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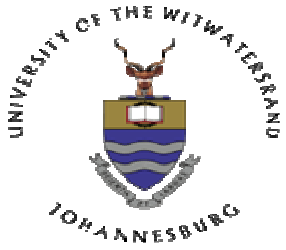
A COMPARATIVE ANALYSIS OF HOUSING INSTITUTIONS: MALAWI HOUSING CORPORATION AND JOHANNESBURG SOCIAL HOUSING COMPANY AND THEIR CONTRIBUTION TO SOCIAL INTEGRATION AND AFFORDABLE HOUSING SECTOR



A research report on a study presented to
The School of Architecture and Planning
Faculty of Engineering and the Built Environment
University of the Witwatersrand

In partial fulfilment of the requirements
For the Master of the Built Environment (MBE)
Housing

By

Lusubilo Mwakalagho Khunga

March 2014, Johannesburg

DECLARATION OF ORIGINALITY

I Lusubilo Mwakalagho Khunga declare that this research report is my own work and that, to the best of knowledge it contains no material that is previously published, or substantially overlapping with material submitted for the award of any other degree at any University, except where due acknowledgement is made in the text.

Signature …… Submission Date……

Lusubilo Mwakalagho Khunga

ABSTRACT

The research is a comparison of two state-owned housing institutions namely, the Johannesburg Social Housing Company and the Malawi Housing Corporation and how they are contributing to affordable housing and social integration in the housing sector. It uses a qualitative approach. Objectives of the research were achieved through obtaining primary written data that was collected through document reviews from the relevant organisations and interviews. The interviews were supported through the use of secondary materials. The research strategy was comparative in nature and content analysis was used to analyse the data obtained. The study showed that integration ensures that housing institutions provide housing without segregation and discrimination bias while affordability is a mechanism for housing provision to households whose housing needs are not met by the housing market. The research results portrayed that JOSHCO's housing affordability is more meaningful than MHC's because JOSHCO offers housing within the social economic opportunities in the inner city while MHC provides housing estates outside the inner city. It also showed that both institutions consider issues of income, gender, race and disability in their housing projects and programmes to ensure that integration occurs.

DEDICATION

I dedicate this research report to my late brother Aliko Mwakalagho, known only briefly but loved and missed greatly.

ACKNOWLEDGEMENTS

I wish to thank my supervisor Dr Margot Rubin whom I consider as a blessing bestowed upon me. Her consistent support, motivation, encouragement have been the driving force in this research pursuit. I thank you for the love and care you rendered me especially when I was down you gave me hope. A special acknowledgement goes to Johannesburg Social Housing Company and Malawi Housing Corporation for allowing me to conduct my research and providing any assistance requested. A special feeling of gratitude goes to my loving parents Maggie and Reford Mwakalagho for words of encouragement. To my sisters Wezi and Sutene, thank you for being there for me always. Lastly, thank you Julius my husband, for your patience and understanding and for believing in me that I can make it.

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LIST OF ACRONYMS

BNG Breaking New Ground Policy

CCODE Centre for Community Organisation and Development

DHS Department of Human Settlement

JOSHCO Johannesburg Social Housing Company

MHC Malawi Housing Corporation

MNHP Malawi National Housing Policy

SALGA Southern African Local Government Association

SAHP South Africa Social Housing Policy

SHF Social Housing Foundation

SHRA Social Housing Regulatory Authority

SASHP South Africa Social Housing Policy

THA Traditional Housing Area

UNDESA United Nations Department of Economic and Social Affairs

UNECE United Nations Economic Commission for Europe

UNHABITAT United Nations Human Settlement Programme

UNRISD United Nations Research Institute for Social Development Programme