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Understanding the housing production of yard rental units: the cases of “Phase 3” Lehae and “Ka-Majazane” Randpark Ridge

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Abstract

The addition of rooms to the main house for rental purposes is a worldwide phenomenon which has taken shape in various forms. In South Africa, these developments have taken place in various localities and they represent different histories (with various names attached to them). Although some mechanisms have been devised by public and private stakeholders to support the development of these emerging rental markets, these efforts are insufficient.

This study investigates the causes of Yard Rental Accommodation (YRA) production by middle-class property owners through better understanding the dynamics which underpin production in the neighbourhoods of “Phase 3”, Lehae and “Ka-Majazane”. These areas distinctly vary in their localities and they exhibit unique qualities which support (or hinder) production. The study revealed that the production of YRA by middle-class property owners in particular localities is not only a response to the need for affordable rental housing, but it also signifies their entrance to the property sector.