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**Housing 2002–2009**  
**In-depth analysis of the General Household Survey data**

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## List of Acronyms

ADR	Aged Dependency Ratio
ASGISA	Accelerated and Shared Growth Initiative for South Africa
CDR	Child Dependency Ratio
CL	Confidence Limits
CPI	Consumer Price Index
CS	Community Survey
GEAR	Growth, Employment and Redistribution
GDP	Gross Domestic Product
GHS	General Household Survey
HSRC	Human Sciences Research Council
IES	Income and Expenditure Survey
IRDP	Integrated Residential Development Programme
LFS	Labour Force Survey
OHS	October Household Survey
RDP	Reconstruction and Development Programme
TDR	Total Dependency Ratio
URP	Urban Renewal Programme

## 1. Introduction

The South African government remains committed to provide a better life for all. One of the primary commitments made by the government was the provision of and improved access to permanent housing that provides secure tenure, privacy, protection from the elements, and access to basic services described in the Housing Act 1997 (Act No. 107 of 1997). Since the first democratic election in 1994, the government has formulated various policies aimed at alleviating poverty affecting households, as well as individuals. These policies underline the need to improve access to basic services and in particular, housing. More recently a number of service delivery protests, as well as internal investigations exposing irregularities in the allocation of State-subsidised housing, highlighted the challenges in relation to the implementation of the Housing Act.

The need for official statistics has increased rapidly across all sectors as a result of a growing demand from users for new and better statistics to describe new phenomena and to monitor development (Holt, 2008). The collection of reliable information enhances the monitoring of progress in service delivery in that it forms the basis for informed decisionmaking, the development of policies, or the planning required for a massive programme of social transformation (Stats SA, 2010).

The General Household Survey (GHS) was one of the sources of official statistics and contributes amongst other things towards the monitoring of selected indicators in relation to the performance of various Government Departments. It has been conducted since 2002 by Statistics South Africa. The survey mainly focuses on collecting data related to access to basic services and service delivery and it was used by a number of Government departments for planning, monitoring and evaluation. This volume focuses on information related to housing that was collected between 2002 and 2009 as part of the GHS series.

## 2. Overview of the housing system

This section will briefly address the housing conditions and housing policies in South Africa, as they affect the population as a whole. The government has embarked on significant institutional transformation, and sought to redefine most of the policies that determine the activities of state, including the provision of housing to its people (UNDP, 2005). These were aimed at regulating the provision of better infrastructure and services to households. Section 26 of the Constitution of the Republic of South Africa, 1996, preserves the right to housing, as follows:

“(1) Everyone has the right to have access to adequate housing.

(2) The State must take reasonable legislative and other measures within its available resources, to achieve the progressive realisation of this right”

Various policies and legislative developments were put in place in support of the new approach to housing. These include: the Reconstruction and Development Programme (RDP) of 1994; the Growth, Employment and Redistribution (GEAR) Strategy of 1996; the Accelerated and Shared Growth Initiative for South Africa (ASGISA) of 2005, and the Housing Act, 1997 (Act No. 107 of 1997). The two fundamental documents which give content to the National Department’s mandate were the New Housing Policy and Strategy for South Africa, White Paper, 1994 and the Comprehensive Plan for the Development of Sustainable Human Settlements, 2004.

In response to this constitutional imperative, government has introduced a variety of programmes, which provide poor households with access to housing, as described in the Housing Act. Measures or arrangements were also put in place to assist persons who cannot independently provide for their own housing needs to better access housing. The Act further emphasises the role of government to facilitate housing delivery. The Integrated Residential Development Programme (IRDP) provides for the acquisition of land, servicing of stands for a variety of land uses including commercial, recreational, schools and clinics, as well as residential stands for low, middle and high income groups. The land use and income group mix will be based on local planning considerations and needs assessments.

Access to housing and secure accommodation was integral to government’s commitment to reducing poverty and improving the quality of people’s lives. At a Housing Indaba in Cape Town held in 2005, the government and the private sector, including banks and property developers, agreed to accelerate housing delivery in order to address the housing backlog (Smit and Purchase, 2006). This report examines changes in the access of households to housing infrastructure and services.



In order to gain a more precise understanding of the housing trends in South Africa, it was important to look at the key features of housing conditions, such as the general supply of housing, the size of the dwelling, affordability and security of tenure, facilities, and services. For the purposes of this report, we will focus on the supply and demand side of housing based on the data that was available from the GHS series.

### 3. Objectives of this volume

Statistics South Africa (Stats SA) has been collecting basic information about housing in a number of different studies. These include the Population Censuses (1996, 2001), October Household Surveys (OHS 1995–1999), General Household Survey (GHS 2002–2009) and the Community Survey (CS 2007). The GHS datasets were unique in that they provide annual data over a period of time and were specifically designed to measure various aspects of the living circumstances of South African households. Eleven broad themes were covered, namely education, health, housing, water and sanitation, electricity, refuse removal, the environment, transport, social services, food supply and agriculture. This report was the second in a series of GHS reports aimed at providing an in-depth understanding of specific GHS themes and was largely focused on housing.

The main objective of this study was to use the historical GHS data to provide statistical measures of trends and conditions about housing in South Africa between 2002 and 2009. More specific questions that were addressed include:

1. What was the current status of housing conditions in SA?
2. What do the indicators on housing tell us about actual living conditions of citizens?
3. What were the characteristics of households occupying traditional, informal and RDP dwellings?
4. Are there trends over time and what insights can be gained into how those relate to the housing delivery agenda?

### 4. Methodology and the data

This study utilises the GHS 2002 to GHS 2009 data series as indicated in the objectives of the study. The published results of the GHS were based on a representative probability sample drawn from the South African population. A multi-stage, stratified random sample was drawn using probability–proportional–to–size principles. As a result of the sample size and stratification design, data can only be aggregated down to provincial level. Data for the whole series as presented in this release were therefore comparable and the comparative analysis was made based on the premise that all samples were representative of the population of South Africa at the time when the survey was conducted. A stratified, random sample of approximately 30 000 households were interviewed during consecutive years using face-to-face interviews. Unlike during previous years when data collection was done over the period of two weeks, the GHS 2009 data collection was spread over three months.

During 2010 the historical data for the period 2002 to 2008 was re-weighted. This was necessary because the demographic estimates used for benchmarking changed significantly after the release of the findings of the Community Survey in 2007 and the release of new statistics on HIV/AIDS infection rates in the country. There was also a need to incorporate the provincial boundary changes effected in December 2005 into the re-weighting process. During the re-weighting, a new benchmarking system based on estimates of the number of households in South Africa was also introduced for the household file.

The general revision of the GHS 2009 questionnaire did not only mean that several new questions related to housing were added, but also that some existing questions were modified. These modifications were identified in the text where it could have influenced comparability.

Weights were applied during analysis to get true population estimates. SAS 9.0 and SAS Enterprise Guide were used for the data analysis.

**5. Findings**

**5.1 The current status of housing conditions in South Africa**

One of the modifications made to the GHS series during the 2009–2010 revision process was to adopt a new benchmarking method for the household datasets. Instead of using the weights of the household head for the household, new independent estimates of the number of households in South Africa were made based on the number of households found during Census 1996, Census 2001 and the 2007 Community Survey. Intermediate points from the Quarterly Labour Force Survey were also used for 2003, 2005 and 2009. These estimates are presented in Table 1 and form the basis of analysis and data presentation. The estimates suggest that South Africa's households increased from 11,0 million in 2002 to 13,8 million in 2009. Gauteng had the most households starting at 2,7 million in 2002 and increasing to 3,5 million in 2009. Gauteng province was followed by KwaZulu-Natal with 2,1 million households in 2002 increasing to 2,6 million in 2009. The least populous province, the Northern Cape, also had the lowest number of households. Estimated household numbers in this province increased from 256 000 to 311 000.

**Table 1: Estimated number of households per province**

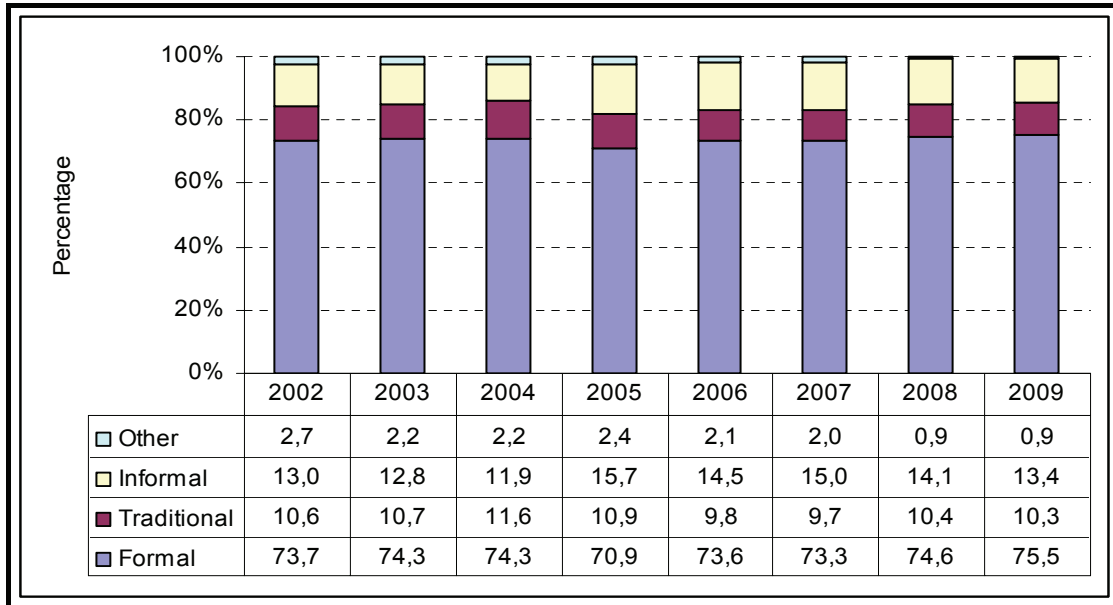
Province	Year (Thousands)							
	2002	2003	2004	2005	2006	2007	2008	2009
Western Cape	1 166	1 204	1 244	1 286	1 333	1 379	1 428	1 478
Eastern Cape	1 484	1 517	1 549	1 580	1 614	1 654	1 696	1 738
Northern Cape	256	263	270	277	284	293	302	311
Free State	713	731	749	768	788	812	837	861
KwaZulu-Natal	2 073	2 140	2 208	2 278	2 356	2 438	2 525	2 615
North West	791	811	831	852	876	901	928	954
Gauteng	2 683	2 785	2 891	3 005	3 132	3 258	3 392	3 531
Mpumalanga	768	795	821	848	877	909	943	978
Limpopo	1 081	1 115	1 148	1 181	1 216	1 258	1 302	1 346
South Africa	11 013	11 362	11 712	12 075	12 476	12 901	13 351	13 812

Table 2 and Figure 1 show how the number and percentage of households living in formal, informal and traditional dwellings have changed over time. The total number of households living in formal dwellings increased from 8,1 million in 2002 to 10,4 million in 2009. The total number of households living in a formal, traditional and informal dwellings increased over time. However, Figure 1 also indicates that the proportion of households in South Africa living in formal dwellings increased from 73,7% in 2002 to 75,5% in 2009. The percentage of those living in an informal dwelling gradually increased from 13,0% in 2002 to 13,4% in 2009 and the percentage living in traditional dwellings remained at approximately 10% over time. The proportion of households living in other types of dwellings, such as caravans, showed a slight decrease over time (from 2,7% in 2002 to 0,9% in 2009).

**Table 2: Total number of households by type of dwelling**

Type of dwelling	Year (Thousands)							
	2002	2003	2004	2005	2006	2007	2008	2009
Formal	8 104	8 439	8 699	8 553	9 163	9 389	9 930	10 430
Informal	1 434	1 452	1 392	1 896	1 806	1 918	1 883	1 845
Traditional	1 170	1 210	1 358	1 320	1 221	1 244	1 385	1 417
Other	306	261	262	306	286	350	153	120
Total	11 013	11 362	11 712	12 075	12 476	12 901	13 351	13 812

**Figure 1: Households by type of dwelling**



The figures in Table 3 compare dwelling types occupied by households five years prior to the survey period with the type of dwelling occupied at the time of the survey. The main purpose of this comparison was to establish whether there has been an improvement in the housing conditions of individual households in South Africa, regardless of the complexities introduced by sampling. Figure 2 demonstrates that approximately 7,6% of households in 2002 and 2009 reported that they were occupying either informal or traditional dwellings five years ago, but were now living in formal structures. Even though there were significant fluctuations over time with a range of 5,6% to 8,0% for improved living conditions, the general trend was that approximately 7% of interviewed households found themselves in a better position in terms of housing at the time of the survey, when compared to five years before the survey. Moreover, the results also indicate that the percentage of households that were living in formal dwellings five years ago and were now living in either traditional or informal dwellings did not change significantly over time and remained at an average of approximately 1,0%. On average, two thirds of households remained living in formal dwellings over the five year period – 66,1% of households found themselves in formal dwellings in 2002, with a gradual increase to 68,0% in 2009.

**Table 3: Changes in type of housing in which households lived five years ago compared to the survey period**

Year	Type of dwellings occupied during survey period (Thousands)				Type of dwellings occupied five years ago (Thousands)			
	Formal	Traditional	Informal	Other	Formal	Traditional	Informal	Other
2002	8 104	1 170	1 434	306	7 360	1 285	1 457	911
2003	8 439	1 210	1 452	261	7 712	1 352	1 437	860
2004	8 699	1 358	1 392	262	7 888	1 470	1 402	952
2005	8 553	1 320	1 895	306	7 743	1 403	1 812	1 117
2006	9 163	1 221	1 806	286	8 487	1 374	1 797	818
2007	9 389	1 244	1 918	350	8 529	1 336	1 933	1 103
2008	9 930	1 385	1 882	153	9 263	1 445	1 829	813
2009	10 430	1 417	1 845	120	9 410	1 473	1 851	1 077

**Figure 2: Changes in type of housing<sup>1</sup> in which households lived five years ago compared to the housing type they occupied when the survey was conducted (also see Table A3 in Appendix)**

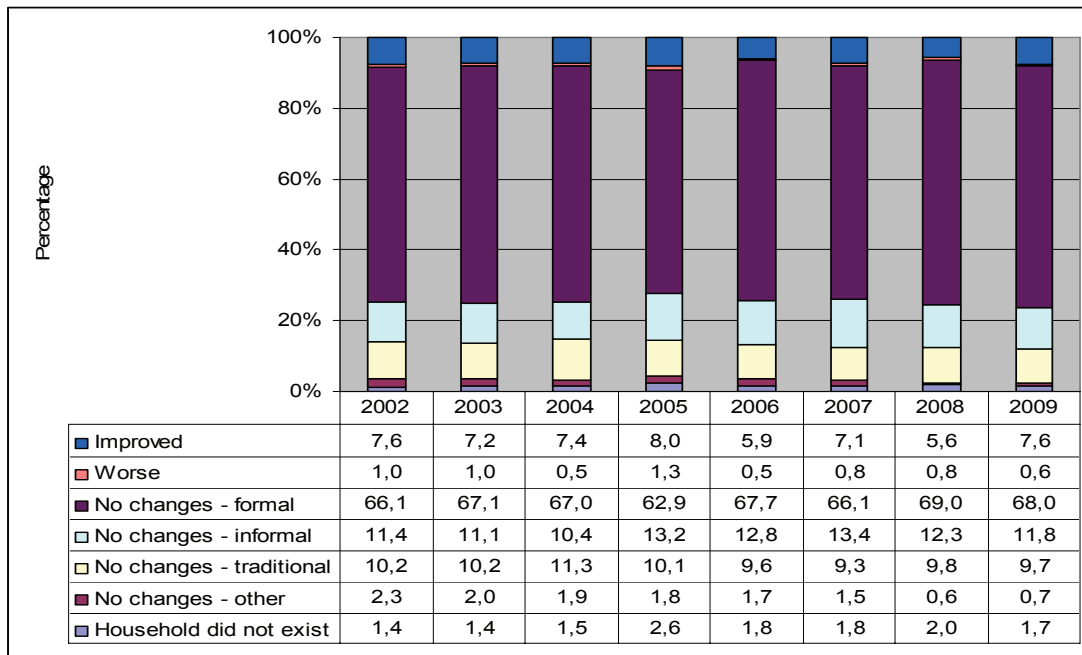


Table 4a summarises trends with regards to housing type occupied in relation to the population group of the household head. It shows that the percentage of black Africans that occupy formal housing increased significantly from 2002 (66,2%) to 2009 (71,2%), whereas there has been a proportional decline in the other population groups, especially amongst the white population. Population group patterns for households occupying traditional dwelling remained largely unchanged during the survey period, whereas there has been a slight increase in the percentage of black African’s occupying informal dwellings. Table 4b illustrates the racial distribution for specific housing types. It shows that with little variation across time, approximately 99,5% of households headed by whites live in formal dwellings, whilst we have noted a slight decline amongst the coloured population, from 90,6% in 2002 to 89,2% in 2009. Amongst black Africans, there has been a statistically significant shift towards the occupation of formal dwellings from 65,8% to 69,5%. This shift appears to have been predominantly from traditional, rather than the informal housing types.

**Table 4a: Type of housing occupied per population group of the household head over time**

Housing Type	Population group	Year (Percentage)							
		2002	2003	2004	2005	2006	2007	2008	2009
Formal	Black African	66,2	67,0	67,5	67,0	68,7	69,4	70,2	71,2
	Coloured	10,2	10,1	10,2	10,4	9,9	9,8	9,8	9,5
	Indian/Asian	3,4	3,4	3,3	3,5	3,4	3,3	3,4	3,3
	White	20,2	19,5	19,0	19,2	18,0	17,4	16,6	16,0
	Total	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
Traditional	Black African	99,6	99,7	99,3	99,6	99,4	99,8	98,7	99,3
	Other <sup>2</sup>	0,4	0,3	0,7	0,4	0,6	0,2	1,3	0,7
	Total	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0
Informal	Black African	94,6	94,4	95,1	95,5	95,2	95,3	96,1	95,3
	Other	5,4	5,6	4,9	4,5	4,8	4,7	3,9	4,7
	Total	100,0	100,0	100,0	100,0	100,0	100,0	100,0	100,0

<sup>1</sup> Changes were calculated in the following way: worse – changes from formal dwelling to other types of dwelling, improved – changes from other types of dwelling to formal dwelling.

<sup>2</sup> Other includes Coloured, Indian/Asian and Whites.

**Table 4b: Type of housing occupied per population group of the household head over time**

Population group	Housing type	Year (Percentage)							
		2002	2003	2004	2005	2006	2007	2008	2009
Black African	Formal	65,8	66,8	66,9	63,0	66,6	66,2	68,0	69,5
	Traditional	14,3	14,2	15,4	14,4	12,8	12,6	13,3	13,2
	Informal	16,6	16,2	15,1	19,9	18,2	18,6	17,6	16,5
	Other	3,3	2,8	2,6	2,7	2,2	1,9	0,8	0,1
	<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
Coloured	Formal	90,6	90,5	91,9	89,7	89,3	87,8	90,7	89,2
	Traditional	0,4	0,3	0,3	0,5	0,6	0,2	1,2	0,8
	Informal	8,1	8,2	6,8	7,2	7,3	7,0	6,6	7,5
	Other	0,9	1,0	1,0	2,5	2,7	4,3	1,2	0,1
	<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
Indian/Asian	Formal	98,8	98,7	97,0	96,0	96,6	95,6	99,2	99,6
	Traditional	0,3	0,4	2,2	0,0	0,0	0,1	0,4	0,3
	Informal	0,8	1,0	0,7	3,9	2,8	3,7	0,1	0,1
	Other	0,1	0,0	0,0	0,0	0,0	0,0	0,0	0,0
	<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
White	Formal	99,3	99,6	99,5	98,9	99,0	98,4	98,6	99,5
	Traditional	0,0	0,0	0,0	0,0	0,0	0,0	0,2	0,2
	Informal	0,0	0,1	0,0	0,0	0,2	0,2	0,1	0,0
	Other	0,5	0,2	0,4	0,5	0,2	0,4	0,6	0,0
	<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>

Table 5 illustrates the distribution of key demographic characteristics of households for dwelling types currently occupied. For households occupying formal and informal dwelling types, more than 60% of household heads were male. In the case of formal dwellings, the percentage of female headed households fluctuated between 36,3% and 37,6% (range) during the reference period. Occupancy of informal dwellings by male headed households varied between 65,5% and 72,0% (range), with a significant increase between 2002 (66,4%) and 2009 (71,5%). Conversely households living in traditional dwellings were significantly more likely to be female than male headed. Over time, more than 50% of households living in traditional dwellings had a female head, with this proportion fluctuating between 52,5% and 55,0% (range) over time.

The average household size in 2009 was 3,7 for South African households, with relatively little change over time. Average household size was the highest in traditional dwellings (4,1), followed by formal dwellings (3,7) and informal dwellings (3,5) (also see Figure 3).

Even though comparisons in the people per room ratio over time was made difficult by the fact that the question measuring the number of rooms changed in 2009, it was still possible to do a relative comparison within a year between the different housing types. For 2009, the data indicates that there were statistically significant differences between the different dwelling types and the people per room ratios. Informal dwellings have the highest density with 1,37 people per room. Other and traditional dwellings were similar at approximately 1,19 and households living in formal housing had the lowest person to room ratios of 0,94.

Total dependency ratios and child dependency ratios were significantly higher for households living in traditional housing types than for other housing types, as well as the national average across all years. For households who were living in formal dwellings in 2009, total dependency and child dependency ratios were lower than for households living in traditional dwellings, but still well above national averages. In 2009, age dependency ratios were higher than the national averages in traditional dwellings, but lower than the national average for informal and 'other' dwelling types.

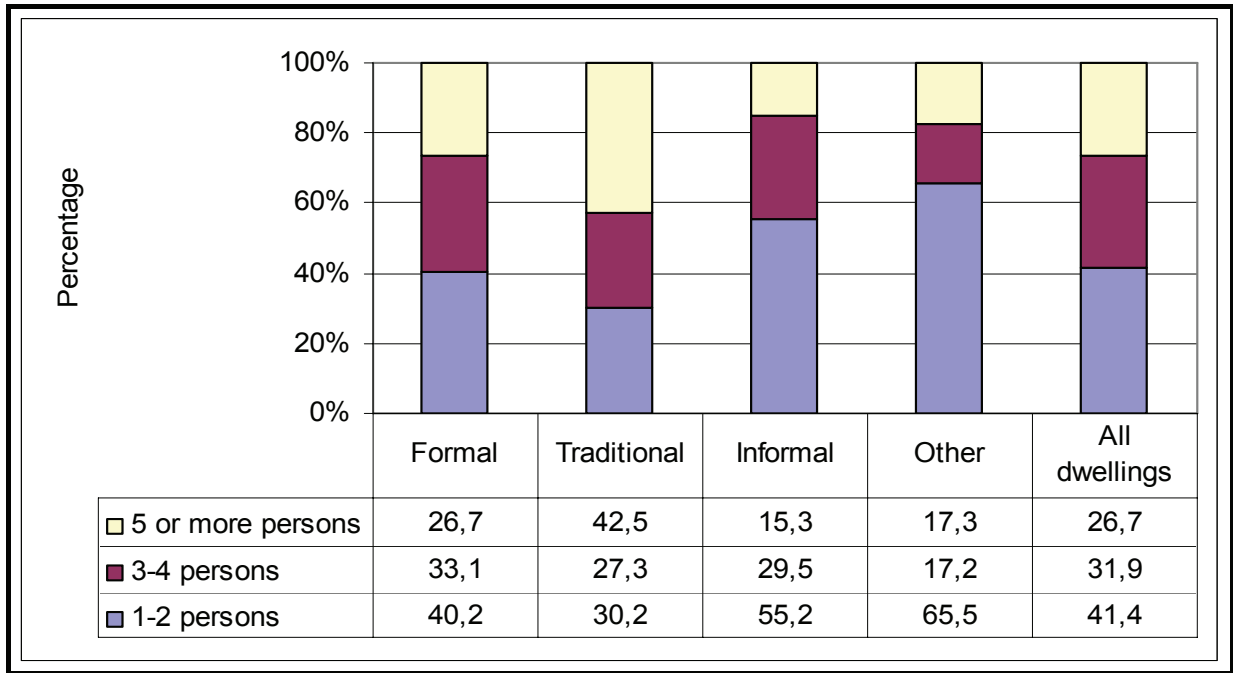
Figure 4 demonstrates changes in child dependency ration for different dwellings types over time.

**Table 5: Main type of dwelling by sex of the household head, household size and average number of rooms and dependency ratios**

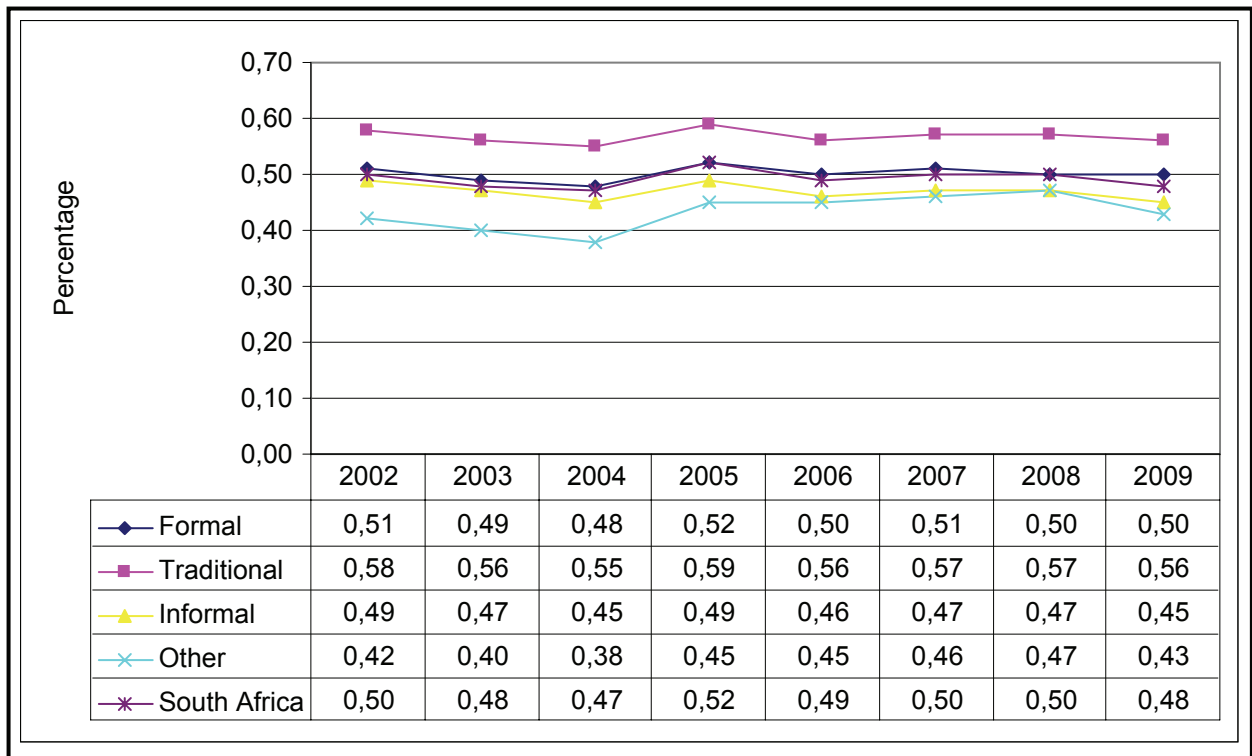
Main type of dwelling	Indicator	Year (Percentage)							
		2002	2003	2004	2005	2006	2007	2008	2009
<b>Sex of the household head</b>									
Formal	% Female	36,8	36,3	36,6	37,6	37,3	37,6	37,4	37,1
Traditional		52,9	55,0	54,6	54,5	53,2	54,1	52,5	53,5
Informal		33,6	34,5	32,1	29,9	31,3	29,3	28,0	28,5
Other		8,0	8,4	6,7	7,7	14,1	14,6	25,4	21,7
South Africa		37,4	37,4	37,5	37,5	37,5	37,5	37,6	37,5
<b>Household size</b>									
Formal	Average	3,8	3,6	3,6	3,6	3,6	3,6	3,8	3,7
Traditional		4,5	4,8	4,4	4,3	4,2	4,0	4,3	4,1
Informal		3,6	3,4	3,2	3,4	3,3	3,2	3,5	3,5
Other		2,6	1,9	2,9	3,4	3,6	3,2	3,7	3,2
South Africa		3,6	3,5	3,5	3,5	3,7	3,5	3,7	3,7
<b>People per room ratio<sup>3</sup></b>									
Formal	Average ratio	1,04	1,65	1,62	1,65	1,61	1,67	1,54	0,94
Traditional		1,34	1,78	1,74	1,73	1,74	1,74	1,79	1,20
Informal		1,54	2,48	2,46	2,52	2,47	2,54	2,52	1,37
Other		1,24	2,86	2,83	2,67	2,50	2,64	2,32	1,19
South Africa		1,29	2,19	2,16	2,14	2,08	2,15	2,04	1,18
<b>Total dependency ratio</b>									
Formal	Average ratio	0,60	0,58	0,57	0,61	0,59	0,60	0,60	0,59
Traditional		0,68	0,66	0,65	0,69	0,66	0,67	0,67	0,67
Informal		0,57	0,55	0,54	0,58	0,54	0,55	0,55	0,54
Other		0,50	0,48	0,46	0,53	0,53	0,55	0,56	0,52
South Africa		0,59	0,57	0,56	0,60	0,58	0,59	0,60	0,58
<b>Age dependency ratio</b>									
Formal	Average ratio	0,09	0,09	0,09	0,09	0,09	0,09	0,10	0,10
Traditional		0,10	0,10	0,10	0,10	0,10	0,10	0,11	0,11
Informal		0,09	0,08	0,09	0,09	0,08	0,09	0,09	0,09
Other		0,08	0,08	0,08	0,08	0,08	0,09	0,09	0,09
South Africa		0,09	0,09	0,09	0,09	0,09	0,09	0,10	0,10
<b>Child dependency ratio</b>									
Formal	Average ratio	0,51	0,49	0,48	0,52	0,50	0,51	0,50	0,50
Traditional		0,58	0,56	0,55	0,59	0,56	0,57	0,57	0,56
Informal		0,49	0,47	0,45	0,49	0,46	0,47	0,47	0,45
Other		0,42	0,40	0,38	0,45	0,45	0,46	0,47	0,43
South Africa		0,50	0,48	0,47	0,52	0,49	0,50	0,50	0,48

<sup>3</sup> The question on the number of rooms of the dwelling was changed in 2009, from a general question about the total number of rooms to a question where the respondent had to list how many rooms of each kind was in the dwelling. This led to an increase in the total number of rooms reported per dwelling, hence the changes in number of people per room ratios.

**Figure 3: Percentage of households per household size category per dwelling type for 2009**



**Figure 4: Child dependency ratios for different dwelling types across time**



**Table 6: Households and dwelling tenure status**

Year	No. of households ('000)	Tenure status (Percentage)				
		Renting	Partially Owned	Fully Owned	Occupied-rent free	Other
2002	11 013	18,6 (17,9 – 19,2)	11,6 (11,1 – 12,2)	57,1 (56,8 – 58,3)	12,1 (7,3 – 8,1)	4,5 (4,1 – 4,9)
2003	11 362	18,5 (17,8 – 19,1)	10,2 (9,7 – 10,7)	62,2 (61,5 – 63,0)	7,2 (6,7 – 7,6)	1,9 (1,7 – 2,1)
2004	11 712	19,2 (18,5 – 19,8)	8,7 (8,2 – 9,2)	59,8 (59,1 – 60,6)	9,1 (8,6 – 9,5)	3,2 (2,9 – 3,5)
2005	12 075	19,4 (18,6 – 20,1)	8,6 (8,1 – 9,1)	62,0 (61,2 – 62,8)	6,6 (6,1 – 7,0)	3,5 (3,1 – 3,8)
2006	12 476	19,5 (18,8 – 20,3)	7,6 (7,1 – 8,1)	62,6 (61,7 – 63,4)	6,0 (5,6 – 6,5)	4,2 (3,9 – 4,7)
2007	12 901	22,0 (21,2 – 22,7)	7,2 (6,7 – 7,7)	60,8 (59,9 – 61,6)	5,4 (5,0 – 5,8)	4,6 (4,2 – 5,0)
2008	13 351	18,2 (17,5 – 18,8)	9,2 (8,6 – 9,7)	65,0 (64,2 – 65,8)	3,9 (3,5 – 4,3)	3,8 (3,5 – 4,1)
2009	13 812	20,2 (19,6 – 20,9)	8,5 (8,0 – 8,9)	56,7 (55,9 – 57,4)	14,2 (13,6 – 14,7)	0,5 (0,4 – 0,6)

The tenure status of dwellings for the period 2002 to 2009 are summarised in Table 6 and Figure 5. The proportion of households renting their residential dwelling has increased from 18,6% in 2002 to 20,2% in 2009. The proportion of households owning their home (either fully or partially paid-off) has fluctuated considerably over the reference period, but declined significantly since 2002 from 68,7% and 65,2%, with some internal shifts between partially owned and fully owned over time. No clear patterns in terms of rent-free occupation could be distinguished, although it appears as if shifts from the partially/fully owned category primarily occurred towards occupied rent-free rather than between partially/fully owned and renting.

**Figure 5: Changes in tenure status over time**

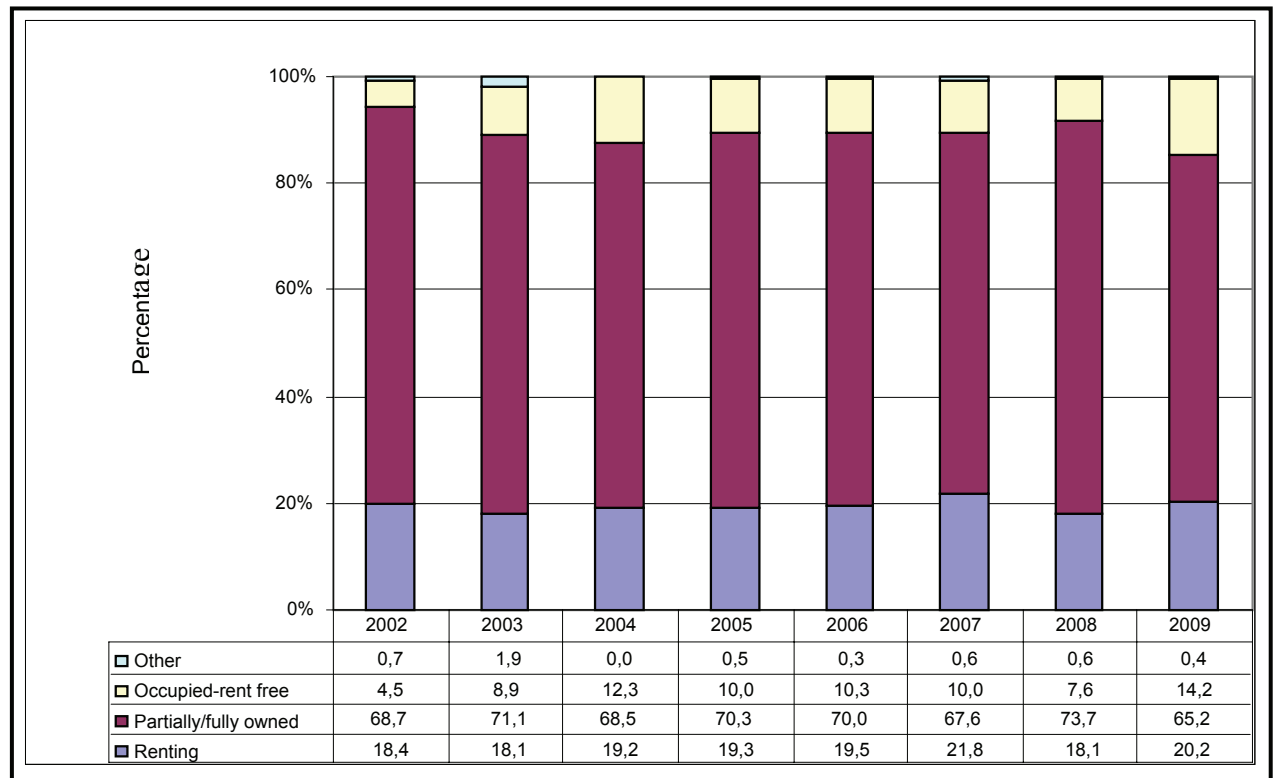




Table 7 covers information about the condition of dwelling roofs and walls for different dwelling types. Of the households who said that their dwelling's walls were weak, 40,1% live in informal dwellings and 39,4% in formal dwellings. In the case of weak roofs 41,4% live in formal dwellings and 40,1% in informal dwellings. Almost eighteen per cent (17,6%) of households that live in the traditional dwellings reported that the condition of their roofs was weak and very weak.

When considering households that were renting the dwelling that they occupy, 78,1% lived in formal dwellings and 19,2% occupy informal dwellings. Only 1,6% lived in traditional dwellings. At the time of the survey, about 99,1% of households living in dwellings that were not yet paid off to bank or financial institution were living in formal dwellings. Almost 90% of households that live in dwellings that were not yet paid off to private lenders were living in formal dwellings, followed by 8,9% in the informal dwellings and 1,3% in traditional dwellings. Seventy five per cent of households living in dwellings that were fully paid off lived in formal dwellings, followed by 16,0% living in traditional dwellings and 9,3% in informal dwellings. Sixty three per cent (63,0%) of households living in rent-free or other kinds of dwellings were occupying formal dwellings, followed by (30,2%) living in informal dwellings, (5,8%) in traditional dwellings and (3,4%) in other dwellings.

Concerning the estimated market value of dwellings: 36,4% of formal dwellings, 82,3% of traditional dwellings and 97,9% of informal dwellings were valued at less than R50 000. Sixty two per cent of formal dwellings were valued at R250 000 or less.

In GHS 2009 the age of dwellings were measured for the first time. Approximately 26,1% of formal dwellings, 28,7% of traditional dwellings, 2,9% of informal dwellings and 38,1% of 'other' dwellings were 30 years or older. Most informal dwellings (91,4%) were less than 30 years old.

**Table 7: Condition of the dwelling wall and roof, tenure status, age of dwelling and estimated market value for the main dwelling types (2009)**

Indicator	Dwelling type (Percentage)				
	Formal	Traditional	Informal	Other	Total
<b>Condition of the walls and roof (row percentages)</b>					
Walls weak or very weak	39,4	19,7	40,1	0,9	100
Roof weak or very weak	41,4	17,6	40,1	0,9	100
<b>Condition of the walls and roof (column percentages)</b>					
Walls weak or very weak	10,0	36,8	57,5	20,4	19,2
Roof weak or very weak	10,5	32,9	57,6	19,8	19,2
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Tenure status</b>					
Rented	78,1	1,6	19,3	1,2	100
Owned, but not yet paid off to bank/financial institution	99,1	0,1	0,7	0,1	100
Owned, but not yet paid off to private lender	89,5	1,3	8,9	0,3	100
Owned and fully paid off	74,5	16,0	9,3	0,2	100
Occupy rent-free/Other	63,0	5,8	30,2	3,4	100
<b>Market value/municipal valuation (row percentages)</b>					
Less than R50 000	54,6	17,6	26,6	1,1	100
R50 001–R250 000	91,2	7,4	1,0	0,5	100
R250 001–R500 000	97,7	1,7	0,3	0,3	100
R500 001–R1 000 000	98,9	0,8	0,2	0,0	100
R1 000 001–R1 500 000	99,2	0,5	0,1	0,2	100
R1 500 001–R2 000 000	99,5	0,5	0,0	0,0	100
R2 000 001–R3 000 000	97,5	1,3	1,3	0,0	100
More than R3 000 000	98,8	1,2	0,0	0,0	100
<b>Market value/municipal valuation (column percentages)</b>					
Less than R50 000	36,4	82,3	97,9	80,6	46,9
R50 001–R250 000	25,7	14,6	1,5	13,5	19,8
R250 001–R500 000	15,2	1,8	0,2	5,1	10,9
R500 001–R1 000 000	11,9	0,7	0,2	0,0	8,5
R1 000 001–R1 500 000	4,6	0,2	0,0	0,7	3,2
R1 500 001–R2 000 000	2,8	0,1	0,0	0,0	2,0
R2 000 001–R3 000 000	1,8	0,2	0,1	0,0	1,3
More than R3 000 000	1,7	0,1	0,0	0,0	1,2
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Age of dwelling (row percentages)</b>					
2005–2009 (0–5 years)	62,8	7,7	28,5	1,0	100
2000–2004 (6–10 years)	69,1	7,8	22,2	0,9	100
1990–1999 (11–20 years)	74,1	10,3	15,2	0,4	100
1980–1989 (21–30 years)	83,2	11,9	4,3	0,6	100
1970–1979 (31–40 years)	79,6	16,1	2,6	1,6	100
1960–1969 (41–50 years)	87,5	10,5	1,1	0,8	100
Prior to 1960 (50 + years)	89,3	7,9	0,5	2,3	100
<b>Age of dwelling (column percentages)</b>					
2005–2009 (0–5 years)	11,4	10,3	29,4	16,3	13,7
2000–2004 (6–10 years)	18,4	15,4	33,4	20,7	20,0
1990–1999 (11–20 years)	24,7	25,2	28,6	13,1	25,0
1980–1989 (21–30 years)	19,3	20,4	5,7	11,6	17,4
1970–1979 (31–40 years)	11,5	17,1	2,2	20,8	10,8
1960–1969 (41–50 years)	8,5	7,5	0,6	7,1	7,3
Prior to 1960 (50 + years)	6,1	4,1	0,1	10,2	5,7
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100,0</b>

## 5.2 Profile of South African households living in informal or traditional dwellings

The preceding section summarised general trends and changes in the housing profiles of South African households. This section will specifically focus on the profiles of households living in informal or traditional dwellings. These households would be targeted for housing assistance in the human settlement programme. This group was examined from the perspective of basic living conditions, tenure status, household expenditure, materials used for roofing and walls, as well as the quality of walls and roof.

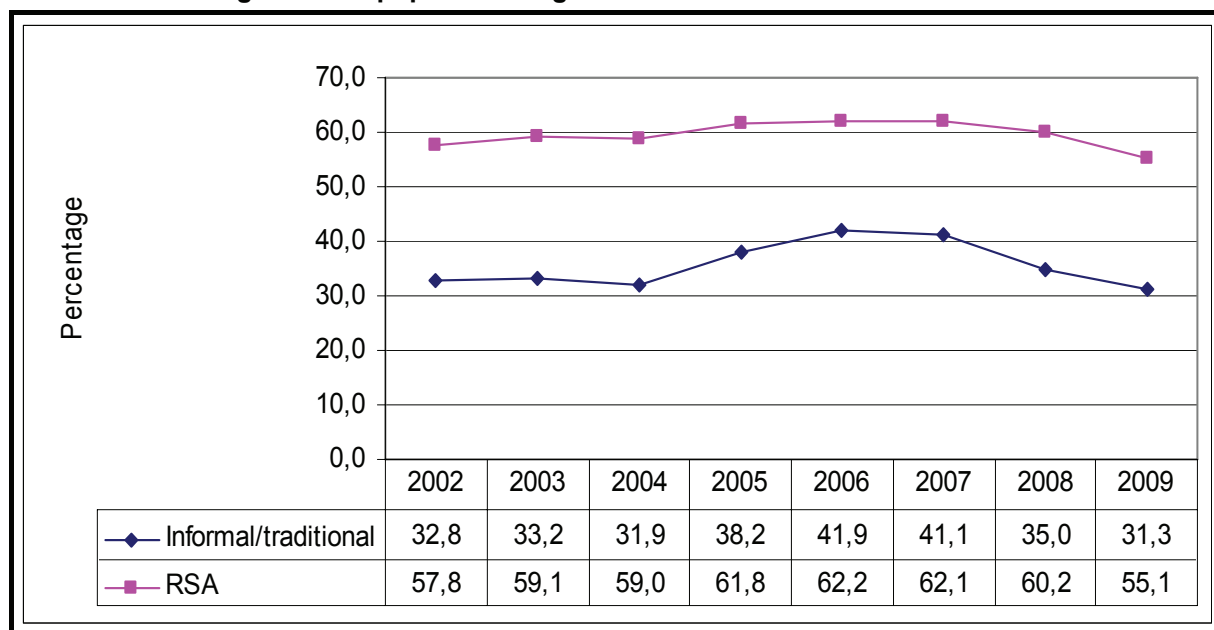
Access to basic services was still a concern for many South African households. The situation for households living in informal or traditional dwellings is summarised in Table 8. In 2009 an estimated 35,6% of households living in an informal or traditional dwelling, had piped or tap water in the house or yard. In the general population, the percentage of households with access to pipe or tap water in the yard remained almost constant at approximately 70%. The percentage of households living in informal/traditional dwellings who have flush toilets with on or off-site disposal steadily increased from 18,4% in 2002 to 24,1% in 2009. However, this was still significantly lower than for South Africa as a whole, where access to this kind of sanitation has increased from 54,9% to 56,3% over the same period. There was a general improvement between 2002 and 2006 (from 32,8% to 41,9%) in the proportion of households living in informal/traditional dwellings whose rubbish were removed by the municipality; However, this started to deteriorate again in 2007 to 41,1% and dropped below 2002 levels in 2009 to reach 31,3%.

The proportion of households who were connected to the MAINS increased from 45,7% in 2002 to 50,0% in 2009, as compared to a national increase from 76,8% in 2002 to 82,6% in 2009. The GHS of 2002 to 2009 showed that the proportion of households with landline or cellular telephone in the dwelling increased significantly from about 18,0% to 74,7% over the reporting period, compared to 45,7% to 84,6% in the population in general.

**Table 8: A comparison of the basic living condition indicators for households living in an informal or traditional dwelling**

Access to service indicator	Type of dwelling	Year (Percentage)							
		2002	2003	2004	2005	2006	2007	2008	2009
<b>Access to water</b> % Piped or tap water in house or yard	Informal/traditional	34,8	35,3	33,4	38,2	41,8	42,7	38,5	35,6
	All dwelling types	68,2	69,2	69,4	69,8	71,1	71,6	70,2	69,9
<b>Sanitation</b> % Flush toilet with on or off-site disposal	Informal/traditional	18,4	20,3	17,9	18,6	21,9	23,4	22,3	24,1
	All dwelling types	54,9	55,9	54,5	54,7	51,2	56,1	54,2	56,3
<b>Refuse/waste</b> % Rubbish removed by municipality	Informal/traditional	32,8	33,2	31,9	38,2	41,9	41,1	35,0	31,3
	All dwelling types	57,8	59,1	59,0	61,8	62,2	62,1	60,2	55,1
<b>Electricity mains</b> % Connected to mains	Informal/traditional	45,7	46,9	49,0	50,8	51,5	51,6	51,7	50,0
	All dwelling types	76,8	78,3	80,6	80,8	80,7	81,8	81,7	82,6
<b>Landline or cellular telephone in dwelling</b> % Landline or cellular telephone in dwelling	Informal/traditional	18,0	22,7	30,9	44,1	53,9	63,3	66,8	74,7
	All dwelling types	45,7	48,0	55,1	65,1	70,7	75,7	79,5	84,6
<b>Hunger</b> % of households experiencing hunger problems	Informal/traditional	41,2	40,5	34,6	28,2	18,3	19,3	22,2	30,1
	All dwelling types	23,8	22,5	18,2	16,0	11,4	10,5	13,0	19,7
<b>Tenure status</b> % Partially owned or fully owned	Informal/traditional	76,2	80,7	80,6	78,3	74,2	72,2	74,6	61,4
	All dwelling types	68,6	71,1	68,5	70,2	70,0	67,6	73,8	65,1

**Figure 6: Comparison over time of the access to regular refuse removal services for informal or traditional dwellings and the population in general**



Access to regular refuse removal services increased significantly for the population in general as well as residents of informal traditional dwellings between 2002 and 2006. However, as can be seen in Figure 6, this was followed by a significant decline to the extent that 2009 levels were below the figures reported for 2002.

Data on hunger and food supply for households living in informal dwellings show that a significant proportion reported not accessing adequate food (41,2% in 2002 to 30,1% in 2009). Significantly more dwellers of informal/traditional dwellings than the population in general suffer from hunger (for the population in general 23,8% reported hunger in 2002 and 19,7 in 2009). There was a continuous downward trend in the incidence of hunger between 2002 and 2006 for households living in informal/traditional housing. However, from 2007 onwards the incidence on hunger increased once more. The increase also took place in the population in general, but only became visible one year later, namely in 2007.

Over the survey period, the proportion of households living in informal/traditional dwellings who owned their dwelling (partially or fully paid-off) decreased from 76,2% in 2002, to 61,4% in 2009. This is a much sharper decline than for the population in general for which partial or full ownership declined from 68,6% to 65,1%.

A comparison of the basic living condition indicators for households living in informal or traditional dwellings and households in general for each province for 2009 can be found in Table 9. The table shows that across all provinces, there was a substantial gap in terms of access to basic services between residents of informal/traditional dwellings and the population in general.

In 2009, households living in informal/traditional dwellings in the Free State (76,0%), Gauteng (58,3%), Western Cape (51,7%) had the best access to piped/tap water in the house or yard. Provinces that were the worst off were: the Eastern Cape (6,5%), Limpopo (23,2%) and KwaZulu-Natal (24,9%). Access to flush toilets with on or off-site disposal was best in the Western Cape (72,8%), Gauteng (50,0%) and the Free State (47,6%). Connections to the mains electricity supply were best in the Free State (70,1%), Limpopo (61,7%) and the Northern Cape (61,7%). Hunger was most likely to be reported by residents of informal/traditional dwellings in the Free State (45,0%), KwaZulu-Natal (37,3%) and Mpumalanga (33,2%).

**Table 9: A comparison of the basic living condition indicators for households living in an informal or traditional dwelling and households in general by province for 2009**

Access to service indicator	Type of dwelling	Province (percentage)									
		WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
<b>Access to water</b> % Piped or tap water in house or yard	Informal/traditional	51,7	6,5	41,9	76,0	24,9	46,0	58,3	47,2	23,2	35,6
	All dwelling types	90,7	44,2	79,0	89,7	61,0	61,1	88,1	67,7	43,3	69,9
<b>Sanitation</b> % Flush toilet with on or off-site disposal	Informal/traditional	72,8	4,9	35,3	47,6	4,7	25,7	50,0	16,4	3,4	24,9
	All dwelling types	94,3	39,7	72,0	69,1	44,7	45,6	85,3	38,8	20,1	59,2
<b>Refuse/waste</b> % Rubbish removed by municipality	Informal/traditional	78,5	10,1	40,5	53,1	17,9	20,0	68,8	24,4	3,7	35,3
	All dwelling types	73,3	38,6	56,0	63,9	47,0	38,5	84,7	33,2	13,2	55,1
<b>Electricity mains</b> % Connected to mains	Informal/traditional	49,9	41,2	61,7	70,1	48,0	46,8	53,3	52,0	61,7	50,0
	All dwelling types	90,0	69,8	89,4	91,7	76,4	82,5	86,1	85,4	84,1	82,6
<b>Landline or cellular telephone in dwelling</b> % Landline or cellular telephone in dwelling	Informal/traditional	63,9	68,9	63,2	72,0	75,6	76,7	83,2	75,9	74,3	74,7
	All dwelling types	81,5	75,4	75,7	83,9	84,3	81,3	91,4	88,0	85,0	84,6
<b>Hunger</b> % of households experiencing hunger problems	Informal/traditional	16,9	28,2	28,7	45,0	37,3	28,6	28,8	33,2	15,3	30,1
	All dwelling types	14,5	21,5	19,6	33,5	23,1	19,7	17,5	21,4	11,8	19,6
<b>Tenure status</b> % Partially owned or fully owned	Informal/traditional	39,7	83,7	68,8	70,4	81,6	47,6	25,2	72,4	63,1	61,4
	All dwelling types	59,3	75,8	69,8	71,2	71,9	30,7	47,5	77,4	73,8	65,1

Estimated monthly household income, which includes income from earnings, remittances and social grants for households living in informal/traditional houses and households in general, is summarised in Table 10. Whereas 29,9% of households in South Africa earn less than R1500 per month, households living in informal/traditional households were worse off in that 40,8% earn less than R1500 per month. Provinces with the highest proportion of households in this income earning category were Limpopo (49,0%), Eastern Cape (44,9%), Free State (35,9%) and the Northern Cape (35,0%). North West was the only province where the percentage of households earning less than R1500 per month was lower in the informal/traditional housing sector (28,5%) than in the population in general (30,5%). In all other provinces households in informal/traditional dwellings were more likely to fall below the R1500 cut-off than households in general. Gaps for this income category between those in informal/traditional dwellings and households in general were the smallest in the Western Cape (14,5% v. 19,2%) and Limpopo (54,3% v. 49,0%).

Table 11 demonstrates that reliance on salaries/wages/commission as a source of income increased in since 2002 in the population in general, as well as for households living in informal and traditional dwellings. Even though getting an income from this particular source was less likely for dwellers of informal/traditional dwellings than for the population in general, the percentage difference between the two groups narrowed substantially between 2002 and 2009. Over the same period, reliance on remittances decreased, whilst dependency on social grants increased in both the general population and households living in informal/traditional dwellings. Households living in informal/traditional dwellings were more likely to earn an income from pensions and grants (52,8%) than households in general (45,8%).

**Table 10: Monthly household income for households occupying informal or traditional dwellings and households in general per province (2009)**

Income category	Type of dwelling	Year (Percentage)									
		WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
None	Informal/traditional	2,8	1,1	2,1	0,6	0,8	0,8	2,1	0,4	1,6	1,4
	All dwelling types	1,1	0,8	1,0	0,8	0,3	1,2	1,1	0,1	0,9	0,8
R1 – R1 499	Informal/traditional	19,2	54,2	46,4	48,0	44,7	28,5	29,4	38,7	54,3	40,8
	All dwelling types	14,5	44,9	35,0	35,9	31,8	30,5	18,1	31,8	49,0	29,9
R1 500 – R1 999	Informal/traditional	8,3	10,0	9,2	9,3	12,0	13,5	11,2	13,1	9,0	10,9
	All dwelling types	3,6	9,2	9,6	8,5	9,9	9,7	6,4	8,1	8,2	7,8
R2 000 – R2 499	Informal/traditional	15,8	9,9	8,6	11,6	9,5	9,2	12,2	7,5	7,4	10,6
	All dwelling types	11,1	9,7	10,4	8,9	9,5	10,1	9,0	9,0	9,6	9,6
R2 500 – R2 999	Informal/traditional	9,2	5,7	6,9	5,5	5,7	4,5	6,5	8,9	3,6	6,2
	All dwelling types	5,6	5,3	4,6	5,7	5,7	5,8	4,8	5,7	3,8	5,2
R3 000 – R3 499	Informal/traditional	7,8	3,5	6,1	4,1	5,9	7,5	8,5	3,8	2,1	5,9
	All dwelling types	5,5	4,6	5,5	4,0	4,6	4,6	5,7	5,8	2,9	4,9
R3 500 or more	Informal/traditional	37,0	15,6	20,6	20,9	21,4	36,1	30,0	27,7	22,1	24,4
	All dwelling types	62,5	31,6	39,5	41,1	42,5	43,8	57,7	43,9	34,0	46,3

**Table 11: Different sources of income for households who live in informal/traditional dwellings and households in general**

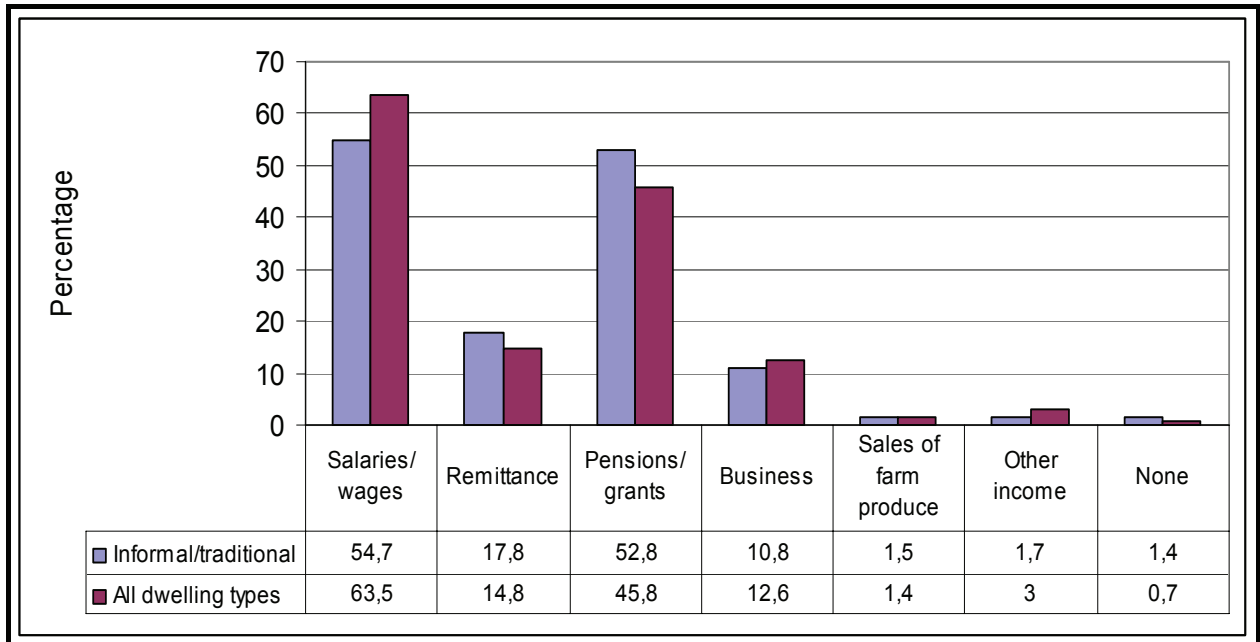
Sources of income	Type of dwelling	Year (Percentage)							
		2002	2003	2004	2005	2006	2007	2008	2009
Salaries/wages /commission	Informal/traditional	46,1	44,6	41,8	47,9	50,4	53,3	52,8	54,7
	All dwelling types	59,4	58,0	57,6	59,2	60,2	62,2	62,0	63,5
Remittances	Informal/traditional	20,8	22,3	20,9	16,0	13,7	13,3	13,7	17,8
	All dwelling types	14,3	15,1	14,6	12,1	11,0	10,3	10,0	14,8
Pensions and or grants***	Informal/traditional	21,0	23,7	28,3	27,7	28,2	26,7	28,8	52,8
	All dwelling types	16,5	18,1	19,3	21,0	22,0	21,1	22,9	45,8
Income from A business	Informal/traditional	**	**	**	**	**	**	**	10,8
	All dwelling types	**	**	**	**	**	**	**	12,6
Sales of farm products and services	Informal/traditional	0,9	0,5	0,8	1,0	1,5	0,9	0,6	1,5
	All dwelling types	1,0	0,9	1,1	0,9	1,3	1,0	0,8	1,4
Other income sources	Informal/traditional	6,7	5,0	5,8	4,6	2,6	2,6	1,7	1,7
	All dwelling types	5,8	5,0	5,8	4,7	3,2	3,1	2,0	3,0
No income	Informal/traditional	4,5	3,9	2,4	2,8	3,7	3,2	2,6	1,4
	All dwelling types	3,0	2,9	1,7	2,0	2,3	2,3	2,4	0,7

\*\* The option was only included in 2009 questionnaire

\*\*\* Pensions and grants were combined between 2002 and 2008, but separated in 2009; categories not strictly comparable

Figure 7 summarises the main source of income of households living in informal/traditional dwellings as opposed to the population in general. It confirms that households living in informal/traditional dwellings (52,8%) were more likely (than the population in general (45,8%)) to have grants as a source of income. For the population in general 63,5% indicated that salaries/wages/commission was their main source of income as opposed to 54,7%.

**Figure 7: Sources of income for households who lived in informal/traditional dwellings and households in general in 2009**



**Table 12: Main materials used for the roof and walls of informal or traditional dwelling**

Indicator	Percentage							
	2002	2003	2004	2005	2006	2007	2008	2009
<b>Materials used for roof</b>								
Corrugated iron/zinc	72,1	72,1	71,6	78,2	79,5	78,6	78,6	83,6
Organic materials <sup>4</sup>	23,2	24,2	23,8	16,8	16,2	17,1	15,8	13,3
Asbestos	1,9	1,6	1,4	1,7	1,8	1,2	2,1	0,5
Other	2,6	2,1	3,1	3,2	2,1	3,1	3,1	2,2
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Materials used for walls</b>								
Bricks	2,6	3,3	2,3	1,8	1,4	1,6	2,3	1,9
Cement block/concrete	2,9	2,2	2,8	1,9	2,5	2,3	2,4	1,4
Corrugated iron/zinc	35,1	36,1	33,9	40	43,6	43,9	41,4	42,2
Wood	9,8	9,4	8,9	9,6	10,5	10,8	10,1	8,6
Mud and cement mix	7,0	5,2	6,3	5,0	5,8	6,5	6,7	10,4
Wattle and daub	1,4	1,1	1,7	1,0	0,5	0,9	1,3	1,2
Mud	38,2	39,8	41,8	37,2	33,7	31,8	32,8	31,8
Other	2,6	2,9	2,3	2,6	1,8	2,2	2,9	2,5
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>

<sup>4</sup> Organic materials refer to wood, wattle and daub, mud and thatching/grass

According to Table 12, the types of materials mainly used for walls were mud, corrugated iron, wood and bricks. The walls were mainly built of mud (account for 38,2% in 2002, declining to 31,8 in 2009), corrugated iron (35,1% in 2002 which increased to 42,2 in 2009) and wood (9,8% in 2002 declining to 8,6% in 2009). The roofing materials were mainly made of corrugated iron/zinc (increasing from 72,1% in 2002 to 83,6% in 2009) and organic materials such as wood, wattle and daub, mud and thatching/grass (declining from 23,2% in 2002 to 13,3 in 2009).

**Table 13: Perceptions of the households living in informal or traditional dwellings about the condition of the roof and walls of their dwellings**

Indicator	Year (Percentage)							
	2002	2003	2004	2005	2006	2007	2008	2009
<b>Roof</b>								
Weak or very weak	46,7	41,3	44,2	48,1	44,6	45,6	49,7	46,9
Need minor repairs to very good	53,3	58,7	55,8	51,9	55,4	54,4	50,3	53,1
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Walls</b>								
Weak or very weak	46,2	42,4	44,5	48,5	44,7	45,3	49,8	48,5
Need minor repairs to very good	53,8	57,6	55,5	51,5	55,3	54,7	50,2	51,5
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>

Households living in informal and traditional dwellings were asked to specify how they perceive the condition of the material used for their roofs. According to Table 13, an estimated 46,7 % of households in 2002 perceived the material used for roofing as weak or very weak, while in 2009 the percentage was 46,9%. In 2002, 46,2% of households felt that the quality of materials used for walls were weak, as opposed to 48,5% in 2009. Even though there has been an increase over time, there was an improvement in both instances between 2008 and 2009.

The provincial assessment of the condition of household’s walls and roof were provided in Table 14. The findings can be summarised as follows:

- The provinces with the highest percentage of households living in informal dwellings who perceived the condition of roof as weak or very weak were the Western Cape (71,2%), KwaZulu-Natal (70,3%), Limpopo (65,2%) and Free State (60,0%).
- Nationally, the Western Cape (23,7%), North West (22,9%), and Free State (20,8%) had the highest percentage of households who cited that that the condition of the roof was weak or very weak.
- About seventy two per cent (71,9%) of households living in informal dwellings in KwaZulu-Natal said that the condition of their walls were weak or very weak. This was followed by 71,2% households in Western Cape and 64,3% in Limpopo. Free State (74,6%), North West (68,8%) and Limpopo (62,6%) provinces had the highest percentage of households whose walls of their traditional dwelling were weak or very weak.
- When considering all dwelling types only 19,2% of households across the country said that their walls were weak or very weak. The most problems were experienced in KwaZulu-Natal (24,4%), Western Cape (23,8%) and North West (22,8%).



**Table 14: Perceptions of the households living in informal or traditional dwellings about the condition of the roof and walls of their dwellings per province for 2009**

Indicator	Province (Percentage)									
	WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
<b>Condition of roof</b>										
<b>Roof: Informal</b>										
Weak or very weak	71,2	44,9	45,1	60,0	70,3	42,9	54,7	49,5	65,2	57,6
Need minor repairs to very good	28,8	55,1	54,9	40,0	29,7	57,1	45,3	50,5	34,8	42,4
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Roof: Traditional</b>										
Weak or very weak	0,0	20,3	38,7	69,3	38,5	68,8	33,9	43,6	55,3	32,9
Need minor repairs to very good	100,0	79,7	61,3	30,7	61,5	31,2	66,1	56,4	44,7	67,1
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Roof: All dwelling types</b>										
Weak or very weak	23,7	16,3	16,1	20,8	21,6	22,9	17,5	14,3	17,9	19,2
Need minor repairs to very good	76,3	83,7	83,9	79,2	78,4	77,1	82,5	85,7	82,1	80,8
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Condition of walls</b>										
<b>Walls: Informal</b>										
Weak or very weak	71,2	47,5	45,2	59,5	71,9	42,8	53,2	53,7	64,3	57,5
Need minor repairs to very good	28,8	52,5	54,8	40,5	28,1	57,2	46,8	46,3	35,7	42,5
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Walls: Traditional</b>										
Weak or very weak	0,0	18,0	42,0	74,6	48,2	68,8	33,9	47,3	62,6	36,8
Need minor repairs to very good	100,0	82,0	58,0	25,4	51,8	31,2	66,1	52,7	37,4	63,2
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Walls: All dwelling types</b>										
Weak or very weak	23,8	15,7	15,7	21,4	24,4	22,8	16,3	13,5	16,7	19,2
Need minor repairs to very good	76,2	84,3	84,3	78,6	75,6	77,2	83,7	86,5	83,3	80,8
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>

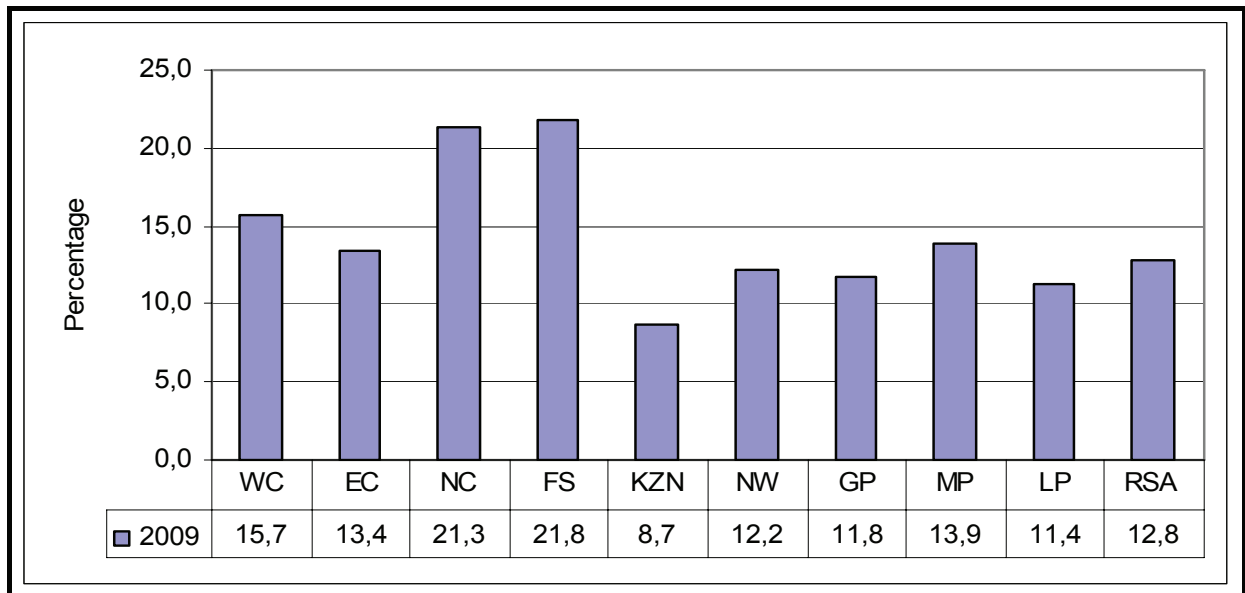
### 5.3 South African households living in RDP or state-subsidised houses

The success of housing delivery cannot be measured merely through the number of houses built, but also needs to take into account quality of housing and access to services, especially for the poor (UN News Centre, 2007). This section will consider the profiles of households living in state provided or state-subsidised housing. State provided housing was also referred to as Reconstruction and Development Programme (RDP) houses. Even though the RDP programme activities related to the construction of houses has been phased into other programmes for a number of years the general public still tend to refer to these kinds of houses as RDP houses. The percentage distribution of households who were living in a RDP/state-subsidised houses in 2009, was depicted in Figure 8.

According to this graph, in 2009:

- 12,8% of South African households were living in a RDP/state subsidised houses.
- The provinces with the highest percentage of households living in RDP or state-subsidised house were the Free State (21,8%) and the Northern Cape (21,3%).
- Approximately sixteen per cent (15,7%) of residents in the Western Cape; 13,9% in the Mpumalanga and 13,4% in the Eastern Cape were living in RDP/State-subsidised houses.
- North West (12,2%), Gauteng (11,8%) and Limpopo (11,4%) had similar beneficiary profiles.
- KwaZulu-Natal (8,7%) had the lowest percentage of households living in RDP/state-subsidised houses.

**Figure 8: Percentage distribution of households living in RDP or state-subsidised houses per province in 2009**



A housing subsidy was a grant provided by government to qualifying beneficiaries for housing purposes. The grant was used for acquiring housing goods and services for the provision of complete houses that comply with standards. One of the criteria used for granting a housing subsidy was that an applicant's gross monthly household income must not exceed R3 500. The overall percentage of households who received a state provided housing subsidy increased from 5,5% in 2002 to 9,4% in 2009. When the figures in Figure 8 and Table 15 were compared reported receipt of a subsidy was consistently lower than the percentage of households actually living in RDP/state-subsidised houses as some households living in RDP houses were actually renting it and have never received a government housing subsidy and in many cases receiving a house from the state without a cash transfer was also not considered a subsidy.

**Table 15: Percentage of households who received a state housing subsidy per province**

Year	Province (Percentage)									
	WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
2002	6,3	5,5	13,3	7,9	4,6	6,9	4,4	6,7	3,4	5,5
2003	9,8	5,9	12,3	10,3	4,2	7,4	4,4	8,5	4,3	6,2
2004	9,9	5,5	12,5	10,2	4,1	5,5	5,2	9,3	6,5	6,5
2005	9,9	8,5	14,2	14,6	5,6	6,5	7,8	11,1	7,3	8,4
2006	8,6	10,7	15,5	16,7	6,9	7,5	8,3	12,9	9,2	9,4
2007	7,3	8,4	11,2	16,2	7,6	7,6	7,9	12,0	9,3	8,8
2008	10,6	9,5	12,2	20,3	8,7	12,4	10,6	12,4	10,2	10,9
2009	9,6	8,1	14,1	18,1	6,3	10,2	10,0	10,0	8,2	9,4

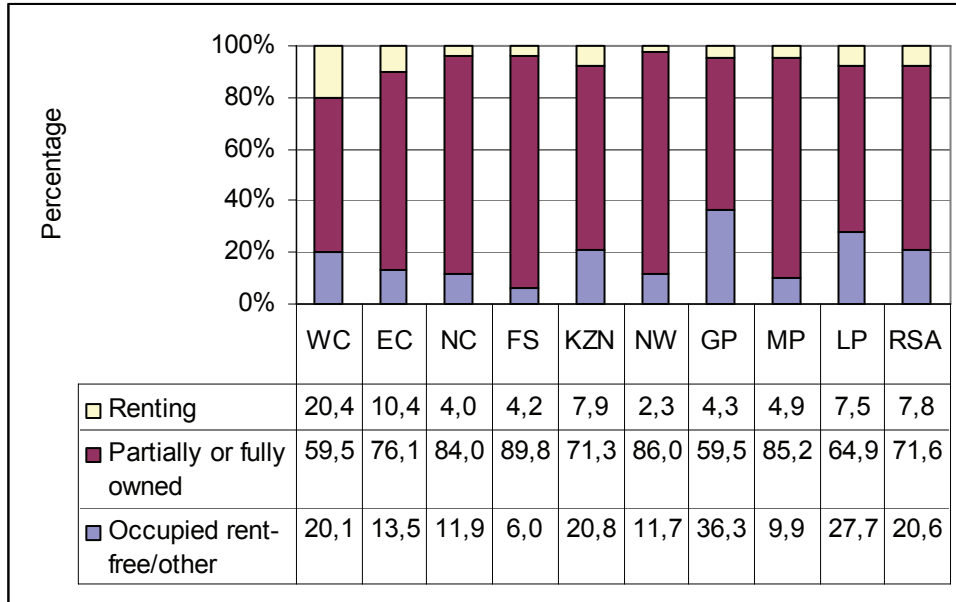
**Table 16: Main demographic indicators for households living in RDP/state-subsidised houses**

Indicator	Province (Percentage)									
	WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
<b>Sex of the household head</b>										
Male	61,6	58,6	57,0	45,4	55,4	59,4	58,3	55,2	53,3	56,4
Female	38,4	41,5	43,0	54,6	44,6	40,6	41,7	44,8	46,7	43,6
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Population group</b>										
Black African	43,5	87,9	51,5	96,2	97,1	96,3	98,4	99,1	100,0	87,7
Coloured	56,3	11,5	48,3	3,8	1,0	3,7	1,3	0,7	0,0	11,8
Indian/Asian	0,3	0,0	0,2	0,0	1,9	0,0	0,0	0,3	0,0	0,3
White	0,0	0,6	0,0	0,0	0,0	0,0	0,3	0,0	0,0	0,2
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Household size</b>										
Average household size	4,4	3,7	4,2	3,9	3,7	4,1	3,9	4,1	4,0	4,0
<b>Ratios</b>										
People per room ratio	1,25	1,16	1,08	0,96	1,27	1,22	1,21	1,04	0,93	1,12
Dependency ratio	0,45	0,74	0,61	0,59	0,60	0,60	0,43	0,62	0,76	0,60
Age dependency ratio	0,09	0,14	0,10	0,09	0,09	0,10	0,06	0,08	0,13	0,10
Child dependency ratio	0,36	0,60	0,51	0,50	0,52	0,49	0,37	0,54	0,63	0,50

Table 16 shows that RDP/state-subsidised houses were more likely to be occupied by male headed households in all provinces, except the Free State, where 54,6% of households heads were female. This kind of housing was the least likely to be occupied by female headed households in the Western Cape (38,4% female headed) and the North West (40,6%). More than 95% of beneficiary households in all provinces except the Western Cape, Eastern Cape and Northern Cape, were headed by a black African. There were significant proportions of households with household heads from the coloured population group in the Western Cape (56,3%) and the Northern Cape (48,3). The average household size varied between provinces, but was on average four persons per household. The largest average household sizes were recorded for the Western Cape (4,4), Northern Cape (4,2), North West (4,1) and Mpumalanga (4,1). The highest people per room ratios were observed in the KwaZulu-Natal (1,27), Western Cape (1,25), North West (1,22) and Gauteng (1,21). Child dependency ratios were the highest in the provinces with the highest traditional population: Limpopo (0,63), Eastern Cape (0,60), Mpumalanga (0,54) and KwaZulu-Natal (0,52).

According to Figure 9, nearly three quarters (71,6%) of South African households said that they bought their RDP/state-subsidised houses and approximately 7,8% were renting their houses. Most of those who bought their houses fully own it, i.e. do not owe any money. Rentals were most common in the Western Cape (20,4%), Eastern Cape (10,4%), KwaZulu-Natal (7,9%) and Limpopo (7,5%). In the remaining provinces less than 5% of households reported renting the RDP/state-subsidised house that they were living in.

**Figure 9: Percentage of households occupying RDP/state-subsidised houses who were renting or owned their houses by province (2009)**



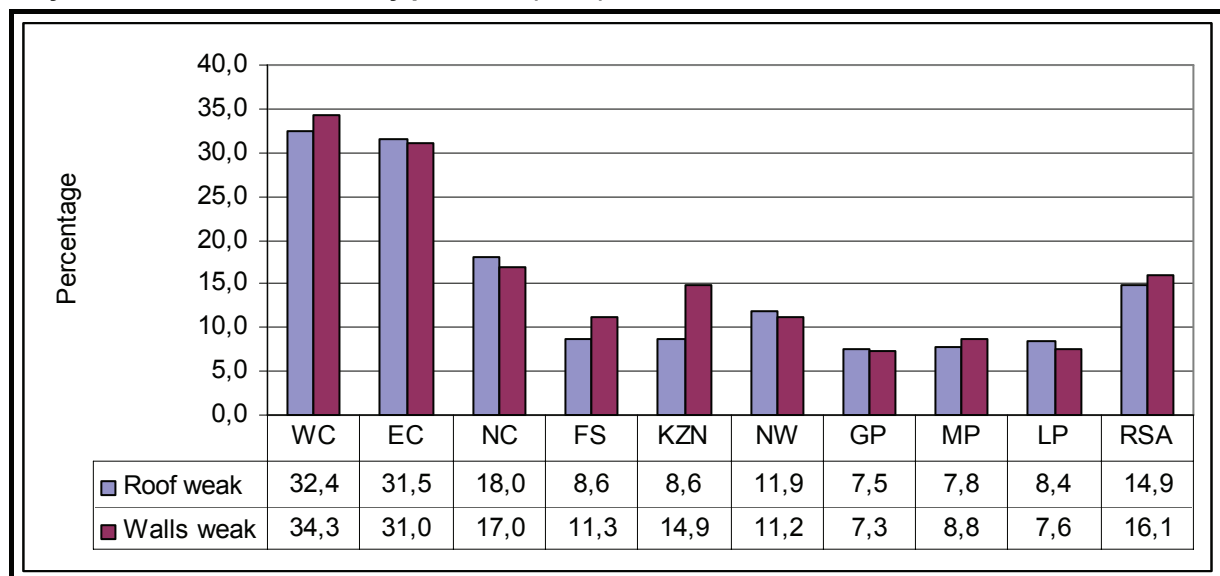
In 2009, most of the roofs of RDP houses were made from corrugated iron/zinc as indicated in Table 17. Most RDP/state-subsidised houses used corrugated iron/zinc roofs (71,1%), however approximately a quarter (22,1%) of these houses have asbestos roofs. Provinces where asbestos were the most commonly used for roofing are: Western Cape (71,6%), KwaZulu-Natal (32,8%) and the Eastern Cape (20,0%). The patterns for the materials used for the walls were similar in that there were two main types of construction materials: bricks (72,9%) and cement blocks/concrete (25,0%). Cement blocks/concrete were only used by significant percentages of households in KwaZulu-Natal (77,3%) and the Eastern Cape (69,8%). Twenty per cent of houses in the Western Cape were also built with cement/concrete blocks.

**Table 17: Main materials used for the roof and walls in RDP/state-subsidised houses (2009)**

	Province (Percentage)									
	WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
<b>Materials used for roof</b>										
Corrugated iron/zinc	17,1	75,4	91,6	91,4	46,3	96,6	77,9	88,8	96,6	71,1
Tile	10,0	1,6	0,0	1,5	19,1	0,7	4,2	0,9	2,0	5,4
Asbestos	71,6	20,0	8,3	6,6	32,8	1,2	17,0	9,4	0,5	22,1
Other	1,3	3,0	0,2	0,6	1,8	1,5	0,9	1,0	1,0	1,3
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>
<b>Materials used for walls</b>										
Bricks	77,7	28,5	95,6	99,5	17,6	99,5	90,2	88,4	92,5	72,9
Cement block/concrete	20,0	69,8	0,0	0,0	77,3	0,3	8,7	7,9	6,6	25,0
Mud and cement mix	0,0	0,2	0,0	0,0	0,2	0,0	0,0	1,6	0,6	0,2
Other	2,4	1,5	4,4	0,5	4,9	0,3	1,1	2,1	0,3	1,8
<b>Total</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>	<b>100,0</b>

Figure 10 demonstrates the percentages of households per province who said that their RDP/state-subsidised houses were weak or very weak. The provinces with the most significant complaints were the Western Cape, Eastern Cape and Northern Cape. In the Western Cape 34,3% of houses thought their walls were weak and 32,4% said that their roofs were weak. Approximately 31,0% of households living in RDP/state-subsidised houses in the Eastern Cape and 18,0% in the Northern Cape felt that their dwellings' roofs and/or walls were weak or very weak. In KwaZulu-Natal 14,9% of households felt that their roofs were weak, 11,3% in Free State and 11,2% in North West.

**Figure 10: Percentage of households that said that their RDP/state-subsidised house has weak or very weak walls and/ or roof by province (2009)**

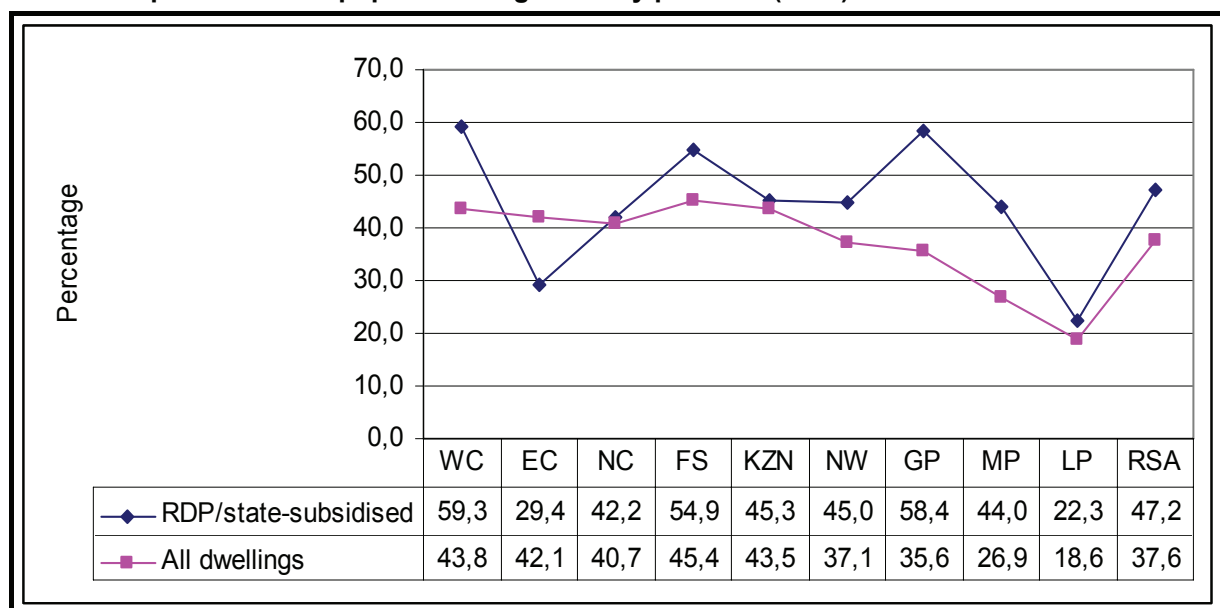


**Table 18: Indigent status and access to free basic services for households living in RDP/state-subsidised houses (2009)**

Indicator	Housing type	Province (Percentage)									
		WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
Indigent household	RDP/state-subsidised	23,0	26,9	30,8	31,1	12,1	8,8	20,9	33,5	7,1	21,3
	All dwellings	9,0	12,3	15,7	19,4	5,9	10,6	9,2	15,7	4,1	9,8
Access to free basic water	RDP/state-subsidised	59,3	29,4	42,2	54,9	45,3	45,0	58,4	44,0	22,3	47,2
	All dwellings	43,8	42,1	40,7	45,4	43,5	37,1	35,6	26,9	18,6	37,6
Access to free basic electricity	RDP/state-subsidised	71,0	53,8	41,6	74,8	11,1	18,4	49,0	46,6	19,8	46,2
	All dwellings	40,2	25,7	31,2	56,5	8,4	9,9	21,5	26,3	14,2	23,3
Do not pay for refuse removal	RDP/state-subsidised	25,4	30,4	21,0	56,3	65,1	35,8	53,9	16,9	29,9	42,7
	All dwellings	27,4	27,1	20,0	44,7	42,4	36,0	35,2	21,0	24,1	33,9

The current municipal level use and access to support mechanisms aimed at poor households was summarised in Table 18. Nationally the odds of someone living in a RDP/state-subsidised house being registered as indigent were double that of the population in general. The provincial exceptions were the Free State, which not only had the highest percentage of households registered as indigent (19,4%), but also had a smaller gap between those who were indigent in the general population and those that live in State-subsidised housing. North West was an anomaly in that households in general were more likely to be registered as indigent (10,6%) than those living in a RDP/state-subsidised house (8,8%). Figure 11 illustrates the gap in access to free basic water. It shows that with the exception of the Eastern Cape, Northern Cape and KwaZulu-Natal, households living in RDP/state-subsidised housing were significantly more likely to have access to free basic water than the population in general. The only two provinces where a relatively large proportion do not pay for refuse removal are: KwaZulu-Natal (65,1% in RDP/state-subsidised houses and 42,4% for the population in general); Free State (56,3% in RDP/state-subsidised houses and 44,7% for the population in general); Gauteng (53,9% in RDP/state-subsidised houses and 35,2% for the population in general); Eastern Cape (30,4% in RDP/state-subsidised houses and 27,1% for the population in general) and Limpopo (29,9% and 24,1% respectively).

**Figure 11: Use and access to free basic water for households living in a 'RDP' or state-subsidised house compared with the population in general by province (2009)**

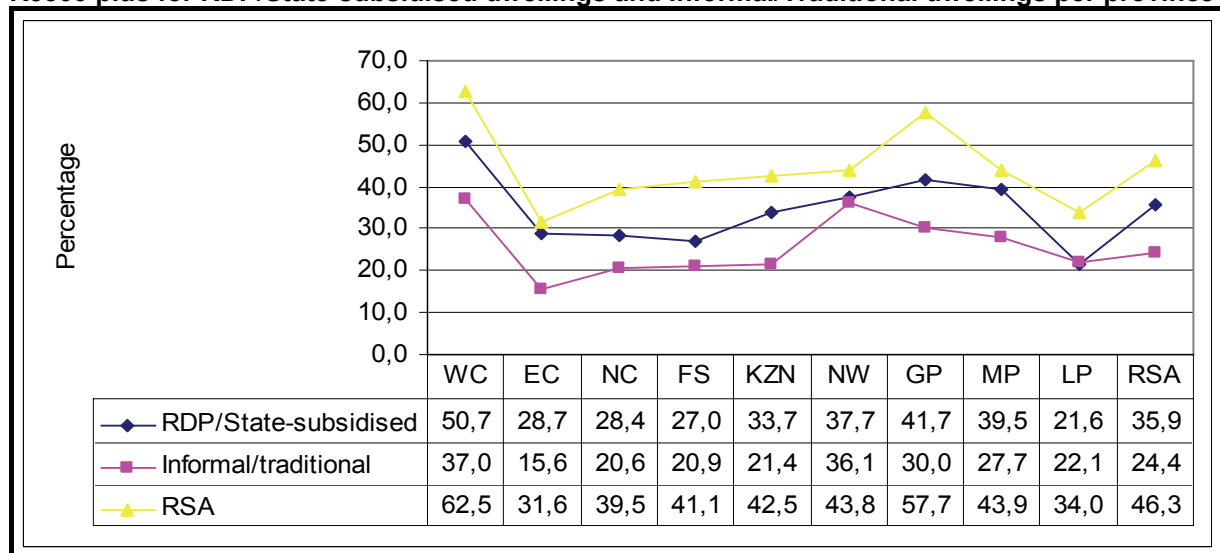


**Table 19: Estimated total household income for households living in RDP or state-subsidised houses and the population in general**

Estimated total monthly income	Subgroup	Province (Percentage)									
		WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
None	RDP/state-subsidised	0,5	1,2	1,2	0,9	0,0	1,1	1,1	0,0	0,9	0,8
	All dwelling types	1,1	0,8	1,0	0,8	0,3	1,2	1,1	0,1	0,9	0,8
R1 – R1 499	RDP/state-subsidised	15,9	39,2	34,0	44,1	31,0	30,9	26,4	24,8	53,6	32,0
	All dwelling types	14,5	44,9	35,0	35,9	31,8	30,5	18,1	31,8	49,0	29,9
R1 500 – R1 999	RDP/state-subsidised	4,9	9,7	11,3	10,8	13,6	10,4	5,6	8,6	9,2	8,7
	All dwelling types	3,6	9,2	9,6	8,5	9,9	9,7	6,4	8,1	8,2	7,8
R2 000 – R2 499	RDP/state-subsidised	9,9	9,0	10,9	7,1	8,9	7,2	12,1	11,9	11,9	10,1
	All dwelling types	11,1	9,7	10,4	8,9	9,5	10,1	9,0	9,0	9,6	9,6
R2 500 – R2 999	RDP/state-subsidised	8,9	5,8	5,4	6,5	6,6	6,6	6,0	8,3	1,7	6,3
	All dwelling types	5,6	5,3	4,6	5,7	5,7	5,8	4,8	5,7	3,8	5,2
R3 000 – R3 499	RDP/state-subsidised	9,2	6,4	8,8	3,6	6,1	6,2	7,1	6,9	1,1	6,3
	All dwelling types	5,5	4,6	5,5	4,0	4,6	4,6	5,7	5,8	2,9	4,9
R3 500 or more	RDP/state-subsidised	50,7	28,7	28,4	27,0	33,7	37,7	41,7	39,5	21,6	35,9
	All dwelling types	62,5	31,6	39,5	41,1	42,5	43,8	57,7	43,9	34,0	46,3

A comparison of estimated household income (combined income from earnings, remittances and social grants), sources of income and main source of income for RDP/state-subsidised housing dwellers and the population in general can be found in Tables 19, 20 and 21. A significantly lower proportion of households living in RDP/state-subsidised housing have incomes of less than R3 500 per month. As can be seen in Figure 12, the gap between the population in general and household income was even bigger for households living in informal/traditional dwellings. Figure 12 also shows that when considering all sources of income, including those from social grants, half (50,7%) of the households living in RDP/state-subsidised houses in the Western Cape; 41,7% in Gauteng; 39,5% in Mpumalanga; 37,7% in North West and 33,7% in KwaZulu-Natal earn more than the R3 500 monthly income threshold.

**Figure 12: Percentage of households that have an estimated total monthly household income of R3500 plus for RDP/State-subsidised dwellings and Informal/Traditional dwellings per province**

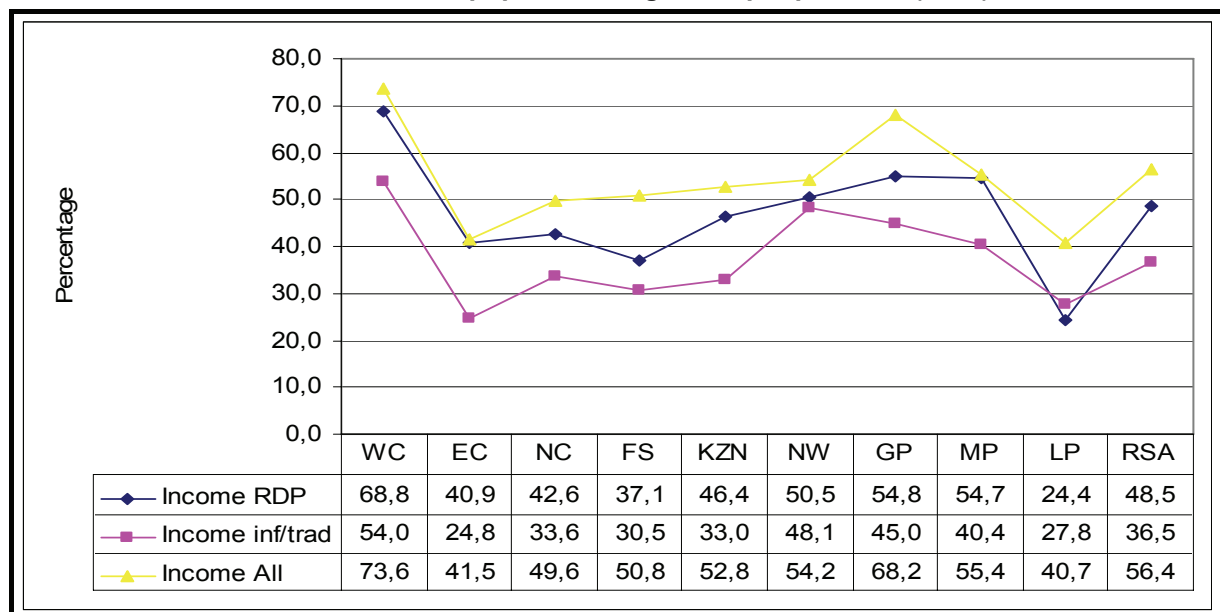


**Table 20: Monthly household expenditure patterns for households occupying RDP or state-subsidised houses and households in general per province (2009)**

Expenditure category	Type of dwelling	Year (Percentage)									
		WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
R0 – R399	RDP/state-subsidised	4,7	10,0	13,9	18,9	16,9	18,7	10,1	20,6	25,9	14,1
	All dwelling types	6,0	13,7	10,3	15,6	9,9	13,4	8,5	16,8	21,1	11,8
R400 – R799	RDP/state-subsidised	18,2	19,3	22,2	25,1	24,9	26,8	20,0	31,1	40,9	24,0
	All dwelling types	10,7	23,6	23,7	18,5	19,4	24,6	14,6	29,7	35,3	20,5
R800 – R1 199	RDP/state-subsidised	20,9	21,2	27,0	15,4	24,2	27,6	20,6	20,6	16,5	21,0
	All dwelling types	12,7	21,5	18,1	15,4	21,5	20,7	13,6	19,8	18,6	17,6
R1 200 – R1 799	RDP/state-subsidised	15,5	16,2	17,9	19,4	15,3	16,0	19,5	14,5	9,5	16,4
	All dwelling types	11,9	14,0	14,2	13,5	14,6	13,0	13,2	11,0	8,9	12,9
R1 800 – R2 499	RDP/state-subsidised	12,9	16,9	12,2	10,2	9,2	5,1	11,0	7,0	5,2	10,6
	All dwelling types	11,0	9,0	9,1	9,3	11,1	7,5	10,7	5,7	4,5	9,3
R2 500 or more	RDP/state-subsidised	27,8	16,5	6,9	11,1	9,6	5,7	18,8	6,2	2,1	14,0
	All dwelling types	47,8	18,1	24,7	27,6	23,5	20,8	39,5	17,0	11,7	28,0

Table 20 summarises monthly expenditure patterns of RDP/state-subsidised households and households in general. The table shows that less than 25% of households in the following provinces spent R2 500 or more per month in 2009: Northern Cape (24,7%), KwaZulu-Natal (23,5%), North West (20,8%), Eastern Cape (18,1%), Mpumalanga (17,0%) and Limpopo (11,7%). The gap between those living in RDP/state-subsidised houses and households in general for the R2 500 expenditure cut-off was the biggest in the Western Cape (-20,0%), Gauteng (-20,7%), Northern Cape (-17,8%), Free State (-16,5%), North West (15,1%) and KwaZulu-Natal (-13,9%). Figure 13 indicates that when the R2 500 threshold is used similar trend lines are observed between provinces. However, the proportion of households in informal/traditional households that earn R2 500 or more per month is significantly lower than for the RDP/state-subsidised households and households in general (also see Table 19 and Table 20). In North West there was some convergence between all three groups, whilst the RDP/state-subsidised group and households in general were similar in the Eastern Cape. Limpopo is the only province where those living in informal/traditional dwellings had similar income profiles to those living in RDP/state-subsidised housing.

**Figure 13: Monthly income of R2 500 and above for households living in RDP or state-subsidised houses, informal/traditional and the population in general per province (2009)**





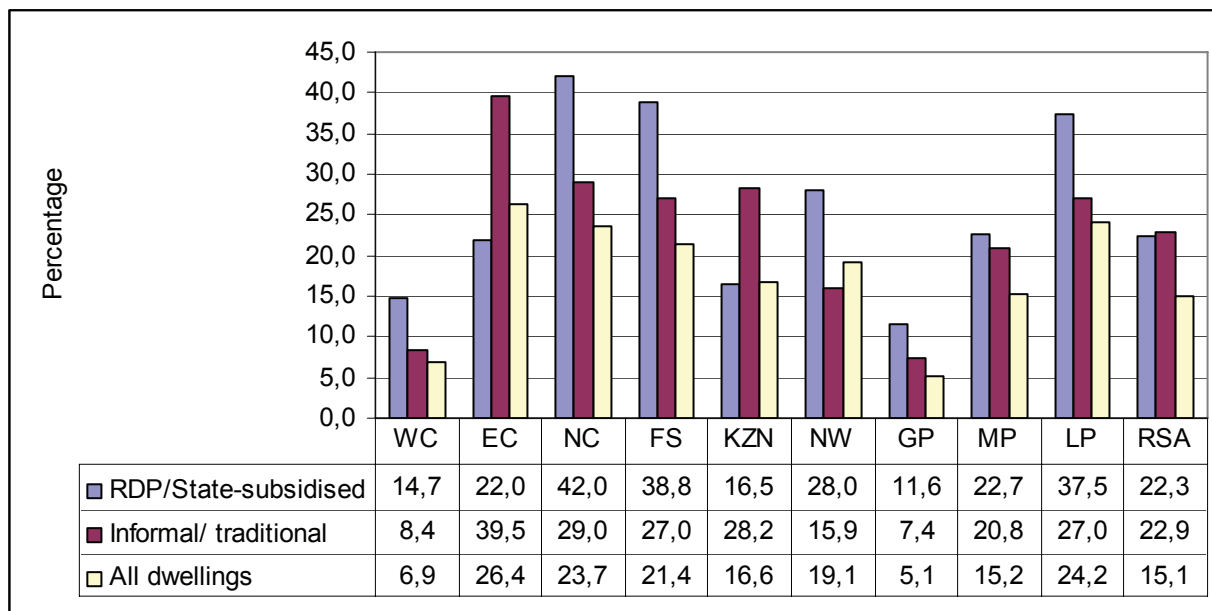
**Table 21: Main source of income for households living in RDP/state-subsidised houses, informal/traditional housing and the population as a whole per province (2009)**

Sources of income	Main type of dwelling	Province (Percentage)									
		WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
Salaries/wage s/commission	RDP/State-subsidised	66,6	52,1	40,4	40,1	51,3	39,4	65,8	53,6	32,5	53,0
	Informal/traditional	78,8	26,0	42,4	53,6	39,2	61,4	72,1	56,8	38,3	50,0
	All dwellings	70,1	43,3	49,5	56,0	55,5	53,3	73,1	57,0	39,0	58,3
Income from a business	RDP/State-subsidised	3,2	4,6	1,8	2,5	8,6	3,8	7,2	5,5	5,0	5,3
	Informal/traditional	4,0	4,6	4,0	5,2	4,5	7,0	7,2	6,3	3,7	5,3
	All dwellings	5,5	5,2	4,0	5,2	5,9	6,0	7,7	7,7	5,2	6,2
Remittances	RDP/State-subsidised	1,9	7,5	10,1	11,7	9,6	19,6	4,4	12,8	17,7	8,9
	Informal/traditional	3,0	14,4	8,6	11,6	12,8	12,4	6,4	10,5	20,9	11,0
	All dwellings	1,7	11,3	8,6	9,5	9,6	11,3	4,5	12,6	20,8	9,0
Pensions	RDP/State-subsidised	10,0	10,8	4,2	4,5	12,0	5,9	6,3	4,8	5,7	7,6
	Informal/traditional	1,2	13,5	11,8	1,6	14,2	2,9	2,0	4,7	7,6	8,1
	All dwellings	10,6	11,6	9,4	6,1	10,9	7,6	6,4	6,9	9,0	8,8
Social grants	RDP/State-subsidised	14,7	22,0	42,0	38,8	16,5	28,0	11,6	22,7	37,5	22,3
	Informal/traditional	8,4	39,5	29,0	27,0	28,2	15,9	7,4	20,8	27,0	22,9
	All dwellings	6,9	26,4	23,7	21,4	16,6	19,1	5,1	15,2	24,2	15,1
Sales of farm products and services	RDP/State-subsidised	0,3	0,0	0,0	0,0	0,0	0,3	0,0	0,0	0,0	0,1
	Informal/traditional	0,0	0,4	1,4	0,0	0,1	0,0	0,0	0,0	0,0	1,1
	All dwellings	0,3	0,2	1,0	0,2	0,1	0,2	0,0	0,1	0,2	0,1
Other source of income	RDP/State-subsidised	2,8	1,7	0,3	1,3	1,6	1,8	3,6	0,4	0,6	2,0
	Informal/traditional	1,7	0,4	0,7	0,5	0,3	0,6	2,7	0,6	0,3	1,5
	All dwellings	4,0	1,3	3,1	0,9	1,0	1,3	2,3	0,4	0,7	1,7
No income	RDP/State-subsidised	0,6	1,3	1,2	1,1	0,3	1,2	1,1	0,0	1,0	0,8
	Informal/traditional	2,9	1,3	2,1	0,6	0,8	0,8	2,2	0,4	2,2	1,4
	All dwellings	0,9	0,9	0,9	0,8	0,4	1,1	1,1	0,1	0,8	0,7

The main income sources for households (Table 21) varied significantly across provinces for different dwelling types. In the less well resourced provinces of the Northern Cape, Free State, North West and Limpopo dependence on social grants was slightly higher or slightly below dependency on salaries/wages/commission for those occupying RDP/state-subsidised housing. In the Western Cape (66,6%), Gauteng (65,8%), Mpumalanga (53,6%), KwaZulu-Natal (51,3%) and the Eastern Cape (52,1%) more than half of the households living in RDP/State subsidised houses were dependent on salaries/wages/commission as their main source of income. Households living in informal/traditional houses were the most likely to be dependent on social grants when living in the Eastern Cape (39,5%). In all the other provinces, significantly more households were dependent on salaries/wages than on social grants.

Figure 14 illustrates dependence on social grants as a main source of income. It shows that households living in RDP/state-subsidised houses in the Northern Cape (42,0%), Free State (38,8%) and Limpopo (37,5%) were most likely to be dependent on social grants as their main source of income. Nationally there were no significant differences between dependency on social grants and whether households live in RDP/state-subsidised housing or informal/traditional dwellings. However, grant dependency was higher for dwellers of RDP/state-subsidised housing than for those living in informal/traditional housing in all provinces except the Eastern Cape and KwaZulu-Natal.

**Figure 14: Social grants as a main source of income for households living in RDP/state-subsidised, informal/traditional dwellings per province (2009)**



The living conditions of households residing in RDP houses as found in 2009, are depicted in Table 22. The table indicates that across all provinces households living in RDP/state-subsidised houses generally have better access to basic services than the general population. These differences were the most pronounced in the Eastern Cape where households living in RDP/state-subsidised houses were twice as likely to have access to piped or tap water in the yard than the population in general (89,7% compared to 44,2%); dwellers of RDP/state-subsidised houses in this province were more than twice as likely to have flush toilets (80,3% compared to 34,4%) and have their refuse removed by municipality (82,4% to 34,4%).

Figure 15 summarises this gap for all provinces in terms of access to pipe or tap water in the house or yard. It shows that with the exception of the Eastern Cape, safe water provision for RDP/state-subsidised houses mirrors that for the population in general, albeit at a slightly lower level. In addition to the Eastern already discussed above the widest gaps were found in the Northern Cape, KwaZulu-Natal and North West province.

The gap between the general population and those living in RDP/state-subsidised houses in terms of access to electricity was significantly smaller in all provinces than for other kinds of services. Households that live in RDP state-subsidised houses were significantly more likely to partially or fully own their dwellings. This was true for all provinces except the Western Cape (59,2% RDP v. 59,3% all), Eastern Cape (76,1% RDP v. 75,8% all) and KwaZulu-Natal (71,3% RDP v. 72,0% all).

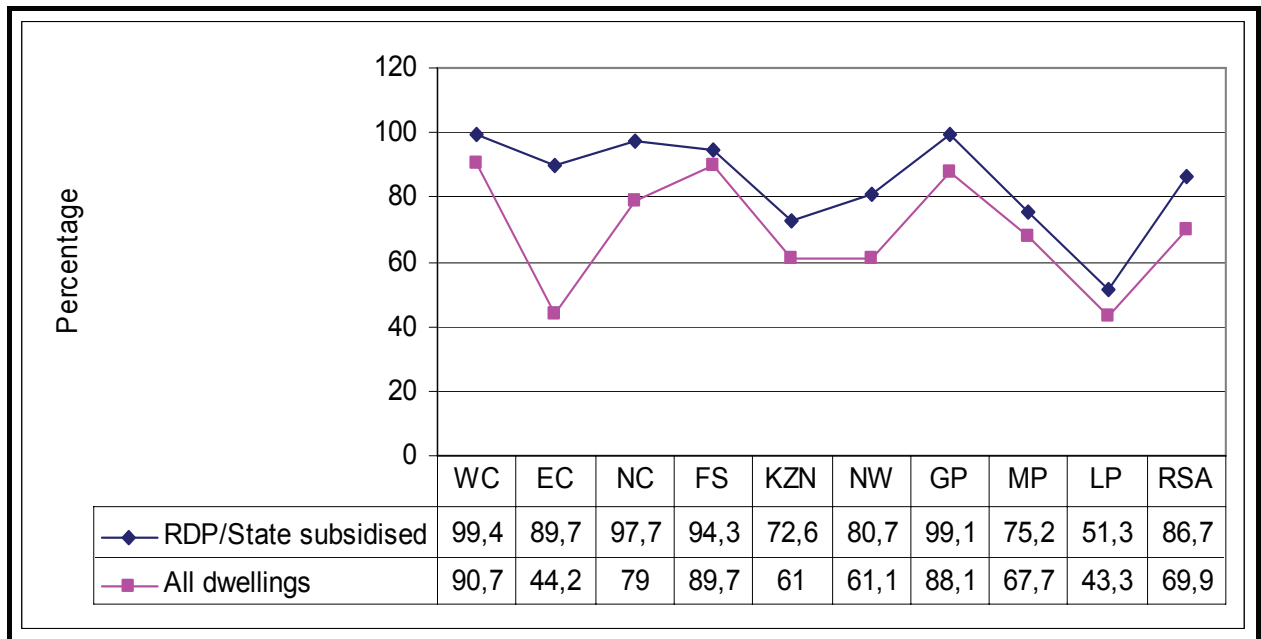
Households living in informal/traditional housing were significantly less likely to have access to municipal refuse removal services (35,3%) than households living in RDP/state-subsidised housing (73,0%) and households in general (55,1%).

Nationally 59,0% of the households occupying RDP/state subsidised dwellings receive at least one social grant (also see Table 22). Provinces that were above the national average in terms of grant receipt are Free State (72,8%), Northern Cape (69,1%) and North West 61,8%. Comparatively speaking, households living in informal/traditional dwellings were significantly less likely to access at least one grant than households living in RDP/state-subsidised housing. The only exceptions were the Eastern Cape and KwaZulu-Natal where significantly higher proportions of the inhabitants of informal/traditional received at least one social grant. The receipt of medical aid is often regarded as an indicator of socio-economic status. Medical aid membership was the highest in the Western Cape (11,2%), Eastern Cape (10,5%) and Gauteng province (8,4%) and the lowest in Limpopo (2,2%).

**Table 22: A comparison of the basic living condition indicators for households living in RDP or state-subsidised houses by province (2009)**

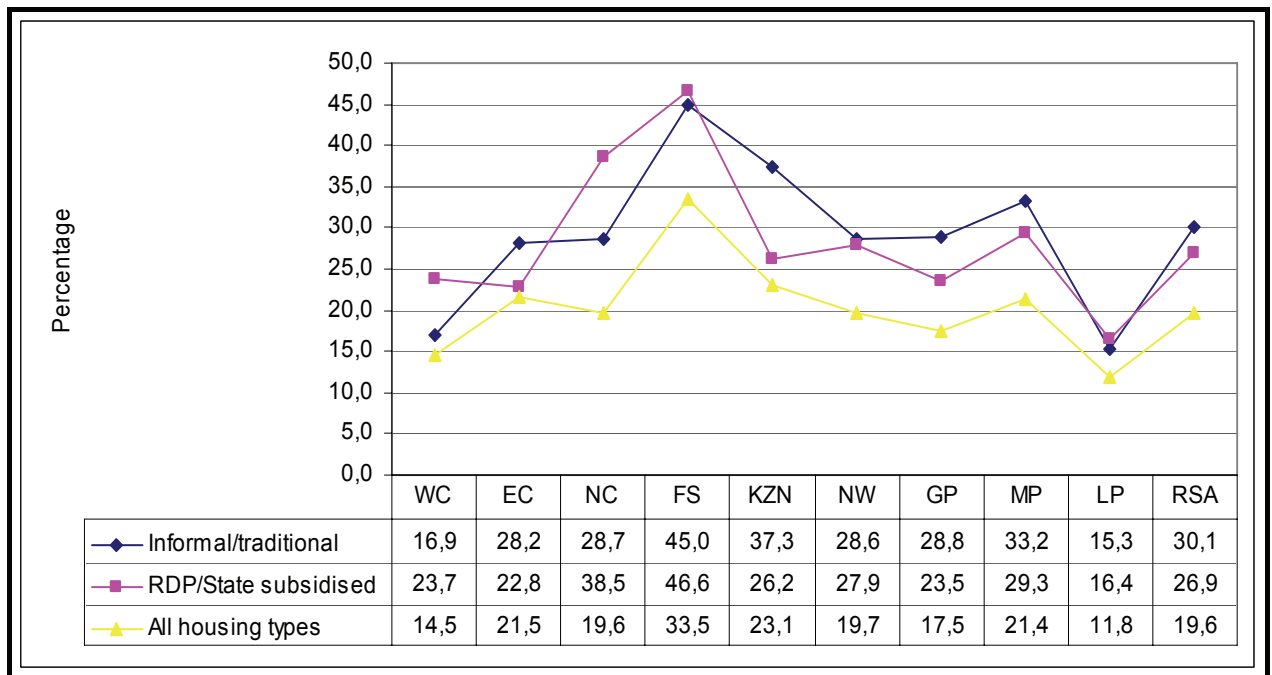
Access to service indicator	Type of dwelling	Province (Percentage)									
		WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
<b>Access to water</b> % Piped or tap water in house or yard	RDP/State-subsidised	99,4	89,7	97,7	94,3	72,6	80,7	99,1	75,2	51,3	86,7
	Informal/Traditional	51,7	6,5	41,9	76,0	24,9	46,0	58,3	47,2	23,2	35,6
	All dwellings	90,7	44,2	79,0	89,7	61,0	61,1	88,1	67,7	43,3	69,9
<b>Sanitation</b> % Flush toilet with on or off-site disposal	RDP/State-subsidised	99,4	80,3	87,8	65,7	60,1	67,0	98,0	47,0	43,2	76,4
	Informal/Traditional	72,8	4,9	35,3	47,6	4,7	25,7	50,0	16,4	3,4	24,9
	All dwellings	94,3	39,7	72,0	69,1	44,7	45,6	85,3	38,8	20,1	59,2
<b>Refuse/waste</b> % Rubbish removed by municipality	RDP/State-subsidised	86,3	82,6	74,1	66,5	69,6	55,9	94,0	50,4	24,3	73,0
	Informal/Traditional	78,5	10,1	40,5	53,1	17,9	20,0	68,8	24,4	3,7	35,3
	All dwellings	73,3	38,6	56,0	63,9	47,0	38,5	84,7	33,2	13,2	55,1
<b>Electricity mains</b> % Connected to mains	RDP/State-subsidised	99,4	93,2	93,2	95,9	89,9	87,5	97,8	93,4	83,4	93,8
	Informal/Traditional	49,9	41,2	61,7	70,1	48,0	46,8	53,3	52,0	61,7	50,0
	All dwellings	90,0	69,8	89,4	91,7	76,4	82,5	86,1	85,4	84,1	82,6
<b>Landline or cellular telephone in dwelling</b> % Landline or cellular telephone in dwelling	RDP/State-subsidised	72,7	70,5	64,9	81,9	83,4	75,7	91,9	87,4	80,7	81,0
	Informal/Traditional	63,9	68,9	63,2	72,0	75,6	76,7	83,2	75,9	74,3	74,7
	All dwellings	81,5	75,4	75,7	83,9	84,3	81,3	91,4	88,0	85,0	84,6
<b>Hunger</b> % of households experiencing hunger problems	RDP/State-subsidised	23,7	22,8	38,5	46,6	26,2	27,9	23,5	29,3	16,4	26,9
	Informal/Traditional	16,9	28,2	28,7	45,0	37,3	28,6	28,8	33,2	15,3	30,1
	All dwellings	14,5	21,5	19,6	33,5	23,1	19,7	17,5	21,4	11,8	19,6
<b>Tenure status</b> % Partially owned or fully owned	RDP/State-subsidised	59,2	76,1	84,1	89,8	71,3	86,0	59,5	85,2	64,9	71,5
	Informal/Traditional	39,7	83,7	68,8	70,4	81,6	47,6	25,2	72,4	63,1	61,5
	All dwellings	59,3	75,8	69,8	71,2	72,0	69,3	47,5	77,4	73,8	65,1
<b>Social grant</b> % of households that received at least one social grant	RDP/State-subsidised	53,3	58,6	69,1	72,8	54,9	61,8	53,6	58,6	66,5	59,0
	Informal/Traditional	38,2	69,9	58,5	60,0	66,0	39,4	32,9	52,2	55,6	53,8
	All dwellings	35,5	56,8	52,2	53,9	50,2	48,5	31,1	51,3	59,4	45,7
<b>Medical aid</b> % of households where at least one household member has medical aid	RDP/State-subsidised	11,2	10,5	7,5	7,1	4,1	5,8	8,4	7,1	2,3	7,5
	Informal/Traditional	4,8	2,0	5,1	4,4	2,2	7,5	3,6	6,0	2,2	3,3
	All dwellings	36,1	17,6	22,6	24,0	19,6	19,7	30,8	18,0	12,6	23,5

**Figure 15: Comparison of the percentage of households living in RDP/state-subsidised and informal/traditional dwellings with piped or tap water in their dwellings or yard (2009)**



Vulnerability to hunger varied significantly between provinces (Figure 16). The general patterns for informal traditional dwellings were similar to that of the population in general. However, households living in RDP/state-subsidised housing demonstrated hunger patterns that in many instances deviated significantly from the national averages (also see Figure 16). In the Western Cape, households living in RDP/state-subsidised houses were significantly more likely to be vulnerable to hunger (23,7%) than the population in general (14,5%). The same was true for the Northern Cape (38,5% compared with 19,6% for the general population) and Limpopo (16,4% compared to 11,8% in the general population). In five of the nine provinces, households living informal/traditional dwellings were significantly more vulnerable than households living in RDP/state-subsidised housing.

**Figure 16: Comparison of the percentage of households living in RDP/State-subsidised and informal/traditional dwellings vulnerable to hunger compared to the population in general (2009)**



The preceding discussions dealt extensively with households who were already occupying RDP/state-subsidised housing. Table 23 summarises the reported statistics on the number of households with at least one member on a waiting list and various indicators related to the reported number of years on the waiting list. Nationally 1,8 million households have at least one member on the waiting list. It shows that in the Western Cape and Gauteng more than 50% of the households have been on the waiting list for five or more years (WC) and six or more years (GP). In the Eastern Cape 50% and more of households have been on a waiting list for four or more years.

**Table 23: Waiting list or demand database indicators for RDP/state-subsidised houses indicators by province (2009)**

Province	Estimated Number of households with at least one member on waiting list	Percentage of households with at least one member on waiting list	Reported number of years on waiting list			
			Mean	Lower Quartile	Median	Upper Quartile
Western Cape	140 000	7,6	6,52	2,00	5,00	9,00
Eastern Cape	172 000	9,3	4,74	2,00	4,00	7,00
Northern Cape	29 000	1,6	3,51	1,00	2,00	35,00
Free State	114 000	6,1	3,53	1,00	2,00	5,00
KwaZulu–Natal	301 000	16,3	3,37	1,00	2,00	5,00
North West	122 000	6,6	3,07	1,00	2,00	4,00
Gauteng	661 000	35,7	6,73	2,00	6,00	11,00
Mpumalanga	131 000	7,1	2,99	0,30	2,00	5,00
Limpopo	180 000	9,7	4,05	1,00	3,00	7,00
<b>South Africa</b>	<b>1 849 000</b>	<b>13,4</b>	<b>4,97</b>	<b>1,00</b>	<b>4,00</b>	<b>8,00</b>

## 6. Discussion and conclusions

The findings of this study were presented in three parts: A summary of the housing situation of South Africans in general with specific emphasis on dwelling types and tenure status; a discussion of the characteristics of households who were living in informal/traditional dwellings; and a similar treatise on households who lived in RDP and state subsidised housing. The characteristics of the former are of interest because they would typically be targeted for state provided housing support, whilst the latter are already benefiting. The tables and graphs highlighted the most important trends over time for these kinds of households as well as provincial trends for selected indicators.

In the *general population*, it was noted that the total number of households living in formal dwellings increased from 8,1 million in 2002 to 10,4 million in 2009 and the proportions changed from 73,7% to 75,5%. These increases indicate that the shifts into formal housing for the population of South Africa has not only kept track with population growth, but has also slightly surpassed it. Approximately 7,6% of households in 2002 and 2009 reported that they were occupying either informal or traditional dwellings five years ago, but were now living in formal structures. There was also some variation across time, but when averaged across years an estimated 7% of households found themselves in a better position in the survey year when compared to five years previously. Unfortunately it was not possible to link these increases directly with housing provision and subsidy schemes by the government as a direct question on whether households were living in a RDP/state-subsidised house was only included for the first time in the GHS questionnaire in 2009. Between 2002 and 2007 there was significant economic growth across the country with declining unemployment rates and a general increase in well-being. The expansion of South Africa's social protection system, primarily through social grants, has made a significant contribution towards a general improvement in social protection during the same period (e.g. ODI 2006, Booysen and Van den Berg 2005, Woolard 2003, Posel et al, 2004). These positive changes in the general socio-economic environment undoubtedly also impacted positively on the housing sector and private initiatives aimed improving housing conditions. The percentage of households living in informal dwellings showed considerable variations over time, but in general increased gradually. This has been linked to increased urbanisation, especially in Gauteng and the Western Cape. In 2009, 1,9 million of South African households were living in informal and 1,4 million in traditional dwellings.

Population group trends indicate that the percentage of black Africans that occupy formal housing increased significantly from 2002 (65,8%) to 2009 (71,2%). This partially reflects the relative increase of the proportion of black African headed households within the population over the same time period. When this aspect was examined within each population group, black Africans had a statistically significant shift towards the occupation of formal dwellings from 65,7% (2002) to 69,5% (2009). This shift appears to have been predominantly from the traditional, rather than informal housing types, as 14,3% of black Africans occupied traditional dwellings in 2002, but only 13,2% in 2009, whilst the occupation of informal dwellings stayed similar at approximately 16,5%. The proportion of coloureds and whites that lived in formal dwellings declined relative to the population as a whole. This was a reflection of a reduction in the number of households headed by whites and coloureds within the total population, rather than a deterioration of their living conditions per se. Between 2002 and 2009 there has been an estimated growth in the percentage of households headed by black Africans of 31%, whilst the growth in households headed by Coloureds was 22% and for Whites 1% (Table A4 in Appendix).

Key demographic characteristics suggest that households living in formal (62,9%) and informal dwelling types (71,5%) were more likely to be headed by men, whilst households living in traditional dwellings were more likely to be headed by women (53,5%). In 2009, informal dwellings, which also had a slightly below average mean household size of 3,5 persons, had the highest people to room ratio of all dwelling types with 1,37 people per room. The categories 'Other' and traditional dwellings had similar ratios at 1,19 and 1,20 respectively. Households living in formal housing had the lowest person to room ratios of 0,94. Total dependency, age dependency and child dependency ratios were the highest for households living in traditional dwellings across time. In 2009, total dependency, age dependency child dependency ratios for formal dwellings was lower than for traditional dwellings, but still higher than national averages.

The proportion of households renting their residential dwelling has increased from 18,4% in 2002 to 20,2% in 2009, whilst those owning their home (either fully or partially paid-off), has declined significantly since 2002 from 68,7% to 65,2%. It was difficult to directly attribute these changes to changes in the economic environment, as the patterns across time fluctuated and did not follow a smooth curve. However, the data suggest that there has been a shift from full/partial ownership towards an increased percentage of households renting as well as of those occupying their dwellings rent-free since 2007. In 2009, there was a significant shift towards the rent free occupation of dwellings with levels of 14,2%, which was also higher than the previous peak of 12% which was observed in 2002. Almost sixty three per cent (62,7%) of

households living in rent-free dwellings were occupying formal dwellings, followed by 28,0% living in informal dwellings, 5,8% in traditional dwellings and 3,5% in other dwellings.

The study found that nearly three quarters (71,6%) of South African households living in RDP/state-subsidised houses bought their RDP/State-subsidised houses – and most of these were fully owned. Approximately 7,8% of the occupants of RDP/state-subsidised houses were renting their houses. Rentals were most common in the Western Cape (20,4%), Eastern Cape (10,4%), KwaZulu-Natal (7,9%) and Limpopo (7,5%).

Several questions in the questionnaire were aimed at establishing the perception of the respondents in relation to the condition of the walls and roof of their dwelling. Of the households who said that the walls of their dwelling were weak or very weak, 40,1% lived in informal dwellings and 39,4% in formal dwellings. Households indicating that the roofs of their dwellings were weak or very weak, were more likely to live in formal dwellings (41,4%) and informal dwellings (40,1%). In relation to RDP/state-subsidised houses, the Western Cape, Eastern Cape and Northern Cape had the most significant proportion of households who felt that the walls and or roofs of their dwellings were weak. In the Western Cape 34,3% of households thought their walls were weak and 32,4% said that their roofs were weak. Approximately 31,0% of households living in RDP/state-subsidised houses in the Eastern Cape and 18,0% in the Northern Cape felt that their dwellings' roofs and or walls were weak or very weak. In KwaZulu-Natal 14,9% of households felt that their roofs were weak, 11,3% in Free State and 11,2% in North West.

In terms of the estimated market value of dwellings, 36,4% of formal dwellings, 82,3% of traditional dwellings and 97,9% of informal dwellings were valued at less than R50 000. Twenty six per cent (25,7%) of formal dwellings were valued at R250 000 or less.

In 2009, thirteen per cent of South African households were living in **RDP/state-subsidised houses** with the highest proportions found in the Free State (21,8%) and the Northern Cape (21,3%). KwaZulu-Natal had the lowest percentage of households living in a RDP/state-subsidised house (8,7%). RDP/state-subsidised houses were significantly more likely to be occupied by male headed households in all provinces except the Free State where 54,6% of households heads were female. More than 90% of beneficiary households were headed by black Africans in all provinces except in the Western Cape (43,5%), the Northern Cape (51,5%) and Eastern Cape (87,9%). In these provinces the balance was mainly made up by households with Coloured household heads. The average household size varied between provinces, but was on average four persons per household. The largest average household sizes of RDP/state-subsidised housing were recorded for the Western Cape (4,4), Northern Cape (4,2), North West (4,1) and Mpumalanga (4,1). The highest people per room ratios for these kinds of dwellings were observed in the KwaZulu-Natal (1,27), Western Cape (1,25), North West (1,22) and Gauteng (1,21).

In terms of access to basic services and vulnerability, the characteristics of residents of informal/traditional dwellings can be summarised as follows:

- When looking at the general trends within this subgroup, it was evident that their general living conditions have improved since 2002. However, the relative improvement was often in smaller amounts than for the population at large. When access to basic services was considered, households living informal traditional dwellings were better-off in Gauteng, the Northern Cape, the Free State, Western Cape and Mpumalanga relative to other provinces.
- Households in the general population were twice as likely to have access to pipe or tap water in the yard as a household living in an informal or traditional dwelling. Access to flush toilets within the dwelling or yard has increased marginally from 18,4% in 2002 to 24,1% in 2009. The proportion of households that were connected to the MAINS increased from 45,7% in 2002 to 50,0% in 2009, as compared to a national increase from 76,8% to 82,6%.
- In 2009, the Free State (76,0%), Gauteng (58,3%), Western Cape (51,7%) had the best access to piped/tap water in the house or yard. Access to flush toilets with on or off-site disposal was best in the Western Cape (72,8%), Gauteng (50,0%) and the Free State (47,6%). Connections to the mains electricity was best in the Free State (70,1%), Limpopo (61,7%) and the Northern Cape (61,7%).

- Even though problems with hunger were much bigger for households living in informal/traditional dwellings, there has been a reduction in the incidence of hunger since 2002, from 41,2% to 30,1% in 2009. However, this was still significantly higher than the 19,7% for the general population for 2009. Hunger was most likely to be reported by in the Free State (45,0%), KwaZulu-Natal (37,3%) and Mpumalanga (33,2%).
- The proportion of informal/traditional dwellers that spend R2 500 or more per month has increased significantly since 2002 (from 2,4% to 9,9%). However, in the general population there has been an increase from 18,6% to 31,1% in the same expenditure category thus widening the gap between the two groups even more (from 16,1% in 2002 to 21,2% in 2009).
- Households living in informal/traditional dwellings in 2009 were significantly more likely to earn mention social grants as their main source of income (22,9,0%) than households in general (15,1%).
- This group was significantly less likely (50,0%) than the population in general to report earning incomes from salaries/wages/commission as their main source of income (58,3%).

The living conditions of households occupying RDP/state-subsidised houses in 2009 were characterised by:

- Having better access to basic services than the general population. These differences are the most pronounced in the Eastern Cape where households living in RDP/state-subsidised houses are twice as likely to have access to pipe or tap water in the yard as the population in general, more than twice as likely to have flush toilets and their refuse removed by municipality.
- In all other provinces safe water provision for RDP/state-subsidised houses mirrors that for the population in general albeit at a slightly lower level. In addition to the Eastern already discussed above the widest gaps were found in the Northern Cape, KwaZulu-Natal and North West province.
- Nationally 59,0% of the households occupying RDP/state-subsidised dwellings received at least one social grant in 2009. Provinces that are above the national average in terms of grant receipt are Free State (72,8%), Northern Cape (69,1%) and North West 61,8%.
- The gap between the general population and those living in RDP/state-subsidised houses in terms of access to electricity is significantly smaller in all provinces than for other kinds of services. Nationally 93,8% of households living in RDP/state-subsidised housing were connected to the mains electricity compared with 82,6% in all dwellings types.
- Across all provinces with the exception of the Western Cape, Eastern Cape and KwaZulu-Natal households that live in RDP state-subsidised houses are significantly more likely to partially or fully own their dwellings (71,5%) than the population in general (65,1%). For the Western Cape, Eastern Cape and KwaZulu-Natal levels of ownership in RDP/state-subsidised dwellings were similar in RDP/state-subsidised housing to that found in the general population.
- Access to social grants of those living in RDP/state-subsidised housing varied significantly with the highest proportions recorded for Free State (72,8%), Northern Cape (69,1%) and North West (61,8%). The proportion of households who benefited from social grants in this housing type was significantly higher (59,0%) than in the population in general.
- Households living in RDP/state-subsidised housing were significantly less likely to have medical aid membership (7,5%) than the general population (23,5%). Medical aid membership for households living in RDP/state-subsidised housing was the best in the Western Cape (11,2%), Eastern Cape (10,5%) and Gauteng province (8,4%) and the lowest in Limpopo (2,3%).

Vulnerability to hunger differed considerably between provinces. Households living in informal/traditional and RDP/state-subsidised dwellings were significantly more likely to be vulnerable to hunger than households in general. Households living in RDP/state-subsidised housing demonstrated hunger patterns that in many instances deviated significantly from the national averages. In the Western Cape, households living in RDP/state-subsidised houses were significantly more likely to be vulnerable to hunger (23,7%) than the population in general (14,5%). The same is true for the Northern Cape (38,5% compared with 19,6% for the general population) and Limpopo (16,4% compared to 11,8% in the general population). In five of the nine provinces households living informal/traditional dwellings were significantly more vulnerable than households living in RDP/state- subsidised housing.

Even though the study found that households living in RDP/state-subsidised housing were significantly more likely to have access to basic services than the population in general, conceptually integrating all these concepts into a general overview or understanding of human settlement conditions across provinces was challenging. Nine different dimensions have been measured with great variation between the different indicators and between provinces. In terms of access to basic services and general socio-economic conditions, Table 24 (also see Table A4 in the Appendix) attempts to integrate the findings in relation to access to basic services and indicators related to hunger, social grants and medical aid membership across provinces and dwelling types. The indicators that were considered were: access to piped or tap



water in dwelling or yard, flush toilets, refuse/waste removal by the municipality, connection to the mains electricity, landline or cellular telephone in dwelling, vulnerability to hunger, dwelling was fully or partially owned, households received at least one social grant, and have at least one member with medical aid membership. If a province was above the national average for a specific indicator, the province scored one point out of a possible total of nine (also refer to Table 22). In the case of hunger the indicator was the percentage who experienced hunger and for the purposes of this tabulation one point was awarded if the province was below the national average, i.e. for low levels of hunger. Access to social grants was regarded as a positive attribute as it provides a safety net to households. Thus in this case, a provincial percentage above the national average received a score of one.

**Table 24: Total access to services and vulnerability count for different dwelling types by province (2009)**

Indicators	Province								
	WC	EC	NC	FS	KZN	NW	GP	MP	LP
<b>RDP/state-subsidised Total above average (max 9)</b>	6	7	6	6	2	2	6	4	2
<b>Informal/traditional Total above average (max 9)</b>	6	3	8	7	3	4	7	6	4
<b>All households Total above average (max 9)</b>	6	2	6	7	2	3	7	4	5

When considering the scores of each province relative to the potential maximum of 9 points, for RDP/state-subsidised housing, the Western Cape, Eastern Cape, Northern Cape, Free State and Gauteng scored well above the other provinces and one could conclude that in terms of general access to basic services and protection against vulnerability, inhabitants of RDP/state-subsidised dwellings in these provinces were better off than their counterparts in the Northern Cape, KwaZulu-Natal, North West, Mpumalanga and Limpopo. Even though the Eastern Cape performed poorly for informal/traditional as well as for all housing types in general, it was clear that current efforts to deliver an integrated package of services to recipients of RDP/state-subsidised housing have been more successful in this province than elsewhere.

Living conditions in informal/traditional settlements were generally better in the Western Cape, Northern Cape, Free State, Gauteng and Mpumalanga than for their counterparts in the Eastern Cape, KwaZulu-Natal, North West and Limpopo. The latter provinces typically have high proportions of their residents living in traditional dwellings and there has been a significant service delivery backlog for these areas well before 1994.

The current municipal level use and access to support mechanisms aimed at poor households was determined by asking questions about a household's indigent status and access to free basic services (water and refuse removal). Nationally the odds of someone living in a RDP/State-subsidised house being registered as indigent are double that of the population in general. The provincial exceptions are the Free State, which not only had the highest percentage of households registered as indigent (19,4%), but also had a smaller gap between those who are indigent in the general population and those that live in state-subsidised housing. North West is an anomaly in that households in general are more likely to be registered as indigent (10,6%) than those living in a RDP/State-subsidised house (8,8%). In all provinces, except the Eastern Cape, Northern Cape and KwaZulu-Natal, households living in RDP/state-subsidised housing were significantly more likely to have access to free basic water than the population in general.

## 7. Summary

Volume II of the GHS series provides an in-depth analysis of the housing component of the GHS data series as measured between 2002 and 2009.

In 2009, more than a million South African households said that they used to live in informal or traditional dwellings 5 years ago, but that they are now living in a formal dwelling. The total number of households who lived in formal dwellings in South Africa increased from 8,1 million to 10,4 million between 2002 and 2009. This increase of 2,3 million does not only reflect growth that kept track with population growth, but also represents a slight increase beyond population growth: in 2002 73,7% of households were living in formal dwellings as opposed to 75,5% in 2009. In spite of these advances, 1,9 million households were still living in informal and 1,4 million in traditional dwellings in 2009. The most significant strides in housing were made for black Africans as the proportion of households living in formal dwellings increased from 65,8% to 69,5%. No significant change occurred for the other three population groups. More than half of households living in traditional dwellings are headed by women, which have some implications for housing programmes aimed at improving these kinds of living quarters. The proportion of female-headed households in informal dwellings decreased significantly between from 33,6% in 2002 to 28,5% in 2009. Home ownership has declined over time. The percentage of households who fully/partially owned their dwellings (65,2%) was the lowest in 2009 than in all the preceding years. Shifts primarily occurred towards the rent-free occupation of dwellings, rather than renting per se. When asked to rate the condition of the walls and roof of their dwellings, 58% of households living in informal structures rated the walls and or roof of their structures to be weak/very weak; 36,8% of those living in traditional dwellings felt their dwelling walls were weak and 32,9% that their dwelling roofs were weak.

As potential target beneficiaries of state-provided housing support, the inhabitants of informal/traditional dwellings have characteristics that were statistically significantly different from households in general. This sub-group's access to basic services such as piped/tap water, flush toilets, regular refuse removal by municipalities, electricity from the mains, and landlines or cellular telephones in the dwelling was significantly poorer than that of the population in general. In terms of relative vulnerability, households living in informal/traditional dwellings in the Eastern Cape, KwaZulu-Natal and Limpopo were significantly worse off than the other six provinces. Dependency on social grants as the household's main source of income was greater in traditional/informal dwellings in the Eastern Cape and KwaZulu-Natal than in RDP/state-subsidised houses. In all other provinces, those living in informal/traditional dwellings are less likely to be dependent on social grants as their main source of income than households living in RDP/state-subsidised houses. This may not be as much a reflection of lower levels of vulnerability, but perhaps reduced access to grants as these households have significantly lower levels of income, are more vulnerable to hunger and have less access to medical aid than households living in RDP/state-subsidised houses.

In 2009 an estimated 1,8 million households were living in RDP/state-subsidised houses. Of these households 43,6% were female-headed households and 87,7% were black Africans. The Free State (21,8%) and Northern Cape (21,3%) had the highest proportions of households living in RDP/state-subsidised houses. Of these households 71,6% have bought their houses, 20,6% occupied these houses rent free/had other arrangements, and 7,8% were renting their RDP houses. The renting of RDP houses was most common in the Western and Eastern Cape. In the country as a whole 14,9% of households occupying RDP/state-subsidised houses felt the roofs of their dwellings were weak, and 16,1% felt that their dwelling walls were weak or very weak. Provinces with the biggest proportion of problems were the Western Cape, Eastern Cape and Northern Cape. Households living in RDP/state-subsidised houses (21,3%) were twice as likely to be declared indigent than households in general (9,8%). Households living in RDP/state-subsidised houses had significantly better access to basic services than the population in general.



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Statistician-General

## **8. Limitations of the study**

The sampling method was based on the selection of dwelling units (private dwellings). It is evident that homeless people are not in-scope for all household survey selection, hence they will not be counted.

Sample surveys were also only based on information obtained from a relatively small number of households. Benchmarking and weights were used to extrapolate the sample to the total population of South Africa. The reliability of the benchmarking estimates will influence the extent to which the estimates do reflect the total population of South Africa. A new master sample was used for GHS 2008 and 2009. In 2008 the field teams had some problems executing the sample correctly, leading to some bias in the final composition of the data towards dwellings that were easy to locate. However, these problems were addressed for the next round and the 2009 sample execution was much improved.

## 9. Technical notes and definitions of terms

**Household:** A group of persons who live together and provide themselves jointly with food and/or other essentials for living, or a single person who lives alone.

**Dwelling unit:** Structure or part of a structure or group of structures occupied or meant to be occupied by one or more than one household.

**Formal dwelling:** A structure built according to approved plans, i.e. house on a separate stand, flat or apartment, townhouse, room in backyard, rooms or flat-let elsewhere. Contrasted with informal dwelling and traditional dwelling.

**Informal dwelling:** A makeshift structure not erected according to approved architectural plans, for example shacks or shanties in informal settlements or in backyards.

**Traditional dwelling:** A dwelling made of clay, mud, reeds or other locally available materials.

**Secure tenure** refers to households that own or were purchasing their homes, were renting privately or were in social housing or sub tenancy. Households without secure tenure were defined as squatters (whether or not the pay rent, homeless and households with no formal agreement).

**Total dependency ratio** – (number of household members younger than 15 + number of household members 65 years and older) divided by the number of household members aged 15–64.

**Child dependency ratio** – number of household members younger than 15 years divided by number of household members aged 15–64.

**Aged dependency ratio** – number of household members 65 years and older divided by number of household members aged 15–64.

**Average household size** – The mean total number of persons in a household.

**Average number of people per room ratio** – the mean total number of persons in a household per total number of rooms, excluding bathrooms and toilets

**Variable categorisations used**

<b>Variable</b>	<b>Categories</b>	<b>Recoding</b>
Main type of dwelling	01,03,04,05,06,07,10	Formal
	02	Traditional
	08,09	Informal
	11,12	Other
Type of dwelling five years ago	01,03,04,05,06,07,10	Formal
	02	Traditional
	08,09	Informal
	11,12	Other
	13	Household did not exist
Main materials used for walls	01	Bricks
	02	Cement block/concrete
	03	Corrugated iron/zinc
	04	Wood
	07	Mud and cement mix
	08	Wattle and daub
	10	Mud
	05,06,09,11,12,13	Other
Main materials used for roof	03	Corrugated iron/zinc
	04,07,08,10,11	Organic materials <sup>b</sup>
	12	Asbestos
	01,02,05,06,08,09,13	Other
Condition of the roof and walls	1,2	Weak or very weak
	3,4,5	Need minor repairs to very good
Tenure status (2009)	1	Rented
	2	Owned, but not yet paid of to bank/financial institution
	3	Owned, but not yet paid of to private lender
	4	Owned and fully paid off
	5	Occupied rent-free
Tenure status (2002–2009)	1	Owned and fully paid off
	2	Owned fully paid off
	3	Occupied rent-free
	4	Other

**Variable categorisations used (concluded)**

<b>Variable</b>	<b>Categories</b>	<b>Recoding</b>
Household expenditure	01	R0–R399
	02	R400–R799
	03	R800–R1 799
	04	R1 800–R2 499
	05	R2 500 or more
Source of income (2002–2009)	01	Salaries and wages
	02	Remittances
	03	Pensions and grants
	04	Sales of farm products
	05	Other income
	06	No income
Source of income (2009)	01	Salaries and wages
	02	Income from business
	03	Remittances
	04	Pensions
	05	Grants
	06	Sales of farm products
	07	Other income
	08	No income

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11. Appendix

Table A1: Percentage (confidence intervals) change in housing status over a five year period (also refer to Figure 2)

Conditions	Year (Percentage and Confidence Intervals)									
	2002	2003	2004	2005	2006	2007	2008	2009		
Improved	7,6 (7,1 - 7,9)	7,2 (6,8 - 7,6)	7,4 (6,9 - 7,8)	8,0 (7,6 - 8,5)	5,9 (5,5 - 6,4)	7,1 (6,7 - 7,6)	5,6 (5,2 - 6,0)	7,6 (7,1 - 8,0)		
Worse	1,0 (0,7 - 1,1)	1,0 (0,7 - 1,0)	0,5 (0,6 - 1,3)	1,3 (1,2 - 1,5)	0,5 (0,4 - 0,7)	0,8 (0,7 - 0,9)	0,8 (0,6 - 0,9)	0,6 (0,4 - 0,7)		
No changes – formal	66,1 (65,4 - 66,9)	67,1 (66,4 - 67,8)	67,0 (66,2 - 67,7)	62,9 (62,1 - 63,7)	67,7 (66,9 - 68,5)	66,1 (65,4 - 66,9)	69,0 (65,4 - 66,9)	68,0 (65,4 - 66,9)		
No changes – informal	11,4 (11,1 - 12,1)	11,1 (10,7 - 11,8)	10,4 (10,0 - 11,1)	13,2 (12,6 - 13,8)	12,8 (12,2 - 13,4)	13,4 (12,8 - 14,0)	12,3 (11,7 - 12,8)	11,8 (11,3 - 12,4)		
No changes – traditional	10,2 (9,8 - 10,6)	10,2 (9,8 - 10,6)	11,3 (10,8 - 11,7)	10,1 (9,8 - 10,5)	9,6 (9,2 - 9,9)	9,3 (9,6 - 9,8)	9,8 (9,4 - 10,2)	9,7 (9,3 - 10,0)		
No changes - other	2,3 (2,0 - 2,6)	2,0 (1,7 - 2,2)	1,9 (1,7 - 2,1)	1,8 (1,5 - 2,1)	1,7 (1,4 - 1,9)	1,5 (1,2 - 1,7)	0,6 (0,5 - 0,7)	0,7 (0,5 - 0,8)		
Household did not exist	1,4 (1,2 - 1,6)	1,4 (1,2 - 1,6)	1,5 (1,2 - 1,8)	2,6 (2,3 - 2,9)	1,8 (1,5 - 2,1)	1,8 (1,6 - 2,0)	2,0 (1,7 - 2,2)	1,7 (1,5 - 1,9)		



**Table A2: Changes in population composition in terms of the population group of the household head between 2002 and 2009**

Population group	2002	2003	2004	2005	2006	2007	2008	2009	% change between 2002 and 2009
Black African	8 169	8 477	8 787	9 109	9 470	9 854	10 262	10 680	30,7
Coloured	912	938	964	991	1 020	1 049	1 079	1 109	21,6
Indian/Asian	282	291	300	309	318	328	337	348	23,2
White	1 651	1 656	1 661	1 665	1 668	1 671	1 673	1 675	1,5
<b>Total</b>	<b>11 013</b>	<b>11 362</b>	<b>11 712</b>	<b>12 075</b>	<b>12 476</b>	<b>12 901</b>	<b>13 351</b>	<b>13 812</b>	<b>25,4</b>

**Table A3: Above average performance per province for access to basic service indicators for different dwelling types**

Indicator	WC	EC	NC	FS	KZN	NW	GP	MP	LP	RSA
<b>RDP/state-subsidised</b>										
Access to water	99	90	98	94	73	81	99	75	51	87
Sanitation	99	80	88	66	60	67	98	47	43	76
Refuse/waste	86	83	74	66	70	56	94	50	24	73
Electricity mains	99	93	93	96	90	88	98	93	83	94
Landline or cellular telephone in dwelling	73	70	65	82	83	76	92	87	81	81
No Hunger	76	77	61	53	74	72	76	71	84	73
Tenure status	59	76	84	90	71	86	60	85	65	72
Social grant	53	59	69	73	55	62	54	59	67	59
Medical aid	11	11	8	7	4	6	8	7	2	8
<b>Total above average</b>	<b>6</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>2</b>
<b>Informal/traditional</b>										
Access to water	52	7	42	76	25	46	58	47	23	36
Sanitation	73	5	35	48	5	26	50	16	3	25
Refuse/waste	79	10	40	53	18	20	69	24	4	35
Electricity mains	50	41	62	70	48	47	53	52	62	50
Landline or cellular telephone in dwelling	64	69	63	72	76	77	83	76	74	75
No Hunger	83	72	71	55	63	71	71	67	85	70
Tenure status	40	84	69	70	82	48	25	72	63	62
Social grant	38	70	59	60	66	39	33	52	56	54
Medical aid	5	2	5	4	2	8	4	6	2	3
<b>Total above average</b>	<b>6</b>	<b>3</b>	<b>8</b>	<b>7</b>	<b>3</b>	<b>4</b>	<b>7</b>	<b>6</b>	<b>4</b>	<b>3</b>
<b>All households</b>										
Access to water	91	44	79	90	61	61	88	68	43	70
Sanitation	94	40	72	69	45	46	85	39	20	59
Refuse/waste	73	39	56	64	47	39	85	33	13	55
Electricity mains	90	70	89	92	76	83	86	85	84	83
Landline or cellular telephone in dwelling	82	75	76	84	84	81	91	88	85	85
No Hunger	85	78	80	66	77	80	82	79	88	80
Tenure status	59	76	70	71	72	69	48	77	74	65
Social grant	36	57	52	54	50	49	31	51	59	46
Medical aid	36	18	23	24	20	20	31	18	13	24
<b>Total above average</b>	<b>6</b>	<b>2</b>	<b>6</b>	<b>7</b>	<b>2</b>	<b>3</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>5</b>