

The University of the Witwatersrand

The School of Architecture and Planning

Subsidised Rdp Houses And Attached Rooms: Understanding The Nature
Of 'Rdp Rooming' In Ekurhuleni Municipality

THE CASE STUDIES OF CHIEF ALBERT LUTHULI, DAVEYTON (CHRIS HANI)
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A research report submitted to the faculty of Engineering and the built Environment, of the University of the Witwatersrand, in partial fulfilment of the requirement for the degree of Bachelor of Science Honours in Urban and Regional Planning.

DECLARATION

I declare that this research report is my own work. It is being submitted for the Degree of Bachelor of Science Honours in Urban and Regional Planning to the University of the Witwatersrand, Johannesburg. It has not been submitted before for any degree or examination to any other University.

.....

Thabi Precious Mndawe

22 October 2014

DEDICATION

I dedicate this research report to my family: first and foremost my mother Gladys Sekgobela, you have not only been a mother to me but you have been my teacher, my mentor, role model and my pillar of strength. Every time I fell, you pushed me up; you never stopped believing in me. Thank you for giving me profusely every part of you, your dedication, your sheer strength and the will to thrive in what I do.

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ABSTRACT

Low-income accommodation such as backyard dwellings and multi-habited housing compounds are essential to most urban poor in the developing countries such as Ghana, Kenya and South Africa since this form of accommodation seems to be meeting the housing demand of many of the urban poor in the current context. This research is focused on understanding the nature of RDP rooming accommodation in relation to low-income accommodation backyard dwellings and multi-habited housing compounds. This study uses qualitative, in-depth interviews conducted with landlords and tenants in Chris Hani, which is part of Daveyton, Kingsway and Chief Albert Luthuli in Ekurhuleni in order to investigate the characteristics of RDP rooms in relation to other low-income accommodations in particular backyard dwelling and multi-habited housing compounds. Furthermore, the characteristics of RDP rooming seem to be overlapping both forms of low-income accommodation (backyard dwelling and multi-habited housing compound).

TABLE OF CONTENTS

DECLARATION	ii
DEDICATION	iii
ACKNOWLEDGEMENTS.....	iv
ABSTRACT.....	v
LIST OF FIGURES AND TABLES.....	xi
LIST OF TABLES.....	xii
LIST OF ACRONYMS AND ABBREVIATIONS	xiii
1. Introduction	1
1.1. Background and rationale.....	1
1.2. Problem statement	3
1.3. Aim.....	3
1.4. Research question.....	4
1.4.1. Sub-questions.....	4
1.5. Literature reviewed.....	4
1.5.1. Backyard dwelling	5
1.5.2. Multi-habited compound housing	6
1.5.3.1. Secondary or subsequent dwellings	6
1.5.3.2. Rooms for rent	7
1.6. Key concepts	7
1.6.1. RDP rooming	8
1.6.2. State subsidised housing (RDP houses)	8
1.6.3. Living condition, social relations and living arrangement between landlord and tenant	
8	
1.6.4. Spatial configuration of rooms.....	9
1.7. Methodology.....	9

1.7.1.	Case study	10
1.7.2.	Research processes	11
1.8.	Limitations of the research	13
1.8.1.	Study area sample size.....	14
1.8.2.	Language barrier	14
1.8.3.	Timing and interviews	14
1.8.4.	Information gathering.....	14
1.8.5.	Safety	15
1.9.	Ethical consideration.....	15
1.10.	Structure of the report.....	15
2.	UNDERSTANDING RDP ROOMING IN RELATION TO LOW-INCOME ACCOMMDATION: BACKYARD DWELLINGS AND MULTI-HABITED COMPOUND HOUSING	18
2.1.	Introduction	18
2.2.	History and evolution of backyard existing in South Africa	19
2.3.	Current state of backyard dwelling.....	20
2.4.	The backyarding phenomenon-previous research	22
2.5.	Characterising backyard dwellings.....	23
2.5.1.	Perception of backyard dwellings through tenant and landlord's experiences	23
2.5.2.	Arrangement in the usage of facilities and services in the yards	24
2.5.3.	Spatial layout of backyard rooms	24
2.5.4.	Rental payments within backyard dwellings	25
2.5.5.	Why backyard dwellings emerged.....	25
2.6.	Multi-habitation in compound housing	26
2.6.1.	Compounding or compound house	26
2.6.2.	Multi-habitation in compounding.....	27
2.7.	Current state of compound houses	29
2.8.	The research on compounding	29
2.9.	Characterising compound	31

2.9.1.	Arrangement in the usage of facilities and services in the yards	31
2.9.2.	Security in compounds.....	31
2.9.3.	Why compound housing	32
2.10.	RDP rooming similar to other forms of low income housing accommodation	32
2.10.1.	Secondary units.....	32
2.10.2.	Rooms for rent	34
2.11.	Understanding RDP rooming in the context of other forms of low income accommodation	35
2.12.	Conceptual framework	37
2.12.1.	RDP rooming	38
2.12.2.	State subsidised housing (RDP houses)	38
2.12.3.	Living condition, social relations and living arrangement between landlord and tenant 39	
2.12.3.	Spatial configuration of rooms.....	42
2.13.	Conclusion.....	42
3.	UNDERSTANDING THE CASE STUDY.....	45
3.1.	Introduction	45
3.2.	Case study	46
3.2.1.	Multiple case studies	47
3.2.2.	Choosing of case studies.....	47
3.3.	Research procedures	56
3.3.1.	Sampling.....	56
3.3.2.	Interviewing	58
3.3.3.	Use of maps and photographs	59
3.3.4.	Data Analysis	59
3.4.	Limitations.....	60
3.4.1.	Study area sample size.....	60
3.4.2.	Language barrier	60

3.4.3.	Timing and interviews	60
3.4.4.	Background information	61
3.4.5.	Safety	61
3.5.	Ethical consideration.....	61
3.6.	Reflections on the process of the research	62
3.7.	Conclusion.....	62
4.	Presentation of findings and analysis of findings	64
4.1.	Introduction	64
4.2.	Profile of the area of study	64
4.3.	Findings	65
4.3.1.	Perceived advantage of RDP rooms: improved safety.....	65
4.3.2.	Social relations and living arrangements within RDP rooms	67
4.3.3.	Perception of RDP rooms and difference to backyard room.....	71
4.3.4.	RDP room promoting inclusivity	73
4.3.5.	Advantages and disadvantages of RDP rooms.....	75
4.3.6.	Access of facilities, sharing of facilities and cleaning arrangements	76
4.3.7.	Access of facilities, sharing of facilities and cleaning arrangements	76
4.3.8.	Restriction or rules set for tenants	77
4.3.9.	Reasons for RDP rooms.....	78
4.4.	Analysis of findings.....	80
4.4.1.	Perceived advantage of RDP rooms: improved safety.....	80
4.4.2.	Social relations: living arrangements and landlord-tenant relationship	80
4.4.3.	Access of facilities, sharing of facilities and cleaning arrangements	83
4.4.4.	Reasons for RDP rooms.....	84
4.4.5.	Pros and cons of RDP rooms	85
4.4.6.	Restriction or rules set for tenants	85
4.5.	Conclusion.....	85
5.	Reflecting and concluding.....	87

5.1.	Introduction	87
5.2.	Relevance of research	87
5.3.	Reflection the three case studies.....	89
5.4.	Reflection on analysis of findings.....	89
5.4.1.	Social relations	89
5.4.2.	Perception of RDP rooms and difference to backyard room	90
5.4.3.	Perceived advantage of RDP rooms: improved safety.....	91
5.4.4.	Advantages and disadvantages of RDP rooms.....	91
5.4.5.	The nature of RDP rooming	91
5.5.	Conclusion.....	92
6.	Reference list	94
	APPENDIX: INTERVIEW GUIDES	101

LIST OF FIGURES AND TABLES

1.7.2.1 Location of Chris Hani, Kingsway and Chief Albert Luthuli.....	11
2.1.2 Schematic diagram of RDP rooming.....	37
2.6.2 Multi-habitation compound.....	25
3.2.2 (a) Location of Ekurhuleni municipality.....	48
3.2.2 (b) Location of the three settlements within the Ekurhuleni municipality.....	48
3.2.2 (c) Location of the three settlements within the Ekurhuleni municipality.....	50
3.2.2 (d) Zoomed location of areas of study.....	51
3.2.2.1.1 (a) RDP house located in Chris Hani, Daveyton with an attached room.....	52
3.2.2.1.1 (b) Location of Chris Hani.....	52
3.2.2.2 (a) RDP house in Kingsway with attached rooms.....	53
3.2.2.2 (b) Location of Kingsway.....	53
3.2.2.3 (a) RDP house in Chief Albert Luthuli with attached rooms.....	54
3.2.23b 2 (b) Location of Chief Albert Luthuli.....	54
4.3.2 (a) Example of RDP rooming.....	65
4.3.2 (b) Spatial layout of the rooms and RDP house.....	65
4.3.2 (c) Added door to an RDP house.....	65
4.3.4 (a) RDP room in relation to an RDP house.....	68
4.3.4. (b) RDP room on the front side of the yard.....	68

4.3.6 (a) Stand pipe that is being shared amongst landlord and tenants.....	71
4.3.6 (b) Toilet that is used by both landlord and tenants.....	71
4.3.6 (c) Spatial layout of the shared facilities in the yard.....	71
4.3.8 A long term plan that a landlord had in mind when building her RDP rooms.....	72

LIST OF TABLES

3.3.1 Sampling.....	52
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LIST OF ACRONYMS AND ABBREVIATIONS

DPLG	Department of Provincial and Local Government
FMCG	Fast-moving Consumer Goods
RDP	Reconstruction Development Programme
SAIRR	South African Institute of Race Relations
SALGA	South African Local Government Association
STEPSA	Spatial Temporal Evidence for Planning South Africa
UNESCAP	United Nations Economic and Social Commission for Asia and the Pacific

1. Introduction

1.1. Background and rationale

The research focuses on a particular form of rental housing, namely 'RDP rooming', which seems to be a phenomenon that might be similar to backyard dwellings and compound housing. In this phenomenon, beneficiaries of state-subsidised houses sublet rooms that are physically attached to the state-subsidised house to occupiers who exchange money or any other payment for the right to use the rooms. This form of rental accommodation may be similar to backyard dwellings and multi-habited compound housing¹. Like other informal rental accommodation, the RDP rooms could be meeting the housing demand of the residents of the chosen study areas. At present, backyard dwellings accommodate a significant proportion of people living in informal housing (Shapurjee, 2010:1). Bank (2007:3) states that in "1998 it was reported that approximately 150 000 households in Johannesburg" were residing in "informal dwellings in the backyards of formal houses and that the 'backyard population' accounted for approximately 30 per cent of the total population of Soweto". Bank further states that in 1994, 9.5 per cent of township inhabitants in Port Elizabeth were living in backyard shacks.

In other cities such as Durban and Cape Town, shacks are a significant part of post-1994 township landscape and they encompass more than 30 per cent of the township population (Bank, 2007). Bank (2007:206) goes on to state that "in South African cities overall, between 30 and 50 per cent of all township houses have shacks in their yards". This illuminates that backyard dwellings make up a significant contribution to South Africa's housing sector. Hence, backyard dwellers estimated to make up about a quarter to a third of the township population (Bank, 2007:3). According to Tshangana (2013:3) backyard dwellings are one of the biggest housing sub-sectors in South Africa and make up an important contribution to low-income households whose needs are not being met by the government housing subsidy programmes. Furthermore, backyard dwellings are one of the fastest growing sectors (Tshangana, 2013:3). Tshangana (2013) goes on to states that between 2007 and 2011

¹ A Schlyter (2003) state that multi-habitation is a concept that depicts a social situation within a particular space. It refers to a situation whereby people who do not delineate themselves as one household who share a living space that is not designed for multi-habitation (Schlyter, 2003).

backyard dwellings encompassed two thirds of the new households which is twice as many as those who are absorbed into informal settlements. According to Statistics South Africa (Stats SA) (2011) cited in the South African Institute of Race Relations (SAIRR) (2012) the number of households residing in all types of backyard dwellings has roughly increased by 29 per cent. This has increased from 887000 in 1996 to 1147000 in 2011.

The backyarding phenomenon has become a popular form of providing housing in South Africa. Backyard dwellings and multi-habited compound housing seems to have been modified as RDP rooming in areas such as Chief Albert Luthuli, Kingsway and Chris Hani which is part of Daveyton on Gauteng's East Rand. RDP rooming refers to rooms that are physically attached to the main RDP house, constructed with block or brick walls with iron roofing. These rooms are on the front of the yard and some of these rooms are facing the same direction as the main house. This phenomenon seems not to have been well covered in literature to date. Thus, the study of such a phenomenon can contribute to understanding characteristics of RDP rooms in relation to other low-income accommodations particular backyard dwellings and multi-habited compound housing² and why such a phenomenon is happening in the areas of Kingsway, Chief Albert Luthuli and Chris Hani on Gauteng's East Rand.

This research investigates the phenomenon of RDP rooming in state-subsidised low income housing settlements (informally known as RDP settlements). In examining the prevalence of RDP rooming in the RDP settlements, this research considers whether the RDP rooming is a modified form of backyard dwellings and multi-habited compound housing in its spatial configuration, its relationship to the social dynamics that exist between the landlords and tenants and how these social dynamics differ from the ones that exist in backyard dwellings and multi-habited compound housing. Social dynamics in this case refers to the behaviour of landlord and tenant: how they interact and share things in the yard. This may include child care, cleaning the yard, and any other relationships between tenant and landlord.

Thus, the research is necessary because the phenomenon that is happening in the areas of Kingsway, Chief Albert Luthuli and Daveyton (Chris Hani) is not well known in published

² The multi-habited compound housing includes both rooms arranged around a courtyard and multi-habitation within a house.

literature and not understood as to whether it is a similar form of backyard dwellings and multi-habited compound housing.

1.2. Problem statement

More and more dwellings are being built as backyard properties. At the back of many formal houses in South Africa, there is an additional building (Poulsen and Silverman, 2012). This additional building can be a servant's quarter, a granny flat, 'a room for rent', an informal shop, or a hairdressing salon (Poulsen and Silverman, 2012). In many instances these backyard rooms have been informally built by the owners of the formal house as a form of creating income from their properties (Poulsen and Silverman, 2012). Backyard dwellings are said to have been a distinguishing feature of the South African urban landscape and have a long history in South African cities (Poulsen and Silverman, 2012). Today the pattern of building backyard dwellings is still popular. Beneficiaries of the RDP housing programme rolled out by the post-Apartheid state have also been adding rooms. In some areas, this is done through connecting an additional room to the main house which is what is happening in the settlements of Chief Albert Luthuli, Kingsway and Chris Hani. This type of housing phenomenon is not clearly understood as to what nature of low-income housing it is taking with reference to backyard dwellings and multi-compound housing.

1.3. Aim

The primary aim of this research is to probe the dimensions of RDP rooming accommodation for both landlords and tenants in three particular RDP settlements. The research explores the nature of RDP rooms in Chief Albert Luthuli, Chris Hani and Kingsway and the social dynamics that exist in the yards. Moreover, the research is concerned with understanding characteristics of RDP rooms in comparison to other low-income accommodations particular backyard dwellings and multi-habited compound housing. Additionally, the report is concerned with understanding the nature of RDP rooms by focusing on the spatial layout and social dynamics of the rooms. Thus, the research is looking at RDP rooming in relation to backyard dwellings and multi-habited compound housing.

1.4. Research question

The specific research questions and sub-questions are as follows:

What is the nature of RDP rooming evident in Chief Albert Luthuli, Kingsway and Chris Hani?

1.4.1. Sub-questions

How are the RDP rooms in the case studies organised physically and why they are configured this way?

What particular characteristics do RDP rooms exhibit and how do these differ from backyard dwellings and multi-habited compound housing described in the literature?

What do RDP rooms offer to landlords?

What do RDP rooms offer to tenants?

What social relations are associated with RDP rooms?

1.5. Literature reviewed

The literature reviewed is firstly focusing on research conducted on backyard dwellings and then it moves on to research on multi-habited compound housing. Research on backyard dwellings and multi-habited compound housing similar to this study have been conducted and have received some attention. The research on backyard dwellings focuses on informal rental accommodation for the urban poor in South Africa, for example Bank, 2007; Carey, 2009; Lemanski, 2009; Watson, 2009; Shapurjee, 2010; Shapurjee and Charlton, 2013 and Rubin and Gardner, 2013. The existing research reveals the importance of backyard rentals in South Africa's low-income households. Other studies conducted by Bank, (2007) and Lemanski, (2009) document the social dynamics that exist within backyard dwellings.

Bank (2007) focuses on backyard accommodation in the context of South Africa's housing policy. Bank (2007) argues that housing policies have failed to look at backyard dwellings as a response to housing the urban poor and how it is able to shape social structures that exist between landlords and tenants. Lemanski (2009) explores how state subsidised housing has indirectly encouraged the backyard phenomenon and has thus amplified informality in South African cities (Lemanski, 2009:1). She further looks at the social relations that exist

between landlords and tenants by focusing on the landlord-tenants relationship (Lemanski, 2009). Furthermore, there is recent research that has been published which documents the significance of backyard dwellings. This includes work by the South African Local Government Association (SALGA), which published documents on backyarding and the typologies of backyard dwelling (Tshangana, 2013 and Rubin and Gardner, 2013). These documents reveal the complexities and social dynamics that surround backyard dwellings. Moreover, the documents also focus on how backyard dwellings accommodate various vulnerable households who are able to access this form of low-income housing. More importantly, the research provides a framework for municipalities on how they can better manage backyard dwellings (Tshangana, 2013; Rubin and Gardner, 2013).

1.5.1. Backyard dwelling

Watsons (2009:3) defines backyard dwellings as:

- Structures built by the landlord or main lease-holder for rental or occupation by tenants or extended family. These may be formal or informal.
- Structures built by the tenant or extended family, on space rented (cash or any kind of payment³) from the landlord or main lease-holder. These are usually informal.

Backyard dwellings in the context of this research are housing structures that might be formal or informal which are not connected to the main RDP house. Furthermore, the landlord and tenant practice an informal exchange on the payment of cash or other exchanges such as sweeping of yards for access to housing and access to water, electricity and sanitation services. The spatial configurations of some of the backyard dwellings described in Bank's research were taking either an L-shape or U-shape (Bank, 2007). Some of the rooms at the back of the yard that were furthest away from the street were often called the "kitchen rooms" since they were located close to the cooking area in the yard (Bank, 2007). Rubin and Gardner (2013) further look at other typologies of rental accommodation that might be similar to backyarding with regards to their design, quality and function.

³ A form of payment which maybe in the form of child caring. The tenant may look after the landlord's children. Payment may also be in the form of cleaning the yard.

Similarly, research conducted on compound housing reveals the importance of this low income accommodation to the urban poor in African cities. Various authors such as Tipple and Korboe, 1998; Tipple et al, 1997; Tipple and Schlyter, 1998; Schlyter, 2003 and Pellow, 2003 have conducted research on multi-habited compounding housing. The research documents the importance of this low-income accommodation to urban poor in African countries. Furthermore, the research looks at the living arrangement of both tenants and landlords.

1.5.2. Multi-habited compound housing

Compounding is a prevalent form of low-income housing in African countries such as Ghana and Kenya (Arslan, 2011:2). This form of accommodation has rooms opening to a central courtyard. There is shared ablution amongst tenants. This includes bathroom, services or kitchen facilities. It promotes multi-habitation through communal living (Greive and Hon, 2005: 2).

1.5.2.1. Multi-habitation another form of compounding

Another form of compounding is multi-habitation. Multi-habitation looks at the social relations that exist within space (Schlyter, 2003). It is practiced through rooming whereby a house is divided into rooms that have different households. Within this multi-habitation, facilities and sometimes cooking areas are shared amongst tenants and landlords (Schlyter, 2003). Moreover, landlords and tenants help one another in looking after each other's children and also in sharing of sleeping areas when there is not enough space for a family to sleep in. For example, one of the family members particularly children would sleep in one of the landlord's house since there is not enough space to accommodate the whole family (Schlyter, 2003).

1.5.3. Other forms of low-income accommodation similar to RDP rooming

1.5.3.1. Secondary or subsequent dwellings

These type of dwellings refer to units that are constructed on a property as an addition to the main house and are not on an individual plot or in the title cadastre and can be situated within, attached to or separate from the primary dwelling (Rubin and Gardner, 2013:1). The

secondary dwellings are further categorised as ancillary unit and accessory dwelling units (Rubin and Gardner, 2013:2). Ancillary units are dwellings that are dependent on the main house that is they share the common facilities such as kitchen; laundry or bathroom and they rely on the primary house for services, access and parking facilities (Rubin and Gardner, 2013:2).

Secondary or subsequent dwellings are mostly close to the main house and are part of the primary house rather than a separate building/dwelling. The latter units include rooms, backyard cottages, and coach houses (Rubin and Gardner, 2013:2). These are classified as secondary dwellings and are typically considered to be “self-contained”⁴. This means that they have a separate entrance and have access to separate toilet, bathing, sleeping, cooking and living facilities (Rubin and Gardner, 2013:2).

1.5.3.2. Rooms for rent

According to Carey (2009: 9) rented rooms are physical structures that might be formal or informal but parts of the dwellings are rented out informally (for cash or any kind of payment) to tenants. The payment can be in the form of sweeping the yard or looking after the landlord’s children (Bank, 2007: 11 and Lemanski, 2009: 480). The rooms take different forms. They can either be within the primary dwellings, in this case the renting out of rooms in a house to tenants. The rooms can also be in the yards but not part of the main house (Carey, 2009). A high number of the rooms that are rented out informally do not have leases for tenants. This is evident in areas such as Johannesburg, where rooms in the inner city are sub-divided using curtains in order to accommodate more tenants (Matjomane, 2012).

1.6. Key concepts

The following provides a brief explanation of the key concepts that have been explored in the research design:

⁴ Self-contained Units are basic living units having private access to basic services such as toilet and basin (Rubin and Gardner, 2013:4)

1.6.1. RDP rooming

RDP rooming refers to rooms that are attached to the main RDP house made of block or brick walls generally with iron roofing. The rooms are located in the same direction as the main house and facing the main street of the house i.e. they are situated on the front side of the yard. This means that the rooms are not located on the back side of the house whereby the entrances of the rooms are facing a road or street. Their position on the yard makes them different from the original backyard dwellings since they are not situated on the back side of the main house. They form part of the main house but they are not internally linked through doors and passages.

1.6.2. State subsidised housing (RDP houses)

RDP houses are low cost houses supplied by the state for poor South Africans with a combined income of R3500 and below. The subsidised houses are provided through the use of the housing programme. According to the Housing White Paper of 1994, the subsidised houses are reserved for people who cannot access housing in the open market or through the use of their own initiatives (Mulondo, 2009: 1).

1.6.3. Living condition, social relations and living arrangement between landlord and tenant

1.6.3.1. Within backyard dwellings

The living arrangements of backyard tenants were seen to be harsh during the 1950s. Landlords perceived themselves as “kraal-head (umninizimi)”; this suggested a sense of “guardianship” over those who were living in the yard (Bank, 2007: 210). Landlords restricted tenants from using facilities and services, moreover, tenants were also restricted with the number of people visiting them and also visiting hours were restricted (Bank, 2007). Tenants had to inform their landlords, if they were planning on having gatherings, meetings and dancing in the yard (Bank, 2007). In the research conducted by Bank, tenants were not getting along with their landlords. Tenants had estranged relationships with their landlords (Bank, 2007).

This living arrangement changed over time; tenants and landlords in other areas of studies (Westlake Village and Walmer Location) had a harmonious relationship and were able to share services and facilities with their landlords (Morange, 2002). Tenants and landlords supported each other in taking care of one another's children (Morange, 2002). Landlords were not troubled with late rental payments from tenants and both parties were connected by a strong and exceptional feeling of mutual confidence (Morange, 2002).

1.6.3.2. Within multi-habited housing compound

Social relations in a compound housing are fostered by communal life that exists within a multi-habited compound house. The social relations include the social networks that exist within the compound house (Addo, 2013). Furthermore, there are different form of social networks that exist in multi-habited compound housing which are of beneficial to both landlord and tenant (Addo, 2013). The social networks are able to foster 'community integration' in multi-habited compound housing (Addo, 2013). Multi-habitation in compounds offers mutual assistance and social harmony for its low income dwellers with the traditional communal life it fosters (Arslan, 2010).

1.6.4. Spatial configuration of rooms

Spatial configuration in this context looks at the spatial layout of buildings in relation to each other. It focuses on the spatial relationship of a building and social life that exists in it. Furthermore, it includes a set of mutually dependent relationships within a social network structure in which each part is determined by its relation to others (Sailer, Marmot and Penn, 2012).

1.7. Methodology

The research conducted mainly makes use of qualitative method in order to gain more rounded and holistic understanding of the phenomenon under investigation. A qualitative research methodology according to Moriarty (2011) enables the researchers to provide an in-depth and interpreted understanding about an array of topics. The method is able to provide complex textual explanation of how people experience a given research issue. It is able to offer information about the human side of a problem that is often about the behaviour of people, beliefs, options and relationships of individuals (Mack et al, 2005:1).

The methodology of this research takes the form of small case studies. The phenomenon to be investigated in this research is that of RDP rooms which are situated within a particular new urban context of state-subsidised housing. Chris Hani, Kingsway and Chief Albert Luthuli located on the East Rand of Gauteng are feasible sites for this investigation of the RDP rooming within the context of state provided houses (RDP houses) and the reason for their applicability is discussed below.

This section of the research, firstly discusses the case study approach which is utilised in order to guide the data collection methods. It provides the motivation of adopting this research design. Secondly, a discussion on the research methods is done. This includes data collection methods that are used:

- ❖ Sampling
- ❖ In-depth interviews
 - Landlords residing in the subsidised RDP houses and tenants residing in the RDP rooms
- ❖ Use of mapping and photographs

1.7.1. Case study

In order to understand the RDP rooming phenomenon, small case studies are employed. According to Becker (1970:274) cited in Fidel (1984:274) a case study refers to a detailed analysis of an individual case supposing that one can properly acquire knowledge of the phenomenon from intensive exploration of a single case. A case study tries to achieve an inclusive understanding of the event that is being probed (Fidel, 1984: 274). It is important to note that cases studies largely involve data gathering (Fidel, 1984). The methods of the data collection are mostly determined by the type of the subject matter (ibid). Three areas have been chosen for the study. This is done in order to strengthen the findings for the research design and also to obtain in-depth and richer information for the study. The three case studies involve particular sites with rooms in Daveyton (Chris Hani), Kingsway and Chief Albert Luthuli which are located in Ekurhuleni municipality in the East Rand.

1.7.2. Research processes

1.7.2.1. Sampling

The key respondents of the study who reside in subsidised RDP houses and RDP rooms in the areas of Chief Albert Luthuli, Kingsway and Chris Hani townships are identified. The sample size entails 12 respondents i.e. six tenants and six landlords. Within the three areas of study, two compounds are chosen from each area which consists of tenant and landlord. In terms of the sampling method, firstly, different study sites have been chosen, namely Kingsway, Chris Hani which is part of Daveyton and Chief Albert Luthuli, in the East Rand, Ekurhuleni municipality. The location of the case studies was influenced by my personal affiliation through my relative who is also building RDP rooms in his case are in a two storey layout. My uncle notified me about other places (Springs, Mayfield, Kingsway, Chris Hani which is part of Daveyton and Chief Albert Luthuli) where this phenomenon is happening but I chose these three areas because of their close proximity to economic opportunities and other forms of job opportunities. From the first observation I made, it was noted that some of the people residing in these RDP rooms depend on the disused mines as a complimentary source of income. Some of the residents who inhabit these RDP rooms 'scavenge' for remaining minerals in mines that are longer operating.

Two of the chosen areas of studies are close to these disused mines which some of the tenants in the area depend on as their source of income. Benoni and Daveyton are the closest economic nodes to these chosen sites. Some of the residents in Kingsway, Daveyton and Chief Albert Luthuli work in Benoni and Daveyton. Thus, the case studies were both chosen because of their close proximity to disused mines and economic opportunities in Daveyton complex and Benoni, as it was assumed these economic opportunities were linked to the demand for the rental accommodation. The three areas identified are located on the map below (study area 1, 2 and 3).

The choosing of three case studies was done in order to explore the nature of the RDP rooming dynamics between the different settlements and to find an in-depth understanding as to why such a phenomenon is occurring. The case studies are situated within a particular urban context of state-subsidised housing. The RDP settlements were recently built in 2003/4 which makes the houses approximately a decade old for some of the owners of the

houses. It is possible that some of the owners of the state subsidised houses are making use of their asset (RDP house) as sources of income since some of the landlords are old and unable to work.

Location of areas of studies

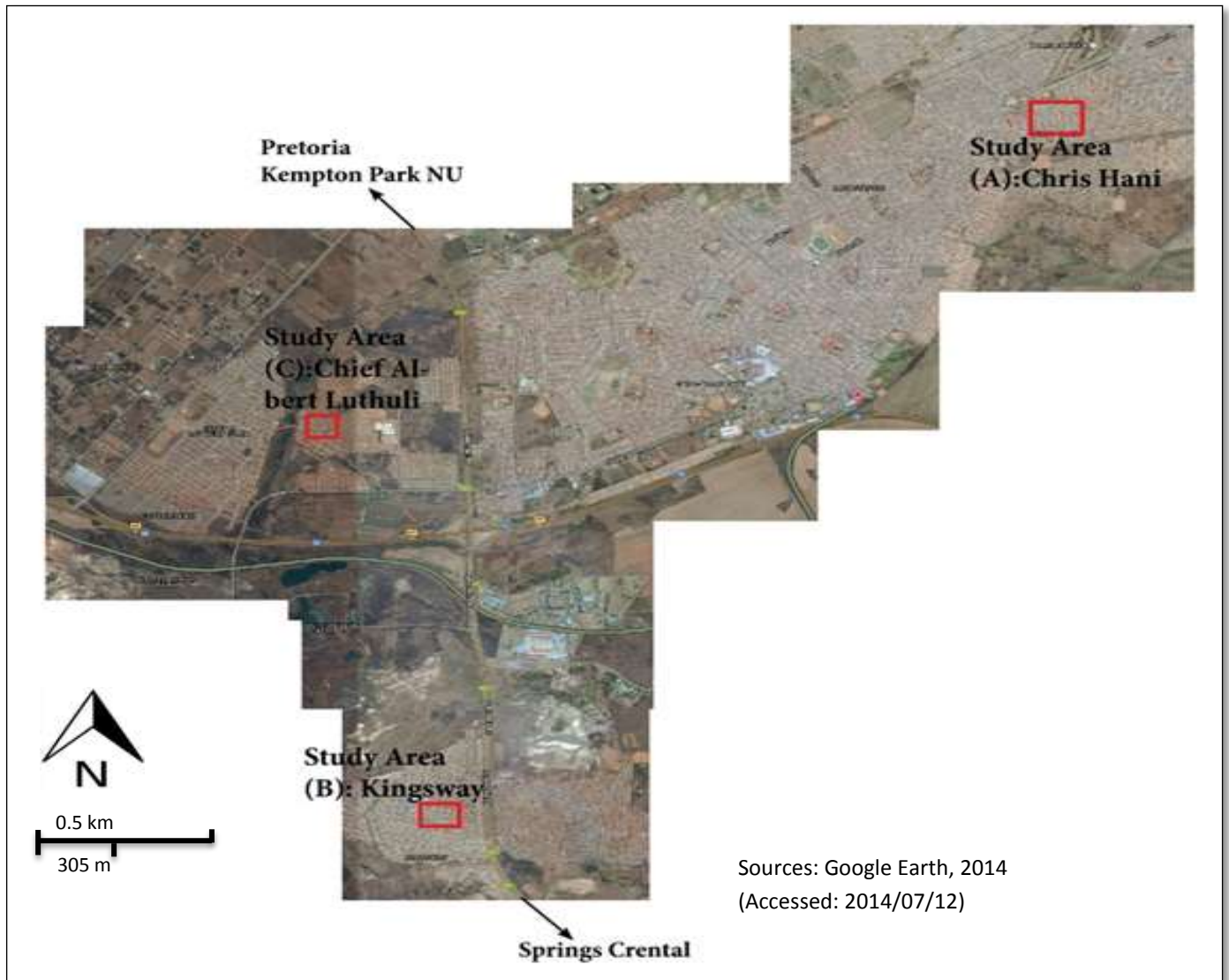


Figure 1.7.2.1: Location of Daveyton (Chis Hani), Kingsway and Chief Albert Luthuli. The study areas are located with a 10 kilometres distance. The distance between Chris Hani and Kingsway is 10km and the distance between Chris Hani and Chief Albert Luthuli is 7 kilometres. The distance between Chief Albert Luthuli and Kingsway is 5 kilometres.

1.7.2.2. Interviewing

Qualitative interviews were used in this research. Qualitative interviews provide an insight into what the interviewees make of their own lives, experiences and reasoning processes (Yin, 2011). Each area of study consists of two compounds (tenants and landlords) which

have been interviewed. Thus, there is total of 6 compounds (tenant and landlord) from different areas that were interviewed. In-depth, face to face interviews with 12 respondents (tenant and landlord) were conducted through the use of semi-structured questions in addition to open-ended questions in order to guide the interviews. According to Newton (2010: 1) semi-structured interview is a managed verbal exchange and it depends mostly on “communication skills of the interviewer”. Furthermore, it includes the ability to clearly structure questions, listen carefully, inquire or prompt appropriately and at the same time being able to persuade the interviewee to talk freely, “make it easy for interviewees to respond” (Clough & Nutbrown, 2007: 134) cited in (Newton, 2010:1).

Tools that were used to capture information include a cell phone in order to record the interviews if permission was conceded and taking notes if permission was not conceded. A stratified purposeful sampling technique was used to select respondents. The purpose of this method is to capture major variations rather than to identify a common core. Each of the strata would constitute a fairly homogeneous sample (Patton, 1990). The selection of respondents interviewed was based on residents that have RDP rooms and these rooms have to be occupied by the tenants. Landlords could be residing in the main house or renting out the house (subsidised RDP house). The house needed to have RDP rooms attached to the main house and their spatial configuration on the yard.

1.7.2.3. Use of maps and photographs

Maps, pictures and sketches were used in answering the question that is being investigated. Maps were relevant because they contextualise the study. The maps indicate where the study areas were situated relative to economic opportunities. Pictures and sketches were taken and drawn in order to illuminate and characterise the RDP rooms in relation to the main house and at the same time illustrating comparisons between the original forms of backyard dwellings.

1.8. Limitations of the research

The research design has come cross limitations which forced the researcher to strategize around these limitations. These limitations are as follows:

1.8.1. Study area sample size

The small sample size for this research was a limitation because the information that was gathered might not be representative of the case studies under investigation. Furthermore, a small sample size present problem when one had to select surfacing themes in the data and try to draw conclusions from these themes. The sample size was small because of the time and scope constraints of this research report. However, the report used qualitative procedures to obtain an in-depth understanding.

1.8.2. Language barrier

Another factor that was a limitation for the research was language barrier between the researcher and the respondents. The researcher had to rely on an interpreter on other interviews since she was unable to understand some of the languages spoken by some of the respondents. Thus, the limitation of having a translator was that the content or meaning expressed by the respondent could be lost in translation.

1.8.3. Timing and interviews

Another limitation of the study was time at which interviews were done. The availability of interviewees was a problem because the time set for interviews by the researcher was not correlating to the time of the interviewees. Respondents were not available on the time set by the research. Thus, the researcher had to do some of the interviews late which was a problem on the researcher's side because she had limited time to conduct the interviews.

1.8.4. Information gathering

I encountered problems in gathering information for the case studies. When I went to the local government of Ekurhuleni to ask for information concerning the three case studies, I was told by local government to go to provincial government because they did not have the information pertaining to the three case studies. When I arrived at the provincial government, I was told to go back to local government because provincial government were not the ones responsible for the provision of houses to people of Ekurhuleni. It was a back and forth process because no one knew who was responsible for the project of providing

houses to people in the three settlements. There also a lack of communication between local and provincial government. I had to wait for a month in order to get the relevant people who were part of the group that was providing houses to the public of Ekurhuleni. Unfortunately, they did not provide the relevant information on the case studies. Thus, I had to rely on books, journals and reliable internet sources for information.

1.8.5. Safety

When conducting interviews in the chosen compound, I felt unsafe because some of the people I interviewed were males so I had to ask my uncle to accompany me in conducting the interviews. I had to also conduct some of the interviews at night because some of the interviewees were not available during the day, so I was asked to come in the evening. I had to also ask my uncle to accompany me around the place because it was not safe at night.

1.9. Ethical consideration

The research entails human subjects who reside in RDP rooms and subsidised RDP houses. Thus, the conditions of the living environments in some instances may be inadequate for the landlords or tenants. Thus, in some cases, the landlords or tenants may have high expectation of the researcher. The researcher approached respondents in order to verbally clarify the purpose of the research. Subsequently, the researcher informed dwellers about the voluntary nature of the research and that they may end the interview any time when they want to. A consent form was signed by the dwellers, in order to have evidence of their informed and willing participation in the research study. Moreover, anonymity and confidentiality was ensured that is the research report should not reveal the real names of the respondents when respondents specifically state that they do not want their names written in the report. Thus a pseudonym was used when requested by respondents.

1.10. Structure of the report

Chapter 1: Introduction to the Research

This chapter introduced the research by providing background and context for the research. This chapter provides what the entire research project entails, thus it lays out an appropriate literature for the findings chapter to aid in analysing the gathered information.

Chapter 2: Understanding RDP rooming and backyard dwellings: The South African context

This chapter is based on understanding the concept of RDP rooming in the context of different low income accommodation. The chapter firstly looks at backyard yard dwelling and how it has developed over the years and how it has come to existence. It then moves on to multi-habited compound housing. This chapter provides a summary of previous studies on backyard dwelling in South Africa and multi-habited compound housing in other African cities. Additionally, the chapter make use of international research conducted on low income rental in order to have a holistic understanding of low income rental from an international perspective. It focuses on other forms of low income housing accommodation similar to RDP rooming.

Chapter 3: Understanding the case study

The chapter discusses the methods in which the research study undertakes in order to answer the main the research question and sub-questions. The chapter provides information on the type of approaches that were used in design research and a brief background on the chosen case studies. Furthermore; it provides a detailed understanding of the case studies. The history of the Kingsway, Chief Albert Luthuli and Chris Hani part of Daveyton is discusses. A profile of the municipality and the three areas is outlined in this chapter. Furthermore, the applicability of the case studies is motivated.

Chapter 4: Fieldwork Findings

This chapter present the findings taken from the areas of study. The findings are presented in a descriptive manner i.e. describing the spatial configuration of the RDP rooms and also explaining the social dynamics that seems to be occurring between landlord and tenant. Maps, photographs and sketches were used to represent what is being described. Furthermore, this chapter analyses the findings through the use of literature review presented in chapter two. The analysis of the findings is done through the use of themes gathered from the findings. This is done in order to link the findings and the analysis.

Chapter 5: Reflecting and Concluding

This chapter reflects on the literature applied on the research report. Additionally, a reflection of the findings and the analysis of the research are done. It further discusses the relevance of this research to planning and its applicability to planning.

2. UNDERSTANDING RDP ROOMING IN RELATION TO LOW-INCOME ACCOMMODATION: BACKYARD DWELLINGS AND MULTI-HABITED COMPOUND HOUSING

2.1. Introduction

Informal rental housing in South African and African cities takes many forms beyond that of informal settlements. These include multiple rental housing configurations: sub-divided rooms in inner city areas (Poulsen, 2010); rooms and flats in multi-storey tenements (Huchzermeyer, 2007); rooms in various low income settlements (Gilbert and Varley, 1989; Rakodi, 1995); Compound and multi-habitation (Schlyter, 2003; and Arslan, 2010); sub-let units on rented land (Roy, 1983, cited in Kumar, 1989, p.76); and tenant-built units in the backyards of dwellings (Crankshaw et al, 2000). Furthermore, some of the accommodation mentioned involves the co-habitation of landlord and tenant on the same property. But the nature of co-habitation differs across different contexts (Lategan, 2013). In the context of South Africa, backyarding is recognised as one of the most expanding informal accommodations⁵. This form of housing accommodation is argued to be unique to South Africa (Shapurjee, 2010).

The backyard phenomenon is one of the largest housing sub sectors in South Africa and it contributes significantly to the provision of housing to households whose needs are not attended to by the state subsidy programme or the private sectors (Shapurjee, 2010). The informal accommodation successfully provides accommodation to people who are unable to qualify for RDP housing or temporary workers not seeking home ownership and any other households wishing to rent but who are not accommodated in the formal rental accommodation (Tshangana, 2013). Similarly to backyard dwellings, compound housing has been used by urban poor households as a housing strategy for affordable accommodation in

⁵ Informal housing refers to those “structures not in compliance with building regulations, is constructed on land that occupants have no legal claim to and on which few, if any, services exist” (Lemanski, 2009: 473). Furthermore, informal housing is housing that is provided outside of formally documented state processes and it is not part of the private sector formal housing delivery which is incorporated into official, legal land documentation systems. Additionally, informal housing is generally not in line with the zoning regulation (Shapurjee and Charlton, 2013). Other kinds of informal housing comprise of multiple rental housing configurations, subdivided rooms in the inner city and tenant-built units in the backyards of dwellings (Shapurjee and Charlton, 2013).

urban centres (Addo, 2013). Furthermore, compound housing continues to accommodate a number of the urban poor (Arslan, 2010).

Arslan (2010) states that compound housing in Ghana have more potential which makes them worth reconsidering. She goes on to state that they can be used as a solution to the housing backlog in Ghana but at the same time their adequacy has to be questioned since there are many problems (Arslan, 2010). This includes overcrowding, pressure on services and lack of privacy (Arslan, 2010). This chapter unpacks the concepts of backyard accommodation through tracing the evolution of its form of housing in South Africa and multi-habited compound housing in African countries. It firstly discusses the broader concept of backyard dwellings. It then moves to the discussion of multi-habited compound housing. Secondly, other informal housing accommodations that are similar to RDP rooming are reviewed. In the third section, a discussion on RDP rooming in the context of other low-income accommodations is done. Lastly, I discuss a conceptual framework that outlines the key concepts of this study.

2.2. History and evolution of backyard existing in South Africa

The backyard dwelling phenomenon in South Africa emerged as a response to the lack of adequate accommodation close to economic opportunity nodes which was caused by the apartheid housing policies. The apartheid policies sought to contain urbanisation (Watson and McCarthy, 1998; Crankshaw et al, 2000 and Morange, 2002). Black populations were limited from accessing and occupying housing resources within and around the city, thus they were forced by apartheid policies to reside in state-subsidised council houses in townships located on the urban periphery of cities (Shapurjee, 2010). By the 1960s, the apartheid government had largely stopped providing houses to urban black populations. Hence, this has led to the constructions of backyard shacks by occupiers of state council houses since there was a demand for housing during this period (Shapurjee, 2010). This was the only option for meeting the rising housing demand in South African cities. Moreover, the occupiers of state council housing were not allowed to sublet their houses since they did not hold ownership rights to their land and housing but were able to build backyard dwellings (Shapurjee, 2010).

Consequently, this resulted in people building backyard dwellings in order to meet the rising demand for housing in townships. In the context of this inadequate and insufficient housing

for the urban poor, backyard dwellings increased in numbers in township areas such as Soweto, Alexandra and other townships in areas such as Port Elizabeth and Cape Town (Bank, 2007 and Shapurjee, 2010). Crankshaw et al (2000:843) cited in Shapurjee (2010: 19) goes on to state that even though backyard dwellings were deemed to be illegal structures, many officials overlooked their existence and perseverance in the 1980s. During the late 1980s, there was a decrease and flagging of apartheid state influx controls; during this period backyard dwellings continued to grow alongside the emergent growth of informal settlements (Crankshaw et al, 2000 and Morange, 2002). One of the reasons for the expansion of the backyard dwellings was that it offered a cheap, flexible form of housing to new urban households looking to settle close to cities of employment (Shapurjee, 2010).

Shapurjee (2010:19) notes that backyard dwellings were the only available option for the black population to gain access to land and housing in South African cities during the 1970s and 1980s. As stated earlier on, this was due to the apartheid policies which actively restricted land invasions during this period. Thus new urban migrants were forced to seek accommodation in townships that were already overcrowded and under-serviced (Shapurjee, 2010:19).

2.3. Current state of backyard dwelling

The backyard dwelling phenomenon is one of the most rapidly growing informal housing sectors in South Africa. According to Tshangana (2013) between 2007 and 2011, backyard dwellings absorbed two thirds of new households, which is twice as many as those absorbed into informal settlements (Tshangana, 2013). She further states that 25 per cent of all South Africans now rent accommodation that is within the informal housing sector and informal rental markets which creates accommodation opportunities for almost to thirds of all households who are unable to gain access to formal accommodation. According to the SAIRR⁶ (2008), backyard dwellings as a proportion of total informal dwellings grew by 18 percent while those built in informal settlements declined by seven percent. This informal market addresses the needs of a portion of people who are unable or unwilling to access formal accommodation due to either being wait listed for subsidised housing, because they

⁶ South African Institute of Race Relations

fall within the 'gap'⁷ market and have no effective demand for bonded housing or due to the formal housing unable to meet the urban poor's accommodation needs (Tshangana, 2013). Hence, the demand in the backyard submarket is thus rising since this type of accommodation is able to meet the needs of a growing number of households who do not qualify for subsidisation, for multi-nodal households, the growing preference for rental accommodation and those requiring temporary or short-term accommodation solutions which includes traders, contract worker, work seekers and students (Tshangana, 2013). Furthermore, the rental housing often fulfils a crucial housing function: it provides flexible, affordable accommodation with the benefits of accessing services such as electricity, sanitation and water (STEPSA⁸, 2010). Thus, backyarding is regarded to be a natural and favoured progression from the often overfilled and insanitary living conditions in informal settlements by individuals and households (STEPSA, 2010). The demand for backyard dwellings is linked to the housing backlog and also affordable accommodation for the urban poor.

With regards to the former, South Africa is faced with severe housing crisis in that there is a deficit within the supply of housing for the poor; the demand for housing is surpassing the supply (Shapurjee, 2010: 20). It is estimated that the housing backlog is currently at 2.1 million, which is one of the reasons for the increasing number of inadequate or sub-standard housing structures typically classified as informal housing (Ndenze, 2013). On the other hand, the rise in backyard dwellings in South Africa is allied with the choice and preference of households. Backyard dwellings are able to provide cheap, flexible and well located accommodation for the urban poor. As mentioned above, it is thus able to meet the needs of the poor (Watson and McCarthy, 1998). Moreover, given the expensive nature of inner-city land and the development approaches followed, it should be accepted that the backyard rental within the housing sector is a permanent state of residence for many of the urban poor (Lategan, 2013).

⁷ The gap market involves households earning between R3500 and R9000. This includes key public sector workers and labourer who are too rich to qualify for a housing subsidy but too poor to afford a newly built house available on the market (Rust, 2009).

⁸ Spatial Temporal Evidence for Planning South Africa: CSIR Built Environment Initiative

2.4. The backyarding phenomenon-previous research

Research on backyarding in post-apartheid South Africa has received extensive attention. There has been a spectrum of studies conducted since 1994 that explores the phenomenon of backyarding in addition to analysing small scale private rentals (for example Bank, 2007; Dire, 2009; Lemanski, 2009; Watson, 2009; Shapurjee, 2010; Shapurjee and Charlton, 2013). Research that has been conducted on backyarding unveils the significance of backyard rentals in developing countries such as South Africa.

This is due to the crucial role backyarding plays in the delivering of affordable, acceptable, quality rental accommodation to lower-income South African households with minimal or no direct support from the government (Rubin and Gardner, 2013). Other studies conducted by Dire (2009), Bank (2007 and Lemanski (2009) documents different dynamics that exists within backyard dwellings in different townships. Bank (2007) focuses on backyard accommodation in the context of South Africa's housing policy. Bank (2007) argues that there has not been adequate research that discusses backyard dwelling as residential, social and economic environments. Lemanski (2009: 474) cited in Lategan (2013: 74) further documents differentiated formal and informal housing options through the demarcation of stands and the provision of services.

Other authors such as Morange (2002) argued that the shelter provided by backyard dwellings were insufficient, unsustainable and detrimental to tenants' well-beings. Morange (2002: 3) states that backyard dwellings mainly consist of "one or two rooms" and are generally "crudely constructed" from wood, corrugated iron and sometimes cardboard. Morange's (2002) study enhances the qualitative perspective by presenting the experiences of both landlords and tenants in the backyard accommodation market in Port Elizabeth townships. Lemanski's (2009) research explores the dimension of informal backyard housing in a new context of state subsidised housing settlement. Lemanski (2009) adds a qualitative perspective of understanding why backyard dwellings exist for tenant and landlord. Moreover, she looks at the social interaction between landlords and tenants (Lemanski, 2009). This social relation helps with understanding the similarities or differences on RDP rooms in state subsidised settlements.

Additionally, it has been noted that the state has not given enough consideration in the backyard phenomenon. Bank (2007) states that the government has not paid enough attention to dynamics that exists within backyard dwellings in townships since the dynamics within formal properties are influenced by the daily activities of landlords and tenants. Bank (2007) looks at the different forms of backyards that existed in Duncan Village and which ones were preferred. He further looks at the social dynamics that exist in the backyards and the main house (Bank, 2007). Likewise, Dire (2009) argues similarly to Bank (2007) that government is not willing to recognise and engage with the challenges within backyard accommodation. The direction taken by Dire (2007) focuses on understanding whether the needs of backyard dwellers and aspiration of backyard dwellers are being met through policy by looking at experiences of backyard dwellers in their living environments and their perceptions (Dire, 2009: 7). Nonetheless, my research looks at the aspect of RDP rooming and subsidised RDP housing not backyarding and the housing policy. Hence, the study at hand is aimed at exploring the nature of RDP rooming in areas of Kingsway, Chief Albert Luthuli and Chris Hani.

2.5. Characterising backyard dwellings

2.5.1. Perception of backyard dwellings through tenant and landlord's experiences

Shapurjee (2010) makes the point that both landlord and tenant in her study did not see backyard dwellings to be desirable form of housing. The chosen option for both parties would be to have a formally built structure. In, the study conducted by Shapurjee (2010) in Alexandra, extension 5, most landlords referred to their backyard dwellings as temporary indicating that they do not necessarily plan to have people staying in their yards in the future (Shapurjee, 2010). Some of tenants were pleased with their backyard dwellings since there were built properly and thus, the rooms protected them from elements such as wind and rain. Furthermore, some of the tenants in Shapurjee's study spoke about backyard rooms being pleasant since the rooms are comfortable, big and warm (Shapurjee, 2010). Some of the tenants living in the backyard rooms expressed a sense of safety from being "under the protection" of a landlord and also backyard dwellings provide landlords with some form of crime prevention from tenants when landlords were not around (Shapurjee, 2010: 67). One of the landlords spoke about having someone in the yard which makes it difficult for someone to do whatever they want in the yard (Shapurjee and Carlton, 2013).

2.5.2. Arrangement in the usage of facilities and services in the yards

The sharing of facilities and services differed with every case. In the case of Cape Town in the Westlake village, not all landlords allowed their tenants to gain access to their facilities and services (Lemanski, 2009). In the research conducted by Morange (2002), a number of tenants in the yards enjoyed municipal services such as refuse removal. Landlords would pay their rates and taxes to municipality in order to prevent the disruption of urban services. Landlords would also repair and keep the maintenance of their sanitary facilities. In some case, where there was an illegal connection of electricity, both tenant and landlord would buy prepaid electricity cards. There was an arrangement set to use the tap by each party (Morange, 2002).

Some of the landlords would share an outside toilet with their tenants. Morange (2002) notes that landlords typically share electricity, water, sanitation and refuse collection with their backyard tenants in return for rent. Some backyard dwellers in RDP settlements had problems with accessing sanitation since there is no outside ablution which meant that backyard dwellers had to depend on accessing ablution inside the landlord's house (Lemanski, 2009). In the case of the Westlake village, a number of landlords locked their toilets at night while list a few number of the landlords did not allow their tenants to access their facilities or share facilities at any time thus leaving the tenant to urinate, excrete and wash outdoors (Lemanski, 2009).

2.5.3. Spatial layout of backyard rooms

Historically, housing provision for Africans in Port Elizabeth was frozen in the 1920s which brought about a boom in the construction of backyard dwellings in people's yards. The extension of houses usually took one or two forms (Bank, 2007). The dominant shape involved the construction of new rooms onto the back of the house which changed the structure of the house into an L-shape (Bank, 2007). The rooms at the back of the yard, furthers away from the street were often called the "kitchen rooms" since they were located close to the cooking area in the yard (Bank, 2007). Tenants had to access their rooms by using an entrance from the main house (Bank, 2007). Another common pattern was for the landlord to build on rooms to make a U-shaped structure, which had two rows

of individual rooms creating wings at the back of the house with doors that led to onto the yard in the middle (Bank, 2007).

2.5.4. Rental payments within backyard dwellings

According to Morange (2002), tenants in Helenville are charged affordable monthly prices. The rental prices range from R300 to R500. These prices were recorded by the municipality. But according to Morange's findings during her interviews, she found out that tenants were paying less than R100. Some of the tenants were paying R53 per month (Morange, 2002). Thus rental prices in some of the yards were very affordable to tenants. In Port Elizabeth, renting was a cheap way of accessing urban services in an inner city location (Morange, 2002). The low rental prices were not because of the poor quality of the dwellings which resulted from the lack of investment as might at first thought (Morange, 2002). The low rental prices were due to a sophisticated regulation by the households themselves which ensured that the backyard market remained isolated from traditional economic rules (Morange, 2002). The low rental prices increased the demand for backyard dwellings. Tenants would compare prices in different yards. Tenants would sometimes choose a backyard that had the lowest rental prices (Morange, 2002).

2.5.5. Why backyard dwellings emerged

Tenants chose to live in backyard dwellings for a number of reasons. The most common reasons were access to services, location and flexibility, their chance of being evicted were less as compared to informal settlements and also the failure of the housing policy resulted in a number of poor households looking for affordable accommodation (Morange, 2002 and Lemanski, 2009). Furthermore, tenants were well integrated to the area where they were living which aided in building neighbourhood relationships and familiarised themselves with the visual and spatial characteristics of the area (Morange, 2002).

2.6. Multi-habitation in compound housing

2.6.1. Compounding or compound house

The RDP rooming phenomenon may also resonate with compounding in other parts of Africa (Ghana, Kenya and Zimbabwe). According to a study by Baeyens (2012) compound house is a kind of family house that is found across West Africa. It is usually configured in the form of a rectangular shape. This form of accommodation is accompanied with at most three rooms at the side and shared facilities such as kitchen, bathrooms and storage which are opposite to the rooms. It has only one entrance which leads to the courtyard. Baeyens (2012) further states that the entrance is situated on the side of the house and rarely along the main street. The rooms are all individually enclosed by the courtyard. The compound is a bit smaller than the actual size of the plot because it creates “an urban structure with multiple alleys which serve as shortcuts but also as open gutters” (Baeyens, 2012: 35). Additionally, the compound house shapes more than just the spatial conditions of the city.

It also shapes social networks. The layout of rooms is entranced by the courtyard and shared facilities were initially due to all inhabitants belonging to the same extended family. It is currently not the case; different tenants from different families live in the compounds. The compound is said to create a family even when the people living in it are no longer truly related. Moreover, the compound is able to generate a small community on its own and the courtyard plays as a semi-public space (Baeyens, 2012). Arslan (2010) noted that compound houses provide the platform for multi-habitation which fosters communal living.

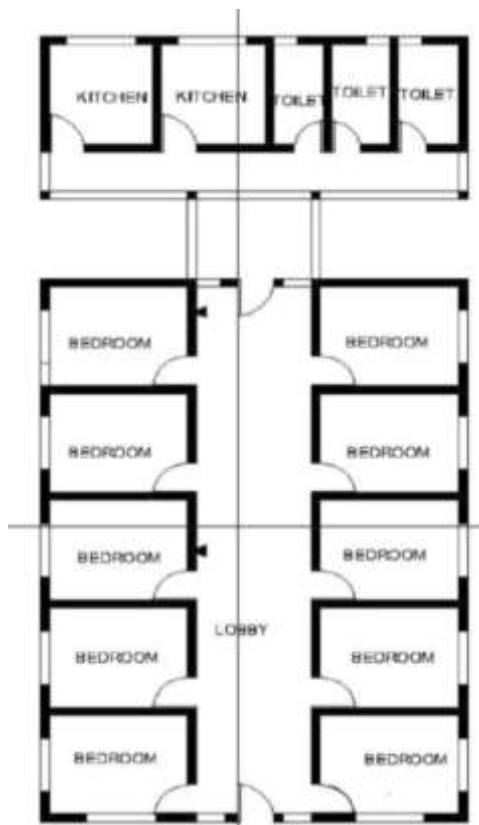
The courtyard plays a crucial role in that it becomes a meeting place, in which daily activities take place. Cooking is one of the activities done on the courtyard; it is rarely done inside (hot and limited space in the kitchen). The courtyards are also the place where funerals and weddings are organised amongst tenants who are not kin related (Baeyens, 2012). Living together and sharing basic facilities ensures that people living in the same compound become brothers and sisters. Baeyens (2012) further states that the shared courtyard and single entrance can be perceived as a lack of privacy but they also provide a high level of social control and safety. From the observation done through various visitations of the areas of study, it seems that the RDP rooming might be taking some of the form of this compounding due to its spatial configuration and possibly its social structures.

2.6.2. Multi-habitation in compounding

Multi-habitation is about the social situations within space. It includes the sharing of facilities in a dwelling with extended family tenancy or multi-family tenancy (Schlyter, 2003). Furthermore, Schlyter (2003) state that multi-habitation is a concept that depicts a social situation within a particular space. It refers to a situation whereby people who do not delineate themselves as one household sharing a living space that is not designed for multi-habitation (Schlyter, 2003). According to Addo (2013) multi-habitation is whereby different households living together and share certain common facilities which include bath house, toilets and courtyard within compound housing (Addo, 2013).

The people living the courtyard could be related (extended family) or not blooded related (Addo, 2013). In this living arrangement, there is an excess of socioeconomic and cultural relationships that is attained through the disposition of dwelling units. Thus, the array of the rooms in the dwelling units, the tenure arrangement in compounds, the number of households in a house and the sharing of facilities among the household define multi-habitation (Addo, 2013). Furthermore, amenities and human relationships are shared amongst both tenants and landlords. Multi-habitation can be classified under three groups that is “sole occupation by members of the extended as in family house, mixed habitation of both family members and non-family members and shared houses exclusively occupied by non-related tenants” (Addo, 2013: 544). The last category of multi-habitation is of concerns to this research report.

The house form in which multi-habitation is practiced is a rooming house whereby the building is divided into separate rooms (Schlyter, 2003). This house form is differentiated by an organisation which allows different families or households to live in full view of each other in a small space (Schlyter, 2003). This multi-habitation form of living brings about compounding, whereby most of the rooming house opens onto a central courtyard and compounding houses approximately 20 to 50 people of different households sharing a living space in a situation referred to as multi-habitation. Each of the room functions independently on its own (Schlyter, 2003).



Yetunde, 2014. Figure 2.6.2 illustrates a multi-habitation compound referred to as “face-me-I-face-you” compound. This form of compound promotes multi-habitation, which accommodates approximately 20-30 people of different households.

Multi-habitation and sharing of the yards provides tenants with water and toilets; this means that many poor households receive access to services they are unable to afford (Schlyter, 2003). Nevertheless, this means that services were used by a population that was three times more than anticipated (Schlyter, 2003). Moreover, in the research Schlyter discusses from Zimbabwe, conflicts in multi-habitation often happened over shared facilities, either due to limited access to cleaning or to the sharing costs of paying bills for water and electricity. Queuing for the toilet was irritating for most tenants both children and adults (Schlyter, 2003). Some tenants would use a pot or go to the wasteland if they were unable to queue for the toilet. The tenants look after the landlady’s child when she is not around. Within the multi-habitation, tenants would also help each other with regards to the living space (Schlyter, 2003).

Schlyter (2003) state that multi-habitation is a concept that depicts a social situation within a particular space. This concept was coined by Graham Tipple, which he predominantly had the West African compound houses in mind. Within compound houses, there are private rooms that are specific to people but the courtyard is shared by everyone (Schlyter, 2003).

Within a multi-habited compound housing, there is an excess of socioeconomic and cultural relationships that is attained through the disposition of dwelling units. Thus, the array of the rooms in the dwelling units, the tenure arrangement in compounds, the number of households in a house and the sharing of facilities among the household define multi-habitation (Addo, 2013). Furthermore, amenities and human relationships are shared amongst both tenants and landlords. Multi-habitation can be classified under three groups that is “sole occupation by members of the extended as in family house, mixed habitation of both family members and non-family members and shared houses exclusively occupied by non-related tenants” (Addo, 2013: 544). The last category of multi-habitation is of concern to this research report.

2.7. Current state of compound houses

Compound housing is still widespread in West Africa and has been for a long time (Yetunde, 2014). Albeit, the stock of compound houses has stopped growing, it is still offering accommodation to a number of low-income populations in developing cities especially in Ghana and Nigeria (Yetunde, 2014). A recent study conducted in Nigeria showed that compound houses are still the most common housing type particular in the central core and the central business district areas (Yetunde, 2014). Additionally, within traditional African settings, compound houses are common and multi-habitation is common. Moreover, multi-habitation flourishes within the traditional African environments and it is still predominant in urban African environments because of the majority of the house-forms which are shaped in both courtyard compounds and rooming houses (Yetunde, 2014). This is because multi-habited accommodation is affordable and the advantage of communal life for the residents (Yetunde, 2014).

2.8. The research on compounding

There is a need to know more about the research on multi-habitation in compound houses in the context of South Africa since there is mostly research conducted on the backyard dwellings which appears to reflect relatively little on these other typologies. Bank (2011) takes notes of this form of accommodation in his work on backyards in Duncan Village. He further goes on to state that more attention has been given to the notion of multi-

habitation in West and central Africa and its social and cultural formation, than in South Africa (Bank, 2011).

As mentioned above, that this concept of multi-habitation was created by Grahame Tipple. This form of accommodation has fairly received attention from various authors. A number of authors such as Tipple and Korboe, 1998; Tipple et al, 1997; Tipple and Schlyter, 1998; Schlyter, 2003; Pellow, 2003; De Boeck, 2004; Afram and Korboe, 2009; Arslan, 2010; Addo, 2013 Yetunde, 2014; and Ronke, 2014 have conducted research on this form of accommodation. Pellow (2003) cited in Bank (2011) has explored the social and cultural rules that structure access to and use of space in a typical urban housing compound.

Pellow (2003) cited in Bank (2011) shows that the space in a compound is extremely gendered and represents architecture of female exclusion in addition to nuanced and intersected divisions that is between semi-public and private spaces with the inmost courtyards and dwellings which house the family of the owners. De Boeck and Plassort (2004) also makes similar claims with regards to the courtyard of the compound since it is an essential space for understanding urban social such as in Kinshasa. Furthermore, Schlyter (2003) documents the everyday life of tenants and their landlords in a multi-habited compound. She looks at the challenges faced by landlords and tenants in multi-habitation.

Additionally, Schlyter (2003) documents the communal life that exists within the multi-habited houses and how some of the tenants provide a helping hand to their landlords. Arslan (2010) makes similar claims in her work which documents the living arrangement that exists within the compound housing in Kumsai in Ghana. Moreover, she looks at the potential of compound housing for tenants and the problems associated with compound housing for tenants (Arslan, 2010). Afram and Korboe's (2009) work was also illustrating the reasons behind choosing compound house. Afram and Korboe (2009) state that virtues of the compound houses for tenants were affordability, efficiency, space hierarchy, land efficiency and security. These things aided in choosing accommodation for tenants. Mayson (2014) describes a variety of rooms in his work. Some of the rooms described in his literature review include those in multi-habited housing in Kumasi, Ghana, where "one half of the population" resides in compounds (Mayson, 2014: 17).

2.9. Characterising compound

2.9.1. Arrangement in the usage of facilities and services in the yards

The share facilities are jointly maintained by tenants and landlords in compound houses and contribution is made towards maintenance of the compounds. Additionally, the cleaning of shared facilities was gender specific (Addo, 2013). Females were expected to clean the bathrooms, toilets and the courtyards whereas the men's responsibility was to provide the cleaning agents (Addo, 2013). Additionally, the shared use of facilities is frequently difficult because it results in overcrowding and forces residents to use public facilities (Arslan, 2011). Moreover, overcrowding resulted in people queuing for the toilet which was irritating and children and also adults who were unable to wait for a while would use a pot or go to the wasteland nearby (Schlyter, 2003). In the case study of Esther and Beauty a study conducted by Schlyter (2003) tenants were cooking in their own rooms not in the courtyard. Similar to the work conducted by Addo (2013). In Ghana, women took turns in cleaning the common areas and men were asked to provide chemicals for cleaning (Schlyter, 2003).

2.9.2. Security in compounds

Security within a multi-habitation compound was an indirect benefit for residents. Rooms in a multi-habited housing opened inwards on to a central courtyard with one access (Addo, 2013). Thus households were able to look after each other's dwellings while in the houses. Arslan (2010) states that compound houses allow multi-habitation which encourages communal life and provides security for residents. Moreover, communal life and overcrowding within multi-habitation creates problems with privacy since there is a lack of privacy within the compounds (Arslan, 2010). Schlyter (2003) goes on to state that multi-habitation is able to provide security and a helping hand for landlords from their tenants. Furthermore, within Schlyter's research the sharing of living spaces between tenants was occurring (Schlyter, 2003). Safety for some landlords was a concern, thus some landlords like Beauty felt safer around her tenants. If her tenants were not around, she was unable to leave her sister and nephew even for a short while (Schlyter, 2003).

2.9.3. Why compound housing

Tipple et al (1997) cited in Yetunde (2014) states that as the number of urban population in sub-Saharan Africa increases, the demand for housing is also increasing which exceeds that of the supply. Thus, the majority of urban poor will opt for cheap and flexible housing since the majority of the urban poor in African countries cannot afford adequate housing thus; they rent a room or rooms in multi-habited houses. As a result of poverty, a number of tenants occupy a single room in rooming or in courtyard houses. Thus, poverty is one of the reasons behind the existence of multi-habitation in African cities. According to Ronke (2014) multi-habitation has become well-liked among the urban poor in developing countries due to low rental prices. Thus, this form of accommodation affords owners, relatives and renters to have communal life and mutual assistance (Afram and Korboe, 2009 cited in Ronke, 2014). The simplicity of construction and sharing of facilities contribute to low rentals thus affordable for the poor (Arslan, 2010). Hence, multi-habitation is an essential feature of compound houses which allows accommodation with mixed households such as owners, relatives and renters within the compound thus fostering communal living and mutual assistance (Arslan, 2010).

2.10. RDP rooming similar to other forms of low income housing accommodation

2.10.1. Secondary units

Secondary units or dwellings have been used in other countries such as England and America as an answer to housing demand for low income households. A secondary unit or dwelling is defined as a separate additional living unit or dwelling that includes kitchen, sleeping and bathroom facilities (Rubin and Gardner, 2013). The dwelling unit can be either be attached or detached from the primary residential unit as a single family plot (Rubin and Gardner, 2013). The secondary units are typically subordinate in size, location and appearance to the main house. Additionally, the secondary dwellings can be self-contained extension of the main house (Rubin and Gardner, 2013). This means that it must have a separate entrance and facilities. Within the secondary dwelling typology there are further sub-categories such as accessory dwelling units and ancillary units.

The former dwelling units are understood to be self-contained housing unit that are incorporated within a single-family dwelling (Rubin and Gardner, 2013). The units include

rooms, backyard cottages and coach houses. The secondary units are considered to be self-reliant. This signifies that they have a separate entrance and have access to separate toilet, bathing, sleeping, cooking and living facilities (Rubin and Gardner, 2013:2). The accessory unit may not be subdivided or otherwise segregated in ownership from the primary residence structure (Municipal Research and Services Centre of Washington, 1995). The latter units which are ancillary units are understood as a dwelling that is appurtenant to a dwelling used for residential habitation.

This dwelling unit shares common facilities such as kitchen, laundry or bathroom with main house and it has an area not greater than 80 m² (Kingborough Council, 2011). It relies on the main dwelling for services (Kingborough Council, 2011). Rubin and Gardner (2013) state that ancillary units are buildings that are reliant on the main dwelling, that is they share some kind of right to a dwelling utilised for residential habitation such as access to common facilities (kitchen, laundry or bathroom) and they rely on the main house for services, access and parking facilities. These dwellings are usually close to the main house and appear as part of the dwelling rather than separate dwellings (Rubin and Gardner, 2013: 2). Like other rented accommodation such as backyard dwelling and rooms, the secondary unit is said to increase security and companionship between landlord and tenant (Municipal Research and Services Centre of Washington, 1995). Landlords have benefited from the security and companionship provided by having a tenant who lives close (Municipal Research and Services Centre of Washington, 1995). Additionally, the presence of a tenant may also enhance security while the landlord is not around (Municipal Research and Services Centre of Washington, 1995: 13).

But it has been noted in some research that there is no harmonious living between landlord and tenant. Landlords harass their tenants; management and maintenance are not done by landlords thus causing friction between landlords and tenants (Tenant Resource and Advisory Centre, 1996). From the research gathered on secondary units, one assumes that RDP rooming phenomenon maybe taking the form of a secondary unit particularly the ancillary units from the observations done when visiting the areas of study. The spatial configuration of the RDP rooms seems to be similar to that of the ancillary units and they are also characterised by the sharing of services with the main house.

2.10.2. Rooms for rent

Rooms for rental are a frequent cheap accommodation for the urban poor that are occurring in almost everywhere city in the world. This includes cities in countries such as South Africa, Kenya, Asian cities and other Latin American cities. The understanding of rental rooms differ with context thus there are typologies of rental rooms. There are many different types of rooms that are available in the market which differ within countries and across countries. The UN-Habitat (2003) lists the different forms of rooms. This includes rooms that are sub-divided which are located in the inner city, rooms that are custom-built for tenants and rooms that are rented out in houses, hotels or in old age homes, beds rented by the hour in boarding or rooming houses, rooms or beds in illegal settlements and shack on rented plots of land (UN-Habitat, 2003).

In the context of South Africa, there are former residential, office and industrial buildings that are converted by private developers legally or by slum lords illegally into rooms with shared facilities (Poulsen, 2007). Poulsen (2007) argues that there is a high demand for rental rooms in the inner city of Johannesburg especially the ones with shared “ablutions” and cooking facilities because it is cheaper for tenants. She further argues that this is “evident in the that fact the single sex hostels developed during the colonial apartheid years continue to be extremely overcrowded with four eight persons sharing room” (Poulsen 2007:27).

Rooms that are available in the inner city are in high rise apartment blocks. This type of housing accommodation is classified as “predominantly the domain of immigrants from other African countries, but many local people have also chosen to locate in the inner city to gain easier access to employment opportunities and benefit from the amenities in the city” (Poulsen, 2007:23). Poulsen (2007) further states that these apartments are rented out as way of making them more “affordable” and frequently more than a few “households share one apartment” (ibid: 23). It has also been noted that some single rooms in the inner city (Hillbrow) are divided with curtains to accommodate additional members. Subletting in this neighbourhood is argued to have very cheap rentals (Matjomane, 2012). This brings about overcrowding; the state of the buildings start to deteriorate. Poulsen (2007) states that overcrowding resulted in widespread deterioration condition of the buildings as it puts

pressure on services and the lack of management and maintenance contributes in the deterioration of buildings.

In the context of Latin American cities, informal accommodation is typically a single room. Services in the rooms are generally better but the quality varies with owner built rooms (UN-Habitat, 2003). The living conditions within some of the rented rooms are poor due to overcrowding of households. Similar to the scenario in South Africa, rooms are rented out from houses and the landlord occupies the same space as the tenant (UN-Habitat, 2003). Housing accommodation in Asian cities is also produced informally by land-owners, individual slum dwelling households and renting out of rooms in houses, flats or single rooms (UNESCAP⁹, 2008). Overcrowding is common in low-income units (whether single rooms, apartments or houses).

There are more people squeezed into small spaces than owner occupied housing (UNESCAP, 2008). The rental room in Kenya is similar to that of South Africa. In Kenya, rental accommodation is associated with low income households but it has also become the main form of housing for middle-income households and new urban residents of all income levels. Some rooms in Kenya are 'formally' built by using bricks (UN-Habitat, 2003). The rooms are illegally sublet by petty landlords. Some of the rooms are divided into a single row of five to seven rooms, each with a door to the outside and with tin, wood or cement walls dividing the rooms and there is usually a single pit latrine for all tenants (Pavanello et al, 2010: 24).

2.11. Understanding RDP rooming in the context of other forms of low income accommodation

The need for rental accommodation in RDP rental rooms has increased over the years. Thus new form of RDP rental rooms have emerged as a way of meeting a diverse demand for housing outside of the state's housing programme. According to Lemanski (2009: 473), backyard dwellings are informal shacks which are built by their occupiers in the yards of the properties. Some of these dwellings are built from corrugated iron, metal sheets and wooden planks which range in size and quality, with some consisting of a single room in which residents cook, eat, sleep, wash and live (Lemanski, 2009: 473). There are other backyard dwellings that are not informally built which are identified by Shapurjee and

⁹ United Nations Economic and Social Commission for Asia and the Pacific

Charlton (2013). The dwellings identified by Shapurjee and Charlton (2013) are formally built and they are classified as backyard rooms. These rooms are similar to RDP rooming in terms of the types and quality of the materials used to build the structure. The dwellings have block or brick walls, corrugated iron roof (Shapurjee and Charlton, 2013: 660). Thus not all backyard dwellings are built with informal materials. Hence, this provides a link to the 'backyards' or RDP rooms identified in the chosen case studies.

The RDP rooms which are being rented are attached to subsidised RDP houses which are similar to the K206 housing project in Alexandra, whereby the rented rooms are attached to the main double storey house (Business Trust and DPLG¹⁰, 2007:49-50). This is different to the original forms of backyard dwellings. This is with regards to its location to the property and living condition. It has been noted that the living conditions in some backyard shacks or dwellings are very poor (Rubin and Gardner, 2013). Furthermore, in some backyard dwellings high densities place too much pressure on services (Rubin and Gardner, 2013: 34-35). Rubin and Gardner (2013) go on to state that fire outbreak and communicable diseases are constant in some of the backyard dwellers and backyards in settlements that are unable to gain access to public facilities. This differs to the formalised form of attached rooms into the subsidised RDP house. The initial observations I gathered suggests that densities found within the RDP rooms are lower than those in backyard shacks or dwelling.

From the initial observation I gathered; one may say that the rooms do not have high risk of creating fires or communicable diseases because of the material used and also their layout on the yard. The landlord and tenant relationship is crucial in understanding the dynamics that exists between tenant and landlord. Some writers have observed that backyard dwellers have portrayed a picture of relatively harmonious relationships between landlord and tenants (Lemanski, 2009). Furthermore, most backyard dwellers in Lemanski's study express neutral indifferences towards their landlord rather than the significant solidarity and friendship identified by other researchers (Lemanski, 2009). This is not similar with what has been identified in the areas of Chief Albert Luthuli, Daveyton (Chris Hani) and Kingsway, whereby there is unity between tenant and landlord from my preliminary observation. From the initial observation, one has observed in some cases a sisterly relationship between

¹⁰ Department of Provincial and Local Government

landlord and tenant or a mother-daughter type of a relationship. In terms of the social compositions and dynamics that exist between tenant and landlord, it has been noted that in other case studies such as the Duncan Village and two townships in Port Elizabeth (Walmer Location and Helenvale), tenants and landlords are able to trust each other to a point where tenants are able to borrow for money from the landlord, exchange food with their landlord and exchange childcare services with each other (Bank, 2007:214).

One of the key objectives of this research study is to probe whether the identified 'RDP rooms', evident in Chief Albert Luthuli, Kingsway and Daveyton (Chris Hani) are a modified form of the original form of backyarding or similar to compound housing by looking at the social dynamics that exist between landlord and tenant as well as the physical configuration of the rooms attached to a state subsidised house. The social dynamics include shared ablution, services and childcare. Moreover, the social dynamics refer to the interaction between landlord and tenant and also between tenants.

Thus, the research conducted by Lemanski (2009) and Bank (2007) is crucial since it will provide a foundation of unpacking and analysing this phenomenon. It provides a better understanding of original backyard dwellings with regard to the RDP rooming and will shed light on factors that make the RDP rooms to be either similar or different form from the original form of backyard dwellings. The position of most backyards described from the literature differs to that of the subsidised RDP rooming phenomenon that is emerging in the identified areas (Chief Albert Luthuli, Chris Hani and Kingsway). Most backyards are located at the back of the main house and they are not attached to the main house (Poulsen and Silverman, 2012). This is not typical with the RDP rooming since they are placed in the front side of the property and the rooms are attached to the main house.

2.12. Conceptual framework

The conceptual framework is derived from integrating key concepts presented in this chapter. The concepts that have been discussed include RDP rooming, spatial configuration, social dynamics (living arrangements and social relations between landlord and tenants) and state subsidised housing (RDP houses). The conceptual framework discusses the concepts in the schematic diagram. Furthermore, the framework links key concepts on the schematic diagram. It illustrates the links of the concepts in the schematic diagram.

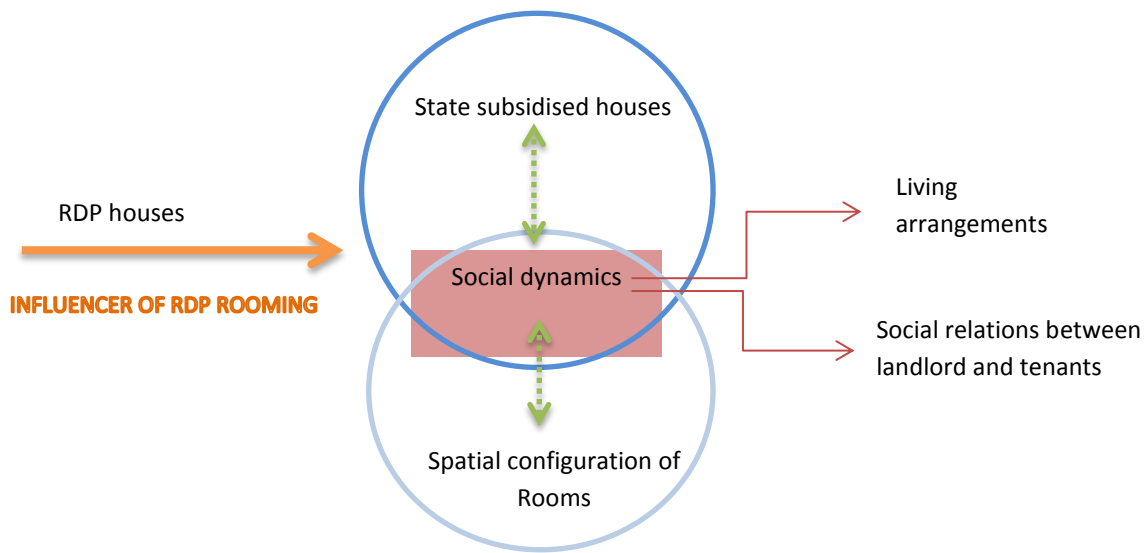


Figure 2.1.2: The schematic diagram of RDP rooming above illustrates the relations between state subsidised houses and the spatial configuration of the rooms. It looks at whether the spatial configuration of the rooms plays a factor in the social dynamics (living arrangements and social relations between landlord and tenants) of the yards through the use of the green dotted arrow. Furthermore, it show if there is a relations between the RDP houses and the rooms .i.e. whether the RDP houses are a factor in the emergence of the rooms.

2.12.1. RDP rooming

2.12.2.

The definition of RDP rooms is influenced by the identified RDP rooms in the three areas. RDP rooms are rooms that are in the yard of state subsidised houses. These rooms are attached to the main house and are facing the same direction as the main house (RDP house). Some of these rooms have created a U-shape and an L-shape with the main house and other rooms that are not connect to the main. Thus, this brings about mini court yards where the tenant and landlords meet and talk to each other and also a space for the children to play. Furthermore, the rooms do not share an entrance with the main house but they share services and facilities. This includes water, electricity and toilet. The RDP rooms seem to promote communal life style amongst tenants and landlord due to the nature of their position in the yard.

2.12.3. State subsidised housing (RDP houses)

RDP houses are low cost houses supplied by the state for poor South Africans with a combined "income of R3500 and below"(Greyling, 2009: 1).The houses consist of single

storey structure that is big enough to accommodate a single family. Furthermore, RDP houses or state subsidies RDP housing refers to semi-detached or detached houses that are given freely to beneficiaries, with the construction and servicing funded through state capital subsidy (Shapurjee and Charlton, 2013). The subsidised houses are provided through the use of the housing programme. According to the Housing White Paper of 1994, the subsidised houses are reserved for people who cannot access housing in the open market through the use of their own initiatives i.e. target subsidises (Mulondo, 2009:1).

2.12.4. Living condition, social relations and living arrangement between landlord and tenant

2.12.4.1. Within backyard dwellings

The living arrangement in the 1950s for tenants in backyard rooms was unique due to the social relationship between tenant and landlord. In the study by Banks, landlords were said to have equated their position with that of a “kraal-head (umninizimi)” and this suggested a sense of “guardianship” over those who lived on the yard. Moreover, some landlords regarded themselves as “demigods”, thus “adopted a highly authoritarian approach to tenants”. Consequently, this created a “social gulf” between landlord and tenant and estrangement between landlord and tenant, resulting in tenants having to access their landlord through intermediaries (Bank, 200).

Bank (2007) goes on to state that tenants were not allowed to do anything that upsets their landlord. Tenants were supposed to inform their landlord before anything out of the ordinary could occur in their rooms. This included sacrificing, dancing, meetings, beer drinking, and any entertaining of visitor beyond a few hours. In terms of the social relations with other households in the yard, a number of tenants (70 percent) borrowed money from other household (tenants) in the yard and a number of tenants exchanged food with their landlord and a few number of the tenants exchanged childcare services with each other. Bank (2007) goes on to state that 70 per cent of both landlord and tenants had rated their relationship with each other as either good or very good.

The social relations and living condition described in other author’s work on backyard dwellings is different from Morange’s work. Morange (2002) paints an idyllic picture of the landlord and tenants’ social interaction and relationship. Morange (2002) goes on to state

that that tenants were able to rely on their landlord's support during hardships or in the severity of everyday life. Tenants and landlords were supporting each other in taking care of one another's children (Morange, 2002). Landlords did not have any problem with late rental payments and both parties were connected by a strong and exceptional feeling of mutual confidence (Morange, 2002). Landlords and tenants were bounded by a verbal contract which meant that there was mutual respect for unspoken rules and of social space (Morange, 2002). Tenants were paying their rent directly to the landlord without the involvement of an in the transaction. There was a lack of privacy between both parties and conflict was avoided and the basis of the contract itself was seldom interrogated. If conflicts emerged, it was usually concerning the sharing of limited space and facilities (Morange, 2002).

With regards to the social relations between landlords and tenants, Lemanski goes on to state that the relationship in both parties is no longer exploitative because previously the relationship that exist between parties was seen as "deeply exploitative patron-client relationships between a layer of better-off residents (landlords) and a layer of particularly vulnerable poor people (tenants)" (Skuse and Cousins, 2007: 983 cited in Lemanski, 2009) in which landlords "ruled the roost" (Bank, 2007: 212 cited in Lemanski, 2009). This exploitation included night-curfews, high rents, restrictions in access to water and electricity, cleaning duties, maximum numbers of visitors and essentially living precariously on the whims of the landlord illustrated the vulnerability of backyard dwellers (Lemanski, 2009).

Nevertheless, this exploitative relationship between landlord and tenant has become lessened over the past decades since backyard dwellings have now become increasingly demand-driven and in some case the tenant holds the financial power, especially in state-subsidised settlements (Lemanski, 2009). Recent research on backyard dwellers has painted a picture of relatively harmonious relationships between landlord and tenant compared to the tension in the past. Lemanski (2009) states that there is a "united consciousness" that is between landlord and tenants. Morange (2002) also notes from her study the solidarity and personal relationship between backyard tenants and landlords, with for example non-payment and late payment tolerated (Lemanski, 2009). Furthermore, landlords and tenants from a study by Gordon and Nell (2006) perceived their relationship to be good and most

tenants were satisfied with their rental services. Lemanski (2009) further states that a number of backyard dwellers in the Westlake Village expressed impartial indifference towards their landlord somewhat than the significant solidarity and friendship identified by other researchers in townships (Lemanski, 2009).

In the Westlake Village, landlords were willing to evict tenants for non-payments. Tenants and landlords were endeavoured to behaviour in their respective lives with less contact with their landlord in order to avoid tensions that might emerge from space overlap (Lemanski, 2009). The relationship between landlord and tenants in the Westlake Village was more of a clinical and professional financial relationship compared to the solidarity and communitarian spirit found in other township research (Lemanski, 2009).

2.12.4.2. Within Multi-habited compound housing

The social relationships and sharing mechanisms in multi-habitation differs with context. In Western countries private space such as bathrooms, toilets and kitchen are not shared whereas in the African context these facilities form the core of shared facilities (Addo, 2013). Furthermore, it is the sharing of these facilities that lowers the cost of renting a room in a multi-habited housing. Schildkrout (1978) cited in Addo (2013) portrayed the ambiance within a traditional multi-habited compound in Ghana as a small-scale version of a community with each house comprised of individuals who are not related from different ethnic groups living in the same space (Addo, 2013). The social networks developed among households living in a multi-habitation were caused by frequent interaction through living together and sharing of facilities. This resulted in different households having to share the same values and become aware of each other's needs and resources in order to facilitate assistance among the multi-habited households (Addo, 2013). Furthermore, the social network within the multi-habited housing includes financial support, employment support, child care and healthcare. Other support such as emotional support and material support are found in the social networks within a multi-habitation.

Addo (2013) goes on to state that social networks in multi-habited houses were able to create community integration and a sense of belonging amongst residents but these networks were sometimes temporary in nature. Multi-habitation in compounds offers mutual assistance and social harmony for its low income dwellers with the traditional

communal life it fosters (Arslan, 2010). Social integration is fostered by the sharing of the courtyard which makes it possible to open all windows and doors facing the courtyard due to security provided by the people residing in the compound (Arslan, 2010). Furthermore, cooking as mentioned is done in the courtyard and also for dining, drying clothes and storage (Arslan, 2010). Furthermore, some of the tenants did not pay on time but the landlords did not evict them because some of the landlords were patient with their tenants (Schlyter, 2003).

2.12.3. Spatial configuration of rooms

Spatial configuration refers to the set of spatial layout of buildings in relation to each other. Furthermore, it also includes the spatial relation referred to as “the spatiality of social life” (Omer and Goldblatt, 2011: 177). It involves a set of interdependent relations organisation through a network structure in which each part is determined by its relation to all others. It has been noted that the spatial configuration is crucial in understanding intra-organisational networks (connection): “the two actors are more likely to interact with each other when they are closely co-located” (Sailer, Marmot and Penn, 2012: 2). Thus, it might be possible that the spatial configuration of the RDP rooms has influenced the social dynamics that exist between a landlord and tenant.

2.13. Conclusion

The history of backyard dwelling phenomenon in South Africa emerged as a response to the lack of adequate accommodation that was close to economic centres which was due to the apartheid policy (Watson and McCarthy, 1998; Morange, 2002 and Crankshaw et al, 2000). The majority of the population was restricted from accessing and occupying resources within and around the city, hence apartheid policies forced black people to reside in state-subsidised council houses in townships which were situated on the urban periphery of cities (Shapurjee, 2010). In the early 1960s, the government had stopped supply state subsidised houses to people in need of accommodation (Shapurjee, 2010).

This led to people building shacks at the back of their yards as a way of meeting the housing demand. The backyard phenomenon is still recognised in the landscape of South Africa. Furthermore, this informal accommodation is one of the most rapidly growing informal

housing sectors in South Africa (Tshangana, 2013). A number of South Africans rent accommodation that is within the informal housing sector. This informal housing sector addresses the needs of a portion of people who are unable or unwilling to access formal accommodation because of the gap market. Thus, demand of backyard submarket accommodation is increasing because this type of accommodation is able to meet the needs of a growing number of one or two members of household who do not qualify for subsidisation. As discussed in the chapter backyard accommodation offers cheap, flexible and well located form of housing for the poor in South Africa's urban areas (Tshangana, 2013).

There has been research conducted on multi-habitation which documents the living arrangements of tenants and landlords. Other authors such as Schlyter (2003) and Addo (2013) document the way tenants and landlords live within multi-habitation. Moreover, some authors such as Pellow (2003) focus on how certain spaces within compound housing are gendered spaces. Thus, the research conducted by Schlyter (2003), Addo (2013) and Arslan (2010) provides an understanding of compound housing and the social dynamics occurring in these compound houses. Within the multi-habited compound housing literature, other authors (Arslan, 2010 and Addo, 2014) were documenting the advantages of multi-habited compound housing for both tenants and landlords. This includes security for tenants and landlords; affordability for tenants and also the communal life which seems to offer mutual assistance for both parties (Arslan, 2010).

The existing studies on backyard accommodation have endeavoured to measure the success of backyard accommodation in the market which is in relation to South Africa's housing programme. Morange (2002) and Bank's (2007) research provides an understanding of the social relationships in backyard dwellings. Lemanski (2009) and Sharpurjee's (2010) research provides an entry to understanding the reasons behind the existence of backyard dwellings. Furthermore, other low-income accommodations have been outlined in this chapter. In understanding the RDP rooming phenomenon that seems to exist in Ekurhuleni (Chris Hani, Chief Albert Luthuli and Kingsway), key concepts were unpacked which aid in answering the research questions. These concepts include RDP rooming, spatial configuration, social dynamics (living arrangements and social relations between landlord and tenants) and State subsidised housing (RDP houses). Furthermore, other low income accommodations

(secondary units: accessory units and ancillary units and rooms for rent) were discussed in relation to RDP rooming.

3. UNDERSTANDING THE CASE STUDY

3.1. Introduction

The chapter is focused on discussing the methods in which the research study is undertaking in order to answer the main the research question and sub-questions. The chapter provides information on the type of approaches that are used in design research and a brief background on the chosen case studies. The research made use of qualitative method. This aids in getting a more rounded and holistic understanding of the phenomenon under investigation. The research is mainly dependent on primary data in order to answer the research question and sub-questions. According to Moriarty (2011) qualitative research enables a research to obtain an in-depth understanding on a given research topic. It is able to offer information about the human side of a problem that is often contradictory behaviour, beliefs, options and relationships of individuals and array of topics (Mack et al, 2005:1).

The method is able to provide complex textual explanation of how people understand their surroundings and anything that is happening within society. Moreover, qualitative methodologies are based around the philosophy of understanding the meanings that are constructed by people and how people make sense of their world (Woods, 2006). The study focuses on the phenomenon of RDP rooming in Daveyton (Chris Hani), Kingsway and Chief Albert Luthuli in order to understand the RDP rooming phenomenon. The chapter will firstly discuss the case study research design that is employed in order to guide the data collection methods. It also provides relevant reasons for the choice of three areas and the chosen case studies. This is accompanied with a discussion on the research procedures, which focuses on data collection methods used. The data collection methods used for this research design include:

- Case study
- Sampling
- Interviewing
- Use of mapping, sketches and photographs
- Data Analysis

3.2. Case study

The methodology of this research takes the form of small case studies. Schell (1995:1-2) defines a case study to be an empirical inquiry which probes a contemporary phenomenon in real-life context. It involves experimentation, observation, surveys and archival information each suitable for a particular type of research problem. Schell (1995:1) further states that a case study is a flexible research design because it allows the research to retain the holistic characteristics of real-life events while probing empirical events. Meyer (2001:330) notes that “case studies are tailor-made for exploring new process or behaviour or ones that are little understood”. Thus, this approach is essential in helping to understand the research that is at hand. A case study inquires predefined phenomena but it does not involve explicit control or manipulation of variables (Darke et al, 1998: 275). Furthermore, Baxter and Jack (2008) state that a case study is a method of research which facilitates exploration of a phenomenon that is within its context using a diversity data sources. This ensures that the problem under investigation is not probed through one lens but rather using different lenses which allows for multiple facets of the phenomenon to be revealed and understood.

It usually merges data collection techniques such as interviews, observation, questionnaires, and text analysis (Darke et al, 1998). Yin (2009), goes on to state that within a case study, the researcher has no control over the area of study to be investigated but carries on with the investigation through interrogating the how and why questions. This reasoning was supported by Will (2008) who states that case studies are descriptively analysed and within a descriptive study, no attempt is made to change situations as things are measured as they are since they are observational.

Gummesson (1988: 76) cited in Meyer (2001: 330) argues that an important advantage of a case study research is the opportunity or holistic view of the process: “The detailed observations entailed in the case study method enables us to study many different aspects, examine them in relation to each other, view the process within its total environment and also use the researchers capacity for ‘verstehen’. Albeit, a case study research is considered to be a useful means of studying information systems development and used in field work. But there can be feasible difficulties allied with attempting to undertake case studies as a rigorous and effective method of research (Darke et al, 1998). The reporting of a case study

can also be problematic: the rigor of the process used to attain the results required and the validity of findings is time consuming which may affect the time frame of the research at hand (Darke et al, 1998). Moreover, it is challenging to generalize from one case study to another (Neale et al, 2006). But at the same time case studies are susceptible to overgeneralization which is linked to the selection of a few examples and assuming without proof that they are a representative of the population (Neale et al, 2006). This may become problematic for the researcher and at the same time place the research at risk of being unable to obtain the correct information (Neale et al, 1998).

3.2.1. Multiple case studies

Multiple cases studies provide a cross-case analysis, comparison and the investigation of a particular phenomenon in diverse settings (Darke et al, 1998). Meyer (2001) states that multiple case studies increase external validity and also helps in guarding against observers biases. Moreover, multiple cases improve confidence to the findings as well as deepening and enriching the findings of the case studies (Meyer, 2001). Case studies have been selected in three areas, namely Chris Hani, Kingsway and Chief Albert Luthuli. Thus, the selection of multiple case studies is done in order to help test the difference and similarities within the informal housing (RDP rooming). The selection of the case study areas was based on links to economic opportunities in economic nodes such as Benoni, indications of a demand from illegal diggers in the disused mines collecting 'scraps' that were once used in the mine and also my personal affiliation to the areas which places the researcher a more advantaged position because my uncle was helping me to navigate in and around the study areas. Additionally, my uncle notified me about other places (e.g Springs and Mayfield) where this phenomenon is happening but I chose three areas because of their close proximity to economic opportunities and other forms of job opportunities. The selection of respondents is discussed later in the chapter.

3.2.2. Choosing of case studies

During the site visits on the initial case study (Kingsway), through speaking to some of the people in Kingsway, I realized that number of people depend on the rental income as their source of income due to being unsuccessful in finding jobs. I was later informed by some of

the people who are renting out rooms and backyard dwellings in the area that a number of their tenants (males) who are not from South Africa and are not having a formal are looking to rent rooms or backyard dwellings because of their close proximity to their place of work. The male tenants mentioned above mostly depend on illegal mining because of not finding work and also some of the illegal miners realized that the gold and other collected scraps of metal in old mine dumps and disused mines were paying more compared to temporary jobs that they were employed in. Therefore the case studies were chosen because of their close proximity to the disused mines and assuming these mines have an impact on the demand for rental housing in these settlements. Secondly, the three settlements were chosen due to the literature above since Darke et al (1998) states that multiple case studies are able to offer a cross-case analysis and contrast the investigation of a particular phenomenon in diverse settings. Furthermore this aids in getting a better understanding of this RDP rooming in other areas because more than one case study are able to strengthen research findings (Darke et al, 1998). As mentioned above, the three settlements are able to improve the external and prevent participants' biases.

Furthermore, the three areas, namely Chris Hani, Kingsway and Chief Albert Luthuli settlements will increase the confidence of the findings as well as deepening and enriches findings of the case studies (Meyer, 2001). Thirdly, the case studies were chosen due to their close proximity to economic opportunity, amenities and services. Chris Hani, Kingsway and Chief Albert Luthuli are located within close proximity of Daveyton shopping Centre and also Benoni town which are the economic centres that most of these residents work in. Another economic Centre is Springs, some of the residents in these three settlements work there. Furthermore, the areas of studies are located near amenities and services such as libraries, schools, police station and clinic.

The areas of study are located within an urban context of state-subsidised housing. As mentioned in chapter one, the houses in the settlements have been recently built. The houses in the settlements are nearly a decade old. The settlements are located close to Daveyton which is situated in Ekurhuleni municipality which is on the East Rand in Gauteng. Ekurhuleni is one of the eight metropolitan areas in South Africa and one of the three metropolitan in Gauteng. Ekurhuleni municipality was established in 2000 which became the fourth largest metropolitan municipality in South Africa. The municipality includes the

towns of Alberton, Benoni, Boksburg, Daveyton, Brakpan, Duduza, Endeval, Etwatwa, Germiston, Katlehong, Kempton Park, KwaThema, Nigel, Springs, Thembisa, Thokoza, Tsakane and Vosloorus. It has a population of 3,178,470 million people (Statistics South Africa, 2011). The district covers an area of about 2000km² and it is highly urbanised with a population density of 1400 people per km² which is almost three times the density of Gauteng (Global Insight Southern Africa, 2008).

Location of Ekurhuleni municipality and the three settlements within the Ekurhuleni municipality



Figure 3.2.2a: Location of Ekurhuleni municipality

Ekurhuleni Metropolitan Municipality, 2005

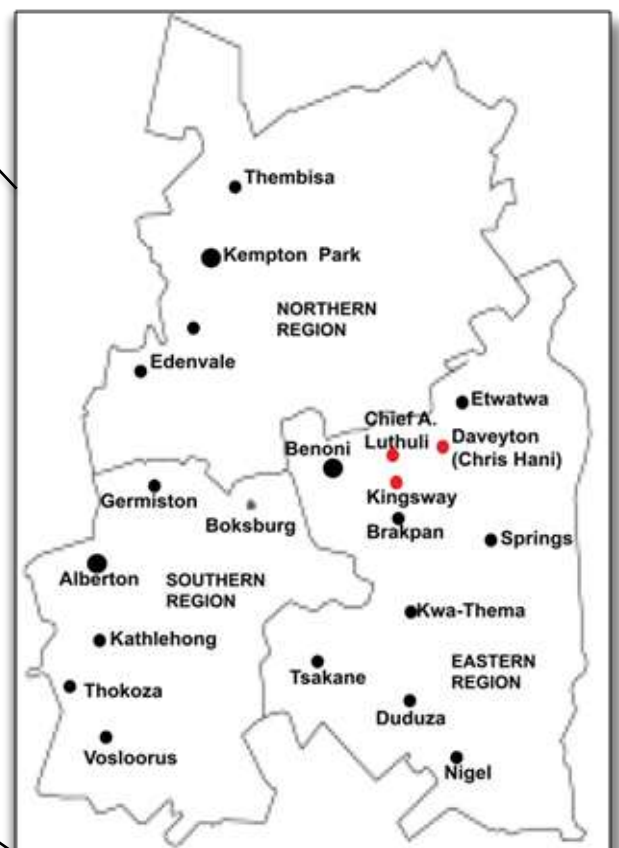


Figure 3.2.2b: Location of the three settlements within the Ekurhuleni municipality.

Ekurhuleni Municipality is a metropolitan municipality that forms part of the local government of the East Rand region of Gauteng, South Africa¹¹. The region has approximately 3,178,470 residents and comprises of 190 000 hectares of land with a business sector boasting more than 41 000 industries alone¹². The municipality provides numerous opportunities in the manufacturing and service industries. The original

¹¹ <http://www.globalairportcities.com/page.cfm/ID=30>

¹² <http://www.globalairportcities.com/page.cfm/ID=30>, Statistics South Africa, 2011

settlement in Ekurhuleni is Benoni which was founded in 1881. The chosen case studies fall under the town of Benoni (ibid). The original settlement of Ekurhuleni, Benoni was established in 1881. Gold was the reason behind the establishment of the town and also mining which became the dominant form of occupation of Ekurhuleni. The Benoni town is in close proximity to the settlements which is a 15-30 minutes' drive to the town by public transport. Ekurhuleni has a strong manufacturing which offers formal employment for a number of its residence¹³. This includes mining, heavy manufacturing to light industry and FMCG¹⁴ which forms part of Gauteng's economic engine room¹⁵. There has been a significant increase in the number of companies operating on the East Rand; a number of these new companies are small, agile start-ups which attest to the absorption capacity of the broader economy. However, a number of people living in these settlements are not formally employed due to some not having any form of education and also others are not able to find jobs. Some of the people in the settlements depend on renting out rooms/backyard dwellings or shacks in order to provide for their families.

The total population of the three settlements is 32778 thousand people (Statistics South Africa, 2011). The level of education varies with settlements and with the number of people in that settlement (Statistics South Africa, 2011). Chris Hani, with the least population of 1500 has a small number of people who have their tertiary education which is 16 people and also a high number of people with no school which is 102 people when compared to the higher education level (Statistics South Africa, 2011). Kingsway has the second lowest number of people who have their higher education with a total number of 396 people. It has a higher number of people (438) without any form of schooling which is higher than the number of people having their higher education (Statistics South Africa, 2011). Chief Albert Luthuli, with a low number of 480 of people obtaining their higher education when compared to the number of people which is 1095 without any form of education (Statistics South Africa, 2011). Almost half of the households in the three settlements are female and approximately half of the female in the three areas of study have some form of education (Statistics South Africa, 2011). A number of the residents residing in Chief Albert Luthuli and

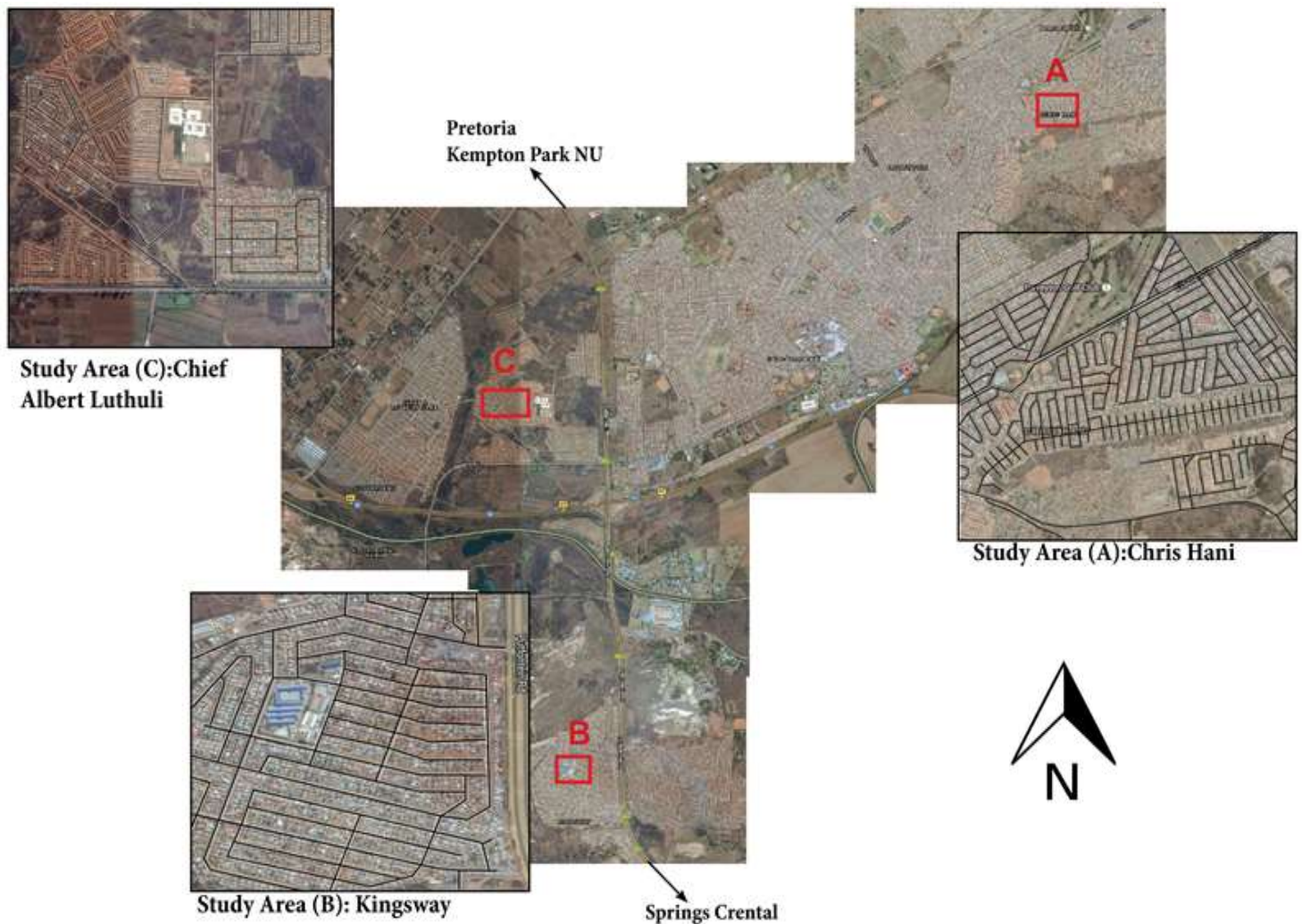
¹³ http://www.gauteng.net/media/factsheets/ekurhuleni_at_a_glance/

¹⁴ Fast-moving Consumer Goods

¹⁵ http://www.gauteng.net/media/factsheets/ekurhuleni_at_a_glance/

Kingsway mostly come from an informal settlement where they were forcefully removed from the informal settlement (Apex) which was situated close to Benoni (Malinga, 2000).

Zoomed location of areas of study



Google Earth, 2014

Figure 3.2.2c: Zoomed location of areas of study

The study areas are located within a 10 kilometre distance. Thus this takes about 15 minutes to travel to Chris Hani by public transport. The time taken to travel from Kingsway to Chief Albert Luthuli is 10 minutes which is also the same as from Chief Albert Luthuli to Chris Hani.

Location of the three settlements in relation to the economic nodes and to one another



Figure 3.2.2d: Location of the three settlements within the Ekurhuleni municipality. Ekurhuleni Metropolitan Municipality, 2005

3.2.2.1. Daveyton (Chris Hani)

Daveyton is a township that was established in 1955. It is located on the East Rand side of Benoni. Like other townships such as Meodowlands and Diepkloof that came into existence due to the forced removal of blacks from Newclare, Martindale, Sophiatown and Pageview. Daveyton was occupied by people who were removed from an informal settlement at the Apex Industrial area in Benoni (Chawane, 2008). Daveyton was a means of providing proper accommodation to the inhabitant of the Apex squatter camp near Benoni. Like other residents of other townships on the East Rand, its residents found themselves faced with social, political and economic challenges even after post 1994 period (Malinga, 2000). The problems of lack of housing worsened in the post 1994. Thus, the government had to

intervene by providing subsidised state houses to the poor (Chawane, 2008). The provincial government later provided houses for some residents of Daveyton in the late 2000s. There have been ongoing projects within and around the area such as the in situ upgrading project. It has been noted that 662 houses were completed and allocated to eligible beneficiaries in the area (Daveyton extension 2) (Department of Housing, 2014).

3.2.2.1.1. Chris Hani

Chris Hani is a settlement also known as Chris Hani proper. The settlement was established between 1990 and 2000 as an informal settlement.¹⁶ During the 1990s, Daveyton experienced overcrowding which resulted in residents of Daveyton settling on the buffer strip between Daveyton and the farm adjacent to Chris Hani (ibid). This became Chris Hani informal settlement. The first residents of Chris Hani were later evicted by the municipality of Ekurhuleni in the early 2000s and they moved onto a portion of the farm, where they erected about 50 shacks. Later on, another group of people came and settlement on the Chris Hani informal settlement (ibid). The Chris Hani settlement now accommodates approximately 1500 people who have state subsidized housing and some of these people are renting rooms or backyard shacks/rooms as a way of creating income for them (ibid).



Figure 3.2.2.1.1a: An RDP house located in Chris Hani, Daveyton with an attached room to the house.

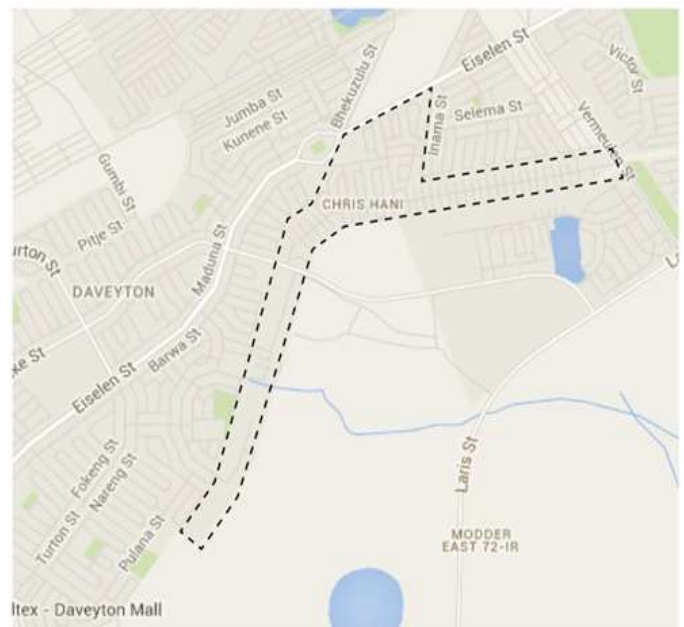


Figure 3.2.2.1.1b: Location of Chris Hani

Google Earth: 2014/07/02

¹⁶ Modder East Squatters v Modderklip Boerdery (PTY) LTD (2004) 187/03

3.2.2.2. Kingsway

Kingsway was established in 1989 as a Greenfield project on vacant sites near Benoni within the Ekurhuleni municipality in Gauteng. Its establishment was due to forced removal of people (Marx and Royston, 2007). People were relocated from informal settlements in Wattville, Apex and Mandleni. Similar to Daveyton, the residents were living in an impoverished area without adequate housing (Marx and Royston, 2007). In the late 2000s, the provincial government provided subsidised state houses to some residents of Kingsway. The state subsidised housing project had about 2500 residential plots for the poor (Marx and Royston, 2007). Furthermore, in the five year period from 2002 to 2007, a small percentage (11%) of households sold their houses.



Figure 3.2.2.2a: RDP house in Kingsway with attached rooms to the house.



Figure 3.2.2.2b: Location of Kingsway in the East Rand, Ekurhuleni municipality.

Google Earth: 2014/07/02

3.2.2.3. Chief Albert Luthuli

Chief Albert Luthuli settlement emerged as backyard dwellers were relocated to a new (Chief Albert Luthuli) area between Benoni and Daveyton in 1999 (Malinga, 2000). The state has also provided state subsidised houses to poor. It has been noted that a total of 963 houses of varying typology have been constructed to date (Department of Housing, 2014).



Figure 3.2.2.3a: RDP house in Chief Albert Luthuli with attached rooms on the front side of the yard.



Figure 3.2.2.3b: Location of Chief Albert Luthuli.

Google Earth: 2014/07/02

These new settlements Chief Albert Luthuli and Kingsway, are meant for low-income earners or the unemployed, and can be seen as government's attempt to provide housing for the poor (Malinga, 2000). Although the government is doing its best to house the poor,

a number of people still do not have formal accommodation which results in others relying on the informal market accommodation since their housing needs are not met (Malinga, 2000). This results in the informal market accommodation rising because it is able to meet the need of the poor. Another, issue was that of placing RDP settlements on the outskirts, which is furthest away from economic opportunities for the urban poor (Malinga, 2000). This resulted in some of the poor households unable to provide for their households due to not having job opportunities that are close or having to spend most of their income on transportation to work.

3.3. Research procedures

3.3.1. Sampling

Table 3.3.1

Interviewees	Areas of study		
	Daveyton (Chris Hani)	Kingsway	Chief Albert Luthuli
Compounds sites	Two compounds were selected. One landlord and one tenant interviewed in each compound.	Two compounds were selected. One landlord and one tenant interviewed in each compound.	Two compounds were selected. One landlord and one tenant interviewed in each compound.
Landlords	Two landlords. One on each compound	Two landlords. One on each compound	Two landlords. One on each compound
Total number of people interviewed	Four people were interviewed. Two landlords and two tenants in two	Four people were interviewed. Two landlords	Four people were interviewed. Two landlords

	compounds.	and two tenants in two compounds.	and two tenants in two compounds.
Total number of participants interviewed in the three areas of study	Twelve precipitants were interviewed. Two compounds were chosen from each settlement with two tenants and two landlords. Each compound having one landlord and one tenant.		

Within the three case studies 12 respondents residing in RDP houses and RDP rooms that are attached to the state-subsidised house were chosen. In each case study area there were 4 respondents which include a landlord and a tenant on one compound. Thus, the sample size entailed 12 respondents and 6 compounds from the areas of Chief Albert Luthuli, Kingsway and Daveyton (Chris Hani). Though it is a small sample, a qualitative study is able to pull out more pertinent detailed information and meaningful conclusions for the study.

Meyer (2001) states that having multiple respondents improve the validity of information provided by respondents since respondent's information can be checked against another respondent's information. Additionally, the validity of the data collected can be improved by resolving the inconsistencies among different respondents' report (Meyer, 2001). Thus, the researcher selected several respondents from different areas in order to receive a more in-depth understanding of the RDP rooming phenomenon. The selection of participants was guided by the configuration of RDP rooms in the yard; the location of the RDP house and tenant and landlord living in the same property.

The participants were selected due to characteristics of importance for the research and also selecting certain participants was based on a specific purpose rather than random¹⁷. Hence, the researcher selected respondents based on the specific purpose of the research study which seeks to understand the nature of RDP rooming in the three settlements. Furthermore, this method of sampling is used in order to explore the phenomenon across the three different settlements. The purpose of this method is to capture major variations

¹⁷ http://psychology.ucdavis.edu/faculty_sites/sommerb/sommerdemo/sampling/types.htm

rather than to identify a common core. Each of the strata would constitute a fairly homogeneous sample (Patton, 1990).

3.3.2. Interviewing

The approach used for interviews was qualitative interviews. Yin (2011:135) states that qualitative interviews aim to better understand participants “on their own terms and how they make meaning of their own lives, experiences and cognitive processes”. The approach gives insight into what the interviewee sees as relevant and significant. Qualitative interviews seek to cover both a factual and a meaning level, although it is usually challenging to interview on a meaning level (Kvale, 1996). Furthermore, it provides in-depth interviews with a small number of respondents to explore their perspective on a particular idea or situation (Boyce and Neale, 2006).

As mentioned above each of the three areas have two compounds with tenants and landlords. But one tenant was chosen within the compound. Thus a total number of twelve respondents were chosen. In-depth face-to-face interviews with tenants and landlord were conducted as well as open end questions. These interviews were in a format of semi-structured interviews and using open end questions. According to Newton (2010: 1) semi-structured interview is a managed verbal exchange and it depends mostly on “communication skills of the interviewer”. Furthermore, it includes the ability to clearly structure questions, listen carefully, inquire or prompt appropriately and at the same time being able to persuade the interviewee to talk freely, “Make it easy for interviewees to respond” (Clough & Nutbrown, 2007: 134) cited in (Newton, 2010:1).

Additionally, semi-structured interviews are effective in gaining insight into problems that are not immediately perceptible. They are also well suitable for the exploration of the perceptions and opinions of respondents concerning complex and sometimes sensitive issues and enable examination for more information and clarification of answers (Barriball and While, 1994). Since the research design is focused on particular themes, semi-structured interviews were employed. Thus, it is neither strictly structured with standardized questions, nor entirely non-directive. The tools used to capture information

included a cell phone in order to record the interviews if interviewees grant permission for the recording and taking of notes when interviewees did not grant permission for recording.

3.3.3. Use of maps and photographs

Other tools such as maps, photographs and sketches were used as another of gathering information for the research study. Various forms of photographs and other methods can be used for data collection; interpreting and validating qualitative inquiry (Seidman, 1998). Thus, maps, pictures and sketches were utilized in answering the question that was being investigated. Maps contextualize the study, indicating where the study areas are situated in relation to one another and economic centres. Pictures and sketches were taken and drawn in order to illuminate and characterize the RDP rooms in relation to the main house and at the same time to illustrate the difference of RDP rooming to the original form of RDP dwellings and the RDP rooming phenomenon. Furthermore, I used observation gathered around the areas, by finding out whether this form of rental accommodation is a trend or not within around the chosen case studies. Observation is a fundamental and an important method in all qualitative inquiry (Seidman, 1998). It is used to uncover complex interaction in natural social settings (Seidman, 1998). The information gathered is scribbled down as field notes which aids in interpreting the gathered photographs and sketches that were taken.

3.3.4. Data Analysis

Various data analysis techniques were used for the research study. One of the techniques is an interim analysis because the data collection may be an ongoing process until the research study ends. An interim analysis is a continuing process, it continues until the researcher has finalized with his or her research (Charmaz, 2006). The analysis process was done by observations of the study areas when visiting the study areas and also conducting interviews. Another method is data entry which will involve the transcribing of interviews in order to keep record of what will be said by respondents. This is an interpretive approach that entails analyzing the documented text. A thematic content analysis was employed in order to identify themes of relevance specific to this research. The themes were identified from the transcribed interviews, through identifying patterned meaning across transcripts

which aids in choosing themes that are relevant to this research and the research question. The themes are grouped for discussion which is done in chapter four.

3.4. Limitations

3.4.1. Study area sample size

The sample size areas were a limitation as they did not represent the entire study areas. Thus, it cannot be used to draw generalised conclusion. Furthermore, the small sample enables some insight into the phenomenon although it can't be used for generalising. Nevertheless, the aim of the case study was to understand RDP rooming that seems to be happening in the identified settlements of Ekurhuleni and the nature of this RDP rooming with regards to the social dynamics (between tenants and landlords) and the spatial layout of the rooms in the yard.

3.4.2. Language barrier

Language barrier was a limitation between respondents and research since I was not able to understand some of the languages that were spoken by the respondents. Some of the respondents were speaking Xhosa and Sepedi which was a problem in trying to explain to the respondent about the research and also understanding what the respondents were saying. This meant that the research had to rely on an interpreter on other interviews. Thus, my uncle was helping to translate. The limitation of having a translator is that the content or meaning expressed by the respondent could be lost in translation.

3.4.3. Timing and interviews

Another limitation of the study was the time in which the interviews were conducted. It was very difficult to get the maximum amount of time needed to collect the required data for this study. The researcher had to conduct some of the interviews late in the evening because some of the respondents were not available to be interviewed during the day which meant that I had to postpone my interview with them. This was a problem because of the limited time I had to finalise the research. Furthermore, some of the respondents who had agreed to be interviewed decided they were not willing to carry on with the interview,

fortunately I had chosen three compounds to interview on that area in case some people were not willing to carry on with the interview.

3.4.4. Background information

Data collection for the three areas of study was a problem because local and provincial government did not know who was responsible for the building of RDP settlements in the three settlements. Thus, it was a back and forth process for me to try and get some information concerning the establishment of the RDP houses in the settlements. There was also a lack of communication between local and provincial governments. I had to wait for month in order to get the relevant people who were part of the group that was providing houses to the public of Ekurhuleni. I was able to set up appoints with the people who were part of the projects that were building the houses unfortunately they were not willing to meet with me or provide the information. Thus, I had to depend of others sources such as the published literature and also reliable internet source.

3.4.5. Safety

Safety was an issue when conducting interviews because I had to conduct some of the interviews at night. This required having someone to walk with me when going to conduct interviews. Thus, my uncle was the one who accompanied me. There was an incident where a man started to swear at me and calling me names because I refused to give him my number which was a traumatising because I did not experience such an encounter and also he did not know me for him to do that. Thus, safety was a huge concern for me.

3.5. Ethical consideration

The research entails human subjects who reside in RDP rooms and subsidised RDP houses. Thus, the conditions of the living environments in some instances were inadequate for landlords or tenants. Thus, in some cases, landlords or tenants had high expectation of the researcher. But, the researcher had to make it clear that the research was for academic purposes. This research study was carried out after receiving consent from the school.

The researcher approached respondents in order to verbally clarify the purpose of the research. Subsequently, the researcher had to inform the respondents about the voluntary nature of the research and that they may end the interview any time when they want to. A

consent form was signed by the respondents, in order to have evidence of their informed participation in the research study. Moreover, anonymity and confidentiality was ensured so that the research report should not reveal the real names of the respondents when respondents specifically state that they do not want their names written in the report.

Interview procedure for respondents:

- The respondents were not required to reveal their identity.
- According to the consent form, the participants could withdraw from the study at any time if they did not feel comfortable carrying on.
- Some of the questions had to be verbally translated into Sepedi, IsiZulu and Xhosa for the convenience of those who were conversant in isiZulu Sepedi, and Xhosa.

3.6. Reflections on the process of the research

The research journey was very insightful for me although there were some delays involved. The researcher was able to learn how to prepare before going out into the field to conduct the required interviews. There were some occasions where residents did not want to be interviewed and their wishes were respected and the researcher had to find other respondents who were willing to be interviewed.

Some residents that were interviewed felt unease because they thought I was working with the local government, so they thought I was going to provide the information to local government since they were renting out rooms. The researcher made use of her uncle as an elder and owner of a RDP house in Kingsway and he is also known around the areas which enable the researcher to gain the trust of the respondents and also be able to interact with the respondents. This showed a level of trust between researcher and the respondents as well as ensuring confidentiality of the information obtained from the respondents.

Obtaining data from the municipality and provision became difficult as the information was not obtained from the municipality and provincial government. However, this did not impact hugely on the research study at hand. This became an educational exercise in terms of informing the researcher on what to better do in the next research that they conduct.

3.7. Conclusion

The chapter discussed how the research design was approached in order to answer the research questions. Qualitative research methodology was utilized in order to understand

phenomenon that seems to be new in the chosen study areas (Daveyton: Chris Hani, Kingsway and Chief Albert Luthuli extension). A case study is employed which is contextualizing a phenomenon within specific study areas. Hence, the use of a case study is not a method of data collection but a location that aids in the research design. The methods for data collection discussed above includes use of a sampling techniques, use of semi structured interviews with 12 respondents, and some use of maps, photographs and sketches.

The data that was gathered from the field work and conducting of interviews were analysed according to an interim analysis as the research was an ongoing process and also a thematic content analysis was employed in order to group the finding according to themes identified from the interviews which were specific to the research. Further, interviews were transcribed in order to make the analysis of the findings easier for the researcher.

The chapter also identified various limitations to the research study. The limitation included sample size of the study area, language barrier, timing and interviews, information gathering as well as safety. Lastly, the chapter concluded some reflections on the process of conducting the research based on the experiences of the researcher.

4. Presentation of findings and analysis of findings

4.1. Introduction

The chapter at hand provides the key findings attained from the data collection phase of the research, through the qualitative in-depth interviews that were conducted with RDP room dwellers and landlords of the RDP rooms in Kingsway, Daveyton (Chris Hani) and Chief Albert Luthuli. The interviews were designed to explore the nature of RDP rooms through using the literature in chapter two. Moreover, it is to understand characteristics of RDP rooms in relation to other low-income accommodations in particular backyard dwellings and compound dwellings. This chapter firstly provides an overview of Ekurhuleni municipality and its economic profile through drawing from the history to its status-quo of the municipality. This is because all three settlements are in Ekurhuleni and this is followed by findings that respond to the research question of the study. The findings are categorised into different themes that aid in answering the research study. The research findings presented in the chapter are aimed at answering the research questions that were formulated.

4.2. Profile of the area of study

The economy of the Ekurhuleni region is one of the largest and more diverse when compared to cities in other African countries¹⁸. It contributes to nearly a quarter of the Gauteng province's economy which in rank contributes over one third of the national gross domestic product.¹⁹ Moreover, it has the largest concentration of industry for the manufacturing of goods and commodities in Gauteng, South Africa and Africa which is why the Ekurhuleni growth and development strategy of 2025 refers to Ekurhuleni as 'Africa's workshop'. Historically, the region existed as "a bastion of the mining industry" before its emergence during the 1970s as the national industrial heartland (Nieftagodien, 2004 cited in Rogerson, 2005: 73). Furthermore, it was originally a rich gold mining region. It has a well-developed transport network which has contributed over the years to a notable industrial growth making it an industrial hub of Gauteng. Additionally, the local economy is controlled by relatively labour-intensive rather than capital-intensive industries. Ekurhuleni is distinguished by the expanding in population growth within its boundaries (Rogerson, 2005).

¹⁸ <http://www.localgovernment.co.za/metropolitans/view/4/ekurhuleni-metropolitan-municipality>

¹⁹ <http://www.localgovernment.co.za/metropolitans/view/4/ekurhuleni-metropolitan-municipality>

One of the striking things about Ekurhuleni is its high rate of unemployment. Within Gauteng, it has the highest unemployment rate in the province and it is the fourth metropolitan with the highest unemployment rate amongst the seven metropolitans; based upon the 2011 census data the unemployment rate in Ekurhuleni was 28.8 percent. Furthermore, the municipality has one of the highest percentages of people living in poverty when compared to other municipalities in Gauteng. It has a 24.2 percent of people living in poverty (Statistics South Africa, 2011). Ekurhuleni Metropolitan municipality is also recognised for its socio-economic inequalities that exist in the municipality due to the apartheid legacy. A number of townships that were historically disadvantaged exist in the area. All of these townships which include Chris Hani (a settlement that is part of Daveyton), Katlehong, Tembisa, Kingsway, Chief Albert Luthuli, Kwatsaduza, Etwatwa and Tokoza are located on the outskirts of the main urban centre and are in the areas farthest away from where job opportunities are located (City of Ekurhuleni, 2010). Thus it seems that a number of people residing in these communities such as Kingsway, Chief Albert Luthuli and Chris Hani (part of Daveyton) depend on informal activities for generating income for their families due to the lack of employment as mentioned in Chapter 3. Some of these informal activities include street trading, illegal mining and also renting out of rooms since they either can't find jobs or are unable to work.

4.3. Findings

4.3.1. Perceived advantage of RDP rooms: improved safety

The first theme explores some of the benefits of RDP rooms as compared to backyard rooms. Moreover the theme explores the possible reasons why RDP rooms are preferred by both landlord and tenant.

The issue of crime came up from the interviews frequently suggesting that a number of people felt unsafe in their own yards. A number of interviewees spoke about how RDP rooms are safer when compared to backyard rooms; some of the interviewees mentioned their experiences of RDP rooms in relation to backyard rooms. They spoke about how in RDP rooming their landlord or tenant was able to hear or see if there was a burglar in the yard.

“They create security for the landlord and also for the tenant.”

Cephus, a tenant from Chief Albert Luthuli [10/08/2014]

One of the interviewees spoke about choosing an RDP room because RDP rooms were safer due to the surveillance they have. The interviewee spoke about having surveillance from people walking on the sidewalk of the road and also both tenant and landlord are security guards to each other.

“I like the fact that my landlord can hear if we are in trouble or people who are walking on the road can see if something is happening.”

Sithembile, a tenant from Kingsway [12/08/2014]

RDP rooms are perceived to have full security and surveillance. One of the interviewees spoke about having full surveillance of his belongings from his landlord since he is always going home to Zimbabwe every two to three months. Thus, he knows that his belongings are safe.

Biography 1: RDP rooms a way of providing security for both landlord and tenant

Dadirai, in her early 40s, moved to Johannesburg in between 1998 and 1999. She was living in Soweto with her relatives and then moved to Daveyton in Chris Hani towards the end of 1998 or 1999. She was living in an informal settlement with her now ex-husband waiting for an RDP house. In 2002/3 they received an RDP house and their children came to live with them in Chris Hani. After Dadirai's husband had left her, she had to generate some income for her children because her husband was the sole bread winner; as a result her eldest son opened a tavern.

Unfortunately the tavern was causing violence in the yard and also people were trying to break in since they thought the family had money. The good part was the eldest son was able to keep order in the yard. Dadirai's son died in 2012 which led to people trying to break into her house several times. She then decided to close the tavern and converted it into a room for rent. Even though the tavern was not operating people still tried to break in. She then relied on her tenants to look after her house when she was not around. Her tenant was a victim of an attempted burglary; they became each other's security guard because they felt unsafe. Furthermore, this setting created a platform of knowing whether the other person (either landlord or tenant) is in trouble or not.

4.3.2. Social relations and living arrangements within RDP rooms

The second theme explores the landlord-tenant relationship in order to understand the social relations that exist in the yard of RDP rooms.

The majority of people interviewed mentioned having social relations with either their landlord or tenants which is considered as an important aspect. A number of interviewees spoke about how well they were getting along with their tenant and landlord. Some of the landlords spoke about how they relate with their tenant on a personal level. Moreover, tenants were bound by a verbal contract since their landlords were able to trust them. A number of the tenants interviewed felt they were part of their landlord's family due to the arrangement of the RDP rooms which was an important contributor to this living arrangement. The rooms provided the platform for "communal living" and they did not feel excluded, or "hidden" in the yard.

"We are a family with no boundaries and I like that. It is my second home."

Victoria, a tenant from Chris Hani [14/08/2014]

A number of the interviewees spoke about sharing of soap for washing or bathing and sharing food if either their tenant or landlord did not have food to eat. One of the interviewees spoke about how her landlord looked after her when she was ill. They have a mother-daughter relationship. Furthermore, one of the interviewees (tenant) spoke about how her landlord helped her in finding a job at the landlord's work place. A number of tenants interviewed said their landlords were understanding and patient with them when it comes to rental payments and they mostly paid their rent directly to the landlord as opposite to tenants who paid their rent through a mediator

"My landlord and I help one another, if one of us needs help. If her children don't have food and she is not around or when she is at work, I give the children food. We are like family that is why she is able to trust me to look after her children"

Thembeke, a tenant from Kingsway [22/08/2014]

Biography 2: landlady-tenant social relationships

Motlalepule, in her late 50s, was born in Daveyton at Ezinzini. In her adulthood, she left home to look for a job as a domestic worker. When she got a job she lived in a backyard shack and her stay was not pleasant because of the way her landlady was treating her. She was restricted with the number of people allowed to visit her and also the visiting hours were set for her. Motlalepule was also restricted with using the toilet because there was a lock on the toilet door. She could not use the toilet late at night so she had to rely on her neighbours. Therefore, Motlalepule did not want to repeat the ways of her landlord when she later started renting out a room herself. Motlalepule started renting out her room in 2012, after her children left her home because they were the ones living in the room. She rented out her room to Naledi, who is a security guard working at Fidelity. Naledi is from Free State; she moved to Gauteng in 2011 and then later moved to Daveyton in 2013 because of work reasons. She was informed by Motlalepule's child about a room her mother was renting out. Naledi was fond of her landlady and also liked the room because of the way it was positioned. The landlady and her tenant have a mother-to-daughter relationship. The landlord said that she sees her tenant as her daughter and she helps her at times when she needs help. She goes on to say that she trusts Naledi to even look after her part-time business of selling flavoured ice blocks to school children if she is not around. Furthermore, when her tenant fell sick, she had to move her into her house and look after her until she recovered as able to live on her own. Motlalepule said that she chose not to place a lock on the toilet because she does not want to inconvenience her tenant; she wants to make her feel at home and be part of her family.

Naledi also spoke good things about her landlady. She spoke about having to share food with mama Motlalepule and mama Motlalepule was giving her advice when she needed it.

One of the striking things that came out from tenants and landlords was the togetherness that they had. One of the interviewees spoke about how they help each other in doing chores in their homes and also cleaning of the yard. Both tenant and landlord would clean each other's homes if one of them was not around. If the tenant is not around, the landlord would look after the tenant's children. Furthermore, both tenant and landlord frequently do their laundry together if they have the chance to do it. Whenever they are doing their laundry they use that opportunity to 'catch up' on everything that has been happening. This

catching up is called the 'laundry sessions', where they would be bonding, which is a way of not becoming estranged to each other and it is also a platform to gossip about what has been happening around the area where they are living since the tenant is working and she comes back from work very late. So the only time the tenant is available is on weekends thus their laundry sessions occur on weekends.

"My landlord is able to come into my room clean or make food for my children when I am at work."

Victoria, a tenant from Chris Hani [16/08/2014]

One of the interviewees spoke about how their landlord helped them with their business through spreading a word about it. This increased the number of people coming to buy clothes from them and he also helped them in finding a place for their second business. Furthermore, in this case the men in the yard have a get together with their landlord. They call it "Ukwakana" which means to build each other through good advice or words of wisdom. During their session of Ukwakana, they watch soccer and also give each other advice the.

"The men here have their get together with the landlord where they watch soccer and also build each other which we call it Ukwakana."

Sithembile, a tenant in Kingsway [10/08/2014]

Some landlords had to change their living arrangements in order to allow their tenants access to use facilities such as the toilets. A main entrance to the toilet had to be created thus closing the other from inside the house. This meant that both landlord and tenant were using the same entrance to the toilet as shown below.

- **The change in the living arrangement to accommodate tenants** – Some of the landlords had to move their toilets to the outside since they had to accommodate their tenants. A door had to be created from outside in order to make an entrance to the toilet for tenants and landlord.



Figure 4.3.2a: Example of RDP rooming Mndawe, 2014

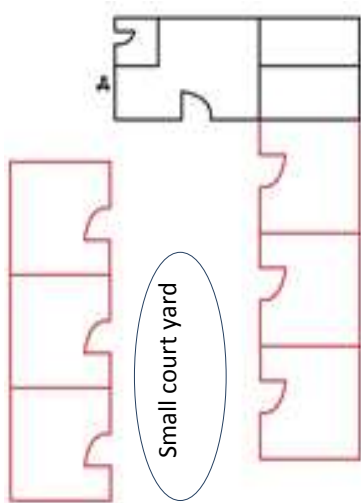


Figure 4.3.2b: Illustrates spatial layout of the rooms and RDP house.

Figure 4.3.2a and 4.3.2b shows the spatial layout of the RDP rooms. The RDP rooms create a small court yard for both tenant and landlords. In addition to this, a new entrance to the toilet was created for tenants and landlord. In figure 4.3.2.b the RDP house is in black and the rooms are in red. The RDP house belongs to a landlord (Mr Mnomeleli) who resides in Kingsway.



Figure 4.3.2c: Shows the added door to an RDP house.

Figure 4.3.2c is the new toilet door that was put in place in order to accommodate tenants. This door does not provide access to the main house.

4.3.3. Perception of RDP rooms and difference to backyard room

The third theme seeks to understand how tenants and landlords perceive or view RDP rooms. The theme also provides personal experiences of backyard rooms from both tenant and landlord.

RDP rooms are perceived by some tenants to be an accommodation that creates the platform for communal living. This brings the element of inclusivity for tenants since some of the tenants spoke about feeling welcomed and not isolated from the landlord. Some tenants feel that they are part of the family because of the living arrangement. This living arrangement includes the location of RDP rooms on the yard, the sharing of facilities such as water, electricity and toilet, the interaction between tenants and landlords.

“We all share a toilet that is outside and there is a stand pipe we use to get water.”

Naledi, a tenant from Chris Hani [13/08/2014]

A number of tenants and landlords interviewed perceived RDP rooms to be better accommodation when compared to backyard rooms because they provide security for both tenant and landlord. Tenants are able to look after the house when the landlord is not around.

“I think RDP rooms are better in terms of the way they are located in the yard and the security you get from your landlord and people walking along the street.”

Cephus, a tenant from Kingsway [10/08/2014]

One of the tenants perceived RDP rooms as being different to backyard rooms because RDP rooms were viewed to be an accommodation where only members of the family lived in. But the trend has since changed; paying tenants are also allowed to live in these rooms.

This way of living is able to help both tenant and landlord financially, because some of the interviewees spoke about having financial problems and the landlord was able to help them.

A few of the interviewees saw no difference between RDP rooms and backyard rooms. They thought that they were the same and also the way tenants and the landlords are living with each other is similar to backyard rooms.

“Backyard rooms and RDP rooms are the same. The only difference I see is how they are located in the yard.”

Mnomeleli, a landlord from Kingsway [10/08/2014]

Despite this perception above it seems the sharing of a living space between landlord and tenant makes the RDP rooms different from backyard rooms. Landlord and tenant were living and sharing the same living space. The interviewee spoke about how a landlord and a tenant were sharing the same kitchen and bathrooms.

“I know of a house, where we were renting out an RDP house. There was a family that extended their house building RDP rooms on both ends of the house. The landlord was an old woman who did not live with her children. The toilet was inside; they were sharing the same kitchen and living room.”

Boitumelo, a tenant from Chief Albert Luthuli [12/08/2014]

One of the interviewees spoke about not having enough privacy in RDP rooms. The rooms do not have enough privacy because they are attached to the house thus the landlord is able to hear what is being said in the room. A different interviewee specifically chose the RDP room because they were not hidden from everyone. Only a few of the interviewees view this setting (RDP rooms in the yard) as a good thing as it promotes a sense of inclusion and unity between the tenants and landlord. The existence of these rooms in the yard is in full view to the members of the community, which they saw as an advantage.

One of the interviewees spoke about RDP rooms creating a small courtyard where they all get together to socialise, and also they are able to sell clothes to people walking in the street and the people living within the yard. Thus, there is this perception that RDP rooms create this open space that is partly surrounded by these rooms and the main house which is used as a communal area for ‘family’ gatherings amongst other activities unlike many backyard rooms.

People of different backgrounds rent the rooms and they all come together as family to help one another. Some of the tenants viewed their landlord either as a mother, a grandmother or a brother.

“She is a mother to me and my husband and` gogo’ (grandmother) to my child.”

Boitumelo, a tenant from Chris Hani [14/08/2014]

Biography 3: landlords and tenants’ understanding of RDP rooms

Sithembile born in Zimbabwe, in Harare moved to Kingsway because the accommodation at Kempton Park was expensive. She and her husband saw the rooms from a business perspective. They liked the position of the rooms in the yard because the layout was good for their business unlike backyard room. This tenant said she was able to sell clothes to her customers and at the same time do household chores. The clothes would be placed outside the door of her room so that people see them while she is inside doing her chores.

Sithembile goes on to say that she preferred rooms that are in the open because they are not hidden from people and she loves the safety the rooms provide for her and her landlord. She goes on to state that the RDP rooms promote a different life style of living. The RDP rooms have created a miniature courtyard and this is used as a gathering area, where they sit and catch up and find out about everyone’s day.

Biography 4: landlords and tenants understanding of RDP rooms

Boitumelo, born and bred in Daveyton, Emaxhoseni saw RDP rooms to be a good form of accommodation. The rooms are safer since the tenant is closer to the landlord. In case someone tries to break in, the landlord is able to hear the noise because she usually calls out her name when she opens the door. But at the same time the rooms lack privacy because the landlord is able to hear if they are arguing with her husband.

4.3.4. RDP room promoting inclusivity

The fourth theme explores the notion of not ‘hidden’ in RDP rooms as compared to backyards rooms. It looks at the tenant’s perception of not being hidden due to the layout of the RDP room. This relates to the theme above and the notion of inclusivity amongst landlord and tenants which came out as having a distinctive characteristic. A number of interviewees spoke about how they felt included in family events and also the sharing of food which made them become closer to their landlord. Some of the tenants spoke about

their presence being recognised because they are not at the back of the yard but in the open. Some tenants spoke about not feeling hidden at the back of the yard. This perception of being “hidden” was linked to their experience of either living in a backyard room.

“The thing is when you live in a backyard you feel like you hidden from everyone”.
We are not hidden from other people. You feel like you are part of the family.”

Sithembile, [10/08/2014]



Figure 4.3.4.a: Illustrates an RDP room on the front side of the yard.

Mndawe, 2014

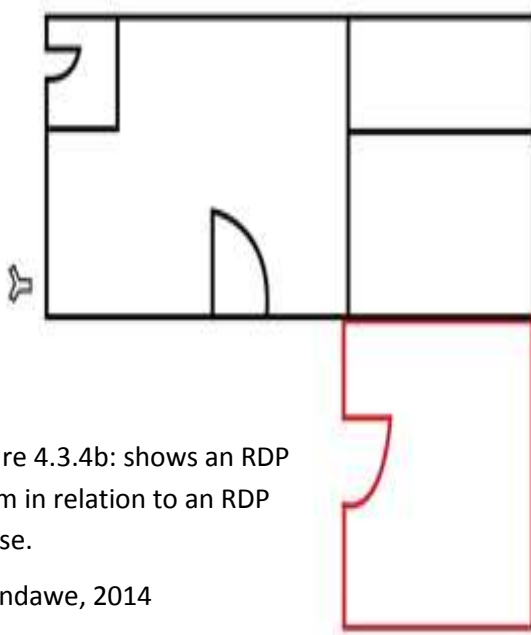


Figure 4.3.4b: shows an RDP room in relation to an RDP house.

Mndawe, 2014

Figure 4.3.4a and 4.3.4b illustrates this notion of visibility of tenants being in the open as part of the family through the way the RDP rooms are located on the yard. This RDP house belongs to a landlord (mama Zondo) in Chief Albert Luthuli and Boitumelo, tenant residents in this RDP room shown on the picture. Figure 4.3.4a shows the RDP house which is a black colour and the RDP room in a red colour.

4.3.5. Advantages and disadvantages of RDP rooms

The majority of people interviewed saw the layout of the rooms as being a good thing because both tenant and landlords are able to have security because there is someone who is keeping watch over your rooms or house when either the landlord or tenant are not around. Furthermore, a few interviewees spoke about how RDP rooms provide the platform for communal life which aids in having the social network amongst landlord and tenants. One of the landlords showed optimism about the future housing prospects, saying that she wants to one day make the RDP rooms and the house into one house, where she will not have tenants anymore. The thing that was not appreciated about the RDP rooms was the lack of privacy for both landlord and tenants.

The layout of the RDP rooms created security for both and landlord as said above. Thus, in one case in an RDP room seems have made the tenant trust her landlord even more since the tenant was able to leave her child with her and also keys for the room. One of the landladies spoke about having someone to look after your children since she was working. They spoke about sharing everything, sharing a broom to clean the yard. Additionally, she trusts her tenant to look after her children and also make sure that they go to school since she is not at home most of the time due to work. She can only come back home every two weeks in a month.

“I think it has made me trust her more because I can leave her with my child and I know he will be safe”. Thembeke, a tenant from Kingsway [22/08/2014]

In this example the landlord spoke about her strong relationship with her tenant, Thembeke. Nothando mentioned that she was able to trust her tenant to look after her children while she was away for work. Nothando goes on to say that she has been doing this for the almost two years. At first, she offer her tenant money to look after the children but Thembeke refused to take the money since she said if she also wanted help from Nothando does she have to pay her also? Their strong relationship is also based on the fact that they come from the same community in Kwa-Zulu Natal. They know one another.

4.3.6. Access of facilities, sharing of facilities and cleaning arrangements

2.12.5. Access of facilities, sharing of facilities and cleaning arrangements

A few tenants pay money for electricity separately from the rent. They take out about R100-R200 for electricity. For other tenants, the money for electricity is included in their rent. All of the interviewees do not pay water because of the perception that government is paying for the water that is being used by owners of RDP houses. A number of interviewees share water access and a toilet outside. Some of the households interviewed did not have a bathing room which meant that tenants had to bath in their rooms and a few households that had bathrooms were not being used by tenants. Thus, tenants had to use their rooms as a bathing area. A few of landlords interviewed had to change their living arrangement in order to accommodate their tenants. There are few landlords who have built a second toilet for their tenants. In one example, one of the reasons was that they needed their own privacy.

A number of the interviewees spoke about not having cleaning arrangement with regards to the yard and the toilet. Anyone can clean the yard or the toilet when they see that it is dirty. In some instances, the cleaning is typically done by the landlord since they don't work, so the landlords are trying to accommodate their tenants by allowing them to clean only whenever they are not working. Furthermore, in one of the household interviewed, women were doing the cleaning which included cleaning the toilet and the yard and the men's responsibility was to either buy brooms for cleaning the yard and chemicals for cleaning the toilet or they would give the women money to buy the cleaning material.

“We take turns when it comes to the cleaning but I mostly do the cleaning because the tenants are working.”

Dadirai, a landlord in Chris Hani [16/08/2014]

- **Shared facilities and cleaning arrangements** – the landlord and tenant both share water, electricity, washing area for laundry and toilet. With some landlords, there is a time table for cleaning the yard and the toilet. In other cases, there isn't one because their tenants work thus, the landlords have to do most of the house chores.



Figure 4.3.6a: Shows a stand pipe that is being shared amongst landlord and tenants.
Mndawe, 2014



Figure 4.3.6b: Shows a toilet that is used by both landlord and tenants.

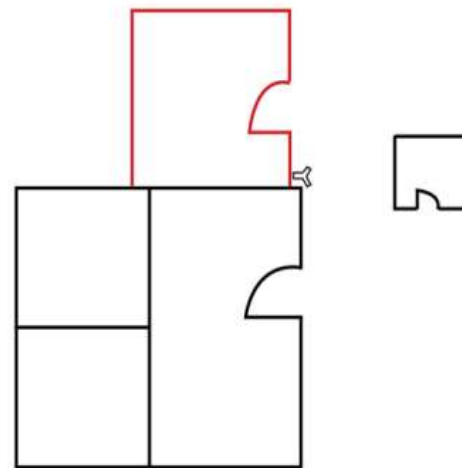


Figure 4.3.6c: Shows the spatial layout of the shared facilities in the yard.

The figures above illustrate the facilities that are being shared amongst tenant and landlord. The figures also show the location of the facilities in relation to the RDP room. This shows that tenant has easy access to the facilities. This house belongs to a landlord (mama Motlalepule) who lives in Chris Hani and her tenant is Naledi.

4.3.7. Restriction or rules set for tenants

All of the interviewees (tenants) said there were no rules or restriction set for them. There is no lock on the toilet because of some of the landlords' personal renting experiences. So the landlord wants to be as accommodating as possible in order for their tenants to feel free.

But one of the striking things was that most of the tenants were able to do whatever they wanted but did not take advantage because they respected their relationship with landlords and also respected their landlords. Their personal conviction is the one that is limiting them to do as they please one of the interviewees said that,

“But you also have to respect the place. You can’t do things that are disrespecting to mama Zondo and her house.”

Boitumelo, a tenant from Chief Albert Luthuli [14/08/2014]

4.3.8. Reasons for RDP rooms

The reason behind why some of the rooms were built by landlords in the three areas was mostly because of financial problems from the landlord. Furthermore, one of the interviewees’ reasons of supplying RDP rooms was that she wanted her tenant close by for security reasons. The landlord realised that RDP rooms were able to provide security for both tenant and landlord.

Another landlord spoke about a future plan that she had in mind. The landlord’s reason of providing RDP rooms was to combine the rooms and the house into one main house without rooms for rent in the future, when she has saved up enough money to do that. The landlord had a long term plan in mind when building the rooms. Another landlord spoke about not having enough space at the back of his yard, thus he had to build his rooms in front of the house since there is enough space for the room. Another reason was the high demand of accommodation in the area. One form of demand seems to come from a number of illegal miners who are renting rooms because of the gold found in disused mines nearby. These disused mines include Mining Number 9 and X. These two mines are popular amongst the illegal miners because the gold found in these mines can amount to R18000. This information was obtained through talking to a number of tenants residing in these areas.

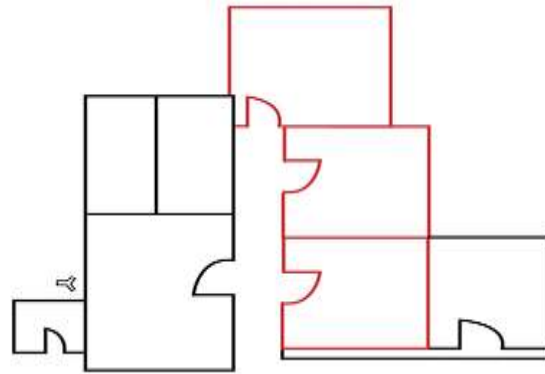


Figure 4.3.8: illustrates the long term plan that a landlord had in mind when building her RDP rooms.

Mndawe, 2014

The figures illustrate the long term plan that a landlord had in mind when building her RDP rooms. Her long term goal was to convert the rooms and the main house into a single house when she has gathered enough money. This house belongs to a landlord (Ms Nkosi) who lives in Chief Albert Luthuli.

4.4. Analysis of findings

In this section I discuss the findings from the previous section in relation to the literature presented in chapter two. The analysis is categorised according to themes taken from the findings section. This is done in order to link the findings and the analysis.

4.4.1. Perceived advantage of RDP rooms: improved safety

As noted above a number of households interviewed expressed their concerns on crime. They felt that RDP rooms were able to provide security for both tenant and landlord. This security seems to have been contributed by the spatial layout of the rooms. One of the interviewees spoke about choosing an RDP room due to the security it provides. It seems that most tenants and landlords are benefiting from the way the rooms are located in the yard because of the safety that seems to be there for both parties. Tenants and landlords spoke about having someone in the yard to keep an eye on their houses or rooms when either tenant or landlord is not around.

Landlords and tenants are able to see each other's home when either one of them is inside their own home. The security that exists in the RDP rooms is similar to the security identified by Addo (2013) in multi-habitation. The spatial layout of the multi-habited compound housing provides security for its resident indirectly. Households in multi-habited compound housing were able to keep watch over each other's dwellings while they are inside their own house which seems to be similar to what is happening in RDP rooming. Furthermore, one of the landlords in a compound housing spoke about feeling safe when there were tenants in the yard and was able to leave her nephew and sister in the compound since she knows there are people to look after the children (Schlyter, 2003).

4.4.2. Social relations: living arrangements and landlord-tenant relationship

4.4.2.1. Living arrangement

The living arrangements identified in the three case studies seems to correlate to the living arrangements identified in the work of Schlyter (2003) and other literature on multi-habitation and compounding. The living arrangements of landlord and tenant in the three areas included the change of living arrangements for landlords in order to accommodate their tenants. This is evident in the work of Addo (2013) where owners had to change and

adjust to their living arrangement in order to accommodate tenants. Furthermore, Schlyter (2003) talks about how one of the landlords (Esther) who had to change her living arrangement in her house. Esther and her five daughters had to occupy two rooms in her house and other households in her yard had to occupy the other four rooms in the house (Schlyter, 203). This illustrates how landlord had to change their living arrangements in order to accommodate their tenants. This shift of living arrangements identified in Schlyter's work to some extent does correlate to the findings identified in the three case studies where, a landlord had to break down a wall where the toilet was located in the house in order to create an entrance to the toilet so that tenants can have free access to the toilet.

One has not come across literature on backyard dwellings that discuss the change in living arrangements of landlords in order to accommodate their tenants. Thus, literature on multi-habitation has been used as it has more information that discusses the shift in living arrangements for landlords.

4.4.2.2. Landlord and tenant relationship

The social relationship between landlord and tenant identified in the RDP rooms is evident within some backyard dwellings and multi-habited housing. In the work conducted by Morange (2002) tenants and landlords' relationship was seen to be harmonious. Landlords and tenants were able to trust one another due to the mutual strong relationship they had with each other. Thus, tenants were bound by a verbal contract which meant a mutual respect for unspoken rules and social space (Morange, 2002). This strong relation is evident in the findings gathered in this fieldwork since there was no written contract for the tenants. Furthermore, a number of the landlords perceived their tenants to be more than just an occupant. They spoke about their occupants as being a family member to them. This form of social relation is seen appearing in the literature of Morange (2002), although, she does not directly state that this type of relationship exists between landlords and tenants. One can conclude from the type of support that Morange (2002) describes in her literature that both parties have for one another. Additionally, the social networks that exist in multi-habited house foster different forms of support for tenants and landlords. Addo (2013) describes these supports to be financial support, employment support, child care and healthcare.

Likewise, Morange (2002) also mentions some of these supports in her literature. These types of supports have been evident in the findings, where a landlord spoke about having to borrow money during hard times from tenants vice and versa. Hence both parties provide financial support to one another during difficult times. The employment support was also offered to one of the interviewed tenants (Boitumelo). Mama Zondo, Boitumelo's landlord was able to help Boitumelo find a job at her work place and Boitumelo expressed her gratitude to her landlord. Moreover, the child care support is also evident in the literature on backyarding by Bank (2007).

The healthcare support is being practiced by other landlords and tenants. One of the landlords (mama Motlalepule) spoke about looking after her tenant when she was sick up until she was well again. Additionally, Schlyter (2003) mentions the emotional support that existed in the story of Beauty who was a landlord. Beauty's tenants were able to offer her emotional support during her difficult times which is evident in some of the findings where landlords had to offer guidance and support to their tenants when they were in need of the support. This illustrates that RDP rooming seems to have some of the characteristics (social relationship) similar to that of backyard dwellings and multi-habited compound housing described thus far. Communal living was a major factor within compound housing which was fostered by multi-habitation (Arslan, 2010). This communal living is occurring within RDP rooming, whereby tenants and landlords share food, soap for washing and bathing. Furthermore, few of tenants spoke about the RDP rooming providing communal living for them. A tenant spoke about how she would help her landlord in cleaning her house and vice versa and they would also do their laundry together. This type of support amongst tenants and landlords is suggesting a close social relation than have been typically reported in the literature on backyard dwellings.

The trust that exists between tenants and landlords is strong with the RDP rooming. Tenants and landlords would leave their homes for days in search of work and others would leave for work for more than a week. Thus, landlords and tenants would entrust one another with the safety of the children. This included looking after them and also providing food for the children, when there was no food. This type of living arrangement can be seen in Schlyter's (2003) work, where Beauty would go and look for work for more than a day in the

city and her sister and nephew's safety were entrusted to a particular tenant who has been helping beauty since her mother (Esther) passed away.

Furthermore, landlords did not have a problem with late rental payments because they understood that their tenants would have financial problems at some point. This can be seen in Schlyter's work (2003), where she documents how other tenants were unable to pay their rent on time due to not having jobs and their landlords would not evict them. The landlords were not troubled about the late payments because they trusted that they would pay eventually. Furthermore, tenants would pay directly to their landlord due to their close relation. This is similar to the research conducted by Morange (2002); whereby tenants would pay late and also pay directly to their landlord. But this is different from the Westlake Village, a study conducted by Lemanski (2009), tenants were evicted if they did not pay their rentals on time and the landlord-tenant relationship was more of a clinical and professional financial relationship compared to the solidarity and communitarian spirit that was found in the three case studies.

4.4.3. Access of facilities, sharing of facilities and cleaning arrangements

The access and sharing of services in RDP rooms was not restricted for tenants. Tenants and landlords would use water as they please but both parties had to be careful with the use of electricity. This is similar to the work conducted by Addo (2013) on compound housing, the sharing of service were jointly maintained by both parties. In Schlyter's (2003) work, some of the tenants had access to water and electricity but they had to be careful in their usage of electricity. Additionally, the work conducted by Morange (2002) mentions that tenants in backyard accommodations enjoyed municipal services such as water and refusal removal.

A number of households that were interviewed were sharing their toilets with their tenants whereas a few of the households interviewed had to build a second toilet for their tenants. This sharing of toilets between landlord and tenant is common in the backyard dwellings and compound housing literature. Morange (2002), Schlyter (2003) and Addo (2013) all mention the sharing of toilets between tenants and landlords. In some cases of compound housing, tenants would share a bathroom while in other cases in multi-habitation similar to the context of backyarding and in RDP rooming, tenants and landlords did not have bathrooms, thus, tenants bathed usually in their own rooms (Schlyter, 2003).

Cleaning arrangements varies amongst households. In some of the households there was a cleaning schedule where as some households did not have a cleaning schedule. Most of the chores would normally be done by the landlords in some of the households where there was no cleaning schedule because the tenant was usually working. The tenant would normally do house chores when he or she was free from work. Like in the research conducted by Addo (2013) cleaning arrangements were shared amongst landlords and tenants. Furthermore, in one of the households that were interviewed, women were expected to clean the toilet and the yard and men would provide cleaning agents such as buying broom for the yard and other chemicals for the toilets. This is similar to the research done by Schlyter (2003) and Addo (2013), where women were expected to clean the bathrooms, toilet and courtyards while the men's responsibility was to provide the cleaning chemicals or provide money to buy the chemicals.

4.4.4. Reasons for RDP rooms

The findings illustrate a diversity of reasons for having RDP rooms based on individual motivations which include the desire to accommodate family, the means of wanting to support family due to not having a source of income for families and also due to the lack of space at the back of the yard to accommodate backyard dwellings. The motives of a number of landlords illustrate that they regard their RDP houses as an economic and social asset²⁰. The renting of yard space by landlords is an economic initiative but the physical product of RDP rooms seems to be adding another layer to the RDP house and RDP settlements. The number of households on the yard plays an essential role in securing RDP houses by providing safety through the layout of the rooms in the yard.

Another reason why RDP rooms exists is that, they are affordable since the urban poor is unable to afford decent rental accommodation which is similar to backyard dwellings. This is

²⁰ The social asset of a house improves the individual's well-being by providing that an address which can be transferred as an inheritance hence providing shelter. Furthermore, it enhances identity and security. This creates social networks within neighbourhoods as well as the ability to access social facilities and services as a result of having a 'legal' address. It provides protection from elements and access to social amenities in neighbourhood. It offers residents a sense of community citizenship. Housing as an economic asset offers the potential of income generation through home based enterprise which includes retail, production services or provision of rental accommodation (Khan and Thring, 2003 and Rust et al, 2009).

similar with the reason behind the existence of multi-habited housing which is able to meet the needs of the urban poor which the state is unable to provide adequate housing due to demand exceeding supply (Ronke, 2014).

4.4.5. Pros and cons of RDP rooms

A number of households appreciated the layout of the house which is able to foster communal living and also being able to obtain a helping hand. Furthermore, RDP rooming is able to provide security for tenants and landlords. These advantages mentioned above on RDP rooming are similar to that in the literature by Arslan (2010) on multi-habitation which includes communal life; mutual assistance; providing security; for tenants and landlords and also affordability. The main thing that was disliked by one of the tenants was the lack of privacy that RDP rooms have which correlates to that of multi-habited housing which lacks privacy (Schlyter, 2003 and Arslan, 2010).

4.4.6. Restriction or rules set for tenants

There are no rules set in all the households interviewed. The tenants were able to do as they please and there was no set curfew. Thus, tenants did not take advantage of their landlords since they respect them due to the mutual relationship they have with their landlords. In the work of Schlyter (2003), there were no rules set for tenants. This meant that landlords had to depend on the self-discipline of tenants.

4.5. Conclusion

The findings from this chapter have described RDP rooming as a form of private rental housing supplied by landlords and occupied by tenants. Landlords and tenants in the three areas of study are mutually dependent on each other. On one hand, the RDP rooming is able to provide security for both landlord and tenant whereby tenants and landlords become each other's security guard. Furthermore, this low income accommodation provides a setting for different social dynamics that seems to be similar to backyard dwellings and compound housing. The social dynamics identified in the findings include the physical and social living arrangements of both tenants and landlords and social networks that exist between both parties due to the mutual relationship that exist between them. This social network strengthens the landlord-tenant relationship within the yards of RDP rooming. It

has been identified that within RDP rooming, facilities and services are shared between households in the yard. This includes toilet, electricity, water and cleaning.

The motivation of landlords supplying RDP rooms in the case studies is mostly limited to employment opportunities. Thus, landlords use the RDP rooms to generate an income for their families. Other reasons include the lack of space to build backyard dwellings and also for long term plans.

The analysis of findings was done through the use of the literature reviewed in chapter two. The analysis is categorised into themes which includes, perceived advantage of RDP rooms: improved safety; social relations: living arrangements and landlord-tenant relationship; access to facilities, sharing and cleaning arrangements; reason for RDP rooms; pros and cons of RDP rooms and restrictions or rules set for tenants. The key component discussed in this analysis is the nature of RDP rooming in relation to backyard dwellings and compounding housing because they seem to have the same traits with RDP rooming.

This section of the chapter presented the characteristics of RDP rooming in relation to those of backyard dwellings and multi-habited compound housing outlined in the literature. This aimed at identifying some commonalities between RDP rooming and two types of low income accommodations (backyard dwellings and compound housing) in order to unpack the nature of RDP rooming.

5. Reflecting and concluding

5.1. Introduction

This research report aimed to understand the nature of RDP rooming that is occurring in a new urban context (newly established settlements) in Ekurhuleni within three RDP settlements, through the lens of landlords and tenants. The chapter at hand provides reflections on the research report and then moves towards drawing conclusions

5.2. Relevance of research

The research report introduced various concepts that relate to RDP rooming and documents the significance of backyard dwelling by providing a history of backyard dwelling, its evolution in South Africa. Furthermore, the report illuminates that backyard dwellings have become a catalyst of change in South Africa. This encourages further study and the need to further explore the backyard dwellings. The research conducted by various authors (Crankshaw et al, 2000; Morange, 2002; Bank, 2007; Watson, 2009; Lemanski, 2009; Shapurjee, 2010; Shapurjee and Charlton, 2013; Rubin and Gardner, 2013) was used to assist in understanding the nature of RDP rooms in the three case studies. Many authors (Crankshaw et al, 2000; Morange, 2002; Bank, 2007; Lemanski, 2009) still maintain that backyard dwellings are here to stay since they are able to meet the housing needs of the poor.

Backyard dwellings offer flexible and more affordable rental accommodation which attracts households who are unable or unwilling to access formal accommodation. The relevance of the study that has been conducted is important in understanding and confronting the housing issues in South Africa as well as in the three settlements. The housing backlog is on the rise, it is currently standing on 2.1 million which means that the demand for housing is exceeding the supply for housing (Ndenze, 2013). Thus, the state housing programme is taking in a large number of households by providing informal accommodation for people waiting for houses (Tshangana, 2013).

Furthermore, the future of RDP housing stock will provide milieus that promote the appearance of backyard dwellings based on the demand of households which are located in close proximity to employment opportunities and close to other social and economic amenities (Shapurjee, 2010). The emergence of backyard dwellings particularly in the RDP

settlements is a signal of its continuing plea due to the absence of reasonable housing alternatives in well-located RDP settlements. Multi-habiting housing compounds are similar to backyard dwellings since they are flexible and are meeting the housing demands of the poor. A number of the urban people in the West and sub-Saharan Africa depend on this form of accommodation since demand is exceeding supply which is similar to the case of South Africa (Yetunde, 2014). A number of authors such as Tipple, 1987; Tipple et al, 1997; Tipple and Schlyter, 1998; Schlyter, 2003; Pellow, 2003; De Boeck, 2004; Afram and Korboe, 2009; Arslan, 2010; Addo, 2013 Yetunde, 2014; and Ronke, 2014 have conducted research on this low-income accommodation.

Authors such as Schlyter (2003) and Addo (2013) document the lives of tenants and landlords residing in multi-habited compound housing. Schlyter (2003) focuses on the everyday life of tenants and landlords living multi-habitation housing. Furthermore, the struggles of both tenants and landlords are described in the literature. Schlyter (2003) also focuses on their living arrangements within the compounds. Addo (2010) looks the social lives of both tenants and landlords within compound housing. Additionally, she documents the arrangements set for cleaning and sharing operates within compounding which leads to other responsibilities being set for women only. This is similar to Pellow's (2003) statement on how gender is used to prevent women from gaining access to certain spaces. Her work shows how certain spaces such as courtyards in a multi- habitation are gender oriented.

The other forms of low income accommodations such as the secondary units and rooms for rents outlined in the literature review do to some extent do not capture RDP rooms as studied in the research. The secondary units have separate facilities to the main house such as toilet which is different to that of RDP rooming whereby facilities are shared with the main house. Rooms for rents in the context of South Africa seems to be fostering multi-habitation and the sharing of facilities and services which seems to relate with what has been identified to RDP rooms. But this sharing occurs between tenants which are not correlating to what has been identified in the RDP rooming phenomenon (Matjomane, 2012). The ancillary unit seems to captures some of the features outlined in RDP rooming because the ancillary dwellings shares common facilities and services with the main house (Rubin and Gardner, 2013). It is dependent of the main house. Furthermore, it is usually an extension of the main house and seems to be part of the main house.

The relevance of the research carried out here is to understand the nature of RDP rooming in the context of low-income accommodation especially backyard room and multi-habited compound housing. Furthermore, the report aimed at identifying the nature and characteristics of RDP rooming, the reasons and motivations for the existence of RDP rooms and the reasons why some urban dwellers preferred to live in this form of accommodation. Furthermore, the research probed the history of backyard dwellings in South Africa, the nature of multi-habitation compound housing and other low-income accommodation for rent.

The decision of some landlords to provide additional housing units (RDP rooms) in state subsidised housing is significant because it illustrates the emergence of a typology similar to backyard rooms but with some particular features. Thus, there is a reason why some of the landlords have chosen to build RDP rooms over backyard rooms which provides everyday realities of landlords and tenants living in state subsidised houses that have RDP rooms. This means that one is able to understand the reasons behind the emergent of this low income accommodation and at the same time understanding the social dynamics that exists within the yards of RDP rooming identified in this study.

5.3. Reflection the three case studies

The level of uneducated people in the three settlements is high that is one of the contributing factors in the number of unemployed people in the settlements. A number of people in the three settlements are unemployed thus, they depend either on informal trading or the rent they receive from renting rooms in their yards. Some of the landlords have children who are working but they do not bring their income because they too have their own families to support. Furthermore, during the field work, one noticed that a number of the male non-south African tenants were going underground to dig whatever remaining minerals in the disused mines because they cannot find jobs or the jobs they find do not pay well.

5.4. Reflection on analysis of findings

5.4.1. Social relations

The social relations that exists between landlords and tenants in RDP rooms seems to be found in both backyard dwellings and compound housing since some of the features

identified in the findings are overlapping on both backyard dwellings and compound housing. The social relationships identified in the findings such as the change in the living arrangements both social and physical seem to be similar to the literature on compound housing. Landlords changed their living arrangements in order to accommodate tenants. This shows similarities to the work of Schlyter (2003), where landlords had to change their living space in order to accommodate their tenants.

The social dynamics identified in RDP rooming seems to be reflecting those of backyard dwellings and multi-habited compound housing. Landlords and tenants reported to have a harmonious relationship with one another which is similar to the work conducted by Morange (2002) where tenants and landlords had a good relationship with each other. Landlords and tenants in RDP rooming were able to trust one another due to their strong mutual relationship. Furthermore, landlords did not provide a written contract for their tenants; they solely depended on their verbal contract with their tenants since they trusted them. This is evident in Morange's (2002) work where tenants were bound by a verbal contract with their landlords.

Within the RDP rooming there were different forms of support that existed. These included financial support, employment support, child care support and healthcare. A few of the households were using these support systems.

5.4.2. Perception of RDP rooms and difference to backyard room

RDP rooms are viewed to be accommodation that provides the platform for communal living which is similar to the work of Addo (2013) and Arslan (2010), where the multi-habitation was creating communal living. This communal living results in the element of inclusivity because some of the tenants said they felt as if they were part of the family. Furthermore, RDP rooms were perceived to be safer when compared to backyard dwellings due to the layout of the RDP rooms. They provide security for both landlord and tenant. Moreover, the issue of crime in RDP rooming yards was a concern for most landlords and tenants thus; landlords and tenants have to rely on one another for protection. Hence, landlords and tenants saw each other as security guard.

5.4.3. Perceived advantage of RDP rooms: improved safety

A number of households interviewed expressed their concerns on crime. They felt that RDP rooms were able to provide security for both tenant and landlord. The spatial layout of the rooms fostered security in the yards since both parties were able to see each other's houses. Additionally, one of the tenants chose an RDP room because of the security it provides. This security provided in RDP rooms is seen in compound housing where tenants and landlords have access to indirect security since they are each other's security guards (Addo, 2013).

5.4.4. Advantages and disadvantages of RDP rooms

Some of the advantages of RDP rooms include safety, the security it provides for both landlord and tenant; the inclusivity and communal living for tenants which encourages unity, communal living and assistance in the yards. Furthermore, the trust that is between landlords and tenants is stronger because both parties are able to entrust each other with their belongings and their families (mini-spaza shop, child care and valuable possessions in the rooms). One of the disadvantages includes the lack of privacy in the rooms for tenants.

5.4.5. The nature of RDP rooming

The nature of RDP rooming seems to be overlapping with backyard and compound housing. One can deduce this through the similarities identified in the thematic analysis of the findings, where in some sections RDP rooming has similar traits as those in backyard dwellings (landlord-tenant relationship) and in other sections has similar characteristics of compound housing (perceived advantage of RDP rooms: improved safety, living arrangement and access of facilities, sharing of facilities and cleaning arrangements). Thus, the nature of RDP rooming seems to lie on the section that it is overlapping on both compound housing and backyard dwellings. It is not easy to clearly distinguish RDP rooming from these two low income accommodations, since compound housing seems to differ with context and backyard dwellings differ through its spatial layout. It cannot be clearly stated that the spatial layout of the rooms supports this type of living arrangements within RDP

rooming. Additionally, it seems that RDP rooming may encourage some of the positive aspects of backyard dwellings.

It is important to not generalise from these findings gathered in this research report since the sample size is not enough to conclude about the nature of RDP rooming in the report. Thus, it is crucial that further research is conducted in order to obtain a more holistic understanding of the nature of this low-income accommodation. Moreover, further research is needed since some of the findings gathered on the research seem to be mostly illuminating a harmonious relationship between landlord and tenant which might not be a typical case in other areas. Hence, more research is needed in order to comprehend if such living arrangements exist in other areas. Additionally, further research is needed in order to explore if such a phenomenon is occurring in other places and reasons behind its existence. Thus, further research can aid in bringing a fully rounded understanding of the nature of RDP rooming through introducing other facets of this low-income accommodation that the report was unable to capture and present.

5.5. Conclusion

The study documented the importance of backyard dwellings and compound housing as a form of housing options for the poor. These two forms of accommodations are flexible and cheap accommodations which are accessed through informal processes and arrangements. Thus, multi-habited compound housing and backyard dwellings are able to meet some of the needs of the urban poor (Poulsen, 2012 and Yetunde, 2014). The research report has illustrated the history of backyard dwelling in South Africa, the nature of compound housing and other forms of low-income accommodation. This has aided in understanding what form of RDP rooming seems to be taking in the examples in Ekurhuleni through understanding it in relation to backyard dwellings and compound housing. It has been realised that the characteristics of RDP rooms identified in the findings seems to be overlapping with those in backyard dwellings and compound housing.

The aim of this research study does not attempt to provide a solution in planning for the emergence and persistence of RDP rooms in the three RDP settlements. The main objective of this research report was to understand the nature of RDP rooming in relation to backyard dwellings and multi-habited compound housing in the three RDP settlements. The study aimed to understand the nature of RDP rooms through the use of the spatial layout of the

rooms and social dynamics that seems to be occurring in the yards of RDP rooming. It is important not to generalise from the selected cases investigated in the research. However the report does suggest some issues of relevance to planning that could be explored. The social and safety advantages of RDP rooming that were described in the research suggest this typology might increase and be found more and more frequently. This could be viewed as something that is good for RDP settlements as the typology helps with increasing densities (similar to backyard dwellings) but it also helps with oversight of the street. The typology could be something that is considered useful to actively encourage safety in RDP rooms. If so there might be particular aspects to consider in organising how houses are positioned in RDP settlements.

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APPENDIX: INTERVIEW GUIDES

APPENDIX A

Table 1: Interview record and respondent schedule

Date of interview	Respondent code	Respondent category	Pseudonym	Real name	Place of interview	Time
11 August 14	L1	Landlord	Ms Nkosi		Kingsway	12:30
11 August 14	T1	Tenant	Thembeke		Kingsway	13:45
11 August 14	L2	Landlord		Mr Masiza	Kingsway	17:00
11 August 14	T2	Tenant		Sithembile	Kingsway	18:30
12 August 14	L3	Landlord	Dadirai		Chris Hani	09:00
12 August 14	T3	Tenant	Victoria		Chris Hani	10:45
13 August 14	L4	Landlord		Motlalepule	Chris Hani	17:35
13 August 14	T4	Tenant		Naledi	Chris Hani	16:00
14 August 14	L5	Landlord	Mama Zondo		Chief Albert Luthuli	14:45
14 August 14	T5	Tenant	Boitumelo		Chief Albert Luthuli	16:00
15 August 14	L6	Landlord	Sindy		Chief Albert Luthuli	17:30

15 August 14	T6	Tenant	Cephus		Chief Albert Luthuli	18:15
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Consent Form

Good day. My name is Thabi Mndawe, I am a student registered at the University of the Witwatersrand in the School of Architecture and Planning.

I am currently in the process of doing research for the submission of a research report as a requirement for my Bachelor of Science with Honours in Urban and Regional Planning. My title is "Subsidised RDP houses and attached rooms: RDP 'rooming' a change or a new form of rental accommodation in backyard dwellings in the areas of Ekurhuleni Municipality". I have observed some buildings in this area where there are RDP houses and rooms that I have not noticed in any other areas. My research understands how these rooms and particularly the main house connect to each other.

In order to do this research I humbly ask that I interview you. Your participation is completely voluntary, and if you are interested in participating, you are free to do so without penalty or loss. You may of course also stop the interview at any time and decline from answering some of the questions asked during the interview. There will not be any consequences to you, if you choose not to be interviewed. The obtained information will be used together with the data collected from the other people who were interviewed to prepare a research report for the School of Architecture and Planning at University of the Witwatersrand. If you agree to participate, all information taken from the interviews will not be used in any other work except in the document.

Your secrecy and confidentiality of all information revealed will be treated with utter most respect. If you wish I will refer to you by the term Respondent and allocate a false name to you. Thank you for your willingness to participate in this study. Below is the consent form.

I,....., am willing to take part in this study and understand that my participation is voluntarily and that I can withdraw from participating at any time, for whatsoever reason without penalty or loss.

Name :

Signature of interviewee :

Date :

Please also sign below if you are willing to allow your name to be recorded and used in this research report. You may still participate in this study even if you do not want your name to be used in this document.

Name :

Signature of interviewee :

Date :

Guiding Field interview questions

For Tenants

1. Information about tenant
 - 1.1. Can you tell me about yourself?
 - 1.2. Where do you come from?
 - 1.3. Where is home?
 - 1.4. Where do you work?
2. RDP rooming/ RDP rooms
 - 2.1. How did you come to live in this room?
 - 2.2. What made you choose a room in this place?
 - 2.3. Who lives with you in this room?
 - 2.4. What rules are there which come with living in this place?
3. Social dynamics
 - 3.1. With whom do you share services such as (electricity, water and toilet)?
 - 3.2. What are the arrangements around the usage of a toilet and cleaning duties (e.g. keys if a locked toilet, cleaning duties etc.)?
 - 3.3. How do you feel about this arrangement?
 - 3.4. How does this affect your relationship?
 - 3.5. Tell me about your landlord
 - 3.5.1. How is your relationship with your landlord? How did you find this place or come to be here – why this place?
 - 3.5.2. What in particular attracted you to these rooms?
 - 3.6. Are the other forms of payments that you use as a form of exchange instead of money?
 - 3.7. What contact do you have with your landlord, how often?
 - 3.8. Do you socialise together,
 - 3.9. Do you ever have meals together? Where?

- 3.10. Do you see your landlord as your family member?
- 3.11. I see you live in close contact with your landlord or in sight of each other's doors or you have to pass his or her kitchen to go to the gate – tell me about this how
- 3.12. Do you trust them more?
- 4. Backyarding and compound housing
 - 4.1. What do you think of backyard dwellings and compound housing?
 - 4.2. Who do you think backyard rooms and compound housing help? In what way?
 - 4.3. What if there were none of these, where would people live?
 - 4.4. Do you think the design, quality and function differs to other forms (you will need to give some specific examples to make this meaningful) of rental accommodation for lower-income households? (such as backyard dwellings, shacks informal settlements, compound housing)
 - 4.5. Do you consider a room attached to the main house a backyard dwelling or compound housing? Why do you say this?
- 5. Links to room sharing, secondary units, Multi-Habitation and small scale tenants
 - 5.1. Do you share services?
 - 5.2. How is this sharing done?
 - 5.3. Do you think RDP rooms are different to backyard dwellings? How? In what way?
 - 5.4. What makes you say that?
 - 5.5. Are there particular advantages and disadvantages?
 - 5.6. Are they any safer?
 - 5.7. What do you think about RDP rooms in relation to compound housing and backyard dwellings? Why?
 - 5.8. Does the connection of RDP rooms to the RDP house make them different to other forms of low income accommodations (compound housing and backyard dwellings)? How, and in what way?
- 6. Small-scale rental accommodation
 - 6.1. Why did you choose to live in a RDP room instead of backyard units?

- 6.2. Are the rooms affordable? In what way are they affordable?
- 6.3. How much do you approximately pay?
- 6.4. Do you think the rental prices are the same as that of backyard dwellings? If they are the same what makes them the same and if they are not the same. What makes them different?
- 6.5. Has the rent amount changed since you came to live in this RDP room?

For Landlord

1. Information about landlord

- 1.1. Can you tell me about yourself?
- 1.2. Where do you come from?
- 1.3. Where is home?
- 1.4. Where do you work?

2. RDP rooming/ RDP rooms

- 2.1. Why did you decide to build rooms in your yard?
- 2.2. Are these for rent?
- 2.3. Tell me about these rooms I see here: why did you decide to arrange them this way? Where did you get the idea?
- 2.4. Why did you decide to build RDP rooms instead of backyard units?
- 2.5. When did you start renting out these rooms?
- 2.6. Who lives in these RDP rooms? Are there different people in each room?
- 2.7. How many rooms do you have?

3. Social dynamics

- 3.1. What are the arrangements around the usage of a toilet and cleaning duties (e.g. keys if a locked toilet, cleaning duties etc.)?
- 3.2. Tell me about your tenant
 - 3.2.1. How did your tenant(s) find this place or come to hear about this place
 - 3.2.2. How is your relationship with your tenant(s)?

- 3.3. Are the other forms of payments that you use as a form of exchange instead of money?
- 3.4. What contact do you have with your tenant(s)? How often?
- 3.5. Do you socialise together
- 3.6. Do you ever have a meal together? Where?
- 3.7. Do you see your tenant(s) as your family member(s)?
- 3.8. I see you live in close contact with your tenant or in sight of each other's doors or you have to pass his kitchen to go to the gate – tell me about this
- 3.9. How do you feel about this arrangement?
- 3.10. How does this affect your relationship?
- 3.11. Do you trust them more due to the layout of the RDP?
4. Backyarding and compound housing
 - 4.1. What do you think of backyard dwellings and compound housing?
 - 4.2. Who do you think backyard rooms and compound housing help? In what way?
 - 4.3. What if there were none of these, where would people live?
 - 4.4. Do you think the design, quality and function differs to other forms (you will need to give some specific examples to make this meaningful) of rental accommodation for lower-income households (such as backyard dwellings, shacks informal settlements, compound housing)?
 - 4.5. Do you consider a room attached to the main house a backyard dwelling or compound housing? Why do you say this?
5. Links to room sharing, secondary units, Multi-Habitation and small scale tenants
 - 5.1. Do you share services?
 - 5.2. How is this sharing done?
 - 5.3. Do you think RDP rooms are different to backyard dwellings? How? In what way?
 - 5.4. What makes you say that?
 - 5.5. Are there particular advantages and disadvantages?
 - 5.6. Are they any safer?

5.7. What do you think about RDP rooms in relation to compound housing and backyard dwellings? Why?

5.8. Does the connection of RDP rooms to the RDP house make them different to other forms of low income accommodations (compound housing and backyard dwellings)? How, in what way

6. Small-scale rental accommodation

6.1. What does this income enable you to do that you couldn't before you had it?

6.2. Are you able to meet your basic needs from this rental?

6.3. What other sources do you have?

6.4. Is this rent your only or your combined income?

Selected Examples of Interview Transcripts

A selected sample of transcripts is provided below to illustrate how data was recorded and transcribed.

*Please note: Not all the names used in the transcripts are pseudonyms.

Respondent T5: Boitumelo (Tenant)

14 august 2014

16:00

Information about tenant

Can you tell me about yourself? Where do you come from and where is home?

My name is Boitumelo. I am from Daveyton, Emaxhosen. I lived with my mother and sisters in Daveyton. I came to Chief Albert Luthuli in 2011 to live with my husband. Before we moved to this room, my husband and I were living with his brother in a bond house that we rented. But we later decided move out because if you live in someone else's house you will not have a house of your own. After moving out, we went to register for an RDP house and we have been waiting for it thus far. We are currently renting a room at mama Zondo.

Where do you work?

I work in the garden at a school and I also hold piece jobs if I can find them.

RDP rooming/ RDP rooms

How did you come to live in this room?

My husband was looking for a place to rent because the place we were previously renting was not good. So we went to mama Zondo's neighbour and asked if they were renting out a room but we were told that they were not renting out rooms. Only mama Zondo was renting out a room.

What made you choose a room in this place?

My husband actually went almost all over Chief Albert Luthuli looking for a place to rent, but he was not satisfied with what he found. It was either the landlords were already setting rulings in using certain things in the yard or the way the rooms were built was not proper. So when we saw the room at mama Zondo we were amazed by the way it was located and even thought that we might bother them in the way we are living because the room is close to the house. It's connected to the house. What made us choose this place and the room; it was because of mama Zondo. She was so welcoming and free spirited and also the yard. Her yard is always neat.

Who lives with you in this room?

I live with my husband and son.

What rules are there which come with living in this place?

There are no rules set for us. We are not restricted from using things like toilets. You feel as if you are at home, because a place that you would consider to be home there are no restrictions or rules in the way you live. But you also have to respect the place. You can't do things that are disrespectful to mama Zondo and her house.

How do you access water, toilets, electricity or fuel?

Well every end of the month we take approximately R100 as a contribution to the buying of electricity. The electricity is not included in our rent. As for water, we do not pay anything. There is a tap in the yard where we collect water that will be used in the house. We all use the toilet outside.

Social dynamics**Do you share services (electricity, water and toilet)? Who do share with?**

Yes. We share electricity, toilet and water with my landlord mama Zondo.

What are the arrangements around the usage of a toilet and cleaning duties (e.g. keys if a locked toilet, cleaning duties etc.)

There no arrangements. There is no locker that stops or restricts you from using the toilet. Other landlords have lockers but here there is no locker. You don't have to worry about using the toilet at night thinking that there is a locker.

How do you feel about this arrangement?

I don't mind this arrange because it is good for both of us and also we feel safe.

How does this affect your relationship?

Well, I think it has made me trust her more because I can leave her with my child and I know he will be safe. I am free to be around her.

Tell me about your landlord

How is your relationship with your landlord? How did you find this place or come to be here – why this place?

My landlord is the best. We have the best relationship. She understands us and we understand her. My landlord is a person who is patient with us and understanding when you have problems. She is able to bear with us if we are unable to pay the rent on time or even if you are unable to take out money for electricity for that particular month. She regards me as her child to a point where she was asked if she knew someone or a family that can work in the garden. She thought of me because she knew I was not working. She has been treating us well. She knows where we come from because she was there also. She lived our life. Mama Zondo is such as a kind person. If two or three days pass without seeing my family, she comes and sees how we are and checks on us.

My husband was looking for a place to rent, so he came across this place but he did not go directly to mama Zondo's place. He went to the neighbours and told them we were looking for place to rent. He was told that they were not renting but their neighbour (mama Zondo's place) is renting out a place. So my husband left his number because they said they will give mama Zondo the phone number. A few months later, he was called and told that a place is available for us at mama Zondo's place.

Was there anything about these specific rooms that attracted you?

Like I said we were not comfortable with living in such a room because we were not used to this. What attracted us was the landlord (mama Zondo). The way she was welcoming and when we moved in, she was helping us unpack our things.

Are the other forms of payments that you use as form of exchange instead of money?

No. but if we have financial problems, she is able to understand that we won't be able to pay on time unlike other landlords who threaten you if you don't make rental payments on time, Shame mama Zondo is very understanding. She does not stress us when it comes to paying rent or electricity because if you don't have the money you just don't have it. There is nothing you can do you know.

Do you socialise together?

Yes. We talk when she is around or when I am around. I ask for advice when I have problems. She is someone that I talk to.

Do you ever have meals together? Where?

No. the only time I can say we eat together is during family functions. I help her out when she needs help. The thing that we frequently share is food. We give each other food because when you see that today I don't have anything to eat she helps me.

Do you see your landlord as your family member?

Yes, of course. She is a mother to me and my husband and 'gogo' (grandmother) to my child. You see when I need advice I go her as a mother and ask for some guidance.

I see you live in close contact with your landlord or in sight of each other's doors or you have to pass his or her kitchen to go to the gate – tell me about this how

There are few people who are living like we do here. People who are living in such rooms are either close families or extended families. So we are not family by blood and yet we live in this kind of arrangement. There was a door that was connecting our room to the main house but mama Zondo closed it because she said it might be invading our privacy, and she said that everyone deserves their privacy. I think we are now freer when the door was close

because we felt like the way we living were being monitored. So now we have our own door to our room. We have different entrances to our homes. Mama Zondo has her own entrance (door) and I have my own.

Do you trust them more?

Yes. I trust them because before the door that was connecting our room to mama Zondo's house created the opportunity of knowing mama Zondo. We would sometimes not lock the door and nothing would be stolen. Everything was there where we left it. I am able to leave my child with her and also leave my room unlock because I know it is safe when she is around.

Backyarding

What do you think of RDP rooms?

I think RDP rooms are good for people looking for accommodation. I feel that they are safe because of their location. The way they are built makes them safer when you compare them to other accommodations like shacks or backyard rooms.

Tell me about backyard rooms?

Well, backyard rooms are also good but when you look at the way they located in the yard. It does not make them safe because, when your landlord is not around someone can break in and let's say you are in side no one will hear you screaming except for your landlord, if he or she is around. The thing is your neighbour and landlords are your security. What if both of us we are not around. The people we also rely on are our neighbours. The chance of people breaking into a backyard room is higher compared to RDP rooms. The way RRDP rooms are located makes them safer because people and neighbours are able to see what is happening in your yard. I think the way we are living together makes it a bit different. We are not hidden from other people.

RDP rooms help people like us. They help those who do not have accommodation and also waiting for RDP houses. These rooms not only help people waiting for RDP houses but also foreigners who come to South Africa look for job opportunities.

What if there were none of these, where would people live?

People would be living in squatter camps, shacks that are being rented out in yards if they can't afford flats. But they can afford to rent out RDP houses or flats, they can also leave there.

Do you think the design, quality and function differs to other forms (you will need to give some specific examples to make this meaningful) of rental accommodation for lower-income households? (Like backyard shacks, shacks informal settlements)

The design makes it differ to other forms of accommodation. It is different from backyard rooms because of its location and the way tenant and landlord live together. The tenant is not hidden away. The function and quality is the same as backyard room but differs from shacks.

Do you consider a room attached to the main house a backyard dwelling? Why do you say this?

No, not at all. You can see that they are different from backyard rooms. The way they are built and others the way the tenant shares their living space with their landlord. I know of a house, where we were renting out an RDP house. There was a family that extended their house building RDP rooms on both ends of the house. The house had doors that led to both rooms and in those rooms there were tenants who were ladies. The landlord was an old woman who did not live with her children. So we thought the two ladies were her children because of the way they were living. The toilet was inside; they were sharing the same kitchen and living room. So for me backyard rooms are not the same as RDP rooms because such things do not happen in backyard rooms

Are backyarding units considered to be unsafe and unhealthy?

I think they are not when compared to RDP rooms because of the way they are located in the yard. When it comes to health wise, they are the same as RDP rooms. They are both clean because there is no dust coming into the rooms or rain. During winter it is warm not cold.

Links to room sharing, secondary units, Multi-Habitation and small scale tenants

Do you share services?

Yes. We share water, electricity and toilet.

How is this sharing done?

Every end of the month we take out approximately R100 to buy electricity. So each person contributes. We don't pay anything for the water because the mama Zondo said we should not pay for water. We all use the toilet that is outside and we all clean the toilet. There is no locker on the door to restrict us from using it at night.

Are there particular advantages or Disadvantages?

Yes, there are advantages- the good part about the room is the safety and also there is no rain or dust coming in. The bad part I would say is the lack of privacy because mama Zondo can hear when we are arguing you see. Unlike a room that is not connected to the house. The landlord won't know if you are having problems in the family. But then again when your husband beats you up, the landlord can intervene because she can hear what is happening. So, yes it has its advantages and disadvantages.

How do you see RDP rooms?

Well I think they are fine despite the privacy issue. You feel safe in living in such a room and also you become part of family that is willing to help you when you have problems. Let's say you and your family are not getting along and they have abandoned you. In a way, the landlord adopts you and you become part of their family. Even though you decide to move out, you will still see that landlord as a mother because of the way she was to you. Your relationship with your landlord becomes more than just landlord and tenant.

What do you like about "RDP rooming"?

I think the way the rooms are positioned in the yard. Although we had a problem at first with the way they were built.

Do you think backyard units and RDP rooms are the same or not? Why?

Yes. When you look at the way they are built and the way people are living. The reason I am saying this is because I am looking at the way I was living with my previous landlord at the time I was renting out a backyard room/ shack.

Respondent L5: Mama Zondo (Landlord)

14 august 2014

14:45

Information about landlord

Can you tell me about yourself? Where do you come from?

I am Ms Zondo. I came to Gauteng in 1987 and I lived in Daveyton in a place called Emaxhoseni. I was renting out a backyard shack with my family. At that time I was a domestic worker. We then moved to Chief Albert Luthuli in 2006 that was the time I got my RDP house. I am currently living with my children and extended family.

Where do you work?

I work in the garden at a school but it does not pay well. So I do not consider it as a job because it is not permanent.

RDP rooming/ RDP rooms

Why did you decide to build rooms in your yard?

I started building rooms because of financial problems. The head of the family, my husband died. He was the one who was providing everything for his family. So since he died I had to have some form of income for my family. My children I decided to build rooms in order to sustain ourselves. So it is the main income here at home.

Are these for rent?

Yes. They are for rent.

Tell me about these rooms I see here: why did you decide to arrange them this way?

I wanted my tenants to be close to me because of safety reasons. Where I was renting out when I came to Johannesburg, the room was not attached to the house and it was at the back. So, thieves tried to break into my room and my landlords could not hear us. So we had to tell them in the morning what had happened. So when we were building the rooms we thought about the safety of our tenants. We are each other's police and security guard.

Where did you get the idea?

The idea came from my children because since we were avoiding the incident that occurred to us when we were living in the backyard room.

Why did you decide to build RDP rooms instead of backyard units?

I decided to build rooms because I wanted my tenants to have security.

When did you start renting out these rooms?

I started renting out the rooms in 2012, when my husband died.

Who lives in these RDP rooms? Are there different people in each room?

The people living in the room are a family.

How many rooms do you have?

I only have one room that is being rented out.

How do your tenants access water, toilets, electricity or fuel?

Since the room is attached to the house, it was easy to connect the electricity wire to the room because the room forms part of the house. So they access their electricity from the house. They have their own plugs because when we were building the room we wanted it to have access to electricity not through cables. We all use the tap in the yard in order to collect water and there is a toilet we all use which is also outside.

Social dynamics

Do you share services (electricity, water and toilet)? With who

Yes, we do. I share the services with the family that lives in the room. We share electricity, toilet and water.

What are the arrangements around the usage of a toilet and cleaning duties (e.g. keys if a locked toilet, cleaning duties etc.)

We do not have turns in cleaning the yard or toilet. Anyone can do it because as a woman you know that I have to clean the yard. If the toilet is dirty, I have to clean the toilet. I spoke to Boitumelo and I told her that you as a woman there are responsibilities that one has to do. This includes cleaning the yard and toilet. No one should go after you and tell you to clean the toilet. So we all clean together, no time table. If she is not around I clean. I did not put a locker on the toilet door because I feel like I am putting conditions on the usage of the toilet. What if they want to use the toilet at night and I have the key. What are they going to do? I do not want to make them feel unwelcomed, it's their home also.

They have to be free when using the toilet. I know how that feels because where I used to rent, there was locker and I felt limited and restricted when using the toilet. When I wanted to use the toilet at night, I would go and ask my landlords and they would feel like I am bothering them and sometimes they would not respond. So I would ask the neighbours to use their toilet. So I do not want to put my tenants in the same situation as me. I do not have any rules set for them because the way I was living where I was renting it was not nice. My landlord would tell me how many people should visit me and at what time. If I exceeded the set number, she would say if you do not comply with the set rules, you will be removed from my property. "We do not want tenants who do not comply with the set rules". So you see that is abuse and there is no freedom there. Even with your children, you would not limit their usage of the toilet.

How did your tenant(s) find this place or come to hear about this place

My tenants actually found out about this place through my neighbours. They went to my neighbours and asked for a place to rent and they were directed to my house. So that is how

they found out about the place. I do not know if its advertising but I don't think its advertising. I only told my neighbours that I have a room to rent out and if they know of someone they can tell them that I am renting out a room.

How is your relationship with your tenant(s)?

The relationship with my tenants is beautiful. You would not even think they are renting out. Someone said to me when did your family arrive here. So you see that is a sign that we get along every well. I see my tenants as my daughter and son. Even their child calls me 'gogo' (grandmother).

Are the other forms of payments that you use as form of exchange instead of money?

No. but if they have financial problems they are able to come to me about it. I tell them to give me whatever they currently have. They tell me in advance also that this certain month we will not be able to pay the full rent and I am fine with it because I too used to rent and my landlords did not understand. So I do understand where they are coming from.

What contact do you have with your tenant(s)? How often?

I am always with the female tenant because we work together. I found the job for her. We were asked if we had family members who were looking for a job and I thought about her, so I told my boss about her. So yes, we are always together and also here at home. If she feels lonely, she comes to the house and we talk non stop until maybe her husband is back from work.

Do you socialise together?

Yes. Constantly, whenever she is available.

Do you ever have meals together? Where?

We don't always eat together except when there are family functions here at home. They help me to prepare food for my guests and also clean after the guests have left. They also eat during these functions. We always help each other with food if one is having a problem with food in their home.

Do you see your tenant as your family member?

Yes. I see them as my children. They also see me as their mother. If they are having problems in their marriage, they come to me and ask for advice.

I see you live in close contact with your tenant or in sight of each other's doors or you have to pass his kitchen to go to the gate – tell me about this

The way we live is quite different from the way a tenant that is renting a backyard unit. We always see each other and also I think it is safe for both tenant and landlord because you are able to see what is happening around the yard.

How do you feel about this arrangement?

I do not have a problem with this living arrangement because I see my tenants as my security guards and they too see me as their security guard, for instance if one of us is not around for several days, my tenants will be able to see what is happening in the house when I am not around unlike a tenant who lives in a backyard dwelling. I too am able to see if there is someone trying to break in if the rented room is not at the back of the yard.

How does this affect your relationship?

This has made me trust them more and our bond grown deeper because we are more than just a landlord and a tenant. We help each other out. I leave the house keys with her if I leave my place. I even tell them that if the electricity plugs trip on the main switch, they must not hesitate to come into the house and check what the problem is when I am not around.

Do you trust them more due to layout of the RDP?

Yes. I leave the house keys with them when I go somewhere for the sake of my children, so that they (my children) can go into the house when I am not around.

Backyarding

What do you think of backyard rooms?

I think RDP rooms are safe and they are better than other forms of accommodation like shacks in the backyards because I lived in a backyard shacks and it was not nice.

Who do you think backyard rooms help? In what way?

It is people who do not have houses to live in and also people who come from rural areas in search for jobs.

What if there were none of these, where would people live?

People would have to live in shacks and it is not safe, because they won't be able to afford accommodation in flats in town.

Do you think the design, quality and function differs to other forms (you will need to give some specific examples to make this meaningful) rental accommodation for lower-income households? (Like backyard shacks, shacks informal settlements)

Yes because they create security for the landlord and also for the tenant. Also they are healthy when you compare them to shacks because there is no dust coming in or rain when it is raining.

Do you consider a room attached to the main house a backyard dwelling? Why do you say this?

No. I think the way they are located in the yard makes them different and also the way we are living with my tenant. When I was living in a backyard room/ shack, my landlord did not see me as part of the family, I was just a tenant who was living at the back of the yard, living in a shack. I was that person who was 'hiding' at the back of their yard.

Are backyarding units considered to be unsafe and unhealthy?

I feel that they are safe and healthy because material used to build them prevents wildfires from spreading like in shacks. They are healthy because there are no linkages and no dust coming in. They are safe because there is always security, unlike rooms at the back of the

yard, whereby the landlord and the tenant are not security guard of each other. If someone breaks into a room at the back, people will not see that person, because the rooms are hidden.

Links to room sharing, secondary units, Multi-Habitation and small scale tenants

Do you share services?

Yes. We share water, electricity and toilet.

How is this sharing done?

Every end of the month we contribute a certain amount of money to buy electricity. So we are sharing the electricity bill. We also share water and the usage of toilet. With the water we do not buy because the government is paying our water. So they do not pay for water. We have stand pipe outside, where we all get water to use in our homes. We also have a toilet that is outside that we use together. Anyone can clean the toilet; we do not have a time table.

Do you think RDP rooms are different to backyard dwellings? How? In what way?

Yes. The way they are built, the structure and material, their connection to the main house and the way we are living. I do not restrict my tenants from using the toilet, water and electricity. When I was renting in a backyard shack, I was restricted with the number of people that visited me. I had to tell my landlord that people were coming over, and also I had to ask for keys for the toilet and sometimes they would argue with me concerning the toilet. The electricity was sometimes switched off. When my landlord did not want me to live in their shack, they would just switch off my electricity. And oh I had to build my own shack and it was expensive, whereas with my tenants they found the room already built by me. There are no rules or restriction for my tenants because I treat them as I would treat my own children.

Are there particular advantages or disadvantages?

Yes, there are advantages for instance I am able to leave my house keys with them if my children are not around. There are no disadvantages because I like everything about these rooms.

How do you see RDP rooms?

I think RDP rooms are better than backyard dwellings because of their location and also the way we are living with the tenants. You become a family, it is as if you are living with your extended family and you are so able to have that close relationship with your tenant because they are living in your house. Both landlord and tenant are able to benefit from this relationship because if I have problems with food or family problems, we are able to help each other.

What do you like about “RDP rooming”?

I love the way they are arranged because you get to build a relationship with the tenants, and also you are able to avoid overcrowding in the yard because the rooms are attached to the main house.

Do you think backyard units and RDP rooms are the same or not? Why?

Ahhh. Yes. When you look at the way they are built and the way people are living. The reason I am saying is because I am looking at the way I used to live with my landlord at the time I was renting a backyard room/ shack.

So, there is a toilet that is outside that we use together. Anyone can clean the toilet; we do not have a time table.

Do you think RDP rooms are different to backyard dwellings? How? In what way?

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sometimes switched off for me. When my landlord did not want me to live in their shack, they just switched off my electricity. And oh I had to build my own shack and it was till expensive whereas with me, I built the rooms and it's not expensive for my tenants. There are no rules or restriction for my tenants because I treat them as I would treat y own children.

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How do you see RDP rooms?

I think RDP rooms are better from backyard dwellings because of their location and also the way we are living with tenants. You as if your family has extended and you are able to have that close relationship with your tenant because they are living in your house. Both landlord and tenant are able to benefit from this relationship because if I have problems with food or family problems. We are able to help each other.

What do you like about "RDP rooming"?

I love the way they arranged because you are to connect with people and also you are able to avoid overcrowding in the yard because the rooms are attached to the main house.

Do you think backyard units and RDP rooms are the same or not? Why?

Ahhh. Yes. When you look at the way they are built and the way people are living. The reason I am saying is because I look at the way I was living with my landlord at the time I was renting out a room/ shack at the back of the yard of my landlord.