

**FROM TOP STRUCTURE TO HOME: INCREMENTAL GROWTH OF SUBSIDISED
HOUSING IN MAMELODI**

by

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LIST OF ABBREVIATIONS

NHF:	National Housing Forum
UF:	Urban Foundation
RDP:	Reconstruction and Development Programme
HWP:	Housing White Paper
NHP:SPHP:	National Housing Policy: Supporting the People's Housing Process
HUD:	Housing and Development Agency

ABSTRACT

FROM TOP STRUCTURE TO HOME: INCREMENTAL GROWTH OF SUBSIDISED HOUSING IN MAMELODI

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Degree: Master of Applied Science in the Faculty of the Built Environment

The aims and objectives of the study is to inform the design and delivery of low income subsidised housing in order to ensure a better end product, and to develop a better understanding of:

- the construction process
- the spatial configuration and use of space
- the socio-economic factors that impact on the consolidation process

Most research on low-cost housing focuses on satisfaction and socio-economic issues and much criticism is anecdotal and not based on in-depth research. There is a need to understand how consolidation takes place - how construction takes place (builders, materials, funding), what form it takes, how space is used and which factors (socio-economic, spatial) impact on the process. The future housing process and product would also benefit from such qualitative research.

First background information of the case study areas were gathered for the methodology, questionnaires were prepared, sampling carried out and finally interviews were conducted. Thereafter, analysis of the information was undertaken to enable the presentation of results and conclusions.

The placing of the roof structures in Extension Ten has resulted in the inefficient use of space, whereas the placing of the water closets in Extension Six has not interfered with the use of space.

Non-consolidators in Extension Ten are negatively affected by the number and type of income sources, lack of savings and expenditure levels.

In Extension Six, although the number of income sources was greater, the ability of the families to consolidate was restricted by expenses, family sizes, and the inability to make much savings.

Rental activity appeared prominent in this category of non-consolidators.

In terms of consolidators in Extension Ten, the small family sizes, larger incomes, and greater abilities to save, assisted in the process of consolidation so much so, that the many expenses made had little or no effect on consolidation.

In Extension Six, the large family sizes, and many expenses didn't prevent consolidation from taking place. Large income sources and the ability to save to a greater degree, assisted.

Overall, in Extension Ten and Six a direct correlation exists between the use of building skills and consolidation, i.e. an increase in one results in an increase in the other and vice versa. The high cost of building materials in Extension Ten have impacted negatively on consolidation, whilst residents of Extension Six thought the cost of materials were reasonable and has resulted in less consolidation. The use of space within the structures and on the erven tends to increase in complexity with formality. The space occupied by the house also tends to increase with formality in both extensions. In Extension Six, the use of space within the structures increases in complexity with formality but the use of the erven does not.

The conclusions have implications for housing policy in terms of delivery and design of housing. The needs, priorities and aspirations of residents have been filtered through the housing process in the two case study areas to inform the provision of housing that better matches the context and lives of the residents.

Keywords: consolidation, low-income subsidised housing, space, spatial configuration

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