
By

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College of Law and Management Studies

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Supervisor

Dr Robin Martin Challenor

December 2012
DECLARATION

I Ntombiningi Jennifer Jeaneth Hadebe declare that:

(i) The research reported in this dissertation, except where otherwise indicated, is my original work.

(ii) This dissertation has not been submitted for any degree or examination at any other university.

(iii) This dissertation does not contain other persons’ data, pictures, graphs or other information, unless specifically acknowledged as being sourced from other persons.

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Signed ………………………………………

Date ………………………………………
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☐ A big thank you to the members of my group who kept on encouraging me to soldier on
☐ My three daughters who had faith in me and always encouraged me
Abstract

In 1994 the new government introduced a subsidy scheme where the beneficiaries are provided with houses through housing projects. The houses have been vastly criticised for being small and poorly built. The sites provided are perceived to be small. The recreational facilities are perceived to be non existent and educational facilities scarce. The places where the projects are, is perceived to be far away from job opportunities.

A sample of 200 beneficiaries was drawn from 1024 beneficiaries residing in the housing project in the area of France, Edendale in Pietermaritzburg, Phases 1 and 11. In this study, the respondents were composed of 32.9% males and 67.1% females. The respondent’s age group who participated in this project was 3.9% between 0-21 years, 28.9% between 22-35 years, 34.2% between 36-45 years, 16.4% between 46-55 years, and 11.8% between 55- 65 years and 4.6% did not reveal their age status. 80.9%, indicated they were owners of the houses, 6.6% indicated that they were not and those that did not reply are 12.5%.

The study is descriptive in nature and explored the extent to which the beneficiaries were happy with their houses. The study explored the perceptions on the size of the sites, the small starter houses, the sanitation provided and the location of the houses.

The findings suggest that the provision of sustainable housing in South Africa is still a challenge. The houses are still located far from the places of work and they are so small and there is overcrowding. The sizes of the sites are small and the sanitation provided unacceptable. The recreational facilities are nonexistent. Beneficiaries expressed dissatisfaction with the educational facilities.
# Table of Contents

<table>
<thead>
<tr>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Page</td>
<td>i</td>
</tr>
<tr>
<td>Declaration</td>
<td>ii</td>
</tr>
<tr>
<td>Acknowledgements</td>
<td>iii</td>
</tr>
<tr>
<td>Abstract</td>
<td>iv</td>
</tr>
<tr>
<td>Table of Contents</td>
<td>v</td>
</tr>
<tr>
<td>Abbreviations</td>
<td>ix</td>
</tr>
<tr>
<td>List of Figures</td>
<td>x</td>
</tr>
<tr>
<td>List of Tables</td>
<td>xi</td>
</tr>
</tbody>
</table>

## CHAPTER 1

1.1. Introduction 1
1.2. Background and Context 1
1.3. Problem Statement 3
   1.3.1 The first sub problem. 3
   1.3.2 The second sub problem. 3
   1.3.3 The third sub problem. 3

1.4 The delimitations 3
1.5 Research Objectives 4
1.6 Research Questions 4
1.7 Importance/Significance of the Study 4
1.8 Research Design and Methodology 4
1.9 Ethical Requirements 5
1.10 Data Analysis 5
1.11 The structure of the Study 5
   1.11.1 Chapter 2-Literature Review 5

1.11.2 Chapter 3-Research Methodology 5
   1.11.3 Chapter 4-Findings and Interpretations 6
   1.11.4 Chapter 5-Discussions of the Findings 6
   1.11.5 Chapter 6- Discussions and Recommendations 6

1.12 Conclusion 6
# CHAPTER 2

**LITERATURE REVIEW**

2.1 Introduction 7  
2.2 Legal framework 7  
2.3 Adequate housing as a human right 10  
2.4 Adequate housing/shelter 13  
2.5 Location and mobility 17  
2.6 Water and Sanitation 19  
2.7 General Information about the France Project 21  
2.8 Conclusion 25

# CHAPTER 3

3.1 Introduction 26  
3.2 Aims and Objectives of the Study 26  
3.3 Data Collection Strategies 26  
3.3.1 Types of Data 27  
3.3.1.1 Primary and Secondary Data 27  
3.3.1.2 Qualitative and quantitative Data 28  
3.3.1.3 The Likert Scale 30  
3.3.2 Data Collection Methods 32  
3.3.2.1 Method for collecting primary data 33  
3.3.2.2 Method of collecting Secondary Data. 34  
3.3.2.3 Sampling 35  
3.3.2.4 Interviews 37  
3.3.2.5 Questionnaires 38  
3.3.3 Reliability and Validity 39  
3.3.4 Methodology Chosen 42  
3.3.5 Conclusions 44
CHAPTER 4

4.1 Introduction 45
4.2 Sampling Method 45
4.3 Administering Questionnaires 45
4.4 The Descriptive Statistics 46
  4.4.1 The Cronbach Alpha Test (Reliability Test) 46
  4.4.2 The Coding for the Statements 47
  4.4.3 The Descriptive Percent Stats 48
  4.4.4 The Central Tendency Stats 68
4.5 Inferential Statistics 73
  4.5.1 The T-tests 73
  4.5.2 Correlations 77
4.6 Conclusion 95

CHAPTER 5 DISCUSSION OF THE FINDINGS

5.1 Introduction 96
5.2 Discussion of the findings 96
5.3 Conclusion 114

CHAPTER 6 DISCUSSION AND RECOMMENDATIONS

6.1 Introduction 115
6.2 Discussion of the Findings 116
  6.2.1 To what extent are the beneficiaries happy with the sizes of their
       small sites? 116
  6.2.2 To what extent are the beneficiaries happy with their poorly built houses? 116
  6.2.3 To what extent are the beneficiaries happy with the sanitation provided? 117
  6.2.4 To what extent are the beneficiaries Happy with the location of
       their houses? 118
  6.2.5 To what extent are beneficiaries happy with the educational and
       recreational facilities? 118
  6.2.5 Other findings 118
6.3 Recommendations 119
6.4 Limitations of the research 120
6.5 Recommendations for further research 120
6.6 Conclusion 120

BIBLIOGRAPHY xiii

Appendix 1 Letter of introduction x xxv
Appendix 2 Questionnaire xxvii
<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANC</td>
<td>African National Congress</td>
</tr>
<tr>
<td>BESG</td>
<td>Built Environment Support Group</td>
</tr>
<tr>
<td>COHRE</td>
<td>Centre on Housing Rights and Evictions</td>
</tr>
<tr>
<td>DHS</td>
<td>Department of Human Settlements</td>
</tr>
<tr>
<td>DPLG</td>
<td>Department of Provincial and Local Government</td>
</tr>
<tr>
<td>DWAF</td>
<td>Department of Water Affairs and Forestry</td>
</tr>
<tr>
<td>GFFO</td>
<td>German Federal Foreign Office</td>
</tr>
<tr>
<td>ILO</td>
<td>International Labour Organisation</td>
</tr>
<tr>
<td>NIMBY</td>
<td>not in my back yard</td>
</tr>
<tr>
<td>GPLS</td>
<td>Greenfield Project Linked Subsidies</td>
</tr>
<tr>
<td>RDP</td>
<td>Reconstruction and Development Programme</td>
</tr>
<tr>
<td>SPSS</td>
<td>Statistical Package for the Social Sciences</td>
</tr>
<tr>
<td>WHO</td>
<td>World Health Organisation</td>
</tr>
</tbody>
</table>
## List of Figures

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>A un-renovated one-roomed house</td>
<td>24</td>
</tr>
<tr>
<td>2.2</td>
<td>An renovated one-roomed house</td>
<td>24</td>
</tr>
<tr>
<td>2.3</td>
<td>A un-renovated two-roomed house</td>
<td>24</td>
</tr>
<tr>
<td>2.4</td>
<td>An renovated two-roomed house</td>
<td>24</td>
</tr>
</tbody>
</table>
### List of Tables

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>Total subsidy approved, Memorandum of Agreement</td>
<td>21</td>
</tr>
<tr>
<td>2.2</td>
<td>Total subsidy approved, Memorandum of Agreement</td>
<td>22</td>
</tr>
<tr>
<td>3.1</td>
<td>Distinction between quantitative and qualitative data</td>
<td>29</td>
</tr>
<tr>
<td>3.2</td>
<td>Research Questionnaire Development</td>
<td>43</td>
</tr>
<tr>
<td>4.1</td>
<td>Case processing summary</td>
<td>46</td>
</tr>
<tr>
<td>4.2</td>
<td>Reliability statistics</td>
<td>46</td>
</tr>
<tr>
<td>4.3</td>
<td>Respondents Gender group</td>
<td>48</td>
</tr>
<tr>
<td>4.4</td>
<td>Respondent's age group</td>
<td>48</td>
</tr>
<tr>
<td>4.5</td>
<td>Are you the owner of this house?</td>
<td>49</td>
</tr>
<tr>
<td>4.6</td>
<td>To what extent are you happy with the size of your house?</td>
<td>50</td>
</tr>
<tr>
<td>4.7</td>
<td>To what extent are you happy with the number of rooms?</td>
<td>50</td>
</tr>
<tr>
<td>4.8</td>
<td>To what extent is there any privacy in your house?</td>
<td>51</td>
</tr>
<tr>
<td>4.9</td>
<td>How many people are in occupation of this house?</td>
<td>52</td>
</tr>
<tr>
<td>4.10</td>
<td>To what extent are you happy with this?</td>
<td>52</td>
</tr>
<tr>
<td>4.11</td>
<td>Are the walls plastered?</td>
<td>53</td>
</tr>
<tr>
<td>4.12</td>
<td>Are there any cracks on the walls?</td>
<td>53</td>
</tr>
<tr>
<td>4.13</td>
<td>To what extent are you happy with the floors?</td>
<td>54</td>
</tr>
<tr>
<td>4.14</td>
<td>What type of roof has been provided to your house?</td>
<td>54</td>
</tr>
<tr>
<td>4.15</td>
<td>Is the roof leaking?</td>
<td>55</td>
</tr>
<tr>
<td>4.16</td>
<td>What type of materials were used for the walls of the house?</td>
<td>55</td>
</tr>
<tr>
<td>4.17</td>
<td>To what extent are you happy with the materials used for the walls?</td>
<td>56</td>
</tr>
<tr>
<td>4.18</td>
<td>To what extent are you happy with the design and style of your house?</td>
<td>56</td>
</tr>
<tr>
<td>4.19</td>
<td>To what extent are you happy with the size of your site?</td>
<td>57</td>
</tr>
<tr>
<td>4.20</td>
<td>Do you feel you can extend your house on this site?</td>
<td>58</td>
</tr>
<tr>
<td>4.21</td>
<td>To what extent are you happy with this?</td>
<td>58</td>
</tr>
<tr>
<td>4.22</td>
<td>What type of sanitation is provided on your site?</td>
<td>59</td>
</tr>
</tbody>
</table>
4.23  To what extent are you happy with this type of sanitation?  60
4.24  Are you employed?  60
4.25  How far is your place of employment from your house?  61
4.26  How much do you pay for transport to go to work per day?  61
4.27  To what extent are you happy with the location of your house from the place of employment?  62
4.28  To what extent are you happy with the quality of your house?  63
4.29  To what extent do you feel that the government has improved your life by providing this house?  63
4.30  To what extent do you feel that your house is a home to you?  64
4.31  To what extent are you happy with the type of water provided?  65
4.32  To what extent are you happy with the educational facilities in the area?  66
4.33  To what extent are you happy with the recreational facilities in this area?  66
4.34  To what extent are you happy with the electricity service?  67
4.35  The Central Tendency Stats  68
4.36  Central Tendency Stats  69
4.37  Central Tendency Stats  70
4.38  Central Tendency Stats  71
4.39  T-test  73
4.40  T-test  75
4.41  T-test  76
4.42  T-test  77
4.43  Correlations  79
4.44  Correlations  82
4.45  Correlations  85
4.46  Correlations  88
4.47  Correlations  91
4.48  Correlations  93
BIBLIOGRAPHY

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Dear Respondent,

MBA Research Project

Researcher: N.J.J. Hadebe (Miss) (Telephone: 033 392 6484)
Supervisor: Dr M. Challenor (Office Telephone: 031 260 8104)
Research Office: Ms P Ximba 031-2603587

I, Ntombiningi Jennifer Jeaneth Hadebe am an MBA student, at the Graduate School of Business, of the University of Kwazulu Natal. You are invited to participate in a research project entitled Government subsidies: Are the beneficiaries happy with their houses? A case of France- Edendale. The aim of this study is to find out to what extent are the beneficiaries are happy with their houses.

Through your participation I hope to understand the feelings of the beneficiaries about their houses. The results of the survey are intended to contribute to the improvement of the houses provided through government subsidies.

Your participation in this project is voluntary. You may refuse to participate or withdraw from the project at any time with no negative consequence. There will be no monetary gain from participating in this survey. Confidentiality and anonymity of records identifying you as a participant will be maintained by the Graduate School of Business, UKZN.

If you have any questions or concerns about completing the questionnaire or about participating in this study, you may contact me or my supervisor at the numbers listed above.

The survey should take you about 25 minutes to complete. I hope you will take the time to complete this survey.

Sincerely

Investigator’s signature________________________________________ Date_________________

This page is to be retained by participant
CONSENT

I………………………………………………………………………………………………(full names of participant)
hereby confirm that I understand the contents of this document and the nature of the research project, and I consent to participating in the research project.
I understand that I am at liberty to withdraw from the project at any time, should I so desire.

SIGNATURE OF PARTICIPANT infections DATE

………………………………………………………………………………………………

This page is to be retained by researcher
1. Gender
   Male ☐ Female ☐

2. Age
   (0-21) (22-35) (36-45) (46-55) (55-65)

3. Are you the owner of this house?
   Yes ☐ No ☐

4. To what extent are you happy with the size of your house?
   Not at all 1.... 2.... 3.... 4.... 5.... 6.... 7.... considerably

5. How many rooms are in your house?
   __________________________

6. To what extent are you happy with the number of rooms?
   Not at all 1....2....3....4....5....6....7.... Considerably

7. To what extent is there any privacy in your house?
8. How many people are in occupation of this house? ________________

9. To what extent are you happy with this?

   Not at all 1....2....3....4....5....6....7.... Considerably

10. Are the walls plastered? Yes  ☐  No  ☐

11. Are there any cracks on the walls? Yes  ☐  No  ☐

12. To what extent are you happy with the floors?

   Not at all 1....2....3....4....5....6....7.... considerably

13. What type of roof has been provided to your house?

   Tiles ..... asbestos ..... metal ..... thatched ..... 

14. Is the roof leaking? Yes  ☐  No  ☐

15. What type of materials were used for the walls of the house?
16. To what extent are you happy with the materials used for the walls?

Not at all 1...2...3...4...5...6...7... considerably

17. To what extent are you happy with the design and style of your house?

Not at all 1...2...3...4...5...6...7... considerably

18. To what extent are you happy with the size of your site?

Not at all 1...2...3...4...5...6...7 considerably

19. Do you feel you can extend your house on this site? Yes ☐ No ☐

20. To what extent are you happy with this?

Not at all 1... 2... 3... 4... 5... 6... 7 considerably

21. What type of sanitation is provided on your site?

Pitlatrine ..... flush ..... longdrop ..... other ..... 

22. To what extent are you happy with this type of sanitation?
23. Are you employed? 
Yes ☐  No ☐

24. How far is your place of employment from your house?

Near …… far ….. very far ……. 

25. How much do you pay for transport to go to work per day?

| R0 – R6.00 | R6.01-R9.00 | R9.01-R12.00 | R12.01-R15.00 | R15.01-R18.00 |

26. To what extent are you happy with the location of your house from the place of employment?

Not at all  1…. 2….. 3….. 4….. 5….. 6….. 7 considerably

27. To what extent are you happy with the quality of your house?

Not at all  1…. 2….. 3….. 4….. 5….. 6….. 7 considerably
28. To what extent do you have confidence in the housing authorities?

Not at all 1 2 3 4 5 6 7 considerably

29. To what extent do you feel that your house is a home to you?

Not at all 1 2 3 4 5 6 7 considerably

30. To what extent do you feel that the government has improved your life by providing this house?

Not at all 1 2 3 4 5 6 7 considerably

31. Where do you get water?

Water tap river borehole other

32. To what extent are you happy with the type of water provided?

Not at all 1 2 3 4 5 6 7 considerably

33. To what extent are you happy with the waste service?

Not at all 1 2 3 4 5 6 7 considerably
34. To what extent are you happy with the educational facilities in the area?

   Not at all 1 .... 2 .... 3 .... 4 .... 5 .... 6 .... 7 .... considerably

35. To what extent are you happy with the recreational facilities in this area?

   Not at all 1 .... 2 .... 3 .... 4 .... 5 .... 6 .... 7 .... considerably

37. To what extent are you happy with the electricity service?

   Not at all 1 .... 2 .... 3 .... 4 .... 5 .... 6 .... 7 .... considerably