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How effective has the implementation of the inclusionary housing policy been in South Africa?
A Gauteng Case Study

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Research Report in line with requirements for MSc in Property Development and Management

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ABSTRACT

The new inclusionary housing policy has been an interesting debate within the real estate sector with certain parts of the world showing an interest in the use of the policy. The research interrogates the effectiveness of the implementation of the said inclusionary housing policy in South Africa, given its history of apartheid that has maintain high inequality levels. Additionally, the lack of service delivery from the government post-apartheid has prolonged negligence in improving the lives of previously disadvantaged groups as well as the geographical areas that they largely reside in. The literature review investigates how the policy has been applied in various parts of the world. The findings of the methodology for this study were fixated on interviews with experienced developers who were involved in inclusive housing developments as well as those who had engaged in discussions with council prior to the implementation of the policy and fully understood how they would be impacted by the inclusionary housing policy, in one of Gauteng's metropolitan area, City of Johannesburg.

Keyword: inclusionary; housing; developers; implementation; policy