it makes our children sick".

"If we ask the municipality to help us with water they refer us to East London because water issues are handled at East London. We can't even afford to buy bread, how then can we afford to go to East London?".

This researcher thinks that it is urgent that clean water is availed. This is because absence of it could mean escalation of waterborne diseases. With the poverty that most RDP dwellers live in, this could throw their life into serious health predicaments

Table 4.9: Access to clean water services

No	Access to clean water services	Frequency	Percentage
1	Provided	4	8.0
2	Not Provided	46	92.0
3	Total	50	100.0

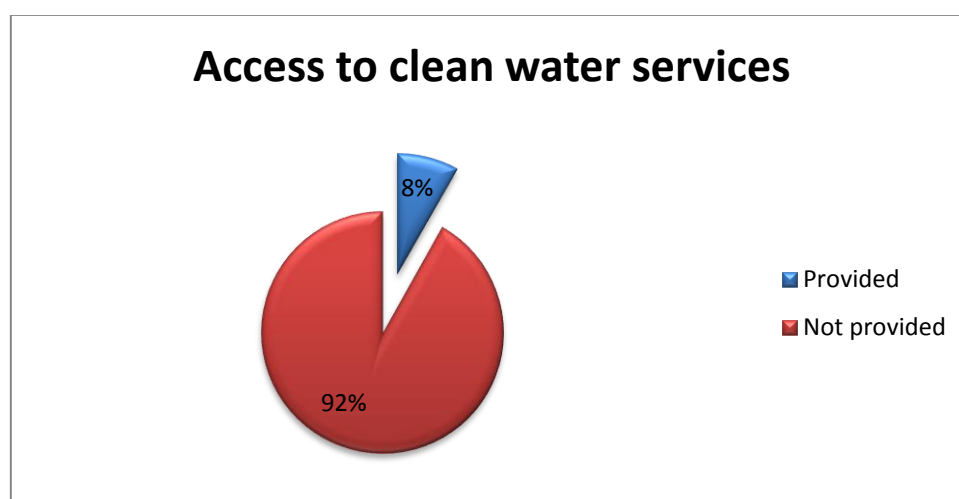


Figure 4.9: Access to Clean Water services

4.5.2 Inadequate size and spacing of the RDP house

The findings of this study also indicated that the participants were dissatisfied with the inadequate spacing and small size of the RDP houses. The findings revealed that 80% of the participants indicated that the spacing in the house was inadequate; 16% indicated the spacing was adequate; and 4% indicated the spacing was very adequate. Those participants that indicated the size of the house was very small, small and large 32%; 64%; and 4% respectively (see Table 4.10 and figure 4.10). These perceptions were corroborated by the following qualitative sentiments of beneficiaries that were subjected to one-on-one interviews:

“I was disappointed to find out that the house is too small and it is not portioned into rooms and also that I won’t have a kitchen”.

“There is no space in this house because we are just packed and I don’t know how the government expect us to survive”.

“It’s pathetic I stay with my kids and my in-laws and you can imagine how we survive in a one roomed house”.

This researcher thinks that the government has not managed to fully commit itself to provide adequately spaced and better sized housing for its people. This goes against the 1994 RDP house policy. The challenge of inadequate housing space also amount to inhumane kind of living. It is also against health standards and culturally inappropriate for larger families to live in a one roomed house. The government should commit itself to give South Africans a better standard of living. They deserve a better life.

Table 4.10: Perceptions on Space Adequacy and Size of the RDP house

No	Space Adequacy	Frequency	%	No	Size	Frequency	%
1	Very Adequate	2	4.0	1	Large	2	4.0
2	Adequate	8	16.0	2	Small	32	64.0
3	Inadequate	40	80.0	3	Very small	16	32.0
4	Total	50	100.0	4	Total	50	100.0

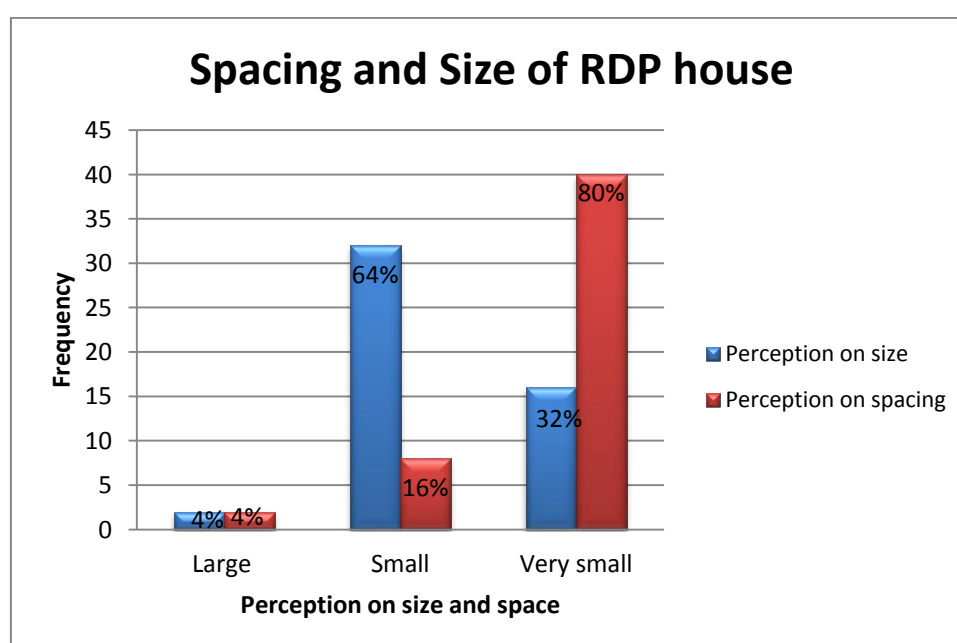


Figure 4.10: Perceptions on spacing and size of RDP house

4.6 SAFETY OF BENEFICIARIES IN GOLF COURSE

The findings from this study revealed that participants were not happy with the alarming levels of social ills around Golf Course RDP houses. The findings revealed that 42% of the participants indicated that the level of house breaking and burglary was very high; 52% indicated it was high; and 6% indicated it was low. Those

participants that indicated that the level of drug abuse was very high, high and low were 46%; 40%; and 14% respectively. As pertains alcohol abuse, those participants that indicated it was very high, high and low were 44%; 48%; and 8% respectively. The findings from this study also revealed that those participants that indicated that sexual abuse was very high, high and low were 36%; 32% and 32% respectively. This means that more than 60% indicated that the level of sexual abuse was either high or very high (see Table 4.11 and Figure 4.11). These perceptions were corroborated by the following qualitative lamentations and sentiments of beneficiaries that were subjected to one-one-one interviews:

“The level of housebreaking and burglary in Golf Course is very high. We are not safe and we are uncertain about our property ”.

“There is too much drug abuse and we can see that we are not going anywhere as a country with this kind of drug abuse”.

“My neighbor was almost raped. They target especially older women because they stay alone and they can be raped or killed”.

“There is a lot of alcohol abuse going on here. People are not employed and they follow these community beers and a lot of bad things happen there”.

This researcher thinks that the government has not secured the beneficiaries of these houses with services and mechanisms to address and mitigate social ills. These social ills pose immense challenges to the empowerment of the people as they are likely to promote a vicious cycle of poverty. It raises a serious question as to how effective are the South African social policies in addressing social problems in the communities generally.

Table 4.11: Perceptions on the social ills in Golf Course

No	Drug Abuse	Frequency	%	No	Alcohol Abuse	Frequency	%
1	Low	7	14.0	1	Low	4	8.0
2	High	20	40.0	2	High	24	48.0
3	Very High	23	46.0	3	Very High	22	44.0
4	Total	50	100.0	4	Total	50	100.0

No	Housebreaking and Burglary	Frequency	%	No	Sexual Abuse	Frequency	%
1	Low	3	6.0	1	Low	18	36.0
2	High	26	52.0	2	High	16	32.0
3	Very High	21	42.0	3	Very High	16	32.0
4	Total	50	100.0	4	Total	50	100.0

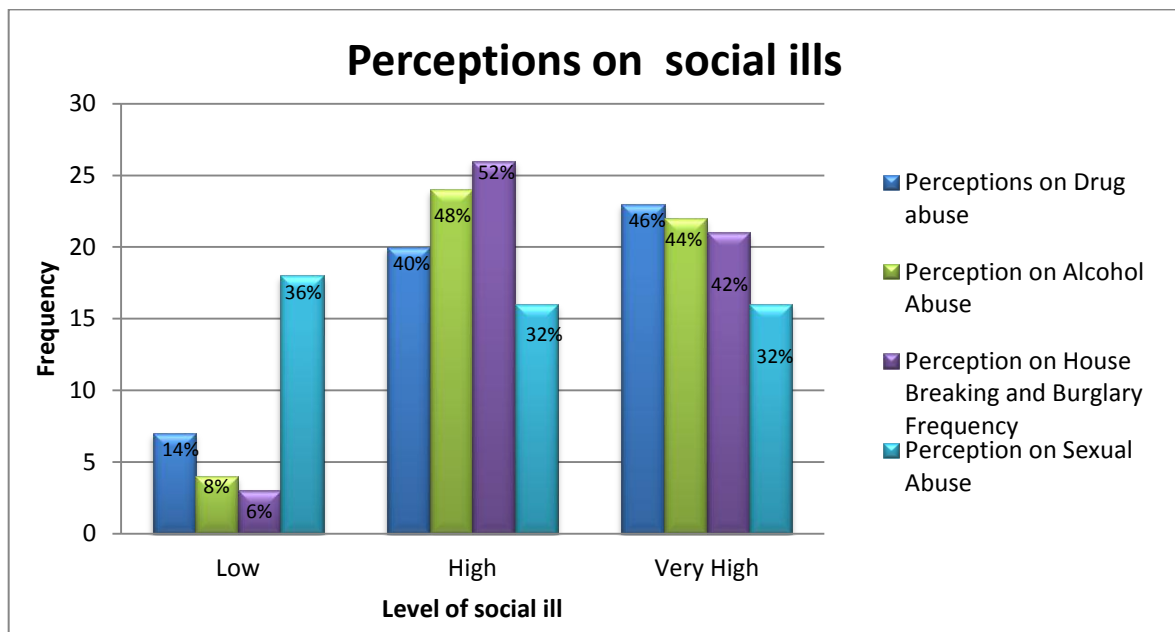


Figure 4.11: Perceptions of participants on social ills

4.7 PROXIMITY TO SOCIAL SERVICES

The findings from this study revealed that the participants were not happy with the distance to social services. For instance, 18% of participants indicated that social welfare offices were very far; 54% indicated they were far; and 28% indicated they were not far. Those participants that indicated going to the RDP administrator's office was very far, far and not far were 24%; 50%; and 26% respectively. On going to the police services, those who indicated it was very far, far and not far were 34%; 52%; and 4% respectively.

The findings revealed that those participants that indicated public health facilities were very far, far and not far were 24%; 46%; and 30% respectively. As pertains the distance to Alice Shopping Mall, 24% of the participants revealed it was very far; 54% indicated it was far; and 22% indicated it was not far. As pertains proximity to primary school, those participants that indicated it was very far, far and not far were 34%; 50%; and 16% respectively. Those participants that indicated that going to the secondary school was very far, far and not far were 28%; 56%; and 16% respectively. The findings revealed that those participants that indicated that the University/FET College was very far, far and not far were 44%; 48%; and 8% respectively.

These findings were corroborated with the following qualitative sentiments of beneficiaries that were subjected to one-on-one interviews:

“It is too far for us to send our kids to school and so expensive to use transport for them because we don’t have jobs; why can’t the government give us schools”.

“The small shops in golf course sell expensive goods whereas in town, things are cheap but it’s too far for us”.

“If a thief breaks in, it’s so difficult for that thief to be caught because the police are very far from our houses, yet there is a lot of crime in golf course”.

“We need social workers here in golf course and the RDP officials so that they see what we are going through daily”.

The findings indicated that the beneficiaries of these houses are located far from social services. These findings means that the government has fallen short of empowering its people through these houses as one of the ideals that led to the RDP policy was a strong desire to empower the people as enacted in the RDP policy of 1994. This researcher thinks that the RDP estates should have their own social services such as clinics, primary schools and police posts.

Table 4.12: Perceptions on distance to social services

No	Police Services	Frequency	%		No	Alice Shopping Mall	Frequency	%
1	Not Far	7	14.0		1	Not Far	11	22.0
2	Far	26	52.0		2	Far	26	54.0
3	Very Far	17	34.0		3	Very Far	12	24.0
4	Total	50	100.0		4	Total	50	100.0
No	Public Hospitals	Frequency	%		No	Social Welfare Offices	Frequency	%
1	Not Far	15	30.0		1	Not Far	13	26.0
2	Far	23	46.0		2	Far	25	50.0
3	Very Far	12	24.0		3	Very Far	12	24.0
4	Total	50	100.0		4	Total	50	100.0
No	RDP administration	Frequency	%		No	Primary School	Frequency	%
1	Not Far	14	28.0		1	Not Far	8	16
2	Far	27	54.0		2	Far	25	50
3	Very Far	9	18.0		3	Very Far	17	34
4	Total	50	100.0		4	Total	50	100.0
No	Secondary/High School	Frequency	%		No	University/FET College	Frequency	%
1	Not Far	8	16.0		1	Not Far	4	8.0
2	Far	28	56.0		2	Far	24	48.0
3	Very Far	14	28.0		3	Very Far	22	44.0
4	Total	50	100.0		4	Total	50	100.0

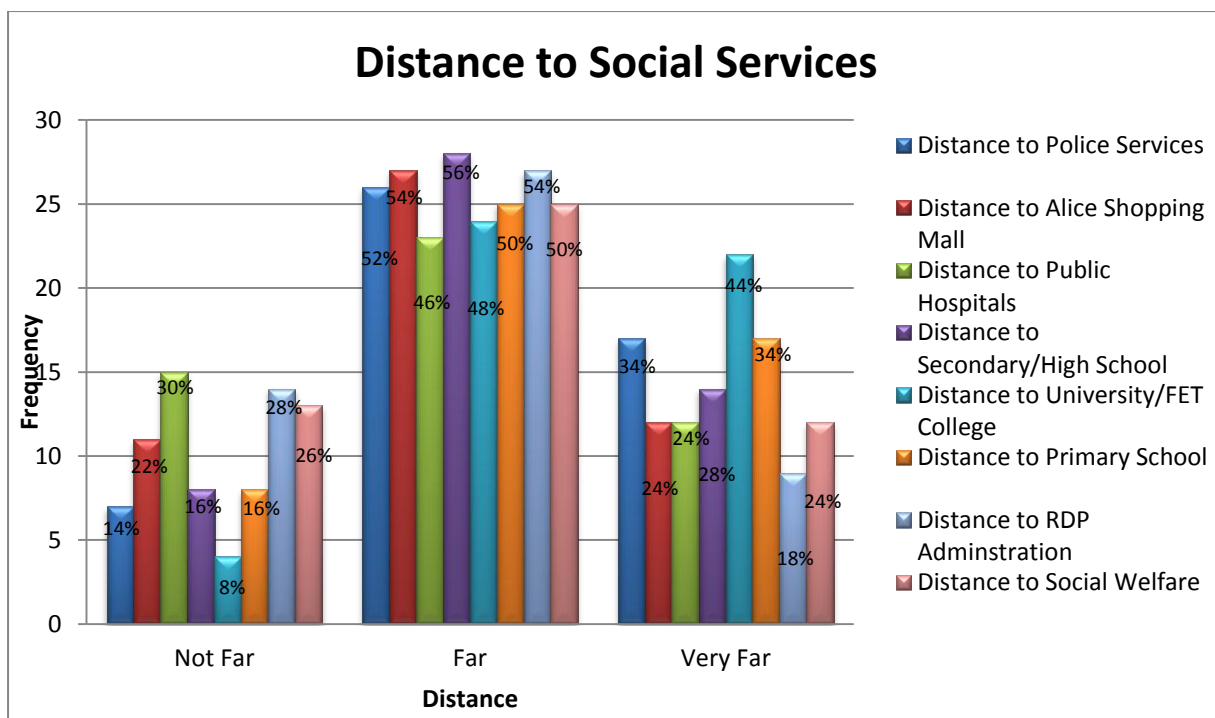


Figure 4.12: Perceptions on the Distance to social services

4.8 INADEQUATE INFRASTRUCTURE AROUND RDP HOUSES

The findings from this study also indicated that the participants were not happy with the infrastructure around their houses. All the participants indicated that there were no street lights, and roads were bad. The findings also revealed all the participants indicated that their houses were connected to a sewer and drainage facilities but since the houses had no clean water these sewers and drainage were not serving their purpose (see Table 4.13 and Figure 4.13). These findings were corroborated with the following qualitative sentiments of beneficiaries who were subjected to one-on-one interviews:

“We are afraid of going out of our houses at night or even visiting or walking in the evening because it is so dark at night around our houses”.

“Maybe our government is busy, but can’t it see how unbearable this place is at night without any lights in the streets”.

“Those taxi people can’t come to us because this place has no roads; these stony roads makes it very expensive and difficult for these taxi people to come here”.

“We are thankful that drainage and sewers are there but we don’t have water to flush our toilets and it defeats the whole purpose of toilets and sewers.”

This researcher agrees with these dissatisfactions and complaints that indeed the government has failed to meet the expectations of the beneficiaries to provide qualitative infrastructure that meets humane needs and rights as well as promoting the RDP housing program and its objectives. The government should ensure that the RDP houses are served with better infrastructure that will ease the stress of its dwellers. Life in these houses should be both health and human rights compliant. People should not feel they are worse off than other people in South Africa.

Table 4.13: Provision of infrastructure around RDP houses in Golf Course

No	Drainage	Frequency	%		No	Sewerage	Frequency	%
1	Provided	50	100.0		1	Provided	50	100.0
2	Total	50	100.0		2	Total	50	100.0
No	Roads	Frequency	%		No	Street Lights	Frequency	%
1	Not Provided	50	100.0		1	Not Provided	50	100.0
2	Total	50	100.0		2	Total	50	100.0

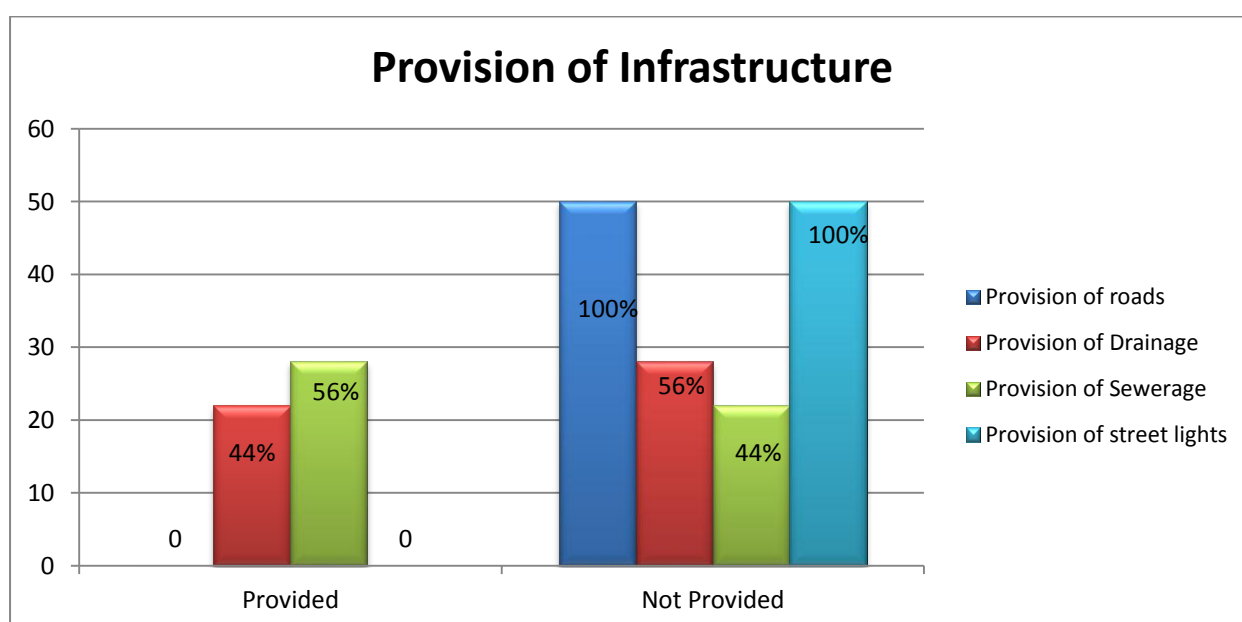


Figure 4.13: Provision of Infrastructure

4.9 INADEQUATE CONSULTATIVE MEETINGS PERTAINING TO RDP HOUSES

The findings from this study also indicated that there were inadequate services to the RDP dwellers as well as inadequate involvement of beneficiaries in the RDP housing project affairs. The findings indicated that 64% of the participants revealed that they

occurred fewer times; 18% indicated there were no meetings; 14 % said the meeting occurred frequently and 4% did not know anything about such meetings (see Table 4.14 and Figure 4.14). These perceptions were corroborated with the following qualitative sentiments of beneficiaries that were subjected to one-on-one interviews.

“It’s very rare to find social workers doing community work in Golf Course; we really need their services here in Golf Course. People are dying of AIDS. We need community assistance”.

“We don’t even know where the RDP administrator is found”.

“There are a few meetings that we have had pertaining to these houses. It’s very rare for such meetings to take place”

“We don’t know about these RDP housing officials. We are stranded here.

Table 4.14: Meetings with RDP Administrator/Social Worker

No	Number of Meetings	Frequency	Percentage
1	Frequently	7	14.0
2	Fewer times	32	64.0
3	None at all	9	18.0
4	I don't know anything	2	4.0
5	Total	50	100.0

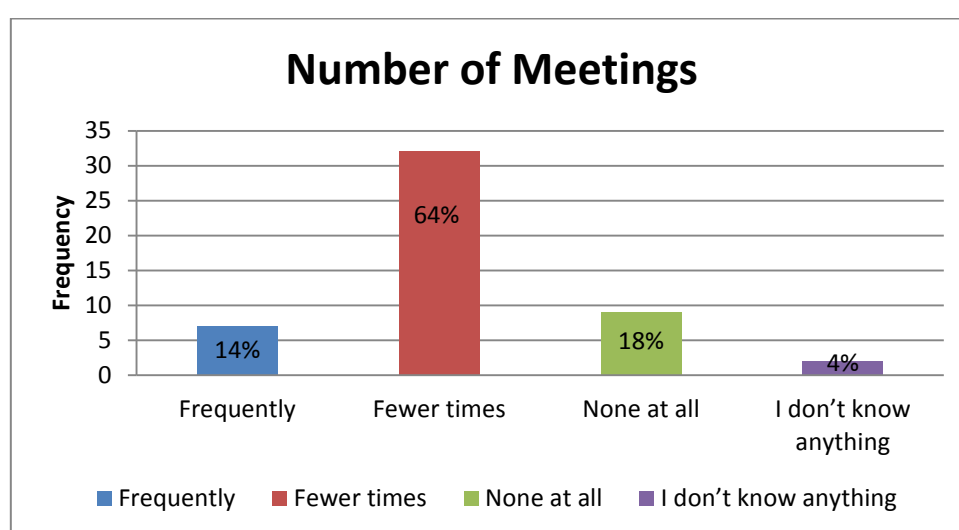


Figure 4.14: Perceptions on the number of meetings with RDP Administrator and Social Worker

4.9.2 Inadequate visits by housing staff/ social workers

The findings from this study indicated a lot of dissatisfactions surrounding meetings with the RDP Administrator and social worker. The findings revealed that 50% of the participants were not satisfied; 26% were satisfied; 4% were very satisfied with the meetings and 20% could not comment (see table 4.15 and figure 4.15). These

findings were corroborated by the following qualitative sentiments of beneficiaries that were subjected to one-on-one interviews:

"We are fed up of these meetings, there is no progress whatsoever. They will promise us and they will never do anything".

"People fight in these meetings about the RDP houses, they are not peaceful, and I no longer want to attend them".

"These housing meetings are few and when they occur they are not progressive you will really see that you are wasting your time".

"When these meetings take place, the councilors want to talk about their own stuff and not what we want, so we no longer need meetings with them". We are also in great need to have meetings with the social workers because we have social problems here".

"You see as social workers we also don't have any knowledge about this project and we are not working together with the housing officials, but the people come to us if they have problems".

This researcher thinks that dissatisfactions surrounding the RDP housing administration need to be addressed. This researcher calls for the government to step up efforts to encourage the RDP housing officials to engage the dwellers in consultations pertaining to the development and sorting out the grievances pertaining to the houses. They should also embrace the spirit of Ubuntu and be transparent and humane in such meetings. It is also necessary for the social workers to be incorporated in the housing project so that they can attempt to address some of the social challenges in the estate.

Table 4.15: Satisfaction of the meetings with RDP Administrator and social worker

No	Satisfaction with Meetings	Frequency	Percentage
1	Very Satisfied	2	4.0
2	Satisfied	13	26.0
3	Not satisfied	25	50.0
4	Could not comment	10	20
5	Total	50	100.0

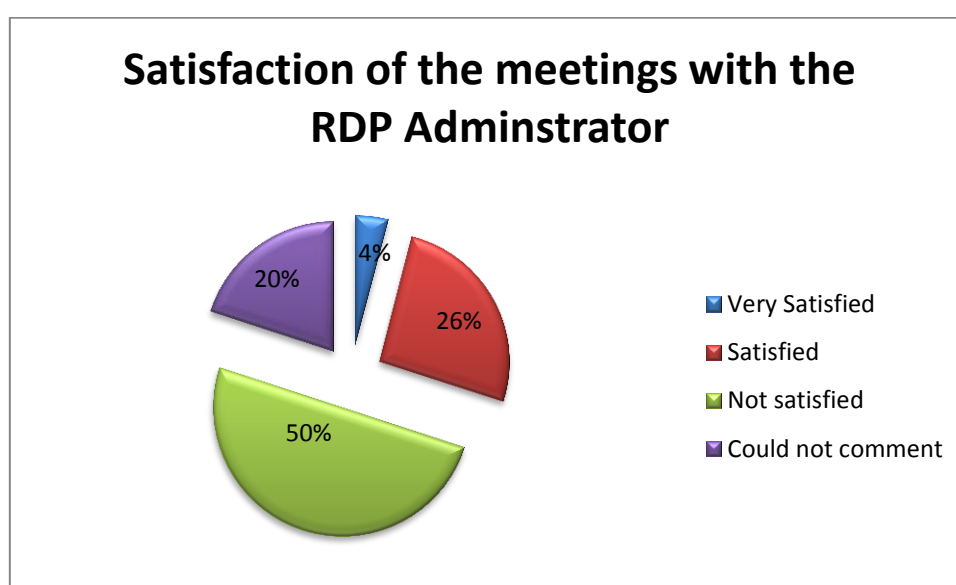


Figure 4.15: Satisfaction of the meetings with RDP Administrator/Social Worker

4.10 HIV/AIDS AROUND GOLF COURSE RDP HOUSES

The findings from the one on one interview with the social worker revealed that the social worker lamented that some of the cases of those infected with Human

Immune Virus (HIV) / Acquired Immune Deficiency Syndrome (AIDS) were from Alice Golf Course RDP housing project. The social worker decried that these people were dying from the epidemic because there were no social worker services or health services designated to them. The following sentiments were made by the social worker:

“Some people that come to my office suffering from HIV/AIDS are from Alice Golf Course RDP housing project. Most of them come to my office because they need ARVs or they need counseling or they don’t know what to do.”

These findings indicate that the government needs to strengthen intergovernmental partnership and public private partnership especially between social development, health and human settlements department together with NGOs and other stakeholders in the implementation of these projects. This will assist the targeted beneficiaries to be able to access health and social worker or psychological and educational services that advice, educate and counsel them in the face of the epidemic that has claimed a lot of lives in South Africa and the world at large.

4.11 CONCLUSION

This chapter has presented the data analysis, findings and interpretation of those findings. It was very pivotal to this study as it enabled this researcher to order, categorize, and arrange the data in order to come up with relevant authentic interpretations. The following chapter discusses the study findings, conclusions and the recommendations to the housing project.

CHAPTER FIVE

DISCUSSION OF THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1 INTRODUCTION

This chapter discusses the research findings in chapter four against other literature in the RDP housing domain in South Africa. It also presents debates and discussions of the findings from the researcher's perspectives and other contemporary issues. The discussions are important because issues that need to go to recommendations come out clearly. The discussions are especially critical in influencing policy environment surrounding RDP housing issues in South Africa.

5.2 PROFILE OF STUDY PARTICIPANTS

5.2.1 Age of study participants

The findings from this study revealed that most participants were within the reproductive age group of 36-50 years (38%) and 20-35 years (36%) categories. Considering that the demographic reproductive age group for people generally is usually 15-49, this means that this research is valid in that it has captured the views of people from diverse age groups (UN, 2009). However, statistics in 2009 also showed that the life expectancy at birth in South Africa was 53.3 for males and 55.6 for females (Letsela and Ratele, 2009; Statistics SA, 2010). This proves that more females live longer than males in South Africa which also confirms the findings from this study.

5.2.2 Gender Skewedness of study participants

The findings from this study revealed that 62% of the study participants were females compared to 38% males. This shows a gender discrepancy which is a common feature in South Africa. The research result agrees with the South African statistics that shows that females outnumber males in the society (Statistics SA, 2010). It is also common that female headed households are poorer than male headed and no wonder there are more female than male headed families in the Golf Course RDP houses (Schutter, 2012). According to this researcher, this is a feature that needs to be addressed if all South Africans are to be on the same gear and wave of development. With women and usually the girl children suffering various challenges such as poverty and unemployment more than their male counterparts, this reflects a serious national gap in the country's human resource development. The country needs to tackle what the United Nations refer to as "feminization of poverty". This is a state in which women as opposed to men increasingly become poor and poorer (UNDP, 1995).

5.2.3 Race of Study Participants

The findings from this study revealed that 88% of the study participants were black while 12% were coloured. This is however not shocking as the national statistics also indicate that there are more black people in South Africa than coloureds (79.4% and 8.8% respectively) (Napier and Beghin and Higgs and Powell, 2008; Statistics SA, 2010). However, since one of the RDP policy goals is to address housing problem, it is clear that it is the blacks who are the majority targets of these houses. The racial constitution, among the beneficiaries, therefore, justifies the national economic

position of races in South Africa (Hummel, 2011). This is understood as it is the blacks who suffered all facets of discrimination during the apartheid regime (Athiemoolam, 2003). Although the efforts by South African government to address race based inequities and imbalances through provision of housing has been on-going, it needs to be pointed out that what is on the ground needs to be scaled up and quality assured. For example, the quality of the RDP houses as revealed by sentiments from the study participants are failing the quality litmus test. However, and from a positive note, the government should continue its affirmative action to ensure a fairer distribution of services among all races in all facets of socioeconomic dimensions. This also challenges the black majority citizens to work towards their empowerment in terms of being innovative and entrepreneurial (Meyer, 2008).

5.2.4 Marital status of study participants

The research findings from this study indicated that 60% of the participants were single while 28% were married. The widowed constituted 6%; while those participants that indicated they were either divorced, widowed or separated were 2% for each category. Since most single participants were women who were heads of households, it is important that government affirmatively consider empowering single parents. This is because they are the ones most affected by poverty in South Africa and most other countries of the developing world (Rodgers, 2006). This feminization of poverty needs to be addressed through increased affirmative action. This is because it impedes women's contribution to the national economy (UNDP, 1995; 2008).

However, national statistics indicate that the rate of divorce in South Africa especially among the blacks compared to the whites and coloureds is increasing at an alarming rate. This also challenges the responsible ministries like those of social development to launch investigative research as to why the rates of divorce and the disintegration of families continue to take toll in South Africa. This is because it is family units and its cohesiveness that meaningful community and social development can take place (Stern and Dillman, 2006).

5.2.5 Employment status of study participants

This study discovered that 52% of the participants were unemployed; 32% were employed; 6% were casual labourers; 8% were students; and 2% were self-employed. Literature in South Africa reveals that unemployment in South Africa has reached chronic proportions and is one of the triple challenges of development alongside inequalities and poverty (The Development Report, 2005a; 94 as cited by Triegaardt, 2006). This is because of the meagre jobs creation in the economy. This is an indicator of government's as well as private sector's failure to aggressively mobilize the resources in order to increase the country's employment rate.

Job creation should be one of the issues that the government of South Africa needs to consider seriously. This is because of the effect it has on youth desperation and escalation of crimes in every corner of the country (Samara, 2011). This may also have a negative effect in investor confidence to invest in the country. The issue of crime also continues to paint a gloomy picture among the international community.

This researcher believes that reducing unemployment rates could also size down the rate of crime in the country.

Literature abounds that many RDP dwellers are jobless. For example many complaints of lack of jobs have also been raised in Mpumalanga by residents of RDP houses in Pixley Ka Isaka Seme (Portfolio Committee on Human Settlement and CoGTA, 2012). Perhaps the emergence of the current wave and spate of labour movements and strikes by casual labourers in most parts of the country can be associated with underemployment and exploitation of the workers. This researcher believes it is some of these dynamics that leads to poverty of most black people making them dependent on government for services such as housing. This researcher challenges government machinery to look into the de jure causes of poverty especially among the working population.

It is apparent that although apartheid was scrapped on paper in 1994, its impacts through wage labour exploitation was not removed (Hardt and Negri, 2000, 157 as cited by Barchiesi, 2004). If people are paid competitively, they should be in a position to build their own decent houses and therefore free the government from spending hefty sums of money to give people houses. This researcher, being a social worker, thinks that social workers in South Africa are not strong enough to advocate and lobby against exploitation of majority South Africans especially by big farm owners and other foreign owned companies. This is oppression and denial of social justice. Social workers should be on the frontline advocating against these phenomena (Maguire 2002; Zastrow, 2009).

5.2.6 Number of Dependants

The findings from this study revealed that 44% of the participants had 1-2 dependants; 32% had 3-4 dependants; 14% had 5 or more dependants; while 10% had no dependant. This is an indicator that families residing in these one roomed houses live sub humanely. Having the parents and sometimes grandparent share a one roomed house with their children, especially the adolescents is both an embarrassment and culturally inappropriate (Urban Landmark, 2007). This goes against the United Nations definition of a good shelter which should be habitable and have more than four walls among other things (UN, Habitat, 2009). This researcher thinks that it is such dynamics that could easily lead to family disintegration where the adolescents may feel they have to move out from their parents because of this situation (UN Habitat, 2009). This could lead them to seek alternative illicit settlements and engagement in other illicit activities such as prostitution. Yengo (2008) indicated that complaints raised by beneficiaries of RDP houses in Tembisa, Pretoria, revealed that the RDP houses were too small for big families. This compromises the occupants rights to humanely and adequate privacy.

5.2.7 Status of Ownership of the RDP houses

The findings from this study indicated that beneficiaries were only 48%; while the rest were either tenants (16%); accommodated (34%); and 2% were classified as others. It is apparent that these houses were not allocated to people who were needy. This proves that the allocation of the houses was discrepantic and riddled with corruption. This state of allocating houses to the undeserving beneficiaries is a common feature surrounding RDP houses in many parts of the country. For

example, many people in Luthuli Park own more than 4 houses and some of these are rented. In the same vein, 356 RDP houses in Reeston under Buffalo Municipality were occupied by illegal occupants whose cases are still pending in courts. In fact, literature holds that there are 156 cases related to RDP housing corruption in the courts of law (Sangweni, 2008; Loewe, 2012; Bester, 2012). This means that implementation of the RDP policy has been in disarray. Since RDP programme is an on-going one although under different names, the government needs to investigate its implementation capacity and corruption.

5.3 POOR QUALITY OF THE HOUSES

The findings from this study revealed that the RDP houses were of poor quality. Most participants complained about the poor quality of the roofs (72%); walls (76%); windows (74%); doors (82%); floors (72%); toilets (58%) as they were in a deplorable state. It is apparent from the study participants that the state of the houses prompted psychological, emotional and social loss due to so many parts of the house being at stake. Dozoertz (undated) supports the facts that these houses were built with cheap material that does not protect the houses from environmental damage and other weather hazards. Other literature indicates that the houses due to poor walls could easily cause dust related diseases such as Tuberculosis (TB). This supports the finding by Coetzer (2010) that thousands of beneficiaries of RDP houses in Western Cape were at risk of TB or diarrhoea due to “defects” of the houses such as poor walls, leaking roofs. This information, however agrees with the lamentations echoed by participants of this study.

5.4 CORRUPTION IN HOUSE ALLOCATION

The findings from this study revealed discrepancies in house allocation as 86% of the study participants indicated corruption was high. This confirms complaints raised by the study participants that the waiting process to access these RDP houses was too long and this was also argued to be due to corruption. Literature also indicates that there are 31000 government officials under investigation in Gauteng Province for fraudulently accessing RDP houses (Rubin, 2011). This could explain why the phenomenon of violent protests in Phumelela municipality in Northern Free State and in townships of Warden, Memel and Vrede on irregular allocation of RDP houses (Buhlungu and Daniel and Southall and Lutchman, 2007). Since corruption in social services is becoming a common phenomenon in South Africa, it is a pity that services to the poor and deserving should be compromised by corruption. These nationwide discrepancies on the RDP houses are evident of the need for the government to safeguard the interests of the targeted needy beneficiaries. The government should be committed to ensure that RDP programmes are run well and should be freed from corruption.

5.5 SERVICE DELIVERY GAPS

5.5.1 Lack of clean water services

The findings from this study revealed that 92% of the study participants did not access clean water while only 8% had access to clean water. This made participants to lament over the possibilities of waterborne diseases breaking in the estate. Availability of clean water is critical if the government is to expect a healthy nation. Since South Africa has signed many international World Health Organization (WHO)

based conventions on safeguarding people's health rights, it should ensure that people have access to clean water (Heleba, 2009). Also, Cosatu Section 77 on Water Crisis (2011) revealed that the whole country of South Africa faces a challenge of access to clean water services even though access to water was above 70%.

5.5.2 Inadequate size and spacing of RDP houses

This study's findings also revealed that 80% of the study participants indicated that the size and spacing of the houses was inadequate; while 16% indicated it was adequate. This researcher thinks that the decision to build a size fit all RDP houses was unfortunate because the state did not consider the family size of the beneficiaries. Perhaps that's why the general society still stigmatizes those who live in RDP houses. According to a study carried out by Aigbavboa et al (2011:7) as cited by Uwizeyimana (undated), the beneficiaries' expectations on size and spacing were not met as they expected bigger humane sized houses. The RDP houses are too small that they pose "restricted movement". Archbishop Desmond Tutu lamented that RDP houses are going to be the "next generation of slums" (Tutu, 2008 as cited by Uwizeyimana (undated)).

5.6 SAFETY OF BENEFICIARIES IN GOLF COURSE

The findings from this study indicated that RDP houses faced serious social ills such as house breaking and burglary, drug and alcohol abuse, sexual abuse among others. The findings also revealed through qualitative interviews that most old women faced high chances of sexual abuse because they stayed alone. On the

same note, an 82 year old woman was raped in her RDP house in Montebello in the Northern Cape and there are high levels of crime due to high levels of gangsters, drugs, alcohol and fire arms in the West bank RDP housing project (Velghe, 2012; Davids, 2013). These findings confirm this researcher's findings and call upon government to offer an urgent response to address this unfavourable climate of social ills around RDP houses.

It is this researcher's thinking that the government needs to come up with massive vocational based training such as, plumbing, brick-laying, shoe making, TV, and radio repair among other things. These are some of the areas that do not appear to have human resource to serve the communities especially in the rural areas. In fact it is foreigners who are taking advantage of these gaps. This researcher uses this platform to challenge South Africans to change their mind-set over job issues. They need to undergo a paradigm shift in their minds to divert away from white collar job mentality. They should borrow a leaf from other countries struggling with high rates of unemployment. For example in absence of formal jobs, most Kenyans have settled in informal jobs, the so called "jua kali sector". This sector is an employer to so many youths. Perhaps taking this direction could mitigate the ever burgeoning cases of unemployment in the country.

5.7 PROXIMITY TO SOCIAL SERVICES

Findings indicated that most of the essential services such as clinics, police, and shopping areas were far from the RDP houses. Most participants indicated that the government needs to work towards bringing hospitals, primary and secondary

schools, police, social development offices as well as RDP housing offices closer to their houses. According to Moolla and Kotze and Block (2011), RDP house beneficiaries in Braamfischerville, South Africa, were also dissatisfied with the long distances they travel to access social services. Since South Africa is strongly encouraging education especially in the rural areas, it is critical that RDP housing sites accommodate at least a primary and a secondary school as well as a clinic. These are factors that count much in the computation of the standards of living experienced by South Africans. The country being a middle income cadre needs to ensure it raises the standards of its people through easier access to the services (Mbuli, 2008).

5.8 INADEQUATE INFRASTRUCTURE AROUND RDP HOUSES

The findings revealed that all participants indicated roads were bad and there were no street lights. All the beneficiaries indicated that although all the houses were connected to a sewer, it was not adequately serving its purpose because there was no water to drain the toilets. Literature abounds that complaints pertaining to poor service provision surrounding RDP houses are similar in many parts of the country. For example the beneficiaries of houses in Mahikeng in North West Province complained that their houses had no street lights and also that their roads were deplorable; while residents of Soshanguve also complained that their estate lacked proper roads to link it with the main road (Greyling, 2009; Rantlha, 2012). This is why beneficiaries of RDP houses in Lehae, Lufhereng and Ramaphosa staged complaints on few tarred roads and poor drainage that prompted flooding around their houses (Roanne and Mbangane, 2012).

5.9 INADEQUATE CONSULTATIVE MEETINGS PERTAINING TO RDP HOUSES

The findings revealed that there were inadequate consultation and meetings between the residents and the housing administrators. In a democratic environment and dispensation, RDP house dwellers' should have a platform to discuss their grievances in a meeting with housing authorities/ social workers. This could relieve their frustrations, psychological and emotional loss that they indicated was associated with living in the RDP houses. Such meetings could prompt ownership of the houses. A study by Chakuwamba portrayed poor participation of beneficiaries in the housing project for Nkonkobe municipality which also reduced their sense of housing ownership (Chakuwamba, 2010).

The findings from this study revealed that housing administrators and social workers never visited the houses. These findings agree with lamentations raised by beneficiaries from Nthabalala village under Makhado Municipality and in West Lake village that there was inadequate visits by the RDP housing administrators and meetings which ended up subjugating the development process and either a few people were involved in the meetings or there were actually no meetings at all. The housing beneficiaries in Nthabalala village lamented and worried that their houses are shifting posing danger to the occupants (zoutnetmz, 2004; Lemanski, 2007).

5.10 THE NEGATIVE IMPACT OF HIV/AIDS AND OTHER DISEASES

The findings from this study revealed that the social worker was lamenting about the negative impact of HIV/AIDS in the Golf Course RDP housing community. This assertion was based on the leverage that a number of the clients who consulted the

social worker from the Golf Course estate were HIV positive. This however, is not shocking as UNAIDS estimated that in 2009 about 5.7 million people were living with the epidemic in South Africa (SANAC, 2007). Due to increased social ills, such as excessive drinking, drug abuse and prostitution, HIV and Sexually Transmitted Infections (STIs) were likely to challenge the dwellers. With HIV/AIDS being a national disaster, the government should ensure that services such as counselling are availed to the housing beneficiaries. This is to fight the epidemic through information sharing and dissemination (SANAC, 2007; Treatment Action Campaign, 2007; Kang'ethe, 2012). It is therefore important that professional services are offered to the RDP housing beneficiaries.

5.11 CONCLUSIONS

This study explored the extent to which the RDP housing project meets the needs of targeted beneficiaries in South Africa through a case study research of Alice Golf Course in the Eastern Cape Province. The main aim of the study was to explore the perceptions of RDP housing beneficiaries on the extent to which the Alice Golf Course RDP housing project meets their housing needs. This aim of the study was important as it gave the researcher a springboard upon which the implementation of the Alice Golf Course housing project can be investigated and evaluated. This study intended to achieve the following three objectives: to assess the extent to which the Alice Golf Course housing project has achieved the RDP programme objectives; to establish beneficiaries' perceptions on the extent the RDP Alice Golf Course houses meet their needs; and to explore the level of satisfaction on the houses by the beneficiaries.

The first objective was to assess the extent to which the Alice Golf Course housing project has achieved the RDP programme objectives. The objectives of the RDP housing were to provide adequate housing to the poor of South Africa. These housing projects were supposed to be people driven and the location of the projects was supposed to be closer to areas of social and economic opportunities. These houses were expected to meet the basic needs of the beneficiaries such as access to clean water, education, health, security and welfare services (Republic of South Africa, 1994).

From the research findings, Alice Golf Course RDP housing project has not provided adequate shelter to the beneficiaries as the houses are very small. According to Mouton (2012), one of the reasons why interventions fail is that either the intervention is not addressing the real problem at hand or the implementation is poor. The intervention of providing poor people with houses was inappropriately done as these houses are too small and fail to consider the families of the beneficiaries. It is apparent that the contractors used by the government were not competent to build qualitative houses which resulted in poor structures.

These houses lack basic needs and services such as access to clean water and are also located far from essential social services points such as education and health services. The beneficiaries are frustrated as there are no organized meetings to discuss their grievances and concerns. This means that there was no democratic dispensation as far as listening to their complaints and concerns is concerned. However, this researcher thinks that the objective of providing houses was relevantly achieved, but the government failed to provide adequately spaced houses. The government has failed to empower these people by locating these projects closer to social services such as education and health services

The second objective was to establish beneficiaries' perceptions on the extent the RDP Alice Golf Course houses meet their needs. The findings from this study indicated that the beneficiaries perceived that their access to basic needs was not met. For example findings indicated that 92% had no access to clean water even though all of them had access to electricity. Findings also indicated that beneficiaries

perceived that their need to access social services was not adequately met because distances to these services were very far for them from the houses. It was also disturbing as the findings indicated that participants perceived that their security needs were not met as there were no street lights. This heightened the state of insecurity. Findings also indicated that study participants perceived that the houses were too small and had poor quality components such as leaking roofs, weak and crumbling walls that also prompted diseases.

This contrasts the basic needs theory; social developmental theory as well as the rights based approach as they contend for the basic needs to be met and the rights to be upheld. The theories also support participatory development among other things. It is from these findings that this researcher thinks that the participants were satisfied with the provision of electricity, but were not satisfied with inadequate access to basic needs such as clean water and also that they were located far from social services.

The third objective was to explore the level of satisfaction on the houses provided by the government under the RDP Alice, Golf Course housing project. The findings from this study indicated that the study participants were dissatisfied with the houses and the administration as their expectations were not met. The findings indicated that 80% of the study participants indicated that they were not satisfied with the inadequate spacing of the house. They were also dissatisfied with the administration of the project as 82% of the participants indicated that corruption was high and to worsen the matter there were no consultative meetings taking place to handle their

problems. This therefore means that there was little commitment by the government to handle the problems faced by the beneficiaries of the RDP houses. The findings also indicated dissatisfaction on the poor quality of the houses such as the poor doors, cracking floors and poor roofs among other things. The study participants were dissatisfied with the sheer darkness around their houses, the bad roads and the water they had to queue for. The water was also not clean and posed health hazards to the dwellers. However, there were satisfactions on the fact that although the roads were bad, they had drainages (although they were not timeously attended to), while the toilets were connected to a sewer.

In light of the above, this researcher thinks that this research has attempted to achieve its stated objectives.

5.12 RECOMMENDATIONS

The findings from this study have prompted the following strategic recommendations.

5.12.1 Adequate quality housing essential

The findings from this study indicated that the beneficiaries were not happy with the quality of roofs, windows, doors, toilets, walls and floors. A lot of discomfort and diseases were prompted by the poor quality components of these RDP houses. This researcher calls for the government to reexamine the construction of these houses and improve their construction and maintenance. This researcher calls for a total repackaging of the contracting criteria between the government and the contractors to avoid the poor quality of most RDP houses nationally. It is also important for the government to consider public private partnership in the implementation of this housing project as private agencies are concerned with efficiency.

5.12.2 Improvement on service delivery gaps

5.12.2.1 *Size of the houses*

The findings from this study revealed that the RDP houses were very small to adequately accommodate most families. This researcher urges the government to consider putting and sizing the houses depending on the size of the family. Since access to housing is a basic human right, this researcher also recommends that the government consults with the targeted beneficiaries and all stakeholders before embarking on a project as this will strengthen the viability of a project as well as the ownership of the project.

5.12.2.2 *Improving access to clean water*

This researcher recommends the government to accelerate the provision of clean water to the beneficiaries of the RDP housing project in Golf Course. The government may consider budgeting for the speedy construction of a dam close to Alice Town. It can also be a fruitful venture to create an enabling environment for both private and domestic enterprises to assume the responsibility of providing clean water through construction of dams and processing of the water for consumption. This problem can also be ameliorated if the government finances well drilling projects for these houses. These measures can also assist the government in meeting the millennium development goal target of halving the population without access to safe drinking water by 2015.

5.12.3 Beef up Infrastructure

The Golf Course estate suffered infrastructural challenges such as lack of street lights. The findings from this study revealed that these houses had no streetlights, security, and roads and therefore jeopardizing the state of security and the roads are deplorable. This researcher recommends that the government arrange to ensure that the RDP administration work tirelessly with the municipality to ensure that there are proper street lights mounted around the location. This matter needs to be treated with urgency as the safety of beneficiaries is of utmost importance.

The researcher also recommends for the gravelling of the roads in the estate. This would promote and encourage convenient transport to the residents, encourage

public transport to ply the area and also reduce the breaking of vehicles for the residents.

5.12.4 Renovation and revamping of current houses

The study also recommends speedy renovation of current houses especially considering the level of dissatisfaction among the research participants. This should involve the beneficiaries in conjunction with other departments that can offer advice.

5.12.5 Addressing discrepancies on RDP houses

Corruption was found to be pervasive in the RDP house allocation. It is therefore necessary to establish commissions of inquiry to investigate this anomaly and address it in order to rescue the crumbling project. According to Vlassis (undated), it is important that ways of dealing with corruption go beyond criminal justice systems towards good fundamental social and economic structures that deal with corruption in a cost effective way. This means that the government can also involve representatives of the targeted beneficiaries in the allocation and implementation of the RDP housing project as a check against corruption.

5.12.6 Honoring and monitoring of the waiting lists

This researcher recommends to the government to put in place a monitored allocation system as well as a fast delivery of projects in order to finish RDP projects on time. He also recommends that the government improves on budgeting for these projects to speed up implementation. For example the RDP housing project was discovered to have failed to be completed on time due to inadequate budget by the

government in 1994 (Republic of South Africa, 1995). The employment and contracting of reputable companies for construction is also recommended to speed up construction of quality houses.

5.12.7 Partnership is crucial in improving the project

5.12.7.1 *Intergovernmental Partnership is critical*

The findings from this study revealed that there was no partnership between the social worker and the housing officials and other government departments for the benefit of the beneficiaries of these houses. This researcher calls for an intergovernmental partnership in handling the affairs of the housing beneficiaries. The interventions of NGOs would be very welcome as NGOs are tools of development that fill in gaps where government is not able to achieve. The researcher recommends for the implementation of the integrated service delivery model that will encourage the department of human settlements to work together with the department of lands and other departments. This will also reinforce the social developmental approach, the basic needs as well as the human rights theory.

5.12.7.2 *Partnership with the targeted beneficiaries critical*

The findings from this study revealed that there was little governmental partnership with the dwellers of the RDP houses because the RDP housing administration was not conducting the meetings with the house beneficiaries. This has also led to the poor ownership of the houses and also no mechanism of settling grievances. This researcher thinks the government needs to ensure that the housing administrators in

the company of social workers facilitate such meetings to discuss issues surrounding housing challenges.

5.12.7.3 *Up scaling of health services in Golf Course*

This researcher recommends for health services to be up scaled. For example, the people in Golf Course did not have adequate information about HIV/AIDS. The social worker had indicated that Golf Course residents were increasingly affected by HIV/AIDS. These people were suffering from the epidemic because of lack of health and social work services close to them.

5.12.7.4 *Access to social services critical*

Generally the study revealed that all the beneficiaries were facing challenges to access social services. This researcher recommends that the human settlements department work hand in hand with the Municipalities and the Department of Lands to facilitate in the allocation of land for sites of social services.

5.12.7.5 *Behavioral modification Campaigns against social ills*

Since the findings revealed that there were many social ills such as rape, drug abuse, house breaking and burglary in the area, the researcher recommends for a community mobilization and sensitization campaign targeting especially the youth for possible behavior change modifications. It is critical that campaigners with knowledge of social ills such as HIV/AIDS are involved. This is because of the

increasing number of cases of HIV/AIDS in the area as indicated by the social worker.

The findings from this study indicated that there was a high level of alcohol and drug abuse. These pervasive social problems if not attended to can spread to other locations. It is therefore recommended by the researcher that the social work profession needs to be actively involved in behavioral modification campaigns as part of community engagement and or community work. Such an involvement must partner also with pioneering agencies such as South African National Council on Alcoholism and Drug Dependence (SANCA). These agencies are able to assist with the prevention and treatment programs to the residents of RDP houses on alcohol and drug abuse.

5.12.8 Economic Empowerment

The findings from this study indicated that many participants were unemployed and therefore in need of jobs. This researcher recommends the government to put in place affirmative action employment opportunities for these people. However, it can also pose a challenge where the jobs require skills that may not be found among these people. It is therefore important for the government to complement affirmative action with vocational based training that will enhance these people's lives and make them independent and self-sufficient.

5.12.9 Suggestions for further studies

The study's findings also revealed that there is a need to carry out a research that is purely qualitative to further explore the perceptions of other stakeholders, NGOs, church leaders, traditional chiefs and political parties on the implementation of this housing project. Such a research can be carried out using focus group discussions and in-depth interviews. Further research must also investigate the role played by the municipality in the implementation of the RDP housing project.

5.13 CONCLUSION

It has been a worthwhile academic task of conducting an empirical investigation on the extent to which the RDP housing project meets the needs of the targeted beneficiaries in South Africa through a case study of Alice Golf Course Housing project. The emerging perceptions and satisfaction levels that were discovered from both quantitative and qualitative findings of data analysis validated the necessity of carrying out a study of this nature. This study was nevertheless a springboard to encourage robust participations and commitments by private and public sectors as well as policy making bodies in making the project a more pragmatic instrument of meeting the needs of targeted beneficiaries. The theoretical frames also diabolically guided the study in understanding how theoretical constructs of the basic needs, human rights and social developmental theory that supports these projects can be used to evaluate the perceptive and satisfaction levels of beneficiaries to make a meaningful project.

REFERENCES

- Abahlali base Mijondolo. 2011. **We continue our call for Madikizela to resign.** Available at <http://www.abahlali.shackdwellers.org/taxonomy/term/1452> Abahlali basemijondolo.com accessed on 02/08/2011.
- Adelzadeh, A. 1996. From the RDP to GEAR: The gradual embracing of Neo-liberalism in Economic Policy. **Transformation 31.**
- APF. 2006. **APF and Landless Peoples movement housing march.** Available at <http://apf.org.za/spip.sphp?article168>. Accessed on 26/01/2013.
- Allafrica.com. 2012. **Call to Investigate RDP Housing Collusion in Western Cape.** Available at <http://allafrica.com/stories/201210190429.html>. Accessed on 23/08/2012.
- Amandla. 2011. **Open Letter to President Zuma from The Unemployed People's Movement, Grahams town. South Africa.** Alternative Information & Development Centre (AIDC). Available at <http://www.amandla.org.za/home-page/528-open-letter-to-president-zuma-from-the....> Accessed on the 05/02/2012.
- Amatole District Municipality. 2011. Available at <http://www.amathole.gov.za/> accessed on 13/06/2011.
- Andrew, A. A. 2007. **Challenges to providing affordable housing in Nigeria.** Being a Paper presented at the 2nd emerging International Conference on Housing Finance in Nigeria, held at SehuYar'adua Center Abuja, October 17-19, 2007. Available at http://nigeria.usembassy.gov/.../Challenges_affordable_housing_update_A... Accessed on 23/06/2011.
- Arthiemoolam, L. 2003. **South Africa's Peaceful Transition to Democracy: Nine years of peace in troubled world.** Peace as a global language conference II, Seisen University (Gotanda, Tokyo), 27-28th September 2003. Available at http://www.zsn.unioldenburg.de/download/Logan_Japan_Conference.pdf. Accessed on 15/01/2013.

Babbie, E. R. 2010. **The practice of social research.**12th edition. Wadsworth Cengage. Belmont California.

Balgopal, P. R. (ed) 2000. **Social Work Practice With Immigrants and Refugees.** United States of America: Columbia University Press.

Barchiesi, F. 2004. **Classes, Multitudes and the Politics of Community Movements in Post-apartheid South Africa.** From the selected works of Franco Barchiesi. University of Bologna. Italy Available at: http://works.bepress.com/franco_barchiesi/15. Accessed on 15/01/2013.

Beck, R. B. 2000. **The Greenwood histories of the modern nations. The History of South Africa.** America: Greenwood Press.

Bendix, S. 2010. **Industrial relations in South Africa.**5th Edition. South Africa: Juta & Co. Limited.

Bester, K. 2012. **Get rich the RDP way.** Available at <http://www.observer.co.za/article/get-rich-rdp-way>. Accessed on 16/01/2013.

Bonnefoy, X. 2007. Inadequate housing and health: An overview. **International Journal Environment and Pollution**, Vol 30 Nos 3/4.

Buhlungu, S., Daniel, J., Southall, R & Lutchman, J (eds), 2007. **State of the nation: South Africa 2007.** South Africa, Cape Town: Human Sciences Research Council.

Bushman's River Mouth. 2006. Available at <http://www.brm.org.za/correspondence/RDP%20Houses.pdf>. Accessed on 15/11/2011.

Chakuwamba, A. 2010. **Housing delivery and empowerment in Post-apartheid South Africa**. The case of Nkonkobe Municipality. Masters Dissertation. South Africa: University of Fort Hare.

Coetzer, P. 2010. **Moladi-an affordable housing solution for the poor?** Available at http://growinginclusivemarkets.org/media/cases/SouthAfrica_Moladi_2010.pdf. Accessed on 18/01/2013.

Cosatu Section 77 on Water Crisis, 2011. Available at <http://www.cosatu.org.za/docs/subs/2011/submission0519.html>. Accessed on 22/12/2012.

Creswell, J. W. 2009. **Research Design Qualitative, Quantitative & Mixed methods Approach**. 3rd Edition. Sage Publications United States of America: Sage Publications Limited.

Davids, A. & Skinner, D. (eds). 2006. **Multiple Vulnerabilities. Qualitative data for the study of orphans and vulnerable children in South Africa**. South Africa: Human Sciences Research Council.

Davids, N. 2013. **Rape of the elderly on the increase**. Available at <http://www.timeslive.co.za/TheTimes>. Accessed on 14/01/2013.

Deacon, B. 2007. **Global Social Policy & Governance**. London, United Kingdom: Sage Publications Limited.

Department of Human Settlements. 2009. **The National Housing Code 2009**. Republic of South Africa. Accessed 20/ 10 /2011. Available at <http://www.dhs.gov.za/>. Accessed on 20/10/2011.

Development Action Group. 2003. **Review of International and national trends and best practices in housing**. South Africa. Draft report prepared by the Development Action Group on behalf of the Western Cape Housing Consortium for the City of Cape Town Housing Plan situational analysis. Available at <http://www.dag.org.za/docs/research/19.pdf>. Accessed on 23/06/2011.

De Vos, A. S. 2005. Scientific Theory and Professional in De Vos, A. S., Strydom, H., Fouche, C. B & Delport, C.S.L (eds) (3rd edition). **Research at Grassroots for the social sciences and human service professions**. Pretoria: Van Schaik Publishers.

De Vos, A. S. 2005. Combined qualitative and quantitative approach In De Vos, A.S., Strydom, H., Fouche, C.B & Delport, C.S.L (eds) (3rd edition). **Research at Grassroots for the social sciences and human service professions**. Pretoria: Van Schaik Publishers.

Durrheim, K. 2006. Research Design In Terre Blanche, M., Durkheim, K & Panter. D, (eds) (2nd edition). **Research in practice: applied social sciences**. Cape Town: UCT Press.

Embu, E. 2012. **Okonjo-Iweala links corruption to inadequate housing**. Available at <http://dailynews.com.ng/article/okonjo-ilweala-links-corruption-inadequa>. Accessed on 26/01/2012.

Erguden. S. 2001. **Low-cost housing: Policies and constraints in developing countries**. Available at <http://www.fig.net/pub/proceedings/nairobi/erguden-CMTS1-1.pdf>. Accessed on 30/06/2011.

Fox, W., Van Wyk, B. & Fourie, M. 1998. **Police Management in South Africa**. South Africa: Juta & Co limited.

Fredicksson, P. & Patari, J. 2006. **Right to Housing in Europe-Need for a Comprehensive Strategy. Housing Rights in Europe Conference**. Ministry of the Environment. Available at <http://www.ymparisto.fi/download.asp?contentid+56458>. Accessed on 30/06/2011.

Galtung, J. 1978. **The Basic Needs Approach**. WIP 20. Available at <http://www.transcend.org/.../The%20Basic%20Needs%20Approach.pdf>. Accessed on 19/05/2011.

Gomm, R. 2008. **Social Research methodology: a critical introduction**. 2nd edition. Basingstone, [England]: Palgrave Macmillan.

Gordon, D. 2005. **Indicators of Poverty and Hunger**. Expert Group Meeting on Youth Development Indicators. United Nations Headquarters, America, New York 12-14th December 2005. Available at http://www.un.org/esa/socdev/unyin/.../ydiDavidGordon_poverty.pdf. Accessed on 20/06/2011.

Greeff, M. 2005. Information collecting: Interviewing. In De Vos, A.S., Strydom, H., Fouche, C. B and Delport, C. S. L (Eds). **Research at Grassroots for the Social Sciences and Human Services Professions**. (3rd edition). Pretoria: Van Schaik Publishers.

Greyling, C. 2009. **The RDP Housing system in South Africa**. Honours Dissertation. South Africa: University of Pretoria.

Harber, A. & Renn, M. (eds). 2010. **Troublemakers: The Best of South Africa's Investigative Journalism**. South Africa: Jacana Private Limited

Heleba, S. 2009. **The right of access to sufficient water in South Africa: How far have we come?***. University of the Western Cape: Research Community Law Center. Available at <http://www.ajol.info/index.php/Idd/article/view/72942>. Accessed on 18/01/2013.

Hummel, P. 2011. **My life growing up white during apartheid in South Africa**. America: Author house

International Monetary Fund. 2007. Zambia Poverty Reduction Papers. **IMF Country Report No. 07/276**. America: International Monetary Fund Publication services.

- Kang'ethe, S. M. 2010. Human rights perspectives on care giving of people with HIV: the case for the Kanye home based care programme, Botswana. **African Journal of Aids Research** 2010 9 (2): 193-203.
- Kang'ethe, S. M. 2012i. An examination of HIV campaign in South Africa towards eliminating stigmatization. **In the press of Sahara Journal**.
- Kidd, M. 2011. **Environmental Law**. 2nd Edition. South Africa: Juta & Company Limited.
- Kirdar, U.& Silk, L .S. (eds). 1995. People: **From impoverishment to empowerment**. America: New York University Press books.
- Kervani, R. & Werna, E. 2001. **Modes of Housing Provision in Developing Countries. Progress in Planning** 55 (2001) 65-118. Available at <http://www.sciencedirect.com/science/article/pii/S00059006000000222>. Accessed on 30/06/2011.
- Knight, R. 2001. **Housing in South Africa**. Available at <http://richardknight.homestead/files/sisahousing.htm>. Accessed on 26/08/2013.
- Lemanski, C. 2007. **Problem of community (in) capacity in a low cost housing community in Cape Town, South Africa**. Network Association of European Researchers on Urbanization in the South. Available at http://www.n-aerus.net/web/sat/workshops/2007/papers/Final_Lemanski_paper.pdf. Accessed on 17/01/2013.
- Letsela, L. & Ratele, K. 2009. **Masculinity and Perceptions of Risk Factors to Premature Male Mortality in South Africa**. University of South Africa. Available at www.mrc.ac/crime/mortality 3.pdf . Accessed on 16/01/2013.
- Loewe, M. 2012. **356 RDP houses illegally occupied**. Available at <http://www.dailydispatch.co.za/356-rdp-houses-illegally-occupied/>. Accessed on 16/01/2013.

- Mafukidze, J. & Hoosen, F. 2009. Housing shortages in South Africa: A discussion of the after effects of community participation in Housing provision in Diepkloof. **Urban Forum**. South Africa: Science+Business Media.
- Maguire, L. 2002. **Clinical Social Work. Beyond Generalist Practice with Individuals, Groups and families**. Thomson learning. Australia, Canada. Mexico. Singapore: Brooks/Cole.
- Maslow, A. 1987. **Motivation and Personality**. 3rd Edition. New York: Harper and Row. Available at <http://www.learningteaching.info/learning/referenc.htm#ixzz2JMEalQz>. Accessed on 16/04/2011
- Maria, C. & Andile, M. 2008. **The people's housing project: The case of the Amathole District Municipality**. People's Housing Project, 44th ISOCARP Congress. Available at http://www.isocarp.net/Data/case_studies/1132.pdf. Accessed on 29/04/2011.
- Mbuli, B. N. 2008. **Poverty Reduction Strategies In South Africa**. Masters Dissertation. University of South Africa: South Africa.
- McDonald, D. A. 2012. **World City Syndrome: Neo liberalism and Inequality in Cape Town**. Cape Town, South Africa: Routledge.
- Meyer, M. 2008. **The Relationship between Black Economic Empowerment and Entrepreneurship in South Africa**. Univerisity of Pretoria. South Africa Masters Dissertation. South Africa: University of Pretoria. Available at <http://upetd.up.ac.za/thesis/available/etd-032320101544449/unrestricted/dissertation.pdf>. Accessed on 14/01/2013.
- Midgely, J. 1995. **The Developmental Perspective in Social Welfare**: California: SAGE Publications.
- Misuraca, G. C. 2007. **E-governance in Africa. From theory to action. A handbook on ICTs for local governance**. Singapore: Africa World Press Inc.

- Modjadji, N. 2012. **Government housing quality under the spotlight**. Available at <http://www.citizen.co.za/citizen/.../citizen/local-news?oid...housing...> Accessed on 22/05/2012.
- Moolla, R. Kotze & N, Block. L. 2011. **Housing satisfaction and quality of life in RDP houses in Braamfischerville Soweto: A South African case study**.
- Morgan, N. I. & Smit, E. (eds). 2002. **Contemporary issues in Strategic Management**. Cape Town: Kagiso Publishers and CCDD at Technikon SA.
- Mouton, J. 2012. **Designing evaluation studies**.(class notes) (Monitoring and Evaluation 62340-788). Stellenbosch: Stellenbosch University.
- Mulinge, M. M. & Mufune, P. 2003. **Debt Relief Initiatives and Poverty Alleviation. Lessons from Africa**. Cape Town: African Institute of South Africa.
- Mutume, G. 2004. Rough Road to Sustainable Development: Water, sanitation and housing among Africa's environment priorities. **Africa Renewal**, Vol.18 No 2:19: United Nations, New York, America.
- Mud Africa. 2012. **Importance of Land. Importance of Shelter**. Available at <http://mudafrica.org/>. Accessed on 29/01/2013
- Napier, M., Beghin., D., Higgs, N & Powell, R. 2009. **South Africa is Black and White**. Available at [www.finscope.co.za/documents/2009/PRF SO8_sa.pdf](http://www.finscope.co.za/documents/2009/PRF%20SO8_sa.pdf). Accessed on 16/01/2013.
- Neuman, W. L. 2006. **Quantitative and Qualitative Approaches**.6th edition. Social Research Methods. United States of America: Pearson education.
- Ngobeni, E. N. 2007. **Corruption in Reconstruction and Development Programme (RDP) houses with specific reference to Maphata village, ward 26 in Mopani District of Limpopo Province, South Africa**. University of Limpopo. Available at [http://ulnetd.ac.za>...>ThesesandDissertations\(DevelopmentStudies\)](http://ulnetd.ac.za>...>ThesesandDissertations(DevelopmentStudies)). Accessed on 30/03/2011.

Ngobeni, L. M. 2011. **Making do in Diepsloot**. Available at <http://www.Southafrica.info/about/people/diepsloot-147011.htm>. Accessed on 27/01/2012.

Nicholas, L., Rautenbach, J & Maistry, M. 2010. **Introduction to Social Work**. South Africa, Cape Town. Juta & Company Limited.

Nkonkobe Municipality 2011. Available at <http://www.easterncapebusiness.co.za/municipalities/Nkonkobe.htm>. Accessed on 22/05/2011.

Noppen, A. V. 2011. The ABCs of Affordable Housing in Kenya. **Acumen Fund**. Available at <http://www.acumenfund.org/.../...> Accessed on 29/01/2013

Nyaka, F. 2012. **Department 'not aware' of poorly built RDP units**. Available at <http://www.thenewage.co.za>Home>Provinces>. Accessed on 11/07/2012.

Ogunfiditimi, O. & Thwala, W.D. 2009. **The People's Housing Process (PHP) Scheme in Gauteng Province of South Africa- Lesson Learnt**. Available at www.cib2007.com/.../CIDB2008%Final%paper%20paper%No%2036a..... Accessed on 23/06/2011.

Olayiwola, L. M., Adeyele, O & Ogunshakin, L. 2005. **Public Housing Delivery in Nigeria. Problems and Challenges**. World Congress on Housing Transforming Housing Environments through the design. Pretoria South Africa. Available at <http://repository.up.ac.za/bitsream/handle/2263/10438/Public%20Housin....> Accessed on 07/06/2011.

Patel, L. 2005. **Social Welfare and Social Development in South Africa**. South Africa: Oxford University Press.

Phago, K. G. 2010. **Effects of the development and implementation of the national public housing policy in South Africa with specific reference to the Gauteng Province**. PHD Thesis: University of South Africa.

Portfolio Committee on Human Settlement & Cogta, 2012. Report of the portfolio committee on human settlement & Cogta in respect of oversight visit to Dr. Pixley Ka Isaka Seme-13-16 November 2012. **Mpumalanga Provincial Legislature**. Available at <http://www.mpuleg.gov.za/docs/atc/2012/atc69.pdf>. Accessed on 12/01/2013.

Rantlha, T. 2012. **Mayor tackles service issues**. Available at <http://www.thenewage.co.za/Home>Provinces>NorthWest>. Accessed on 12/01/2012.

Republic of South Africa. 1994. **White Paper on Reconstruction and Development**. South Africa, Cape Town: Government Gazette

Republic of South Africa. 1995. **Department of Housing. White Paper. A New Housing Policy and Strategy for South Africa**. South Africa, Cape Town. Government: Gazette

Republic of South Africa. 1996. **Constitution of the Republic of South Africa No. 108 of 1996**. South Africa, Cape Town. Government Gazette.

Roane, B. & Mbangeni, L. 2012. **A mountain of low cost housing problems facing public protector**. Available at www.thestarIOL.co.za. Accessed on 22/12/2013.

Rodgers, H. R. 2006. **American poverty in a new era of reform**. 2nd edition. M.E. Sharpe. Inc. America: New York.

Rubin, M. 2011. Perceptions of corruption in the South African housing allocation and delivery programme: What it may mean for accessing the state. **Journal of Asian and African studies**. vol 46 no.5 479-490.

SABCNEWS. 2011. **Tornado stricken RDP houses raise quality issue**. Available at <http://www.sabc.co.za/news/a/.../Tornado-stricken-RDP-houses...> Accessed on 20/01/2013.

Samara, T. R. 2011. **Cape Town after Apartheid: Crime and Governance in the Divided City**. America: University of Minnesota Press.

Sangweni, S. S. 2007. **Measuring of the Effectiveness of the National Anti-corruption Hotline: Second Biennial Report**. Public Service Commission. Pretoria, South Africa.

Sayer, J. & Vanderhoeven, J.L.(eds). 2010. **School, Choice, Equity and Social Exclusion in Europe**. Belgium: Grant Publishers & DSDE- Consortium.

Schutter, O. 2012. United Nations General Assembly, 2012. Human Rights Council Nineteenth Session Agenda item 3. **Promotion and protection of all human rights, civil, political, economic, social and cultural rights including the right to development**. Report of the Special Rapporteur on the right to food. Available at http://www.ohchr.org/Documents/HRBodies/.../A-HRC-19-59-_en.pdf. Accessed on 18/01/2013.

Sekhukhune District Municipality. 2009. **A speech by Executive Mayor CLLR Magaba delivered on the launch of the Mohlamme Access Road Project**. Moshate Bantwane Tribal Office, South Africa, Ntwane Village. Available at <http://www.scribd.com/doc/62594911/Platinum-Gazette-19-August-2011>. Accessed on 23/06/2011.

Simbayi, L. C., Kleintjes, N. T., Tabane, C. EM., & Mfecane, S. & Davids A. 2006. **Psychosocial issues affecting orphans and vulnerable children in two South African communities**. South Africa: HSRC Press.

Smit, D. P. 1999. **Housing in South Africa: Significant Government Achievement Based on Public Private Partnership**. November 1999 CDE Focus. Available at www.cde.org.za/article.php?_id=23. Accessed on 20/06/2011.

Social Housing Foundation. 2009. **Cost Benefit Analysis: Social Rental Housing**. Think Piece 4 Social Indicators. Available at <http://www.rebelgroup.com/file/27>. Accessed on 02/05/2012.

South African Human Rights Commission. 2004. **The right of access to adequate housing.** 5th Economic and Social Rights Report Series 2002/2003 Financial Year. Available at http://www.sahrc.org.za/home/21/files/Reports/5th_esr_housing.pdf. Accessed on 23/06/2011.

South African National AIDS Council. 2007. **HIV/AIDS and STI Strategic Plan for South Africa 2007. Draft 9.** Available at [http://www.womensnet.org.za/services/NSP/NSP-2007-2011-Draft 9.pdf](http://www.womensnet.org.za/services/NSP/NSP-2007-2011-Draft%209.pdf). Accessed on 19/01/2012.

Statistics SA. 2010. **Mid-year population estimates 2010. Pretoria: Statistics South Africa.** Available at <http://www.stats.gov.za/publications/p302/p3022010.pdf>. Accessed on 23/01/2013

Stern, M. J. & Dillman, D.A. 2006. **Community Participation, Social Ties, and Use of the Internet.** Available at [onlinelibrary.wiley.com>...>City & Community>Vol 5 Issue 4](http://onlinelibrary.wiley.com/doi/10.1002/cic.10005). Accessed on 18/01/2013.

Stokoe, D, 2012. **Tricked and Trapped.** Available at [http://stoessmission.blogspot/.../articles-from-daily-sun-on-april-16.h....](http://stoessmission.blogspot/.../articles-from-daily-sun-on-april-16.html) Accessed on 12/07/2012.

Strydom, H. 2005. Ethical aspects of research in the social sciences and human service professions in De Vos, A.S, Strydom, H., Fouche, CB Delpont, C.S.L(3rd Edition) **Research at Grass roots for the social sciences and human service professions.** Pretoria: Van Schaik Publishers.

The Beat. 2012. **Masakhane RDP saga continues.** Available at <http://thebeat.linmedia.co.za/details/13-07-2012/masakhane-rdp-saga.../13975>. Accessed on 13/07/2012.

Thomas, D. R. & Hodges, I. 2010. **Designing and managing your research project: core skills for social and health research.** Los Angeles: Sage Publications.

Thring, P. 2003. **Housing policy and practice in Post- Apartheid South Africa.** South Africa: Heinemann Publishers.

Treatment Action Campaign (TAC), 2007. **Government Leadership on HIV/AIDS Irrevocably Defeats Denialism! Implement a new credible plan with clear target!** Available at <http://www.tac.org.za/AIDSDenialismDead.html>. Accessed 15/01/2012.

Triegaardt, J. D. 2006. **Poverty and Inequality in South Africa: Policy considerations in an emerging democracy.** ADRU. Available at <http://premier.nwpmg.gov.za/.../....> Accessed on 12/01/2013.

Tsenkova, S. 2008. **Provision of Affordable Housing in Europe, North America and Central Asia: Policies and Practices.** Prepared for the United Nations-HABITAT University of Calgary. Available at <http://www.ucalgary.ca/.../AffordableHousingInternationalExperiences.pdf>. Accessed on 29/06/2011.

UN. 2009. **World contraceptive Use 2009.** Available at <http://www.unpopulation.org/esa/population/contraceptive2009/contraceptive2009.htm>. Accessed on 23/01/2012

UNDP. 1995. **Human Development Report, 1995.**

UNDP. 2004. **The Human rights based approach. Statement of common understanding.**

UNDP. 2006. **Applying a human rights based approach to development cooperation and Programming.** A UNDP Capacity Development Resource. Capacity Development Group. Bureau for Development Policy.

UNDP. 2008. **Situation Analysis on Gender Based Violence in Botswana.** Draft Report. Participatory Education, Evaluation and Research.

UNEP. 2002. **Government Environmental Outlook 3: Past, Present and Future Perspectives**. United Kingdom: Earth scan publications limited.

UNFPA. 2011. **The Human Rights based approach: Advancing Human Rights: UNFPA**. Available at <http://www.unfpa.org/rights/approaches.htm>. Accessed 29/05/2011.

UNHabitat. 2001. **The right to adequate housing. A major commitment to the Habitat Agenda**. Available at http://www.ohcr.org/Documents/Publications/FS21_rev_1_Housing_en.pdf. Accessed on 23/06/2011.

UN Habitat. 2003. **Challenge of slums. Global report on human settlements**. United Nations Human Settlements Programme. British Publications Limited: United Kingdom, London.

UN Habitat. 2009. **The Right to Adequate Housing**. Fact Sheet No.21. Switzerland, Geneva: United Nations Office.

UN Habitat. 2011. Malawi: Lilongwe Urban Profile. Kenya: **UN Habitat**.

Urban Landmark. 2007. **Community Perspectives on access to urban land. Voices of the Poor**. Available at http://www.urbanlandmark.org.za/downloads/ULM_VOP_booklet_v2.pdf. Accessed on 14/01/2013.

Uwizeyimana, D.E. (undated). **The effects of Democratic Governance on the Socio Economic Development of the Poor: The case of the Low cost housing policy in South Africa**. Available at <http://inap.mx/portal/images/pdf/ii>. Accessed at 12/01/2013.

Van Den Berg. L., & Braun, E & der Meer, J. 2007. **National Policy Responses to Urban Challenges in Europe**. England: Ashgate Publishing.

Velghe, F. 2012. "I wanna go in the phone". Illiteracy, informal learning processes, 'voice' and mobile phone appropriation in a South African township. **Tilburg Papers in Culture Studies Paper 40**: Tilburg University. Available at www.tilburguniversity.edu/.../392e4d3ecc2f-4744-a1da-1e1c2e1cf9. Accessed on 16/01/2012.

Vlassis, D. (undated). **The United Nations Convention Against Corruption Overview of Its Contents and Future Action**. Resource Material Series No.66.126th International Senior Seminar Visiting Experts' Papers.

Whitehead, C. & Scalon, K. 2007. **Social Housing Europe. London School of Economics and Political Science**. London. Available at <http://www.2.lse.ac.uk/geographyAndEnvironment/research/london/pdf/Soc....> Accessed on 20/01/2012.

WHO. 2007. **Health of indigenous people**. Fact sheet No 326. Available at <http://www.who.int/mediacenter/factsheets/fs326/en/index.html>. Accessed on 27/01/2013

WHO. 2010. **Protecting Children's Health in a Changing Environment: Report of the Fifth Ministerial conference on Environmental and health**.

Xaba, V. 2012. **Residents vow to fight**. Available at <http://www.sowetanlive.co.za/news/2012/09/19/residents-vow-to-fight>. Accessed on 10/09/2012.

Yengo, M. A. 2008. Revisiting the self-help housing debate: Perceptions of self-help housing by the beneficiaries of low cost housing in South Africa. **WIRedSpace Wits Institutional Repository environment on DSpace**. Available at <http://wiredspace.wits.ac.za/handle/10539/5287>. Accessed on 14/01/2013.

Zastrow, C. 2009. **Introduction to social work and social welfare: empowering people**. 10th edition. California:Brookes/Cole. Belmont.

Zoutnetmz. 2004. **Ward 7 residents unhappy about service delivery**. Available at http://www.zoutnet.co.za/details/09-01-2004/ward_7...about.../1050. Accessed on 12/01/2013.

APPENDIX A: RESEARCH QUESTIONNAIRE



Questionnaire

I am a Master of Social Work student at University of Fort Hare Alice who wants to conduct a research study on 'exploring the extent to which the Reconstruction and Development Programme's (RDP) objectives meets the needs of the targeted beneficiaries in South Africa: The case of Alice Town'. Most importantly information that you will provide will not divulge your identity or compromise your safety but any form of identification will not be exposed by this research. Your participation in this research is sincerely appreciated and you are free to ask any questions concerning anything you do not understand and you are free to withdraw from the study anytime you wish to do so.

Thank You for your cooperation.

Master of Social Work Student

Department of Social Work and Social Development

University of Fort Hare Alice Campus

Please Note: You are required to tick in an appropriate box of choice with an x

Section A: Biographical Information.

1. Age

14-19 years	
20- 35 years	
36-50 years	
51-65 years	
66-80 years	

2. Gender

Male		Female	
------	--	--------	--

3. Occupation

Employed	
Unemployed	
Casual labourer	
Retired	
Self employed	
Student	
Apprentice	
Other	

4. Number of Dependants

1-2	
3-4	
5 or more	
No dependant	

5. Race

Black		White		Coloured		Indian	
-------	--	-------	--	----------	--	--------	--

6. Level of Education attained

None	
Primary	
Secondary	
Matric /Grade 12	
Post Matric Certificate	
University degree/diploma	

7. Marital Status

Single	
Married	
Cohabiting	
Divorced	
Widowed	
Windowed	

Section B: People who are staying in the RDP houses and their incomes.

1000rands and below	
1000-1500rands	
1600-2000rands	
2000-2500rands	
2500rands and above	
Not ready to disclose	

8. Are you a beneficiary/tenant of the RDP house?

Beneficiary	
Tenant	
Accommodated	
Other	

9. If you are a beneficiary/tenant/other, how much are you paying for rent per month?

100-200 rands	
201-300 rands	
301-400 rands	
Not Paying	

10. If a beneficiary, when did you obtain your RDP house?

1994-1998	
1999-2003	
2004-2008	
2009-2012	

11. If a beneficiary, how long did you wait to get your RDP house?

Less than a year	
1-2 years	
3-4 years	
More than 5 years	

12. How do you assess the provision of the following basic amenities in your RDP house?

Electricity	Provided	
	Not Provided	
Access to clean water services	Provided	
	Not Provided	

Section C: The perceptive level about the components of the RDP houses

The roofing of your RDP house?	Good	
	Fair	
	Poor	
The material of doors of your house?	Good	
	Fair	
	Poor	
The quality of the floors?	Good	
	Fair	
	Poor	
Toilets in your RDP house?	Good	
	Fair	
	Poor	
State of the walls in your RDP house?	Good	
	Fair	
	Poor	
The material making the windows in your RDP house?	Good	
	Fair	
	Poor	

13. How many rooms does your house have?

One		Two		Others	
-----	--	-----	--	--------	--

14. (a) How big is your house?

Large	
Small	
Very Small	

15. If a beneficiary, to what extent has the house been of benefit in your life?

A great extent	
Little extent	
No benefit	

16. What is your view on the space adequacy of the RDP Houses?

Very adequate		Adequate		Inadequate	
---------------	--	----------	--	------------	--

17. Do you have any fencing around your house?

Yes		No	
-----	--	----	--

Section D: The location of the RDP houses against the proximity to social services

18. What is your perception of the distance from your house to the following service areas?

RDP Housing administration	Not far	
	Far	
	Very Far	
Social Welfare office	Not far	
	Far	
	Very Far	
Police services	Not far	
	Far	
	Very Far	
Public Hospital	Not far	
	Far	
	Very Far	
Primary School	Not far	
	Far	
	Very Far	
Secondary/High School	Not far	
	Far	
	Very Far	
University/FET College	Not far	
	Far	
	Very Far	
Alice Town Shopping Mall?	Not far	
	Far	
	Very Far	

Section E: Perceptions of the gaps pertaining to service delivery in the Golf Course RDP houses.

19. What is your perception on the following services in the Golf Course Community?

Street lights	Provided	
	Not Provided	
Drainage system	Provided	
	Not provided	
Sewerage	Provided	
	Not provided	
Security	Provided	
	Not Provided	
Roads	Provided	
	Not provided	

20. How do you perceive the level of corruption on the RDP houses?

None		Low		High	
------	--	-----	--	------	--

21. Do you think accessing of the houses had nepotism?

None		Low		High	
------	--	-----	--	------	--

22. Was the information to apply for RDP houses readily available?

Readily available		Available		Not available	
-------------------	--	-----------	--	---------------	--

23. Do you think these RDP houses were given to deserving people?

All of them		A few of them		None of them	
-------------	--	---------------	--	--------------	--

24. Where did people get the information about the RDP houses?

Through the word of mouth		Through the media	
---------------------------	--	-------------------	--

25. How often do you hold meetings with the RDP administration/ Social welfare officers?

Frequently		Fewer times		None at all		I don't know anything	
------------	--	-------------	--	-------------	--	-----------------------	--

26. How satisfactory is such meetings as regards beneficiaries' consultation and addressing emergent housing needs?

Very satisfied	
Satisfied	
Not satisfied	
Could not comment	

27. What is your perception on the population density in your RDP house?

Less Densely		Averagely		Densely	
--------------	--	-----------	--	---------	--

28. What is your perception on the following social ills in Golf Course?

Drug abuse	Low	
	High	
	Very high	
Prostitution	Low	
	High	
	Very high	
Alcohol abuse	Low	
	High	
	Very high	

29. What is your perception on these types of insecurities in Golf Course

House Breaking and Burglary	Low	
	High	
	Very High	
Murder	Low	
	High	
	Very High	
Sexual Abuse	Low	
	High	
	Very High	

APPENDIX B: INTERVIEW GUIDES



University of Fort Hare
Together in Excellence

Interview Schedule for the social worker

1. What is your perception on the services and amenities that are provided to RDP houses beneficiaries
2. What social problems are associated with the RDP house beneficiaries?
3. Does the government consult you or any other non-governmental organization in addressing any social concern during housing construction?
4. How do you handle complaints presented by the RDP beneficiaries?
5. In your opinion what can the government do to improve the RDP housing situation?



University of Fort Hare
Together in Excellence

Interview Schedule for RDP Housing Administrator

1. Does the project seek the input of beneficiaries in planning and decision making?
2. What is your office's satisfaction on the quality of work done by the contractors for the RDP houses?
3. How do you handle complaints from beneficiaries about the RDP houses?
4. What should the government do to improve the situation?



University of Fort Hare
Together in Excellence

Interview Schedule for RDP beneficiaries

1. Are you satisfied with the quality of the RDP house that you are staying in?
2. How do you assess the current state of amenities and infrastructure provided to RDP houses?
3. Generally, what is your perception of the expected needs against what you are provided?
4. What are your perceptions, views and concerns with regards to RDP housing administration?
5. How would you like the RDP project to be managed?

APPENDIX C: INFORMED CONSENT FORM

INFORMED CONSENT

I hereby agree to participate in research regarding **the extent to which the RDP programme objectives meet the needs of the targeted beneficiaries in Alice Town**. I understand that I am participating freely and without being forced in any way to do so. I also understand that I can stop this interview at any point should I not want to continue and that this decision will not in any way affect me negatively.

I understand that this is a research project whose purpose is not necessarily to benefit me personally.

I have received the telephone number of a person to contact should I need to speak about any issues which may arise in this interview.

I understand that this consent form will not be linked to the questionnaire, and that my answers will remain confidential.

I understand that if at all possible, feedback will be given to my community on the results of the completed research.

Signature of participant

Date:

I hereby agree to the tape recording of my participation in the study

Signature of participant

Date:

APPENDIX D: COPY OF SIGNED INFORMED CONSENT FORM

INFORMED CONSENT

I hereby agree to participate in research regarding **the extent to which the RDP programme objectives meet the needs of the targeted beneficiaries in Alice Town**. I understand that I am participating freely and without being forced in any way to do so. I also understand that I can stop this interview at any point should I not want to continue and that this decision will not in any way affect me negatively.

I understand that this is a research project whose purpose is not necessarily to benefit me personally.

I have received the telephone number of a person to contact should I need to speak about any issues which may arise in this interview.

I understand that this consent form will not be linked to the questionnaire, and that my answers will remain confidential.

I understand that if at all possible, feedback will be given to my community on the results of the completed research.



Signature of participant

Date: 02/11/2012

I hereby agree to the tape recording of my participation in the study



Signature of participant

Date: 02/11/2012