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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 B: SAMPLE OF STRUCTURED INTERVIEW QUESTIONS

Introduction

Thank you in advance for agreeing to participate in this study.

I am a Master of Built Environment (Housing) student at the University of Johannesburg. I am conducting a research report as a requirement of the degree. My full names and details are as follows; Mankoai Arcilia Mothae, student no. 0103527Y

Information obtained through this research report is for academic purpose only and will not be publicised without consent of participants.

Research topic

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

You are kindly requested to provide as much of your opinion as possible, sub-section questions in bullet-form are provided to explain further the main questions asked.

Research objective

This research report proposes to examine the delivery of affordable rental housing in the Johannesburg inner city, and to assess options currently provided by role players in this sector and constraints that are faced in achieving successful delivery of this accommodation. The aim is to do a comparative study between private and public affordable rental housing providers involved in Johannesburg inner city.

QUESTIONS

1. Role and function of the organisation in the affordable rental housing sector

   1.1 **Explain what your organisation does in relation to affordable rental housing**

   - *What is the organisation's business model in relation to affordable rental market?*
   - *Do you work within partnerships/ joint ventures or independently?*

   1.2 **What is the nature of projects undertaken by your organisation and why? (e.g. new-developments, refurbishments, and conversions)**

   - *How many projects and or units does the organisation have in its portfolio currently?*
   - *Any upcoming projects in future and what is the number and type of expected units to be delivered?*

1.3 **How long has the organisation been in business?**

- *Since engaged in this sector, what would you say has been the rate of your organisation's delivery in terms of units per year?*
- *What is the organisation's target/plan in terms of delivery rate? Have you met this target?*

1.4 **What is your definition of affordable housing?**

2. <u>Supply and demand of affordable rental housing in the inner city</u>

2.1 **What is your view on the current supply of and demand for affordable rental in the inner city?**

- *How do you feel about your organisations' contribution in the delivery of this accommodation? (Is it significant, enough, still growing?)*
- *In comparison with other organisations/ competitors in this sector?*

2.2 **As an approach to improve delivery in this sector do you think there is a need for more role players?**

- *What would you say is preventing other emerging developers from entering the affordable rental market?*

3. <u>Challenges , constraints and strategies in place to overcome the challenges</u>

- *What constraints or challenges are faced by your organisation in the delivery of affordable rental housing in the inner city?*
- *Would you say in general other organisations in this market are affected by similar challenges?*
- *What's your opinion with regard to the organisation's legal entity (being private or public) in terms of the impact of the constraints and the ability to address them? (Is it easier for private organisations than public or vice-versa) and why so?*

3.1 **What kind of governance and management strategies does your organisation have in place or are planning to implement to deal with such constraints?**

- *Are these strategies unique with your organisation? Have they been utilised by other organisations nationally or internationally?*

3.2 **How could the constraints mentioned above affect the future delivery of affordable rental housing?**

3.3 **How will the organisation position itself better despite the above mentioned challenges?**

3.4 **In spite of the constraints identified, do you consider affordable rental market still a good investment in the inner city?**

- *What are the best investment options? (new-developments, refurbishments or conversions)*

4. Recommendations and developments towards successful delivery of affordable rental housing

4.1 **What recommendations and proposals would you provide for consideration by various stakeholders in addressing the constraints?**

4.2 **In your opinion what interventions can be made by government (e.g. City Council, Human Settlements department, etc.) and any other role players you recommend in addressing the challenges faced**

END OF QUESTIONS

Thank you for your time and input