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Exploring the Lived Experiences of State Subsidised Housing Beneficiaries: The Case of Geluksdal Extension 3, City of Ekurhuleni.

A research report submitted to the Faculty of Engineering and the Built Enviroment at the University of the Witwatersrand, in partial fulfilment of the requirements for the Degree of Urban Studies.

Innocentia Kgaphola

464232

DECLARATION

I declare that this research report is my own unaided work. It is being submitted in partial fulfilment of the requirements for the degree of Master of Urban Studies at the University of the Witwatersrand. It has not been submitted for any degree or examination in any other university.

I.X Kgaphola

30 November 2021

ABSTRACT

The year 1994 highlights a significant moment in the South African history as this period witnessed the shift from an authoritarian regime to a democratic state. Post - 1994 the government of national unity led by the – African National Congress – adopted the White Paper on Housing. In quantitative measures the primary goal of the housing policy was to deliver one million houses in five years and in qualitative measures the policy aimed to create educational and social amenities, access to health care and services and economic opportunities.

Since the introduction of the 1994 White Paper on Housing, it is estimated that five million housing opportunities have been created and these constitute of serviced sites, houses built, under construction and\or subsidised houses. Notwithstanding the above, little is known about the lived experiences of the state subsidised housing beneficiaries. This study seeks to understand the lived experiences of state subsidised housing beneficiaries. The study will attempt to uncover what the units mean for people who inhabit them, highlighting what has improved or not for them and detailing the impact on their lives and the space they occupy. Tracing these changes will be achieved vis-à-vis discussion of the advantages and disadvantages between their previous and new accommodation.

The research site for this study is Geluksdal Extension 3, a township founded in the early 1960s under the Brakpan municipality. The study focuses on extension three residents of Geluksdal because there is a large development of state subsidised houses in the Ekurhuleni municipality, however, little research has been conducted focusing on the lived experiences of the state subsidised housing beneficiaries. Additionally, it was easier to access this research site and approach participants to be part of this study because the researcher resides around this area.

The study employed a qualitative research approach as it allowed for rigor, complex and in-depth understanding of the experiences of state subsidised housing beneficiaries in an environment where their daily living takes place. Based on the data collected the study found that despite the housing deficiencies and limited access to services and amenities, beneficiaries' lives and general wellbeing has improved significantly. The study also found that the beneficiaries have recorded a remarkable

change in their lives, the change goes beyond just the ownership of the house, it includes freedom, belonging, security privacy.

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My loving parents, Monica and Lucas.

LIST OF ABBREVIATIONS

ANC	African National Congress
BNG	Breaking New Ground
DHS	Department of Human Settlements
DOH	Department of Housing
DPME	Department of Planning Monitoring and Evaluation
NHP	National Housing Policy
NP	National Party
RDP	Reconstruction and Development Program
SAIRR	South African Institute of Race Relations
UNHRC	United Nations Human Rights Commission
SAHRC	South African Human Rights Commission

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CHAPTER 1: INTRODUCTION

1.1 Introduction

This study seeks to understand the lived experiences of state subsidised housing beneficiaries. The study will attempt to uncover what the houses mean for the people who inhabit them, highlighting improvements in their lives since the provisions of these houses. The research site for the study is Geluksdal Extension 3, a township founded in the early 1960s under the Ekurhuleni municipality. The study focuses on Extension 3 residents of Geluksdal because there is a large development of state subsidised houses in the Ekurhuleni municipality, however, little research has been conducted focusing on the lived experiences of the state subsidised housing beneficiaries. Moreover, despite the growing focus on state subsidised housing and beneficaries perceptions of it, most emperical housing research in Gauteng has been conducted in the City of Johannesburg and there has not been much focus on the City of Ekurhuleni. In addition, it was easier to access this research site and approach participants to be part of this study because the researcher resides around this area, therefore, she knows some of the community members and she is familiar with the landscape of the area.

1.2 Background of the study

South Africa is a democratic state which is geographically located at the Southern part of Africa. The year 1994 highlights a significant moment in the South African history as this period witnessed the shift from an authoritarian regime to a democratic state. Post -1994 the incoming government – African National Congress – was confronted with various challenges which affected all spheres of the society (Ministry of Economic Development, 1994).

These challenges included (but were not limited to): (1) high levels of unemployment: 12 million people aged 15 years and older were not economically active; (2) inadequate services and facilities: 33% of African households, compared with 72% of coloured and 97% of both Indian and White had running tap water for consumption inside their homes; (3) inadequate socio-cultural amenities which comprised of schools, healthcare facilities, cultural and community centres; (4) low rates of formal housing provision: approximately 1.5 million households lived in informal houses in urban areas, urban housing backlog was estimated at 1.5 million, 720 000 serviced sites located in urban areas required upgrading; 450 000 people living in hostel

accommodation required upgrading, and lastly, a majority of rural houses lacked access to basic services (White Paper on Housing, 1995; Central Statistics 1998; Statistics South Africa, 1998).

South Africa had to focus on charting its new constitutional objectives which would direct the democratic, non-racial, non-sexist society. For the purpose of this paper, the focus will be on housing provision post 1994. In order to better understand housing provision, it is imperative to sketch a picture of the housing context in South Africa post 1994. The White Paper on Housing namely *A New Housing Policy and Strategy for South Africa* was one of the first housing policy frameworks to be adopted in 1994 (Gardner, 2003; Tissington, 2011).

In quantitative measures the primary goal of the housing policy was to deliver one million houses in five years and in qualitative measures the policy aimed to create educational and social amenities, access to health care and services and economic opportunities (Khan and Thurman, 2001). The policy also noted that achieving this goal is subject to government fiscal affordability (South African Institute of Race Relations, 2015). Some of the crucial developments and principles of the White Paper on Housing were informed by the: (1) National Housing Forum – a multiparty non-governmental negotiating forum which laid down the principles that informed the housing policy and the (2) Reconstruction and Development Programme (RDP) which had the purpose of addressing the legacies of apartheid and bridging the gap between the previously advantaged and disadvantaged through a fair redistribution of resources (Ministry of Economic Development, 1994; Joseph and Karuri-Sebina, 2014; Tissington, 2011).

As contained in the 1994 White Paper on Housing, citizens are afforded housing opportunities through broad subsidy schemes namely: (1) government subsidy programme, (2) community residential units, (3) emergency housing programme, (4) and social housing (Housing Finance Africa, 2011; Aigavboa, 2010). In order to qualify for the schemes listed above a person/people need to meet an eligibility criterion which is set out by the Department of Human Settlement. The focus of this study is on beneficiaries that have received their houses through the government subsidy programme which is a programme that affords South African citizens a house that is built and provided by the government to low-income earners and poor households

(Department of Human Settlement, 2021). The government subsidy program is often termed “RDP houses” which is not the policy term but rather a nickname that people have given to state provisioned houses (Charlton, 2015).

Since the introduction of the 1994 White Paper on Housing, it is estimated that 4.7 million housing opportunities have been created (Centre for Affordable Housing Finance in Africa, 2021) and these include serviced sites, houses built, under construction and\or subsidised houses (Department of Human Settlements, 2021). The Department of Planning Monitoring and Evaluation (2019) reported that 86% of households have access to water infrastructure; 79.5% of households have access to sanitation and 86% of households have access to electricity. Charlton (2013) concludes that the provision of state subsidised houses has improved housing conditions and allowed individuals to access services and facilities.

Table 1.1 provides a detailed analysis of the housing opportunities provided by government and it is observed that housing delivery has decreased from year to year, despite the 11.4% of expenditure budgeted by the government for housing and community amenities (South African Institute of Race Relations, 2015). Observing a similar trend, Wilkinson (2014) reports that in 1994/5 housing delivery started slowly, then in 1998/99 housing delivery peaked thereafter housing delivery fluctuated over the years. Government response to the above observation, is that housing no longer focuses on quantity but rather it focuses on the quality of the house (Department of Planning, Monitoring and Evaluation, 2014). While the government has shifted from breadth to depth, state subsisised housing beneficiaries do not seem to echo the same sentiments. For example, beneficiaries from Kayamandi state subsidised housing development in Stellenbosch indicated that while they were satisfied with occupying their new housing units they were dissatisfied with the services and infrastructure (Darkwa, 2006).

Highlighting similar deficits, beneficiaries from Gauteng indicated that they are dissatisfied with their housing units because of the size and the quality of the unit (Aigbavboa, 2010). The examples discussed above demonstrate that, improvements have been made, however, government has limited insights about beneficiaries’ perspective regarding their state subsidised house (Charlton and Meth, 2017). Therefore, this study, aims to gain beneficiaries perceptions about how they view their

state subsidised houses and contribute to the body of knowledge on the lived experiences of state subsidised housing beneficiaries in South Africa.

Table 1.1 Housing Units

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Subsidised housing units completed/in progress (cumulative)	3059290	3244715	3584689	3738818	388729	4034982	4181054	4318444	4444199	4565298
Serviced sites completed	63546	58587	45698	48193	49345	52349	56886	51384	48034	51241
Houses completed	121879	120610	115079	105936	94566	99904	89186	86006	77721	69858

(Source: Department of Planning, Monitoring and Evaluation, 2019)

1.3 Problem statement

Different views regarding the impact of the housing policy have been put forth. For instance, Aigbavboa (2010) asserts that the South African state has managed to fulfill its vision of supplying adequate housing to all citizens. Supporting this view, Cronje (2014) describes the national housing programme as a successful policy initiative because housing conditions have improved, and individuals are given the opportunity to access services. While the policy is considered a successful initiative, some scholars argue that the state has limited insights into the complexity of peoples' practices (Charlton, 2013). Furthermore, defects were also identified in the houses, they included: roof leakages, cracks in walls, lack of finishing internally and externally (Aigbavboa, 2010). Revealing similar issues, Charlton (2014) found that RDP houses are poorly located as a result people find alternative accommodation. Joseph and Karuri- Sebina (2014) further add that the quality of the house is poor and there is poor integration with other economic facilities which hinders the spatial and economic transformation of cities and towns. A close reading of these contestations reveals that, the state has limited insights about what happens to the housing unit once the beneficiary has received it (Charlton, Gardner & Rubin, 2014).

The Housing Finance Africa Report (2011) indicates that there is a lot of theoretical work around the outcomes of the housing programme in South Africa and the impact it has on the beneficiaries without much empirical evidence. By bringing theory and empirical evidence, this study seeks to contribute between these two pillars by using the beneficiaries' lived experiences of state subsidised houses.

1.4 Rationale of the study

Much criticism has been levelled against the South African public housing programme. It is argued that in many areas' houses are of poor quality and are in adequate in size, houses lack access to services and amenities, they are remotely located and poorly integrated with other economic facilities (Aigbavboa, 2010; Joseph & Karuri- Sebina, 2014; Charlton, 2013). However, few studies have been completed that interrogate the opinions and experiences of state subsidised housing beneficiaries. For instance, Aigbavboa (2010) evaluated the satisfaction levels of the beneficiaries once houses have been allocated to them and found that beneficiaries were not satisfied with their houses.

In addition, Charlton (2013) investigated the results of the housing programme through the perspective of both beneficiaries and state housing practitioners. The study revealed that beneficiaries have complex interactions with their houses and the state has limited insight into these complexities (Charlton, 2013). This study is therefore located within the spectrum of these debates, and to add to the knowledge in existence as it tries to understand the experiences of state subsidised housing beneficiaries.

1.5 Research title

Considering the above discussion, the research title for this study is thus:

Exploring the lived experiences of state subsidised housing beneficiaries: The case of Geluksdal Extension 3, City of Ekurhuleni.

The research question guiding this study is:

What are the daily lived experiences of beneficiaries of state subsidised housing?

The following sub-questions will form the basic analysis towards the research question.

A. Are people satisfied with their state subsidised houses?
    - In terms of quality, size, location amongst other factors.
B. Do people see a change in the quality of life between where they were to where they are?
    - What are the main differences?
C. How do people use their new homes?
    - Just residential purposes? Income generation?
D. What have the new units meant for different aspects of beneficiaries' lives:
    - Access to employment/income generation/livelihoods?
    - Access to goods, services, and amenities
    - Family cohesion/fragmentation

1.6 Aims and objectives of study

This study aims to explore the lived experiences of state subsidised housing beneficiaries. The study will attempt to uncover what the units mean for people who inhabit them, highlighting what has improved or not for them and detailing the impact on their lives and the space they occupy. Tracing these changes will be achieved vis-à-vis discussion of the advantages and disadvantages between their previous and new accommodation. It is also necessary to understand the location of the study as it allows us to analyse if favourable or unfavourable conditions are created for previously excluded urban communities to access services, amenities, growth, and development.

The key objectives related to the above-mentioned aim are:

- To provide a context analysis of the geographical area in which the study was conducted.
- To uncover what the state subsidised houses mean for the beneficiaries who inhabit them (to understand the meaning that beneficiaries attach to their houses).
- To explore how life has changed since people have moved into their new accommodation.
- To understand the location of the area in terms of its accessibility to services and amenities.
- To use the results of the study to make recommendations to the Ekurhuleni municipality when adopting measures to improving state subsidised houses.

1.7 Methodology

This section outlines the methodology adopted to achieve the aims and objectives of this study, which is mainly to explore the lived experiences of state subsidised housing beneficiaries. The study employed a qualitative research approach as it will allow for rigor, complex and in-depth understanding of the experiences of state subsidised housing beneficiaries in an environment where their daily living takes place. Denzin and Lincoln (2005: 3) define qualitative research as studying “things in their natural setting, attempting to make sense of, or interpret, phenomena in terms of the meanings people bring to

them". By adopting this research approach the aim is to "create a coherent story as it is seen through the eyes of those who are part of the story, to understand and represent their experiences and actions as they encounter, engage with and live through situations" (Wagner, Kawulich & Garner, 2012: 126). This methodology is the most suitable because it will enable the researcher to unpack and examine the experiences that beneficiaries have with their houses. To carry out this research study, different data gathering techniques were employed.

1.7.1 Data collection method

The research techniques that were used to collect data included an in-depth interview which was semi-structured.

1.7.2 Semi-structured Interviews

Given that this study seeks to explore the experiences of state subsidised housing beneficiaries, semi-structured interviews were used as a method to collect data from the participants. I have chosen this method of collecting data because it is considered as a good way to obtain in-depth and comprehensive information (Wagner, Kawulich & Garner, 2012). Longhurst (2010) further notes that semi-structured interviews develop in a conversational manner and informal tone thus giving participants the platform to respond openly in their own words instead of providing a yes or no type of answer. Semi-structured interviews were useful in giving the participants a platform to provide detailed and comprehensive answers.

The conversation between the researcher and the participant was guided by an interview guide. An interview guide was helpful as it allowed the researcher to control and direct the conversation while obtaining important information required in answering the main question. The interview schedule was divided into four parts, Section A focused on the respondent's demographic profile. A survey instrument which had fewer personal questions was used to collect this information which included demographics such as gender, age group, highest level of education and employment status. From Section B to Section E, in-depth interview questions were used to probe into the beneficiaries lived experience. Section B explored the previous living conditions, this was to gain insights about the participant's previous accommodation and draw a comparison between their

current accommodation detailing any changes that have occurred. Section C mainly focused on the current living conditions of the participants.

Section D explored access to amenities and social services. The last section of the interview guide focused on property ownership information. This was to gain information about the housing process (application and allocation of the housing unit), household structure, how long they have been occupying the house, any intentions to relocate in the future. The interviews were conducted at the participant's house, this put them at ease and made them comfortable.

In total, ten interviews were carried out in a space of four months. Eight participants granted the researcher permission to tape record the interviews. According to Belson (1967) interview recording is an important aspect of data collection as it allows the interviewer and interviewee to focus more on the interview. Two participants preferred not to be recorded, in this case the researcher took notes using a pen and paper, which resulted in the interview taking longer than the scheduled time.

All interviews were conducted in vernacular language, as a result they were transcribed, and translated into English. Non-verbal dimensions such as body language, laughter, hesitation, pauses, hand gestures, rhythm, and cadence were documented to convey the thought process behind the participant's responses.

1.7.3 Non-participant observation

There are two types of observations that one can employ when collecting data: non-participant and participant observation. For this study, the researcher adopted non-participant observation which entails "gathering data about some aspect of the social world without interacting directly with the participants" (Williams, 2008: 561). During field work permission was requested from the participants to take photographs this was to enable the researcher to observe, learn and document about the physical setting of the house and the research site. Chapter three will provide a detailed overview of the interior and exterior of the housing unit and the general observations around the community.

1.7.4 Sampling and access to the field

Given the exploratory nature of this study, snowball sampling was the most suitable sampling technique used to identify respondents. Vogt (1999) defines snowball sampling as a research technique for discovering participants. One participant provides the researcher the name of another participant, who thus gives the name of the third, etc. To find participants for this study, the researcher utilised a snowball sampling technique through a chain referral. The researcher was familiar with one participant, who referred her to other participants. This process depends on the assumption that a bond or connection exists between the initial respondent and others in the same population group, permitting a progression of referrals to be made to other respondents (Vogt, 1999). Snowball sampling allowed the researcher to access respondents through referrals via informal platforms. It should be noted that not all referrals were successful, in some instances, housing beneficiaries refused to participate in the study. This was the limitation of using this sampling method.

1.7.5 Eligibility of participants

The selection criteria for this study was informed by purposeful sampling. Morse (1991: 129) posits that “when applying purposeful sampling the researcher selects the participants according to the needs of the study”. When selecting participants for this research, the following criteria was used to select participants: participants must be 18 years or older, should be the occupant of the house and they must have occupied the house for more than 12 months. The reason for choosing a period of more than 12 months is because a study conducted by Aigbavboa and Thwala (2014) has shown that if a beneficiary has lived for long in their house, they have adequate knowledge about their surroundings. Only one (male or female) participant per household was interviewed.

1.7.6 Data analysis

The data collected from the interviews was analysed using thematic analysis. Braun and Clarke (2006: 79) define thematic analysis as “a method for identifying, analysing and reporting patterns”. This data analysis method allowed the researcher to identify the common themes found in the data. Furthermore, this data analysis method allowed the researcher to understand how participants experience a phenomenon or construct meaning. This will allow the researcher to “replicate, extend or refute prior discoveries”

(Joffe and Yardley, 2004: 57) in relation to literature pertaining state subsidised housing in South Africa.

1.7.7 Pre-test

Before fieldwork was carried out, a pre-test was conducted by selecting and interviewing a participant who is a state subsidised housing beneficiary. The purpose of a pre-test was to test the questions in the interview schedule and assess if any modifications were needed. Necessary changes were implemented when needed. The findings in the pre-test study were not used for the final report.

1.7.8 Ethical issues

This study has identified the following as ethical concerns: informed consent, no harm to participants, anonymity, and confidentiality. This section explores the ethical issues in relation to this research study.

1.7.9 Informed consent

Ethical clearance is significant when conducting research that involves human participants, therefore in complying with university protocols, this study was approved by the Ethics Committee of the Faculty at the University of the Witwatersrand (kindly see appendix 3 for the ethics clearance letter). The researcher designed an information sheet and consent forms to obtain respondents' written consent approving participation in the research. The objectives of the study were clearly explained to participants before signing the consent forms to make sure that they understand the purpose of the study, and that they can withdraw from the study whenever they no longer feel comfortable with continuing with the interview. When participants indicated that they were willing to be part of the study, two consent forms were given to them to sign: one was retained and archived by the researcher whilst the other copy was left with the participant (kindly see appendix 1 for the information sheet letter, and appendix 3 for the consent form letter).

1.7.10 No harm to participants

The primary responsibility of this study is to ensure that participants are not harmed in any way because of their participation in the research study. Harm will be avoided by encouraging participants to provide information that they are only freely willing to provide.

1.7.11 Anonymity and confidentiality

Wagner, Kawulich & Garner (2012: 64) articulate that "confidentiality and privacy involves hiding the identity of the participants and not disclosing any information that may embarrass or otherwise harm the participants". Throughout the study, the participant's identity was not revealed, but rather pseudonyms are used in the report to guarantee anonymity and confidentiality.

1.8 Limitations of the study

The interview schedule was administered in English; however, the interviews were carried out in vernacular (mostly IsiZulu and Sesotho) by the researcher. Translating the interviews questions in vernacular resulted in slower interviewing process than the scheduled time. Despite these setbacks, the quality and accuracy of these interviews was not compromised.

1.9 Overview of the thesis

Chapter one introduced and outlined the purpose of the study which is to understand the lived experiences of state subsidised housing beneficiaries. The following was outlined and discussed: background of the study, problem statement, rationale of the study, research title, aims and objectives and the methodology employed for data collection.

Chapter two presents the conceptual and theoretical framework for examining the lived experiences of state subsidised housing beneficiaries residing at Geluksdal Extension 3. The chapter begins by defining the fundamental concepts that contribute to the research study. The concepts defined include lived experiences, adequate housing, housing satisfaction, quality of life, social capital, family and households. The second part of this chapter presented the theoretical framework for understanding the lived experiences of state subsidised housing beneficiaries. This study's theoretical framework is built on homeownership theory. Lastly, the literature review presents findings drawn from international and national case studies that explore state subsidised housing beneficiaries' experiences.

Chapter four discusses the research findings of this study in relation to the research question which is to find out the lived experiences of state subsidised housing beneficiaries. This chapter is divided into two sections, part one provided an overview of

the participant's demographic profile. The data was analysed and discussed. Part two presented a thematic analysis of the research findings.

Chapter five presented a summary of the research findings by revisiting the research question, aim and objectives, rationale and problem statement of the research. Limitations of the study were discussed, and recommendations were provided. The chapter ended with a conclusion.

1.10 Conclusion

This section has provided an overview of the thesis, paying attention to the following: background of the study, problem statement, rationale, aims and objectives, methodology employed, succinct view of the theoretical lens framing the study, limitations of the study and lastly a brief overview of the thesis. The next chapter will present the conceptual and theoretical framework for this study. Additionally, the literature review will be provided.

CHAPTER 2: CONCEPTUAL AND THEORETICAL FRAMEWORK

2.1 Introduction

The purpose of this chapter is to present the conceptual and theoretical framework underpinning this study. The chapter begins by defining the fundamental concepts that contribute to the research study. The concepts defined are lived experiences, adequate housing, housing satisfaction, quality of life, social capital, family and households. The second part of this chapter presents the theoretical framework for understanding the lived experiences of state subsidised housing beneficiaries. This study's theoretical framework is built on homeownership theory. The literature review presents studies that have conducted previously, in relation to understanding state subsidised housing beneficiaries lived experiences.

2.2 Definition of concepts

2.2.1 Lived experiences

Lived experience is defined as "personal knowledge about the world gained through direct, first hand involvement in everyday events rather than through representations constructed by other people" (a dictionary of media and communication, 2021: unpaginated). Adding to the above, Mapp (2008: 308) emphasizes that "only those that have experienced phenomena can communicate them to the outside world". Ellis and Flaherty (1992) further indicate that lived experiences are represented through quotations from field work, interviews and observations.

2.2.2 Adequate housing

In section 26 of the South African Constitution (1996:11) it is enshrined that "everyone has the right to have access to adequate housing". The right to adequate housing is more than the physical structure of the house, it requires land, provision of water, sanitation, education, health care and the construction of the house itself (Tshoose, 2015; SAHRC, n.d). SAHRC (n.d) articulates that the right to housing ensures that people live in safe, dignified and peaceful communities and they enjoy physical and mental health. Human rights are interdependent, therefore, the right to adequate housing is inseparably linked to other rights like sanitation, water, education, and health care (SAHRC, n.d).

2.2.3 Housing satisfaction

Defining housing satisfaction is complicated as time and place have a major impact in how an individual expresses a level of satisfaction. Housing satisfaction refers to the "extent to which an individual's needs and aspirations are met by their housing conditions" (Nguyen, Tran, Vu, and Luu, 2017:80). Factors that may influence housing satisfaction include quality of house, quality of other houses in the neighbouring communities, accessibility to services and amenities, infrastructure, social bonds and ties with neighbours and community members (Aigbavboa and Thwala, 2014).

2.2.4 Quality of life

The concept of quality of life is difficult to measure because it is subjective, multidimensional and it includes both positive and negative aspects of life. The term quality of life is used to assess an individual's or a society's overall wellbeing (Streimikiene, 2015:). Wealth and employment are common indicators of quality of life, however, the built environment, physical and mental health, health, recreation and leisure time, crime rate, social wellbeing are also predicators for assessing quality of life. Additionally, issues such as freedom, human rights and happiness are all linked to quality of life (Streimikiene, 2015).

2.2.5 Social capital

Social capital is defined as "the ability of people to work together for common purposes in groups and organizations" (Fukuyama, 1995:10 cited in Claridge, 2004). Social capital plays an important role in providing access to more information, increasing social cohesion, community engagement, boosting political participation, government responsiveness and efficiency, and solving collective actions problem (Bhandari and Yasunobu, 2009).

2.2.6 Family

The concept of family has a wide range of definitions from different disciplines. For the purpose of this study, the definition provided by the Department of Social Development (2021:10) will be applied because the definition provided is internationally accepted. Family is defined as "a societal group that is related by blood (kinship), adoption, foster care or the ties of marriage (civil, customary or religious), civil union or cohabitation, and go beyond a particular physical residence" (Department of Social Development, 2021:10)

2.2.7 Households

Households is often used synonymously with family. A household includes either: “(i) a single person who makes provision for their food and other essentials for living or (ii) a group of at least two people living together who make common provision for foods and other essentials” (United Nations, 1989 cited in the Department of Social Development, 2021: 10). This indicates that a household can have a family, but the members of the household do not have to be related.

2.3 Theoretical framework

2.3.1 Homeownership theory

Aigbavboa and Thwala (2014) highlight that to better understand the concept of homeownership it is important to break down and define home and ownership separately. The meaning of home has many different connotations and it can be derived from different disciplines and sources (Sixsmith, 1989; Shin, 2014). For instance, architects tend to associate the physical structure of a house as a home (Sixsmith, 1989) on the other hand Koreans refer to their home as our house (Shin, 2014). The latter definition demonstrates that when defining home, an association is made between family and physical house. Shin (2014: 82) highlights that the meaning of home is linked with these broad concepts: intimate social relations, centrality/rootedness (desire to return), familiarity (continuity from the past as well as the future), control/choice (modification, alteration, and transformation of the given privacy, control over physical setting, security, protection, shelter) identity/expression (self, social status and achievement) or/and house (material structure that serves activity).

Gram-Hanssen and Darby (2018) identify four different concepts that define what a home is. The first definition shows home as security and control, this definition is best understood when studying people who have lived or are living in places which do not accommodate this notion of home, for example marginalized people living in rooming houses (Gram-Hanssen and Darby, 2018). The authors highlight that home is not always a secure and safe place. The second definition that the authors explore defines home as a site of activity which constitute everyday life activities such as cleaning, cooking, eating, sleeping. Thirdly home is seen as a place for relationships and continuity. Essentially a home is seen as a place to strengthen relationships with people that one cares for.

The last definition discussed by the authors indicate that home is associated with identity and values. The authors stress that a home is beyond the narrow bounds of the dwelling and immediate family members, neighborhoods are also part of how people feel at home (Gram-Hanssen and Darby, 2018).

The definitions discussed above highlight that there is no singular definition of home, the concept is broad, complex and subjective. It is also important to note that the definitions and/or perspectives provided should be viewed as complimentary and intertwined rather than singular and opposing (Shin, 2014). While defining a home has proven to be complicated and diverse, the definition of ownership also presents its own challenges. Bergström (1999) indicates the concept commonly means to own something. Bergström (1999: 1) further adds that ownership may involve rights and duties. Yan (2000: 39) defines ownership as “a combination of rights and responsibilities with respect to a specific asset”. The definitions provided, indicate that the definition of ownership is linked with a legal system. The above analysis has provided a definition of home and ownership. The section to follow will present different perspectives about homeownership.

Many governments encourage homeownership because it is believed that it will have a positive effect on the individual and society (Elsinga and Hoekstra, 2005). Furthermore, compared to renting, people prefer homeownership because it provides more freedom, financial independence and greater security (Sommerville, 2005). Given the above reasons, it is reasonable for people to prefer owning over renting because renting is regarded as “waste of money” (Sommerville, 1994: 342 cited in Sommerville, 2005: 2). For example, in a study conducted in Europe, it was found that seven out of eight countries indicated that homeowners are more satisfied with their housing situation than people who were renting (Elsinga and Hoekstra, 2005). Presenting different findings, Aigbavboa and Thwala (2014) indicate that beneficiaries from the first set of houses delivered - by the incoming government in South Africa post-1994 - sold or rented their housing units. Most beneficiaries indicated that the houses were in urban peripheries. Adding to this point, Wainer and Vale assert that (2021: 1) “when families are displaced to the peripheral housing projects, they become poorer, they are more isolated, and suffer from the material conditions of their new built environments”

Former US president George W. Bush outlined “homeownership as a way to reduce racial inequality” in realising this dream the former president signed the “American Dream Downpayment Initiative to assist first-time homebuyers with obtaining a down payment” (Goodman and Mayer, 2018: 31). Goodman and Mayer (2018) indicate that homeownership in America has increased and decreased over the years due to various reasons. The authors show that due to relaxed credit standards and new mortgage products homeownership increased. However, after the Great Recession, homeownership went down. Goodman and Mayer (2018) conclude that homeownership allows families to accumulate wealth and act as a measure of financial security. The US case study indicates that governments are creating opportunities that encourage homeownership.

As opposed to non-homeowners, homeowners are committed to staying in a community for a long period of time (Aigbavboa and Thwala, 2014). In addition, non-homeowners are limited in what they can do in and on the property, whereas homeowners have more freedom and control over renovations and altering the house to their own needs. Aigbavboa and Thwala (2014) highlight that homeownership is often believed to promote neighborhood and social stability.

For de Soto (2002) most people do not formally own titled property as a result, homeowners are prevented from accessing formal markets. The author argues that the lack of this authorised ownership makes it less motivational for the preservation of the items which are part of the house: land, water, electricity etc. de Soto (2002) further makes a correlation between formal ownership with preservation of house owned, and the informal ownership with negligence. Informal housing is not a symbol of marginalisation, but it must be regarded as the step that leads into formal housing (de Soto, 2002).

de Soto (2002) argues that the informal settlement can change into formal settlements. The informal settlements indicate the prevalence of common law having function than property laws in the informal settlement. Landownership in the informal settlement is characterized by little bureaucracy, and land titling registration. This means that informal settlement requires an implementation of an authorisation system that would formalise

the informal settlement, because what seems to characterise informal settlement is the problem of ownership rather than disorder of the nature of uncoordinated set-up of the dwellings. de Soto (2002) further adds that this situation does not mean that titling informal settlement is an ideal thing to do, since titling informal stands could lead into informal settlement being treated as not needing to be converted into formal settlement. de Soto (2002) also states that most governments still need to teach their citizens of the importance of property, even if this means that the people will realise that they deserve to have formal settlement than informal settlement.

In essence, de Soto's (2002) work highlights that poor people can be empowered through the formalisation of property right. Scholars such as Musembi (2007) and Woodruff (2001) have challenged de Soto's view. Musembi (2007) highlights that there is an unproven link between formal title and access to credit facility, secondly, de Soto work has failed to recognise that formalisation could lead to both security and insecurity. Woodruff (2001: 1215) articulates that "de Soto portrays informals as energetic entrepreneurs struggling against the state".

2.4 Previous studies

2.4.1 International case study

The Republic of Colombia is a country situated in South America, and it is home to the world's third largest internally displaced population (Norwegian Refugee Council, 2021).In addressing the housing deficit and to compensate the internally displaced population (IDPs) caused by the on-going conflict, the Colombian government has initiated a large-scale social housing program (referred to as the Free Housing program) and a Land Restitution program (Sliwa & Wigg, 2016). The purpose of the Free Housing program is to provide new apartments and houses free of charge to people that were displaced in the cities where they settled after displacement (Sliwa and Wigg, 2016). On the other hand, Land Restitution program allows IDPs to reclaim their rights to properties that were lost or abandoned during conflict. Sliwa and Wigg (2016) conducted a study that examined the relationship between Free Housing and Land Restitution.

The authors findings indicated that people who were previously living in under-serviced informal settlements viewed the new house as an improvement in housing conditions,

secondly, they indicated that they prefer the Free Housing Program over the Land Restitution because the latter gave them an opportunity for city living. Despite being very pleased to receive a free house from the government, the new residents interviewed said there are some drawbacks, such as the small size of the flats, the lack of trees and open spaces, poor location, use of cheap and prefabricated materials, lack of quality public spaces and commercial uses, inadequate provision of health centres and police station and overcrowding (Sliwa and Wigg, 2016). Given these shortfalls, Sliwa and Wigg (2016) suggest that these problems could be mitigated through various types of interventions. One of the interventions suggested is integrating the new housing project with the city. This will allow the residents to easily access social service, amenities, public transportation and employment centres (Sliwa and Wigg, 2016).

Wainer and Vale (2021) investigated the living conditions Ciudad del Bicentenario, a large-scale housing project on the outskirts of Cartagena, Colombia. The authors reached three paradoxical findings: "(a) the immediate improvement of overall quality of life but the impoverishment of economic prospects; (b) the dual social condition of the residents who felt socially and economically isolated…and (c) the growth of economic and physical informality in a project intended to counter the informal settlements in the inner city" (Wainer and Vale, 2021: 2). Based on their findings, the authors conclude that free housing systematically complexifies the daily life of relocated families (Wainer and Vale, 2021).

2.4.2 National case studies

Aigbavboa and Thwala (2014: 3) conducted a study that looked at the "the factors that influenced housing residential satisfactions among beneficiaries of government housing subsidy scheme" and the authors reported that respondents were happy with their overall housing situation, however they had issues with some components of the house. The complaints from the respondents ranged from: (a) lack of final touches on the exterior and interior of the house, (b) the housing unit was cooler in winter and warmer in summer, (3) noise levels were high and (4) there was no safety and privacy around the housing unit. Other respondents indicated that they were satisfied with regards to the following, the physical factors of the house which included the position of the windows and doors and

position of the bedroom and social factors such as safety in and around the housing unit. The data for this study was collected from four different government Housing Subsidy locations in Gauteng. The findings from this study demonstrate that location and context play a huge role in determining the satisfaction levels of the Housing Subsidy beneficiaries.

Dunn (2017) conducted a study in a small town of Nollothville in the Northern Cape. The goal of the study was to find out as to how RDP beneficiaries felt about the quality of their house. The study indicated that while the RDP houses were well received by the beneficiaries, many of them complained about the quality of the house which included unstable foundation, poor quality roofing, poor quality doors or no doors inside the house, cracking floors, no bath or shower, weak and poor-quality toilets (Dunn, 2017). The study concluded that RDP houses are of the same sub-standard quality as the quality of RDP houses in other provinces (Dunn, 2017).

Presenting different views from the case studies discussed above, Mahlaba (2018) conducted a study in Bhambayi, Kwa-Zulu Natal that examined the level of satisfaction of the beneficiaries of a low-income housing projected implemented through the government subsidy programme. The findings revealed that overall state subsidised housing beneficiaries residing at Bhambayi are satisfied with the services provided as well as the housing structure (Mahlaba, 2018). Mahlaba (2018) further adds that community participation was a crucial element in assuring beneficiaries' satisfaction. The findings from the different case studies discussed above demonstrates that perceptions of state subsidised housing beneficiaries are subjective and context specific and they are different from one case study to another case study. The research report will demonstrate in chapter four that the beneficiaries interviewed for this study echo some of the sentiments discussed above.

2.5 Conclusion

The chapter has presented the conceptual and theoretical framework for examining the lived experiences of state subsidised housing beneficiaries residing at Geluksdal Extension 3. The chapter began by defining the fundamental concepts that contribute to the research study. The concepts defined are lived experiences, adequate housing,

housing satisfaction quality of life, social capital, family and households. The second part of this chapter presented the theoretical framework for understanding the lived experiences of state subsidised housing beneficiaries. This study's theoretical framework is built on homeownership theory. The literature review presented studies that have been conducted previously, in relation to understanding state subsidised housing beneficiaries lived experiences.

CHAPTER 3: LOCATION OF THE STUDY

3.1 Introduction

The overarching goal of this chapter is to present a context analysis of the geographical area in which the study was conducted. This will be achieved by presenting the geographical location in which this study was carried out, detailing the services, facilities, and amenities available to the community. Observations regarding the physical structure of the housing unit (including inside and outside) will be provided.

3.2 Research site

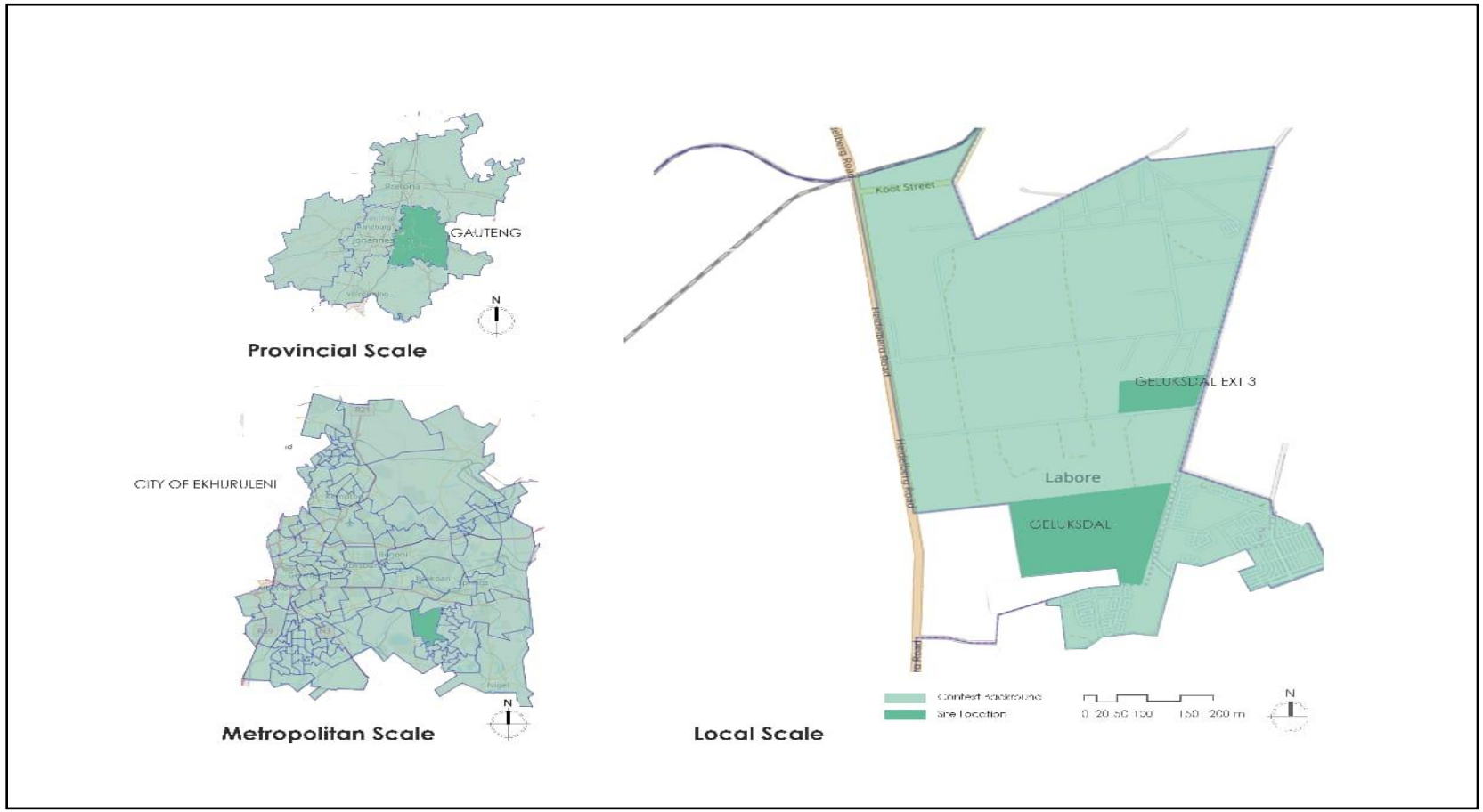
The research site for this study is Geluksdal Extension 3, a township under the Brakpan region located in the Ekurhuleni municipality in Gauteng. Figure 3.1 is a context map which illustrates that from the provincial level, Geluksdal is situated in Gauteng. Figure 3.1 also demonstrates that in terms of size Gauteng is the smallest province out of the nine provinces, however, it is one of the most populous, industrial, and urban provinces in South Africa with an estimated population of fifteen million people (Statistics South Africa, 2020). Gauteng is also considered to have one of the best infrastructures in the country and it is considered as the economic hub of South Africa (South African History, 2019). Considering that Gauteng is the most urban province in South Africa, it would be interesting to find out if the notion of urbanisation resembles the views echoed by the state subsidised housing beneficiaries residing at Geluksdal Extension 3.

From the metropolitan scale, Geluksdal is situated in the City of Ekurhuleni which emerged twenty years ago from two existing regional entities namely Kyalami Metropolitan and the Eastern Gauteng Services (City of Ekurhuleni Integrated Development Plan, 2016). A population of about 3.5 million citizens are housed in the Ekurhuleni municipality. 68% of the population is distributed across these different communities, namely: Daveyton, Tsakane, Duduza, Thokoza, Vosloorus, Tembisa and Katlehong. Industries that mainly dominate the economic activities around Ekurhuleni include mining, agriculture, logistics and firms (City of Ekurhuleni Integrated Development Plan, 2016).

As observed in Figure 3.2 Geluksdal is zoned in two different parts of the map and these are labelled as Geluksdal and Geluksdal Extension 3. This study pays attention to

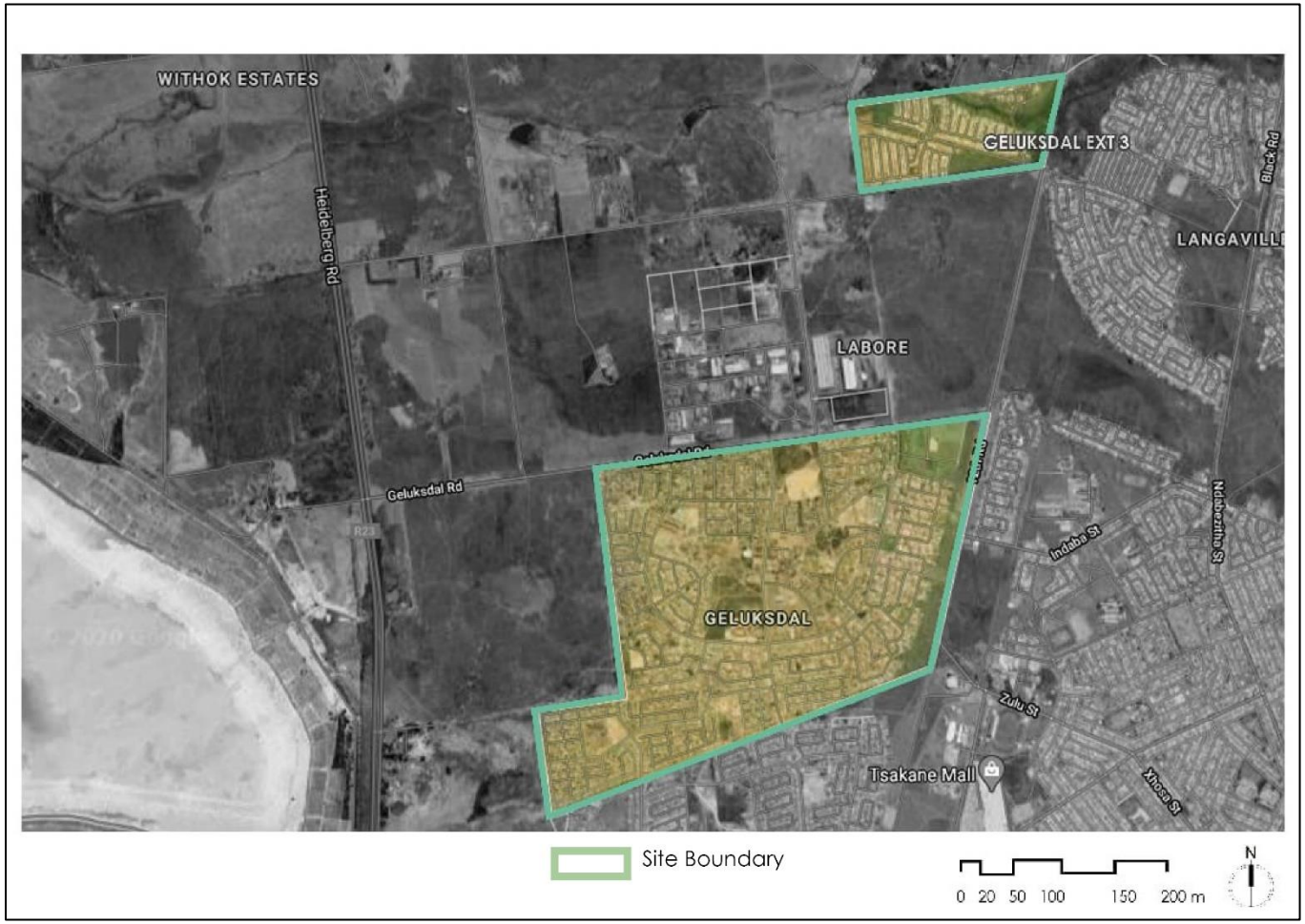
Geluksdal Extension 3 residents because there is a large development of state subsidised houses in the Ekurhuleni municipality, but little research has been conducted that explores the experiences of state subsidised housing beneficiaries. Geluksdal was founded in the early 1960s under the Brakpan municipality and it is a community that is highly characterised by a mixed development of housing which includes bonded houses and state subsided houses. During the interview's beneficiaries indicated that the first time they occupied their houses was in 2009.

Figure 3.1 Context Map: Provincial, Metropolitan and Local Scale



(Source: Adapted from CSIR/Fundisa Disk 2016; Map by Innocentia Kgaphola)

Figure 3.2 Locality Map showing Geluksdal and Geluksdal Extension 3



(Source: Adapted from CSIR/Fundisa Disk 2016; Map by Innocentia Kgaphola)

3.3 Location

Geluksdal Extension 3 is located at Ekurhuleni adjacent to 12th Road. The area is next to industrial firms and the significant landmarks surrounding this area include the broadcast studio, the mall, and a stadium. It should be noted that these facilities are not at proximity to Geluksdal Extension 3, however, they are in the same vicinity just in a different location. It is important to know where a place is located geographically because it allows us to analyse if favourable or unfavorable conditions are created for previously excluded urban communities to access services and amenities.

The purpose of government subsidised housing units is not only for better household which are conducive for a humanely habitation, but they are also about access to services, amenities, closeness to the workplace, and urbanisation. This includes closeness to schools, because it is counterproductive for children to stay far from their schools. The study focused on Geluksdal Extension 3 residents; because firstly, there is a large development of state subsidised houses in the Ekurhuleni metropolitan, however, little is known about it. Secondly, Geluksdal Extension 3 constitutes of state subsidised housing units only, compared to Geluksdal or Tsakane (these are surrounding areas) which have mixed housing developments. Lastly, it was easier to access this research site and approach participants to be part of this study because the researcher resides around this area, therefore she knows some of the community members and she is familiar with the landscape of the area.

3.4 Infrastructure and public facilities

Figure 3.3 demonstrates an aerial view of the research site in which the study was carried out. The site is characterised by houses which are at proximity to each other, have running water, streetlights, sewage system and unsurfaced local roads. While conducting field work the researcher noticed that there was no school, clinic nor police station in Geluksdal Extension 3. This puts community members of Geluksdal Extension 3 at a disadvantage as they are not able to access these facilities at proximity. Public transport is not easily accessible in the area because the local road connecting to the collector road is unsurfaced. The participants indicated that accessing public transport is a cumbersome task because public transport owners have indicated that they are not able to drive through the area given the horrid conditions of the road. Public works are important

because they are part of the architecture of the area, they make conditions for spatial navigability possible, they create a web of functions, and they facilitate communality amongst people. In the case of tarred roads public transports are important for the residents of Geluksdal Extension 3 to participate in the economy, when they are struggling for transport their participation in the economy becomes precarious. As a result, residents can only access public transport by walking from their housing unit to the main road which takes approximately 10 – 30 minutes depending on the location of the house. The walk becomes an inconvenience because it requires the energy that must be used for paid labour; for the workers who work nightshift the walk is dangerous, especially during weekends were criminals could violate their rights with impunity. Under these conditions the safety of these people is readily compromised. The above analysis reflects Wainer and Vale (2021: 2) assertation (discussed in chapter two) that state subsidised houses have improved the overall quality of life, however, beneficiaries are economically impoverished. Detailed analysis will be discussed in Chapter 4.

Figure 3.3 Locality Map showing Geluksdal Extension 3



(Source: Adapted from CSIR/Fundisa Disk 2016; Map by Innocentia Kgaphola)

3.5 Services: electricity, water, and sanitation

It is estimated that 85% of households in South Africa have access to electricity (Statistics South Africa, 2019a). Despite this accessibility and vast percentage of coverage, South African households have indicated that they are not satisfied with electricity services (Statistics South Africa, 2019a). Some of the factors contributing to this assertion is load shedding and increased electricity tariffs. Electricity is available at Geluksdal Extension 3 on a prepaid basis and participants indicated that they have access to it. Participants also highlighted that when they first moved in their housing units, they did not have access to electricity for a long period of time and during this period, households were using other sources of energy such as paraffin and coal. At a later stage electricity was installed in the area.

It was also observed that participants have access to tap water. The tap water was inside and outside the dwelling. The tap water inside the dwelling was mounted in the kitchen and bathroom, participants indicated that they had to install their own kitchen sinks or bathtub. Other participants have improvised by temporarily placing a large plastic bowls below the tap. For a photographic view kindly see Image 3.1 below.

Image 3.1 Large bowl placed underneath a tap



(Source: photo taken researcher on research site)

During fieldwork it was also observed that participants have access to improved sanitation facilities. Improved sanitation facilities are defined as “flush toilets connected to a public sewerage system or a septic tank, or a pit toilet with a ventilation pipe” (Statistics South Africa, 2019b: 42). Each house has access to two flush toilets connected to a public sewage system, one located inside the house and the other one is located outside the house in a separate structure on the far end of the house. Access to electricity, water and improved sanitation facilities is vital in urban spaces as it is believed to address household poverty, reduce vulnerability, prevent many diseases, and increase safety. Lastly, it was also noted that, waste is collected once a week unless on the day of collection it is a public holiday then the waste will be collected the following week. Overall, participants have access to essential services and amenities, nevertheless chapter 4 will demonstrate that despite this accessibility participants do encounter a few problems.

3.6 Conclusion

This chapter has presented a context analysis of where the study was conducted. This was achieved by presenting the location in which this study was carried out, detailing the services, facilities, and amenities available to the community, observing the physical structure of the housing unit (including inside and outside) and the infrastructure around the community. This information is useful for the purpose of this study as it allows us to analyse the favourable and unfavourable conditions.

CHAPTER 4: RESEARCH FINDINGS AND DISCUSSION

4.1 Introduction

This chapter discusses the research findings of this study in relation to the research question which is to find out the lived experiences of state subsidised housing beneficiaries. This chapter is divided into two sections, part one will provide an overview of the participant's demographic profile. This data will be discussed analysed and then be interpreted. Part two will present a thematic analysis of the research findings based on the themes that have emerged during data collection. The lived experienced of state subsidised housing beneficiaries will be represented through quotations from fieldwork, interviews and observations (Flaherty, 1992).

4.2 An overview of the participant's demographic profile

Ten respondents were interviewed for this study and the following criteria was used to select participants: participants must be 18 years or older, should be the occupant of the house and they must have occupied the house for more than 12 months because they are the ones who live with the daily experiences in relation to their house. The reason for choosing a period of more than 12 months is because a study conducted by Aigbavboa and Thwala (2014) has shown that if a beneficiary has lived for long in their house, they have adequate knowledge about their surroundings.

Only one (male or female) participant per household was interviewed. To ensure the eligibility of the respondents participating in this study, the selection criteria was applied and as discussed in chapter one snowballing technique was used to identify the respondents. Since the research is being conducted in an area that the researcher is familiar with it was easy for the researcher to approach one of the community members, thereafter, she was referred to another participant, who then gave the name of the third participant. This process allowed the researcher to access respondents through referrals via informal platforms.

The interviews were conducted at the participant's house, the purpose was to observe the design of the house, conditions of the house and record the inside and outside features of the house. By observing the features of the house as well as its conditions was conducive for the nature of this study, rather than conducting the interviews elsewhere. Furthermore, it was hoped that by conducting the interviews at the participants house they would feel comfortable as they are in an environment that they

are familiar. A semi-structured interview schedule was used to collect data from the participants. Section A of the interview schedule documented the participant's demographic profile, and the following was recorded:

Table 4.1 demonstrates an overview of the participant's demographics

Participant	Marital Status	Gender	Age Group	Spoken language	Highest level of education	Employment status
1. Themba	Single	Male	30 – 39	Sesotho	Higher certificate	Employed
2. Vusi	Married	Male	30 – 39	Sesotho	Higher certificate	Employed
3. Maria	Single	Female	40 – 49	IsiZulu	Higher Certificate	Employed
4. Lerato	Single	Female	50 – 59	IsiZulu	Basic education (Grade 9)	Self employed
5. Neo	Married	Female	40 – 49	Sesotho	Basic education (Grade 10)	Unemployed
6. Lungile	Married	Female	40 – 49	IsiZulu	Basic education (Grade 11)	Employed
7. Xani	Widow	Female	50 – 59	IsiZulu	Basic education	Self employed
8. Shonisani	Married	Female	40 – 49	IsiZulu	Basic education + short courses	Employed
9. Julia	Married	Female	40 – 49	IsiZulu	Diploma	Employed
10. Thando	Married	Female	40 – 49	IsiZulu	Basic education	Unemployed

Ten black African participants were interviewed for this study, eight participants were females, and two were males. The respondents indicated that they were the occupants of the house and they have occupied the unit for more than twelve months. Six participants indicated that their highest level of education was basic education (this ranged from grade eight to grade ten) meaning that they did not complete their matriculation nor pursue any further higher education. This cohort constituted mostly of females between the age group of 40 – 49. One female participant in the age category of 40 – 49 indicated that they have a diploma, while two male participants in the age category 30 – 39 indicated that they attained some form of higher certificate in a recognised higher education institution.

Six participants indicated that they are employed, while two indicated that they are self-employed and two were unemployed. Furthermore, four participants indicated that they are blue collar workers, while two participants stated that they are white collar workers. Blue collar workers are semi-skilled or unskilled workers, they perform manual labour, and they are employed mostly in the security, construction, mining, and transport industries (Lee and Mohammed, 2006). On the other hand, white collar workers are considered mostly as professional workers who hardly engage in manual labour. These definitions clarify the structure of the workforce; however, they have certain limitations. For instance, one of the participants indicated that they perform manual labour with a high degree of specialisation, how would the nature of work of the participant be categorised. This example demonstrates that the workforce is evolving, therefore definitions need to be dynamic and broad rather than narrow and absolute.

Respondents in this study highlighted that in their previous dwellings, their family structure consisted of extended family members, whereas in their current dwelling their household consists of nuclear family members and less extended family members. During field work it was found that the mostly spoken language amongst the participants is IsiZulu, followed by Sesotho. It should be noted that this sample is drawn from a small group, therefore, the data does not represent the entire population of Geluksdal, however it does form part of the national sample which indicates that a quarter (25%) of the population in South Africa speaks IsiZulu (Statistics South Africa, 2019b).

4.3 Thematic analysis

Part one of the analysis chapter provided the demographic profile of the participants; this was to get an overview and the generalisation of the population segmented for this study. Part two will present a thematic analysis of the research findings that are congruent with the aims, objectives and conceptual framework underpinning this study. By utilising a thematic analysis, it enabled the researcher to better understand the lived experiences of state subsidised housing beneficiaries with emphasis to living conditions (previous and current), access to services and amenities, and homeownership.

4.3.1 Homeownership

The South African government has created various opportunities to promote homeownership and these were detailed out in chapter one. Homeownership in Geluksdal Extension 3 is provided through the government subsidy programme which is referred to as RDP houses. This is the most popular and large-scale delivery scheme of state sub-subsided housing (Housing Finance Africa, 2011). The underlying principle of this subsidy is to provide a fully state subsidised free-standing house to beneficiaries. The house is built by the developer, once completed the house is transferred to the province or municipality, thereafter the approved beneficiary will receive the house with the title deed (Housing Finance Africa, 2011).

To qualify for an RDP house, the following criteria must be met: The applicant must be a South African citizen, a first-time homeowner, first time government recipient, married or living with a partner or single and have dependents, be above the age of 21, be able to sign a contract and lastly earn less than R3500 per month per household. It should be noted that if two people in the family earn and their earnings are above R3500 they will not qualify for the RDP house (Department of Human Settlement, 2021).

Eight respondents indicated that they applied for the RDP house using the criteria mentioned above, therefore the house is registered in their name. Two respondents indicated that their parents applied for the RDP house, thus, the house is not registered in their name. The two respondents (Themba and Vusi) indicated that their parents decided to hand over the house to them because by the time the government was rolling

out the state subsidised houses, applicants had made other means to accommodate themselves. Themba reported the following:

"My mom was the applicant of this house. When she received the house, she decided to give it to me, because she was the only family member left in the main family house"

On the other hand, Vusi explained that while waiting for the housing unit, his parents eventually bought a house as a result they no longer needed the state subsidised housing unit. This shows that the applicant is not always the occupant, personal developments in the life of the applicant may determine who is going to be the occupant of the housing unit, and these processes are permissible in the provision of state subsidised houses. Nevertheless, such cases are usually rare, most of the time the applicant becomes the owner of the housing unit.

Given the amount of time that has passed since the beneficiaries have applied for their houses and when they receive the houses, a lot of changes might have taken place. For example, some of the beneficiary's socio-economic situation might have changed or their circumstances might have improved (as we have seen in the case of Vusi and Themba). As a result, applicants may not see the need to move into the state subsidised house. The selection criteria for state subsidised housing does not recognize these changes.

4.3.2 Previous living conditions

Previous living conditions of the participants are a myriad of good and bad living circumstances. Participants reported that they were either living at home, family house or renting a room in a backyard, in addition participants indicated that their previous dwellings were small. This led to living in overcrowded households, which made their condition difficult to bear, and they felt that the size of the house was an inconvenience. Nine participants indicated that they have been living in Gauteng for almost their entire lives, one participant reported that she is originally from Kwa-Zulu Natal, however due to political turmoil she had no choice but to flee and move into another province.

Shonisani narrates her story as follows:

"Before moving into Geluksdal extension 3, I suffered a lot. I moved from one backyard room to another because I at times I was not working, therefore, I was unable to pay rent,

this led to my landlords kicking me out after all they are also in business. The reason I was unable to find permanent accommodation is because I am originally from Kwa-Zulu Natal, the reason I ended up in Johannesburg is because of political conflict that took place in 1986 between Inkatha Freedom Party (IFP) and United Democratic Front (UDF)."

The literature pertaining to homeownership is reflected in Shonisani's story, the literature suggests that a home is not always a safe and secure place, additionally using strong evidence (study conducted in Europe) the literature demonstrated that people who are renting are not satisfied with their housing situation compared to homeowners (Elsinga and Hoekstra, 2005). Shonisani reported that, she moved from one backroom to another before moving in to her state subsidised housing unit, this is exemplified in the work undertaken by de Soto (2002) which states that staying in an informal house is not a symbol of marginalisation, but it must be seen as the step that leads into formal housing. From the above, it is evident that politics had something to do with the quest for a home, and it is realised that a quest for home is a quest for freedom, these things are never separated, they form part of citizenship.

4.3.3 Previous dwelling

This section explores the type of dwelling that the participants occupied before moving into their new housing units. The purpose of this section was to get an overview of the type of house that the beneficiaries were occupying and observe if they had access to basic services such as water, electricity, and sanitation. With regards to their previous dwelling, most of the participants indicated that in terms of the physical structure of the house, their previous dwellings were much stronger than the current housing units that they are occupying. Participants indicated that previously they had accessibility to social services and amenities within their communities.

Thando reported that:

"I was staying at home in Kwa-Thema, there were, schools, electricity, streetlights and all other infrastructure"

Most of the participants indicated that they were able to access facilities within a walking distance in their previous communities.

Lerato indicated that:

"Across the road from our house there was a clinic and there was also an entrepreneurship zone where entrepreneurs had offices and they were able to operate and provide their services"

Lerato also reported that in her previous dwelling she was living with her extended family, however, she moved in her current dwelling with her daughter and left the extended family members at the previous dwelling. Furthermore, the participant also reported that in the previous dwelling, they used to generate income by selling products and offering certain services to the community.

Lerato reported the following:

"My uncle was running a tuckshop at home, after passing away my mother decided to convert the house from a tuckshop to a tavern. My mother's decision was because selling alcohol was more of a lucrative business than selling basic food and household goods. The profits came in handy as she was able to take us to school and extend the house".

These narratives highlight the many factors surrounding the meaning of the house and the freedom and control that homeowners have, this is demonstrated by converting the house from a tuckshop to a pub, essentially homeowners can alter their houses to meet their own needs (Aigbavboa and Thwala, 2014). Furthermore, the narratives point out that a house is an economic asset, that it can be turned into capital and generate wealth, it can also encourage entrepreneurship. Respondents also highlight that housing provision comes first and then the social amenities comes later; the implication of this is that the beneficiaries must not be inconvenienced by travelling long distances to access goods and services.

4.3.4 Safety in the previous community

Most participants indicated that in their previous housing units they used to feel safe. This indicates that community is important for the wellbeing of the residents, since here community is a face-to-face paradigm, everyone in this set-up is responsible for another's wellbeing and together they are responsible for the wellbeing of the community.

Themba reported the following:

"I felt safe because I spent almost my entire life there. I was familiar with my neighbours and other community members. Our area was very strict, and there was less crime because most members of the community constituted mostly of comrade's members from exile. Therefore, if any criminal activities were identified the community members would try and address the problem without engaging in any form of violence or mob justice or even informing the police. They would punish the criminals by conducting military exercises. I remember this other time, a person was caught stealing clothes, instead of punishing him for the crime conducted they asked him to place his legs on top of a table, thereafter he had to lower his upper body on to the ground and perform a push-ups and other different exercises in front of the entire community. So, by punishing criminals in front of the community set as a precept that this is a no crime zone community".

The above quotation suggests that the state subsidised housing units should be to achieve safe communities that promote social capital; this will help the occupants of the housing units to not feel victims of displacement, but instead of feeling a sense of alienation to have a feeling of safety in the community.

4.3.5 Safety in current community

This section outlines the participants views in relation to safety in current community. Participants indicated that they do feel safe; however, their safety is sometimes compromised by other factors.

Julia reports that:

"Here I feel safe, compared to my previous accommodation which was characterised by violence and high crime rate. Here I have a sense of feeling safe, but you do not cross that road over there"

By the road over there, the participant is referring to the main road known as 12th road, which separates Geluksdal Extension 3 with a neighbouring settlement known as Langaville. Julia further explains:

"Once you cross that road your safety is compromised because Langaville has a lot of informal settlements therefore in order to survive people resort to crime and unfortunately we end up being their victims"

While the safety of the participants in their current dwelling is compromised, community members have come up with safe alternative ways measures to address crime. Lungile explains that:

"Crime rate is very low within the community because community members have established an effective method of dealing with individuals who commit crime. If a community member experiences or identifies crime, they blow a whistle subsequently other members of the community will come and check as to what is going on. This practice has minimised crime over the years and provided a sense of security and belonging"

It is important to note that, by coming up with collective actions to solve problems facing the community, it shows that community members can work together for a common purpose thus increasing their social capital and social cohesion. Furthermore, these views demonstrate that community safety contributes towards improved quality of life and adequate housing. The definition of adequate housing (as provided in chapter two) stresses that people should live in safe, dignified and peaceful communities (SAHRC, n.d). It is almost certain that by providing adequate housing, beneficiaries housing satisfaction increases.

4.3.6 Household and family structure in previous dwelling

Most of the participants indicated that in their previous dwelling, their households were large, ranging between two – eight or even more people in each house.

Neo narrated her story as follows:

"It was a four-room house which consisted of ten children – eight girls and two boys – and three adults, my mother, uncle and myself. You can imagine what it was like to live in such conditions. Other family members used to sleep in the kitchen, while others occupied the dining room. We all had to find space where we could lay our heads"

Neo also mentioned that given the size of the house and the number of people occupying it, the notion of privacy was non-existent, conflict was inevitable and food insecurity and

hunger persisted. Given these challenges, the participant further highlighted that they were unable to meet their basic needs. This was further exacerbated by the fact that there was no income earner in the house as a result they were all dependent on remittances from siblings and family members who were residing in other neighbouring communities due to work related commitments. The composition of the household size echoes findings reported by Statistics South Africa (2019b) which state that households headed by Black Africans were most likely to experience hunger and shortage of food compared to households headed by Whites and Indians/Asians.

While staying in a large household poses its own challenges, Neo also mentioned that there are positive insights about a large household which include sharing chores among family members, enjoying the privileges of having someone to talk to and while they argue, shout, and laugh together, she finds a large household entertaining and fun. The meaning attached to a home has been discussed by different authors in the literature review. For Neo, a home is a site of activity which constitute everyday life activities such as cleaning, cooking, eating, sleeping.; secondly, a home is seen as a place for relationships and continuity (Gram-Hanssen and Darby, 2018). Notwithstanding the above, Neo prefers her current dwelling as she enjoys the peace, tranquillity, and privacy. Sharing the same experiences as Neo, Vusi reported the following:

"I was staying at Tsakane in my parent's house with my mother, father, girlfriend and uncle. I have lived here for almost my entire life, and I was not paying any rent as the house belonged to my parents. We got along with my family members however, when I decided to start my own family, I felt the need to move out as the house was going to get crowded"

The stories narrated above echoes the views expressed by other participants, they indicated that in their previous dwellings their households were big and various family members occupied the house, this included uncles, aunts, grandmothers, grandfathers, and children. Secondly, what is drawn from Vusi, and Neo's story is that home means different things for different people. For others home means privacy, while for others it means the breadth and width of the house; the first kind of privacy usually is not linked with the space of the house, but it has to do with personal space, or comfort, and the lack

of space due to the size of the house make out privacy to be impossible due to overcrowding.

4.3.7 Household and family structure in current dwelling

In the above analysis, we have observed that most participants viewed their previous household structures as big. In the analysis to follow we observe that since participants moved into their new housing units their household structure is small constituting mostly of nuclear family members. It should also be noted that during the interviews when most participants were asked about their current household structure, they narrated their stories with a glim of contentment and happiness:

Themba reported that:

"I am happy that I moved here, I stay alone and mostly on weekends my daughter and girlfriend come through to visit. When I was staying at home, I was unhappy most of the time because I did not get along with my uncle because of conflict between my mother and uncle. Given these circumstances, I was not at peace because in as much as I love them both, I had to protect my mother. Anyway, moving here has put my mind at ease. I stay alone and anyone can come and visit me at any time which makes me happy"

Sharing similar views, Vusi noted:

"Currently I am staying with my girlfriend, and our little baby girl. While at home we had access to our own private space, whatever we wanted to do was limited because the house belonged to my parents. Here we have access to our own space plus we can do anything we want at any time like throwing a party at 3am"

Two observations are noted from the above. Firstly, the creation of housing opportunities has restructured household and family units from big too small. Thus, creating a sense of privacy and ownership for the beneficiaries as noted in their narratives. Secondly, participants have demonstrated that in their current household they have full ownership of their housing units therefore they are able to control as to what happens in their environment. The autonomy given comes with the sense of dignity, in their previous housing units many of them use to suffer many indignities, they complained about the toxicity that comes with being part of the extended family. The ownership of their housing

units correlated with them regaining their dignity, which suggest that the housing provisions are also empowering human dignity.

These insights also demonstrate that a housing unit is beyond its physical structures and the attributes, it gives beneficiaries a sense of control, happiness and fulfilment knowing that they can host a party or have visitors at any time. Prior research suggest that homeownership has a positive effect on the individual and society, furthermore it allows individuals to have control or a choice over their physical settings. Understanding the beneficiary's household structure was significant in that the study was able to trace the changes that have taken place from their previous dwelling into their current housing unit. It was noted that the household and family structure has changed from big to small and these changes have yielded positive outcomes for the beneficiaries' overall wellbeing.

4.3.8 Current housing dwelling

The housing unit in Geluksdal Extension 3 constitutes of five rooms: two-bedroom, one bathroom, one kitchen and a sitting room. Cement stock bricks were used to build the housing unit which was plastered and painted with varying colours from one unit to the next. As indicated in chapter three the house has tap water in the kitchen, bathroom and outside the dwelling. There is no geyser installed nor sink included for the kitchen and bathtub in the bathroom. There are no built-in cupboards, counters, and ceiling in the house. The roof is covered with corrugated and the house has glass windows and doors. Some participants have installed burglar bars on the window frames (kindly see image 4) and door frames. While conducting fieldwork, the researcher also noted that most beneficiaries have modified their houses either by installing tiles on the floor, adding ceiling and/or changing the entire structure of the housing unit. The extension of the house is based on various reasons which includes size of the household, affordability and/or access to finance etc. The literature pertaining to homeownership theory strongly suggest that homeowners can alter and renovate their houses according to their needs because they have more control and freedom of their own house (Aigbavboa and Thwala, 2014).

Drawing from the data collected during fieldwork, participants indicated that when they first moved in their housing units, they encountered various problems, which included:

“The rooms inside the house does not have doors, and the windows do not close properly” Maria

Kindly see Image 4.1 below, it demonstrates a window frame that does not close properly.

Image 4.1: Window frame not closing properly



(Source: photo taken by researcher on site)

Lungile narrates her story as follows:

“When I arrived in this house, there was only one door installed in the entrance and exit door as for the other rooms in the house there were no doors. Windows did not close properly, and water was only installed when I had already moved in here. I do not think I would have had running water, had I not approached the contractor building the houses”

Adding to the above, Thando reported that

“The bricks in these houses and the bricks on those other houses [referring to previous accommodation] if someone could get angry and just hold this structure, the whole thing will fall apart. The quality of this house is not good”

Lastly, Xani also shared her experience:

"My first encounter when moving into this house was bad, it wasn't a good experience at all. The house was not plastered, the temperature of the house was dependent on the weather outside, if its cold outside the house is also cold, and if it is hot, the house becomes hotter. In addition, there were no bath tabs or sinks"

Evidently, what is suggested is that the building material used to build the current housing unit is of poor quality. The sentiments expressed by the respondents in this study echoes what other housing beneficiaries have expressed, for example drawing from Colombia case study new residents interviewed articulated that despite being very pleased to receive a free house from the government, there are some drawbacks, such as the small size of the flats, the lack of trees and open spaces, poor location, use of cheap and prefabricated materials, lack of quality public spaces and commercial uses, inadequate provision of health centres and police station and overcrowding (Sliwa and Wigg, 2016). Drawing from a South African case study, beneficiaries from Johannesburg expressed the following: the housing unit was cooler in winter and warmer in summer and there was lack of exterior and interior final touches (Aigbavboa and Thwala, 2014: 3). The findings from international and national experience highlight that state subsidised housing beneficiaries have expressed dissatisfaction with the quality of their houses.

State subsidised housing units are herein referred to as low cost housing units, therefore one would pose a question: is the construction of the low-cost housing unit compromised under the banner of low cost? Does low cost translate to poor quality material? It is not suggested that the low-cost variable must mean poor quality, low cost may be relative, however poor quality is not relative. To illuminate the matter, low-cost variable has to do with the pricing of the suppliers, but the quality of the housing unit has to do solely with the contractor building the house; the low-cost variable has to do with the agreements between the government and the suppliers, the contractor and all individuals or/and companies involved, all that is needed is to execute the job needed. However, if the low-cost variable and the quality of the house variable are not attended to with interest the result is the housing unit of a poor quality.

Drawing from the case study that was conducted in Bhambayi, Kwa-Zulu Natal respondents indicated that they are satisfied with the services provided as well as the

housing structure. Mahlaba (2018) highlights that community participation was a crucial element in assuring beneficiaries' satisfaction. In the case of Geluksdal Extension 3 beneficiaries indicated that they were involved in the housing project. Thando explains the process:

"Before the houses were built, there were various meetings that were held. During these meetings the government officials and other agencies would show us the structure of the house, where the main road, petrol stations and taxi rank will be situated. They would update us about the progress of the project"

Adding to the above, Julia reports that:

"before the commencement of the project, a meeting was called by the government and other parties involved. The purpose of the meeting was to show us a sample of how our houses would look once they are completed. What shocked me is that the show houses are completely different from what we have received"

Based on the views expressed above, there seems to be engagement between government officials and the beneficiaries. This is in line with the Department of Human Settlement housing policy goal which is to have meaningful consultations with individuals and the community involved in the housing development thus, facilitates active participation. On the contrary, it is almost certain that what was discussed and presented during the meetings did not materialise to reality for example the show houses vs. what the beneficiaries received. This shows that even though beneficiaries might be involved in the housing project it does not result to positive outcomes as per the findings in the Bhambayi housing project.

Respondents also indicated that when construction of the houses were partially completed, they would go to the site to see the development of the house. During these informal meet up sessions, the beneficiaries would build networks amongst each other, they would exchange cell phone numbers to update each other about the progress of the constructors, this made them to stay abreast with the progress of the development of their houses. Respondents indicated that they did this with the aim of walking into their new neighbourhood with a sense of familiarity than a feeling of strangeness. These findings

reveal the importance of social capital and how it fosters community engagement and promote collective problem solving (Bhandari and Yasunobu, 2009).

Based on the demographic profile described earlier, two respondents - Xani and Lerato - stated that they are self-employed (while others indicated that they are either unemployed or employed). In sustaining their livelihoods, Xani reports that she buys goods mostly clothes and sells in the community. On the other hand, Lerato indicates that she has an early childhood development centre. She has tried formalizing the business through the Department of Social Development, however, given the requirements (for example, the centre needs to be a specific size) she has decided to withdraw her application and continue to operate the centre informally. The above statement highlights the limitation of de Soto's ideas that formal title will lead to access in formal markets. Lerato has authorized ownership that proves that she is the homeowner, however, she did not manage to formalise her business because of the requirements needs to formalise her day care centre. The analysis above confirms the literature presented by Musembi's (2007) which articulates that there is an unproven link between formal title and access to credit facility, secondly, de Soto work has failed to recognise that formalisation could lead to both security and insecurity.

4.3.9 Infrastructure, services, and amenities

In their previous dwelling, participants indicated that they had better services which were easily accessible, however in their current dwelling they have identified a myriad of problems including: electricity, poor road works, soil erosion during rainy season and limited access to public transport. Illustrating the points presented above, the participants reported the following.

Julia shares her sentiments regarding the space of the yard

"Stands are not the same size; my neighbour has a bigger yard compared to mine"

Lungile articulates the inconvenience of not having electricity

"It was hard we did not have electricity when we moved here, but I told myself that I need to make this situation work for me. I decided to leave my children at home [referring to

previous dwelling] because there was electricity, so I did not want to inconvenience my children because there is no electricity here [referring to current dwelling]"

Sharing similar sentiments regarding electricity, Lerato indicates that:

"It was a struggle in the beginning to adjust because there was no electricity. We had to use a paraffin stove to cook. It was a dark city"

The incidents reported reveal a lack of accountability to the structures involved towards the creation of the housing units. This lack of accountability has certainly created a tradition of irresponsibility, and the ramification of this has been a baneful experience, at least for a first few months or years, of the beneficiaries after occupying their housing units.

The literature discussed in chapter three confirmed that there is no school, clinic, hospital nor police station within the community radius in Geluksdal Extension 3. Participants indicated that if they need to access these facilities they had to go to the neighbouring communities, and it is estimated that these services are approximately 5 to 10 kilometres away from Geluksdal Extension 3. The evidence presented thus far indicates that the houses are poorly located. This was also evident in the Free Housing Program study that was conducted in the Republic of Colombia. The beneficiaries of this program reported that the houses are built in poor locations and there is inadequate provision of health centres and police stations. The evidence of this study suggests that free housing systematically complexifies the daily life of state subsidised housing beneficiaries (Wainer and Vale, 2021). There is a strong possibility that the lives of the respondents for this study are also complexified. For example, while services are not accessible within the community radius, this inaccessibility is exacerbated by poor road works.

Julia narrates the following:

"This one time we called an ambulance because Kate was about to give birth. The ambulance was unable to fetch Kate from her house because the road was bad, we had to carry Kate and walk a very long distance from her house to the main road where the ambulance was waiting".

Furthermore, Themba reports that:

"We go to Tsakane and get told that police vans are not around and when you call for emergency medical services you get told that there are no ambulance, so you have to wait"

The challenges expressed by the beneficiaries highlights that Geluksdal Extension 3 is located in the urban periphery, thus making it difficult for its residents to access services and amenities. On the other hand, participants indicated that they are satisfied with waste removal services, however they are not happy with electricity supply and street lighting:

Maria reports that:

"The streetlights are a challenge, and you see I live next to an open field. It's scary when streetlights are not working when I have to travel at night"

Adding to this point, Shonisani indicates that:

"Well, honestly the only service provided regularly is waste removal. Electricity interruptions happen every week. I keep calling them every week. When it comes back it does not operate in some streets"

Overall, the narratives discussed above indicate that services provided are not as prioritised as the houses, less priority is given to services and amenities.

4.4 Conclusion

The results found in this study have demonstrated that despite the housing deficiencies and limited access to services and amenities, beneficiaries' lives and general wellbeing has improved significantly. Arguably, the study has also found that the beneficiaries have recorded a remarkable change in their lives, the change goes beyond just the ownership of the house, the change is linked to freedom, privacy and movement. Beneficiaries indicated that they can do things they were unable to do in their previous dwelling. Drawing from the findings reported in this chapter it is evident that factors such as freedom, ownership, privacy, safety, social capital, accessibility to amenities and services, infrastructure, quality of house and household and family structure play a

significant role in determining housing satisfaction and in defining what a home means to the respondents.

CHAPTER 5: CONCLUSION

5.1 Introduction

To carry out the study successfully the following was discussed and presented in the previous chapters: purpose of the research, key objectives informing the study, background, problem statement of the study, data collection and analysis methods used, the body of literature and theoretical and conceptual framework underpinning the study, research site and findings. In this chapter, the study aims to provide a conclusion. Adding to the above, the limitations of this study will be discussed, and recommendations will be provided.

5.2 Summary of the research findings

The purpose of this study was to explore the lived experiences of state subsidised housing beneficiaries. The study attempted to uncover what the units mean for people who inhabit them, highlighting what has improved or not for them and detailing the impact on their lives and the space they occupy. Tracing these changes was achieved by a discussion of the advantages and disadvantages of the participants previous and new accommodation.

The key objectives guiding this study included:

- Providing a context analysis of the geographical area in which the study was conducted. This information was helpful as it allowed the researcher to analyse the favourable and unfavourable conditions.
- Uncovering what the state subsidised houses mean for the beneficiaries who inhabit them.
- Exploring how life has changed since people have moved into their new state subsidised houses.
- Understanding the location of the area in terms of its accessibility to services and amenities.

The background of this study was done by observing the transition from the apartheid era to the democratic era. The importance of this observation was to note down the factors that influenced and informed housing in South Africa post-1994. The problem statement

of the research presented views from different authors discussing the impact and outcomes of the housing policy in South Africa. The theoretical and conceptual framework underpinning this study was discussed in chapter two. Ten interviews were conducted using a semi-structured interview schedule.

The data collected from the interviews was analysed using thematic analysis. The findings were presented and discussed in chapter four. The results indicate that beneficiaries of state subsidised housing are satisfied with their dwelling despite the housing deficiencies and limited access to services and amenities. Beneficiaries also indicated that their lives and general wellbeing has improved significantly. This difference was observed by comparing their living conditions before moving in their current dwelling. Some of the participants indicated that they use to live in informal settlements, crowded houses with little to no space. This limited their freedom, privacy, and movement. States subsidised house has made remarkable changes in the beneficiaries' lives beyond just the ownership of the house, the change has to do with their freedom, privacy, and movement.

Beneficiaries also indicated that since they have move in their current house, they are able to do things they were unable to do in their previous living conditions. This has brought about a link between freedom and housing provision. The study also found that life has changed since beneficiaries have moved into their state subsidised houses. It should also be noted that there are some elements that the housing beneficiaries were unhappy or dissatisfied with. This included deficiencies in the house such as window frames that did not close, dysfunctional toilet, inadequate equipment in the house such as the sink and bathtub. The location of the site also proved to be problematic because there are no services and amenities close by, that the participants can access. This problem is also exacerbated by the inadequate infrastructure in the area. There are no tarred roads in the area additionally, participants indicated that streetlights do not seem to work efficiently all the time. The challenges highlighted above indicate that government focuses less on infrastructure, services, and amenities.

5.3 Recommendations

Given the limitations presented by the housing beneficiaries in Geluksdal Extension 3, the study recommends that beyond providing a house the government needs to focus on the sociological and the psychological implications. On the sociological implications, the government needs to facilitate the quality of the houses, but it should not neglect the quantity, and on the psychological implications side it should focus on the meanings the beneficiaries derive from their houses. Additionally, an evaluation system should be implemented to oversee the entire project, most importantly constructors should provide feedback on the progress and quality of the material used when building the house. There is also a need of more communication between the beneficiaries and the government, and that this communication and the transparency in terms of budget is the only way that can rectify the problem of poor-quality of state subsidised housing units.

5.4 Limitations

This study only focused on beneficiaries residing in Geluksdal Extension 3, which is in the Ekurhuleni region. The findings of this study cannot be generalised to other areas of South Africa. Some of the questions in the interview schedule could have been probed further such as any motivation for not having/having a backyard dwelling. Given that the researcher is familiar with the research site, this could have played a role in selecting the participants. Snowballing sampling technique was applied for this research, maybe a different sampling technique such as random sampling could have worked as well for the study.

Another limitation of this study is that it does not have a participant with a disability, all the participants are able bodied, however this does not mean that people with a disability are excluded by the housing policy, they also participate in the right to housing and according to affirmative action and the constitution they are prioritised. Future research studies of this nature might benefit if they focus their study onto the subsidised government houses with beneficiaries who have a disability, it would be interesting to know if the living experiences of the housing beneficiaries with a disability differ from those who are able bodied, this could help the government as to how it can better provide for the beneficiaries with a disability. This limitation has made the research study not to be richer, a lot could have changed if participants with a disability were also involved, but this limitation points

a way forward for future researchers. This proposition does not encourage an only-disability research study on the government subsidised housing units, it only points towards the importance of diversity in the study of this nature.

5.5 Conclusion

The objective of this chapter was to present a succinct summary of this study. This was achieved by discussing and providing a brief description to the following: purpose of the study, key objectives informing the study, background of the study, problem statement of the study, the body of literature and conceptual framework underpinning the study, data collection and analysis methods, findings of the study which demonstrated that despite the housing deficiencies and limited access to services and amenities, beneficiaries' lives and general wellbeing has improved significantly. Arguably, the study has also found that the beneficiaries have recorded a remarkable change in their lives, the change goes beyond just the ownership of the house, the change has to do with their freedom, privacy, and movement. Lastly the chapter also discussed the recommendations and limitations of the study.

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APPENDICES

Appendix 1: Informed Consent Form



UNIVERSITY OF THE WITWATERSRAND, JOHANNESBURG

School of Architecture and Planning

Private Bag 3, Wits 2050, South Africa. Cell. +27-71 409 8081. E-mail: kgapholainnocentia@gmail.com or Margot.Rubin@wits.ac.za

Research on the lived experiences of state subsidised housing beneficiaries in Geluksdal Extension 3 (conducted by Innocentia Kgaphola and supervised by Doctor Margot Rubin)

Informed Consent form

I _____ hereby consent to participate in the research on the lived experiences of state subsidised housing beneficiaries in Tsakane Extension 3. I understand the purpose of the study as well as that my participation is voluntary. My identifying particulars will not be linked to what I say.

I understand that the research is for academic purposes (research report in partial fulfilment of the Master of Urban Studies degree) and will become available in hard and soft copy at the University of the Witwatersrand after its completion. I also understand that my participation is voluntary, therefore I may refuse to be interviewed, or answer any of the questions and I may withdraw from the research process at any point.

Name: _____

Surname: _____

Signature: _____

Date: _____

I_____ hereby consent to the use of a recording device during the interview session. I understand that these recordings will only be accessible to the researcher and her supervisor. I also understand that the transcripts of the interview session are confidential, and my identifying particulars will not be linked to what I say.

Name: _____

Surname: _____

Signature: _____

Date: _____

Appendix 2: Information Sheet

UNIVERSITY OF THE WITWATERSRAND, JOHANNESBURG

School of Architecture and Planning

Private Bag 3, Wits 2050, South Africa. Cell. +27-71 4098081. E-mail:
Innocentia.Kgaphola@students.wits.ac.za **or** Margot.Rubin@wits.ac.za

Date:

Dear Sir/Madam

Information sheet for research on the lived experiences of state subsidised housing beneficiaries

My name is Innocentia Kgaphola and I am conducting research as a student at the University of Witwatersrand. This is in connection with my Master of Urban Studies degree, as part of the required research report. My research is aimed at exploring how life has changed since people have moved into their new units, using Tsakane Extension 3 as a case study. Given your experiences as someone who has received a state subsidised house in Tsakane, I would like to hear about your experiences/hear your story. I will be interviewing you and a number of your neighbours and I will use the information that you provide to write a research report.

I would appreciate it, if you would agree to be interviewed for approximately one hour to tell me about your experiences as a beneficiary. Participation in this research is of course voluntary, and your refusal to participate will not have any implications. You may stop the interview at any point and you may also withdraw consent after the interview is conducted. This implies that you allowed to stop and pull out of the study at any given point. Please note that no payment or incentive will be offered for participation. In order to ensure that I record what you have said to me accurately, and so that I can focus on our discussion, I would like to use a recording device. Please note that this recording will only be heard by me and it will be kept in a secure place. The transcript of this interview will not be linked to the information that you share, pseudonyms (a name that is not yours/another name) will be used, and this is to guarantee that you cannot be identified. The interview will be held at a time and place that is convenient for both of us.

The Research report will be made available in hard or soft copy in the main library at the University it will also be available on the internet.

I would look forward very much to interviewing you, should you be available and willing. Please do not hesitate to contact me with any questions about the research before or after the interview via the contact details above.

You may also contact my supervisor for clarification: Margot.Rubin@wits.ac.za

Yours sincerely,

Innocentia Kgaphola

Appendix 3: Ethics Clearance

[redacted]

SCHOOL OF ARCHITECTURE AND PLANNING
HUMAN RESERCH ETHICS COMMITTEE

SCHOOL OF ARCHITECTURE & PLANNING

LETTER OF ACKNOWLEDGEMENT
PROTOCOL NUMBER: SOAP63/24/06/2016

PROJECT TITLE:	Exploring the Lived Experiences of State Subsidised Housing Beneficiaries: The Case of Tsakane Extension 3, City of Ekurhuleni
INVESTIGATOR/S:	Innocentia Kgaphola (Student No. 464232)
SCHOOL:	Architecture and Planning
DEGREE PROGRAMME:	Master of Urban Studies
DATE CONSIDERED:	18 July 2016
DECISION OF THE COMMITTEE:	Retrospective acknowledgement granted

CHAIRPERSON
(Professor Daniel Irurah)

DATE: 18·07·2016

cc: Supervisor/s: Margot Rubin

DECLARATION OF INVESTIGATORS

I/We fully understand the conditions under which I am/we are authorized to carry out the abovementioned research and I/we guarantee to endure compliance with these conditions. Should any departure to be contemplated from the research procedure as approved I/we undertake to resubmit the protocol to the Committee.

Signature **Date** 22 July 2016

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