

*LAND ISSUES AS A BARRIER TO THE SUPPLY OF AFFORDABLE
HOUSING: A CASE STUDY OF MARBLE HALL*

By

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DECLARATION

I declare that the dissertation is my own unaided work. It is being submitted to the Degree of Master of Science in Development Planning to the University of the Witwatersrand, Johannesburg. It has not been submitted before for any degree or examination to any other University.

.....
Signature of Candidate

.....day of.....year.....

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ABSTRACT

Internationally it is agreed that housing is a basic human need. The right to housing is enshrined in the Bill of rights in the Constitution of South Africa (section 26), which endorses the right of citizens to have access to adequate housing (RSA, 1996). The state has an obligation to ensure that its citizens have access to adequate housing. Government in South Africa is committed to the establishment of a society based on social justice, where the quality of life of all citizens will be improved and their potential maximized. Government's commitment to fulfilling the 'right to housing' for all its citizens is evident in the housing policies it has formulated, the most recent being the 'Breaking New Ground' strategy.

South Africa is experiencing a shortage of affordable housing. Low-middle income earners are struggling to own a house in the urban area. The market is failing to respond to the demand for affordable housing. A number of constraints are said to be contributing to this market failure: lack of effective implementation strategies, poor promotion of tenure, inadequate supply of affordable land and infrastructure, inadequacy of financial systems and poor utilisation of local building materials and technologies (Erguden,2001). The central argument in this dissertation is that land is a key issue hindering the supply of affordable housing by the private sector. This dissertation demonstrates that there is a case for state intervention to support the private sector to supply affordable housing. The state needs to do what the market does not (see Keivani et al, 2005 :2). Local government is seen as a key player in facilitating the expansion of affordable housing by directly providing land.

The dissertation addresses the obstacles that prevent Local government from making land available as part of an effort to ensure the supply of affordable housing. Research is presented that indicates that local authorities are given

bigger roles to play in housing policies, but less power and resources to implement. This implies that for the private sector to deliver affordable housing, amongst others there is a need for innovative land management approaches on the part of Local government for social justice to prevail.

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1. RESEARCH FIELD

AFFORDABLE HOUSING

2. RESEARCH TOPIC

UNDERSTANDING LAND ISSUES AS A BARRIER TO THE SUPPLY OF AFFORDABLE HOUSING

3. RESEARCH QUESTION

In what way do land issues hinder the supply of affordable housing in the Marble Hall area?