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Challenges in affordable rental housing delivery: A comparative study between public and private housing institutions in Johannesburg inner city

Mothae, Mankoai Arcilia

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ANNEXURE A: DESIGN OF INTERVIEW QUESTIONS

Introductory questions

This section asked questions on the general status of the organisation, its role and function in the affordable rental housing. The purpose of the questions in this section was to establish the functions of the organisation in the development of affordable rental housing, whether it is an investor, developer and property management. The questions also aimed at understanding the organisation's duration in business, the business model and the type and magnitude of projects in the organisation's portfolio.

Research question 1 (Interview question 2.1 and 2.2)

What is the present status of affordable rental housing development in the Johannesburg inner city?

One of the assumptions underlying the research report is that the current supply of affordable rental housing has not met the demand of the target market. Therefore the researcher postulated that both private and public organisations are faced with challenges in accomplishing the successful delivery of affordable rental housing. The questions in this section were aimed at obtaining views regarding the status of affordable rental housing in the inner city. Interviewees were asked to provide views on the supply of affordable rental housing in comparison to the demand, whether they envisaged the sector meeting the demand rates in the future. However, there was a need to firstly establish what participants define as affordable rental housing, as a result, they were firstly asked to provide their own understanding and definition of what can be categorised as affordable rental housing.

Research question 2 (Interview question 1.6 and 1.7)

What models of housing are being delivered and which income group are they serving?

Following the above question on definition of affordable housing, the objective of this question was to find out the types of housing being delivered and the general target market in order to establish what income group is considered to fall in the affordable rental market. Additional to that, the aim was to make a finding of whether both private and public

organisations generally provide and serve similar income groups in the affordable rental market.

Research question 3 (Interview question 3.1)

What are the constraints faced by both private and public organisations in delivering affordable rental housing in the Johannesburg inner city?

The rationale of the study was that, there is a need for affordable rental accommodation in the cities due to the rate of urbanisation and general growth, therefore awareness and understanding of the impeding factors associated with the delivery of this form of accommodation is needed to provide a perspective for improved housing delivery in cities such as Johannesburg. The question aimed at obtaining an understanding of challenges faced by the participants in the sector and how they affectimpact the rate of supply of affordable rental housing. The expectations from the question were to gather whether private and public organisations face similar challenges and were affected in the same areas.

Research question 4 (Interview question 3.2, 3.3 and 3.4)

How have both private and public organisations addressed the challenges identified so far?

This question expected to find from interviews business methods, strategies and any other ways they have implemented against the challenges met. Similar to the above question, the aim was to find out whether in comparison, private and public organisation have same views and methods of dealing with the constraints and whether there are strategies that are unique to an organisation's legal entity.

Research question 5 (Interview question 3.5, 4.1 and 4.2)

What options might this insight point to for future affordable rental housing in Johannesburg inner city?

The objective of the question was to obtain comments on the view of how the identified constraints might impact on the affordable rental market. Furthermore, the question probed for opinions on how participants viewed the affordable rental market as an investment and how can the market attract more investors. Finally, interviews were asked to indicate on how other stakeholders (such City of Johannesburg, Gauteng Department of Local government) in the sector can intervene in the identified constraints.