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Roots and Wings

Improving the quality of life for beneficiaries of government-initiated affordable housing projects

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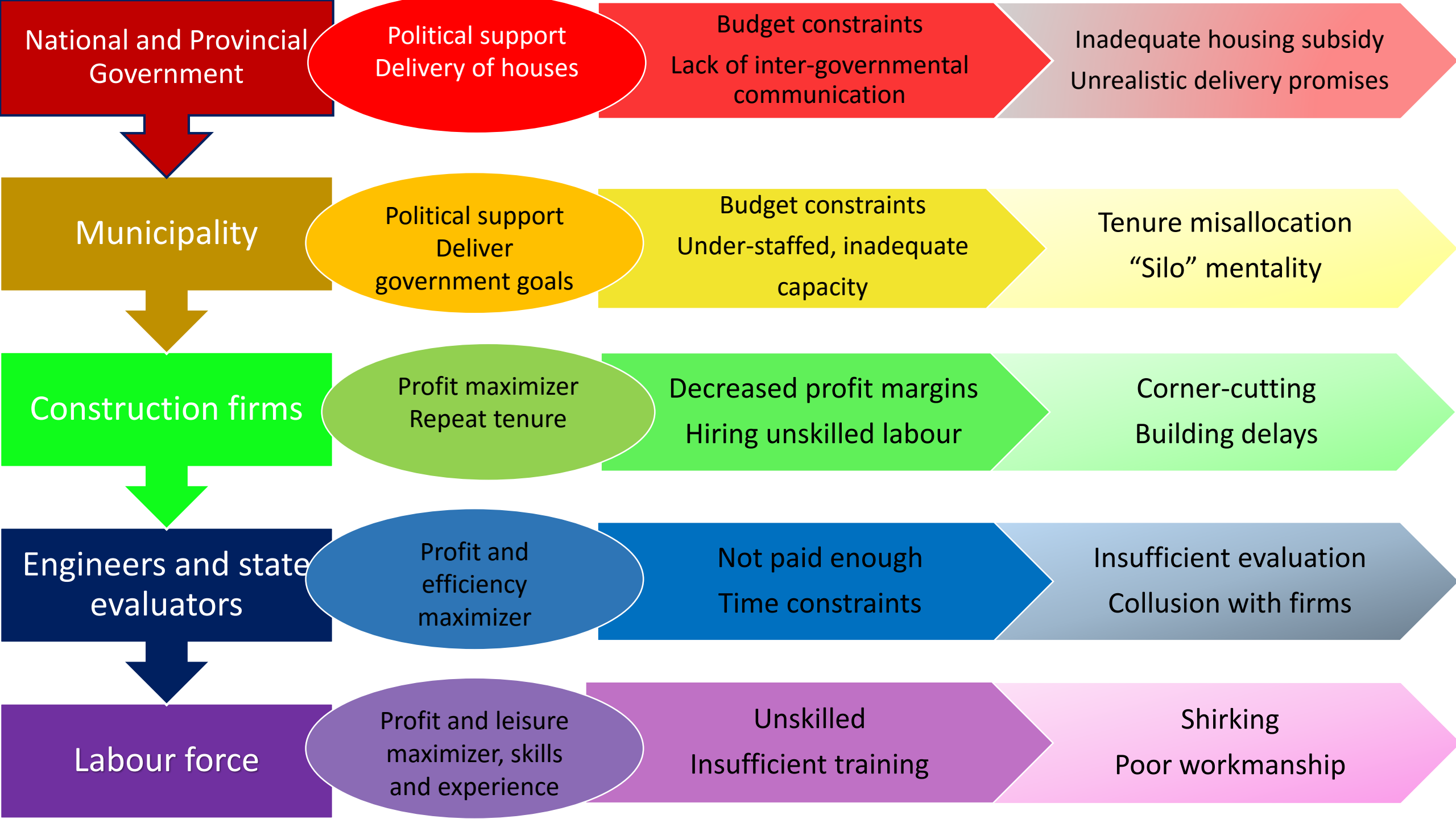
12 September 2018

Structure

- Context and problem statement
- Incentive and shortfall framework
- Rooidakke housing project
 - Intention of the project
 - Steps so far
 - Fieldworker feedback
- Next steps

Context and problem statement

- In South Africa, one of the main issues that faces the low-cost government provided housing sectors is that of sub-optimal quality houses and a lack of satisfaction of the beneficiaries
- However, not much research into how to improve quality
- How do we improve the housing quality and ensure beneficiary satisfaction?
- Who is the main actor to blame for this?
 - Construction firms?
 - Labourers?
 - National Government?



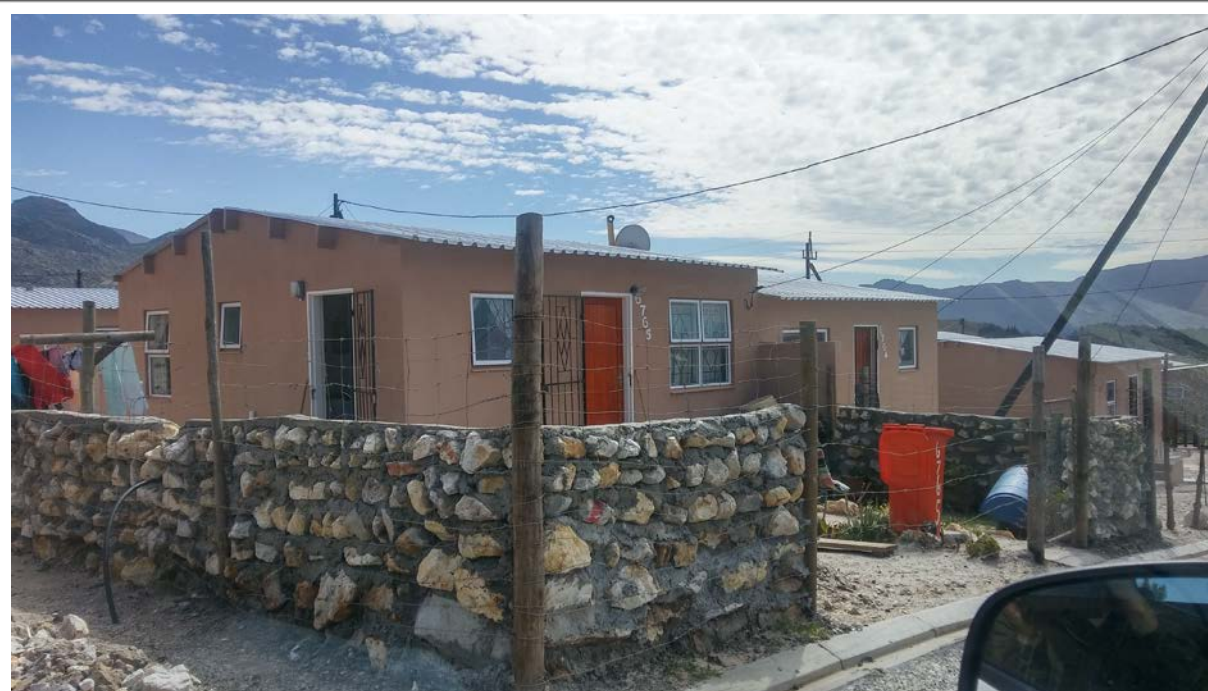
Understanding these complexities, where to now?



Roodakke Housing Project

- Just outside Grabouw
- Community which is socioeconomically vulnerable
- Beneficiaries of houses mostly from nearby farms and informal settlement

Rooidakke



Partners



- Stellenbosch University Department of Economics (researchers and students)
- Stellenbosch University Department of Engineering (Civil Engineering) (researchers and students)
- Bath University (researcher)
- Western Cape Provincial Government: Department of Human Settlements
- Theewaterskloof Municipality
- Building contractor
- Rooidakke Community (fieldworkers and beneficiaries)

Hypotheses



- Additional independent engineering oversight improves housing quality
- Fewer quality issues improved the satisfaction of the beneficiaries

Steps so far

- Weekly site visits by engineering students with reporting back to contractor and/or site foreman (November 2017-May 2018)
- Final inspection of completed houses, as well as control group of houses by engineering students (June 2018)
- Fieldworker training by economics students(recruited from Rooidakke community) (July 2018)
- Survey amongst beneficiaries to gauge satisfaction with houses (August 2018)



8 November 2017



14 November 2017



20 November 2017



6 December 2017



27 February 2018



7 March 2018



27 March 2018



Engineering survey (June 2018)



Fieldworker insights



What is the impact so far?

- Drawing attention to a very important issue which requires innovative solutions
- Project has established a good working relationship between all stakeholders with feedback sessions and discussions (potential for further collaboration)
- Engineering students received very good exposure & working experience
- Feedback from engineers taken on board by contractor
- Next steps?
 - Workshop to bring together policy makers (Provincial Department of Human Settlements, Theewaterskloof Municipality,) and contractor to provide feedback on findings thus far
 - Discussions with Engineers regarding possibility of developing technological solution