

## **Pitting the Reconstruction and Development Program (RDP) Housing Quality Against International Housing Quality Norms: The Case of 2011-2013 Golf Course Study, Eastern Cape Province**

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**ABSTRACT** The present study sought to pit the 2011-2013 of Reconstruction and Development Program (RDP) houses' quality against the international housing norms. The study triangulated both qualitative and quantitative approaches. The quantitative approach was in the form of a mini survey while the qualitative approach was in the form of a case study. The study used an interview guide and a questionnaire as data collection instruments. The findings from this study revealed that the quality of houses did not meet the international standards because: they were too small and had inadequate space; were built with poor building material for the roofs, floors, walls and their doors and windows were weak threatening occupants' state of security; and had not been connected to sources of water. The researchers recommended that the government needs to map out renovations plans for the houses so that they can meet international standards. These houses need to be connected to sources of water and sewer. This is to ensure the occupants are fairly satisfied and the houses are hygienic.

### **INTRODUCTION**

The inadequacy and shortage of housing is a global phenomenon that calls for individual countries to strive to end the stalemate. In 2005 alone, 6.5 billion people faced critical shortage of housing (UN Habitat 2003). Against this precarious background, many countries have been running housing programs to address this quagmire. In South Africa, the RDP policy was crafted immediately after the apartheid government exited in 1994 and the process of constructing houses has been ongoing, although, with different names and approaches, but the ultimate goal has been to solve and address the housing problems (Manomano 2013). In contrast to this development and gesture, the situation in South Africa housing situation reflects a desperate situation, with eyesore sights of shanties and squalor settlements scattered in virtually all the provinces of the country. This is not expected after close to two decades after the exit of the apartheid government (Manomano 2013; Mafukidze and Hoosen 2001). Apparently, in the researchers' perspective, there must be serious structural challenges within the development paradigms. This is because the government is expected to have mobilized many of its people to make in-

come by themselves and be able to put up their own shelter. Unfortunately, the bonds of dependence syndrome also appears to be coming stronger and stronger every day (Lombard and Kruger 2009). This became clear when the current release of the Statistics South Africa Report on population census revealed that despite many gains the country has made in various sectors of development, about one-third of the South African population is relying on social security grants as the only source of income to sustain themselves (Statistic South Africa (SSA) 2013; Lombard and Kruger 2009).

Reflecting on South Africa's shelter problem, it is sad that the number of squalor settlements continue to increase despite notable efforts by the government to improve the lives of the people (Mafukidze and Hoosen 2001). This phenomenon is exacerbated by incessant complaints, accusations and disenchantment on the quality of the RDP houses (Moolla et al. 2011). These researchers, then, consider it of pertinent importance to compare the RDP houses quality with the international housing conventional norms on quality. Perhaps, this will inform the government the quality of services that it is giving to its people viewed from international lenses. That can have positive impacts in the hous-

ing provisioning. Also, the government could in future strive to meet the international norms (Manomano 2013; Mamba 2008; Olayiwola et al. 2005; Mutume 2004). The international housing norms indicate that a house must espouse the following qualities: possess more than four walls; access to sanitation, safe drinking water, possess energy, heating, lighting and cooking facilities; refuse disposal; and be in a position to protect the inhabitants against cold, rain, wind etc.; need to be located close to mainstream development centres, respect the cultural identity and other needs of the people; be affordable and with secure tenure (UNHABITAT 2009). The access to adequate housing has been ratified by the government of South Africa which means that these expressions of an adequate housing binds and commits the government to ensure that the needy enjoy this rights fully (UNHABITAT 2009). It is, against this background, that low cost housing projects such as the RDP housing project were introduced to provide adequate and qualitative housing that meets the needs of the vulnerable and the needy in South Africa (Republic of South Africa 1994, 1995). It is, against this commitment and the complaints levelled against the houses' inability to meet the needs of the beneficiaries, and to secure adequacy that this study has been put forward to explore these dynamics. The findings from this research may prompt the government to show further commitment to make the housing standards meet the international norms.

### **Problem Statement**

The post-apartheid South African government needs a pat on the back for renegeing on policies and programs meant to improve the lives of the South Africans who had been oppressed and suppressed by the apartheid rule and practices for decades if not centuries. Pivotaly, the introduction of the RDP policy to build houses to the poor and the needy can be viewed as a panacea if one million houses had been built by the year 2000 and more and more are increasing as the population with accommodation burgeons amid on increase of the poor and the needy (Manomano 2013). Perhaps this is because of the unrelenting rise in unemployment situation in South Africa. However, at the time of crafting the 1994 policy on housing, one of the goals reflected that the needy are to be built decent

shelter with humane conditions so that the needy can feel that their past apartheid experiences are being redressed by the post apartheid government. However, there are a barrage of comments, accusations and attack on government pertaining to the quality of these houses prompting empirical research investigations to document the contemporary state. This study, therefore, intends to look into the results of the RDP housing investigation on the quality of the houses in Golf Course in Eastern Cape Province and pit the results with other internationally housing norms. Perhaps this is important to indicate to the South Africans where their public services as far as provision of housing are relative to international standards.

### **Study Aims and Objectives**

This research has been derived from a 2011-2013 study whose main objective was to explore the perceptions of the RDP housing beneficiaries on the extent to which the houses meet their housing needs in South Africa with a case of Golf Course Estate. However, the aim of this paper is to pit the findings of the 2011-2013 research findings on quality of the RDP houses against some international housing norms.

## **METHODS**

### **Study Design**

This study adopted the triangulation approach of both quantitative and qualitative methods. Triangulation of both qualitative and quantitative methods is especially important as the use of both methods increases result reliability and validity as different data collection methods serve to confirm and affirm one another (De Vos 2005). The qualitative approach picked the perceptions, views and feelings of the participants (Rubin and Babbie 2008), while the quantitative solicited the quantified magnitude of those perceptions (Neuman 2006). The design was explorative, explanatory and descriptive in nature. This research pits the quality of the RDP houses against the international housing norms.

### **Research Instruments**

This study adopted the use of an interview guide with unstructured questions to inform the

conduction of the in-depth interviews. This study also utilized the Likert Scale designed questionnaire to collect the perceptions from respondents on the RDP houses.

### **MATERIAL AND METHODS**

The data for qualitative enquiry was sought through one-on-one in-depth interviews while the data for quantitative enquiry was sought through the use of a mini survey that was administered by one of these researchers, who stood as the study's principal investigator.

#### **Units of Analysis**

In depth interviews were conducted with 22 beneficiaries of the RDP houses, one social worker and one RDP housing administrator respectively, while the questionnaires were conducted with 50 selected respondents who were residing in the RDP houses.

#### **Sample Selection**

This study adopted both probability and non probability sampling methodologies. Probability sampling methodologies were utilized in the form of stratified and simple random sampling techniques for the mini survey. Stratified sampling technique is especially important because it reduces the probability error as well as increases the generalization of the results (Babbie 2007). Simple random sampling technique on the other hand, ensures that all the samples have equal chance of being selected for the study (Babbie 2007). Non probability sampling entailed the use of purposive sampling technique because it enabled the researcher to select only the samples that carried the desired research attributes (Neuman 2006).

#### **Data Analysis and Interpretation**

One of these researchers who acted as the principal researcher was assisted by one research assistant that doubled as an interpreter as most data was collected in Isi Xhosa language. All the data from the interviews was collected using an audio tape recorder. Notes were taken by the researcher about the feelings, atti-

tudes and expressions of the participants to complement the audio recorded information. All the recorded data was transcribed later on, after the field study. Qualitative data was categorized, re arranged, and ordered into themes according to the emergent perceptions from the participants. The quantitative data was analysed using the Statistical Package for Social Sciences (SPSS) and presented into tables, graphs and charts for interpretation and for the purpose of establishing meaning to the data.

#### **Research Domain**

The data for this study was collected from Golf Course in Alice Town in the Eastern Cape province of South Africa. There were 1233 houses built on the location. The data was collected in November 2012 and was analysed in December and January 2013. The RDP housing beneficiaries were interviewed from their houses while the social worker and the RDP Housing Administrator were interviewed from their offices in Alice and Fort Beaufort respectively.

#### **Ethical Consideration**

The principal researcher made sure that the study was both politically and administratively correct. This entailed the proposal and data collection process permitted by the University Higher Degree Committee and Ethical Committee.

## **FINDINGS**

#### **Gender and Race of Study Participants**

The findings from this study revealed that 88% of the study participants were Blacks while 12% were Coloured; and on gender, 62% were females while 38% were Coloured (see Table 1). These findings indicate a state of gender discrepancy in that females outnumbered males and this could be supported by national statistics which indicate that females outnumber males in South Africa (Statistic South Africa (SSA) 2010). The Blacks were more than Coloured people and this is not a shocking finding given that South African population is pre-dominated by the Black people. This indicates the reason why it is the Blacks who forms a majority of the RDP housing beneficiaries in Golf Course.

**Table 1: Gender and race of the study participants**

S. No.	Race	Frequency	%	S. No	Gender	Frequency	%
1	Black	44	88.0	1	Male	19	38.0
2	Coloured	6	12.0	2	Female	31	62.0
3	Total	50	100.0	3	Total	50	100.0

### Marital Status

The findings from this study revealed that 60% of the study participants were single; 28% were married; 6% were widowed while those that were either, divorced, widowed or separated constituted 2% respectively (Table 2). These findings indicates that most of the study participants were single people with poor means of livelihood support. This may obligate the government to affirmatively come up with alternative approaches to improve the livelihood of the single people. This could reduce their level of vulnerability to poverty and other social vices associated with poverty and being single.

**Table 2: Marital status**

S.No.	Marital status	Frequency	Percentage
1	Single	30	60.0
2	Married	14	28.0
3	Divorced	1	2.0
4	Widowed	3	6.0
5	Windowed	1	2.0
6	Separated	1	2.0
7	Total	50	100.0

### Employment Status of the Beneficiaries

The findings from this study revealed that 52% of the study participants were unemployed; 32% were employed; 6% were casual labourers; 2% were self-employed while 8% were students (see Table 3). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

**Table 4: Size and spacing of RDP houses**

S.No.	Space adequacy	Frequency	%	S. No	Size	Frequency	%
1	Very Adequate	2	4.0	1	Large	2	4.0
2	Adequate	8	16.0	2	Small	32	64.0
3	Inadequate	40	80.0	3	Very Small	16	32.0
4	Total	50	100.0	4	Total	50	100.0

*“You know one thing that pains me is that there are no jobs here and it shows you that we are in a desert and it's very painful”.*

The findings from this study revealed an unfavourable and unpleasant situation that most beneficiaries were going through as most of them were unemployed. The location they are staying in is uninhabitable because there were no employment opportunities. This threatened their livelihood because their lives become over dependent on the government social grant systems. This was created a dependence system that needs to be tackled urgently (Lombard and Kruger 2009).

**Table 3: Employment status of study participants**

S.No.	Occupation	Frequency	Percentage
1	Employed	16	32.0
2	Unemployed	26	52.0
3	Casual laborers	3	6.0
4	Self employed	1	2.0
5	Student	4	8.0
6	Total	50	100.0

### Inadequate Space of and Small Size of the Houses

The findings from this study revealed that 80% of the study participants indicated that RDP houses were inadequate; 16% revealed that they were adequate, while 4% indicated that they were very adequate (see Table 4). The findings indicated that 32% of the study participants revealed that the RDP houses were very small; 64% indicated that they were small; while 4% revealed that they were large (see Table 4).

*“These houses are too small and we cannot be accommodated because me and my family we cannot use a small one room. How will we have confidentiality?”*

These findings revealed that most beneficiaries bemoaned the small size and inadequate spacing of these RDP houses. This meant that compared to the prescription of how the qualities that a house should embrace such as having more than 4 walls, having security, having sewage disposal system, the RDP houses may not make any significant score. This is because measured against the international norms, most of the variables would score a below average mark. This could explain why many RDP housing beneficiaries indicated they were immensely disappointed by the houses.

#### ***Inaccessibility to Clean Water***

The findings from this study indicated that 92% of the study participants had no access to clean water while only 8% had access to clean water (see Table 5). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

*“It is not easy to live in these houses because we do not have access to clean and safe water even though there is a water tank that comes but we are challenged with travelling to that tank and also the water from that tank causes diseases and has been affecting my children. Yes the toilets are there but we have no water and the situation is very bad”.*

The findings from this study revealed that the fact that the RDP houses were not connected to water formed a huge source of disappointment. According to international housing convention, a house needed to be accessed with water and sewage system. Without water, then the quality of sewage system was poor or non-existent at all. The phenomenon of lack of water also meant that possibly the sanitary situation of the houses may not be satisfactory. Therefore, the situation of having no water connection made the RDP houses to make only an insignificant score in the quality of housing in South Africa.

#### ***Poor Material Making the Roofs and Walls***

The findings indicated that 72% of the beneficiaries revealed that the roofs were poor; 18% indicated that they were fair; while 10% revealed

that they were good (see Table 5). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

**Table 5: Provision of clean water**

<i>S. No.</i>	<i>Access to clean water services</i>	<i>Frequency</i>	<i>%</i>
1	Provided	4	8.0
2	Not provided	41	92.0
3	Total	50	100.0

*“The roofs are very bad and if a lot of winds come they fall and we were forced to put stones upon them but these stones are not safe because they can kill us if they fall, therefore the government must do something”.*

These findings indicated that the quality of the RDP houses compared to international standards can only make an insignificant score. According to international norm, a house was supposed to have strong walls that would prevent the occupants from bad effects of weather such as cold wind etc. In fact, as interviewees indicated, the RDP houses' walls were weak and allowed penetration of cold, rain and cold weather that made the occupants vulnerable to various diseases.

#### ***The Windows Are Bad***

The findings revealed that 74% of the study participants indicated that the quality of the windows were poor; 10% indicated that they were fair whereas 16% indicated that they were good (see Table 6). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-to-one interview:

*“We were put in another problem from the problem we are coming from. We were shocked to realize that they call these windows when some of them cannot close properly and some of them are breaking and we are so embarrassed with the study and wire we end up putting and it also makes us unsafe”.*

The findings revealed that most of the beneficiaries were not happy with the poor quality of windows in their houses. Some of the windows are breaking and they cannot properly close as well. These beneficiaries ended up using wire to close these windows and their safety and

health is greatly jeopardized. This is an indication that, pitted against the international quality expectation of a house, the RDP houses can only make a below average score.

### **Poor Toilets**

The findings from this study indicated that 58% of the participants revealed that the toilets were poor; 26% indicated that they were fair, whereas 16% revealed that they were good (see Table 6). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

*“These toilets are very poor and they are not supposed to be in the same room, especially, considering that the whole family will use it”; “Lack of water makes us to think why do we have the toilets and some of them are breaking already and if the water comes it means we will be having a problem of toilets needing to be repaired or even new ones.”*

The findings from this study revealed that most of the study participants indicated that there were serious discrepancies surrounding the quality of toilets in their houses. The positioning of the toilet, especially, posed a health hazard if it occupied the very space that the occupant needed for occupancy. Without water, most of the toilets were a source of stench in the house. Therefore the positioning of the toilet and the lack of water to flush them meant that sewage system was very poor or nonexistent altogether. With a normal house supposed to have a good sewage system, the RDP houses, then, fail to meet the tests of the time in terms of meeting the international standard of a house.

### **The Floors Are Badly Done**

The findings from this study revealed that 72% of the study participants indicated that the floors of the RDP houses were of poor quality; 14% revealed that they were fair while 14% indicated that they were good (see Table 6). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

*“The floors are cracking and very very dusty and rough and it feels as if you are outside the house and this is bad for our health because dust can affect your health”*

These findings indicated that most of the participants were dissatisfied with the cracking and dusty floors. The poor quality of the floors is also a danger to the occupants' health and may cause severe discomfort. Even besides pitting the houses against international norms, the researchers think that new or relatively recently constructed houses needs to take some reasonable time before the floors start cracking. With evidence that most houses after being used for only a shorter period of time start experiencing cracks in the floors, this means that they do not meet the national quality standards let alone the international quality norms.

### **Poor and Bad Walls**

The findings from this study revealed that 76% of the study participants indicated that the walls were of poor quality; 8% revealed that they were fair whereas 16% revealed that they were good (see Table 6). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

*“These walls allow a lot of wind to come into our houses and when it rains they become so damp and this is affecting our health a lot”.*

The findings indicated that the work that was done on the walls was poor and very bad. The walls if subjected to rain were easily succumbing to rain water that found itself in the floors. This is an indication that the houses were not subjected to quality assurance. This, therefore, means that then houses did not only fail to meet the international standards of a house having strong and durable walls, but also national quality assurance. This pointed a finger to the government because allowing shoddy jobs to national assets such as the RDP houses indicated poor governance in service delivery. Since poor service delivery is one of the reasons causing public unrests in the country, the government needs to work hard to fill the gaps of service delivery in all its machinery

### **Poor Quality Doors**

The findings from this study revealed that 82% of the participants indicated that the doors were of poor quality; 10% revealed that they were fair while 8% indicated that they were good

(see Table 6). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

*“These doors are not where they are supposed to be and they are not strong which makes us insecure given that we have a dilemma of lack of street lights and high crime as well”.*

Weaker and poor doors can be source of stress as doors offers security to the houses. According to the international housing norms, a house is supposed to be strong enough to offer security. Unfortunately, weaker doors facilitated easier break-ins of the houses and thereby, compromising the security of the occupants. With South Africa crime statistics being the highest in the world, weaker doors meant that the houses were not safe at all. This also meant that the houses were very far from meeting international norms of a house.

#### ***Energy for Lighting and Cooking Available***

The findings from this study revealed that all the beneficiaries indicated that they have electricity in their houses (see Table 7). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

*“Even though these houses are very bad in terms of quality but we must really thank*

*the government that at least we have electricity in our houses for cooking and lighting as well the fact that some of us are given R 20 free electricity every month”.*

The findings from this study indicated that the government has done a commendable job in providing all the houses with electricity for cooking and lighting. However, some people had not afforded to internal wire their houses and were, therefore, not adequately enjoying all the benefits of then electricity. Since one of the qualities espoused by international norm for a house is the availability of electricity, this means that the houses score significant in this regard. The report mirrors the South African Statistics Report of 2013 that indicated that 87% of the South African access electricity.

**Table 7: Provision of electricity**

<i>Provision of electricity</i>	<i>Frequency</i>	<i>%</i>
Provided	50	100.0
Total	50	100.0

## **DISCUSSION**

The findings from this study revealed a skewed gender discrepancy whereby, females were more than males. This is supported by national statistics which indicate that there are more females than males in South Africa (Statistics

**Table 6: Perceptions on quality of RDP houses**

<i>S. No.</i>	<i>Quality of windows</i>	<i>Frequency</i>	<i>%</i>	<i>S. No.</i>	<i>Quality of roofing</i>	<i>Frequency</i>	<i>%</i>
1	Good	8	16.0	1	Good	5	10.0
2	Fair	5	10.0	2	Fair	9	18.0
3	Poor	37	74.0	3	Poor	36	72.0
4	Total	50	100.0	4	Total	50	100.0

  

<i>S. No.</i>	<i>Quality of toilets</i>	<i>Frequency</i>	<i>%</i>	<i>S. No.</i>	<i>Quality of floors</i>	<i>Frequency</i>	<i>%</i>
1	Good	8	16.0	1	Good	7	14.0
2	Fair	13	26.0	2	Fair	7	14.0
3	Poor	29	58.0	3	Poor	36	72.0
4	Total	50	100.0	4	Total	50	100.0

  

<i>S. No.</i>	<i>Quality of walls</i>	<i>Frequency</i>	<i>%</i>	<i>S. No.</i>	<i>Quality of doors</i>	<i>Frequency</i>	<i>%</i>
1	Good	8	16.0	1	Good	4	8.0
2	Fair	4	8.0	2	Fair	5	10.0
3	Poor	38	76.0	3	Poor	41	82.0
4	Total	50	100.0	4	Total	50	100.0

South Africa SSA 2010). The findings also revealed that there were more Blacks than the Coloured who were beneficiaries of these houses (Manomano 2013). This is portrayed by the national statistics that indicate that Coloured people constituted not more than 9% of the total population with most of them alleged to be staying in Western Cape (Adhikari 2009). This indicates the reason why they are more Blacks accessing this programme as well. Besides, the findings revealed that there were more single people than those that were either, married, divorced, widowed or separated. There was a feeling that that most single people in South Africa are prone to poverty, unemployment and HIV/AIDS (Barnett and Whiteside 2006). These findings are supported by other perceptions that single people in South Africa are more prone to states of poverty (Rodgers 2006 as cited by Manomano 2013). It is therefore imperative for the government to consider alternative ways of improving their livelihoods. Helping them with funds to help them kick-start small business enterprises is central. Considering funding them for vocational training could also offer them some skills to make them employable.

The findings revealed that most beneficiaries were unemployed indicating that the government needs to formulate alternative ways towards securing these people's economic livelihoods (Manomano 2013). Although the current government of South Africa under Jacob Zuma has been struggling to make jobs, it has not been meeting the expected challenge of unemployment. Perhaps, its time the government mobilizes its people to change their mindset and stop only pursuing White collar jobs, but also consider indigenous ways of improving their livelihoods (Osei Hwedie 1996; Kang'ethe 2013). Specifically, it is observed that many people around Alice town do not want to engage in backyard gardening to supplement their income but would only like to buy everything in the supermarkets. This is piteous because many unemployed people in countries like Kenya have been able to partly bridge employment gaps through involvement in various indigenous forms of production importantly the South Africans, especially those living in Alice, need to consider making backyard gardens behind their houses. The vegetables so produced can reduce their demand for money and the activity is likely to reduce their boredom.

The beneficiaries indicated that the houses were inadequate and small in size to accommodate them comfortably and materials making the houses were both weak and poor. It is, however, a shortcoming as these houses were also not more than four walls as espoused by the United Nations housing norms (UN HABITAT 2009). Perhaps, the housing officials in charge of these houses are not aware of these international norms. It is therefore important that the Minister in charge of human settlements sensitize or conscientize his officials on this important obligation so that the future RDP houses consider the international norms (Manomano 2013). Perhaps, even the repair of the current ones should be based on how they meet these international standards. This is to make South Africa embrace globalization.

The government is also blamed concerning the poor quality of RDP houses in terms of access to water and, thereby, make the houses connected to sewer. On this, the RDP houses fell flat in meeting the requisite international standards. According to Maslow hierarchy of needs, water is life and means many things of sustaining life (Maslow 1999). Lack of water, therefore, can mean many perfidious effects such as breaking of hygiene-related diseases such as cholera, dysentery etc. (Maslow 1999). This is because lack of water means that the use of toilets is very unhygienic or prompt the use of unhygienic waste disposal such as the bucket system (Zuzile 2013). In fact some residents had indicated that although they used a little water to force drainage of refuse, stench was a common phenomenon in their houses. This is one of the situations that prompted some residents to indicate that the RDP houses were unhealthy and unfit for habitation (Moolla et al. 2011). This in these researchers' contention is a self evaluation of the residents that the houses do not only fail to reach international standards, but were also failing to meet national and hygienic norms (Harvey 2013).

The material making the walls and foundations was very weak and the houses were blamed to be unable to withstand extreme weather conditions (Manomao 2013). Further, these RDP houses have been lamented to have followed the apartheid structure of small houses and have been blamed to have been destroying the cultural identity of the South African Black community. This is because these houses are too small



and they are following a European set up of houses that discourage accommodating the extended families as well as facilitating opposite sexual relations among other things (Singleton and North-western University 2008). The poor material of these houses was also discovered in Cape Town as the houses had poor roofs, walls and floors and diseases were also alleged to be attributed to those conditions (<http://www.humansettlementblogspot.com> 2011). The weaker doors, especially contributed to risk of the occupants. To validate this, the Golf Course residents reported that some residents' houses were broken and some women were raped (Oliphant and Mtakati 2013; Davids 2013). The RDP houses in Free State were even more unfortunate as some of them do not have windows, roofs and doors (Seleka 2012). These are indications that the RDP houses did not only fail to meet international housing norms, but even national norms.

On a positive note, the RDP houses met the test of the time in meeting the international housing standard that envisage to see a house with cooking and lighting facilities. These researchers bear witness that most RDP house beneficiaries have power and use it for cooking and lighting. The provision of electricity in South Africa is one of the milestone development in the country in that Statistics South Africa indicate that 87% of the South Africa in all the corners of the country access electricity and the government was keen to see 100% of the South Africans access both electricity and water (Statistics South Africa 2013; Mander et al. 2006).

### CONCLUSION

These researchers thought that, although the provision of RDP houses has reached almost all corners of the country, the quality of the houses needs to meet and embrace international housing norms and standards. This is important because even the developing world is increasing embracing the tenets of globalization. Thus, the developing world's social services and amenities should meet international standards, but importantly satisfy the service users.

### RECOMMENDATIONS

These researchers recommended that the government commit itself to have the RDP housing construction meet international housing

norms through speeding up national access to clean water services; building bigger houses that can accommodate an average family, put up houses with stronger doors, windows and walls to withstand bad weather and security. The proper rectification exercise should also become a priority for the RDP houses, so that the numerous complaints in virtually all the corners of the country on poor quality of houses will come to an end. There is a strong need for more investment in the RDP housing locations to ensure that employment opportunities can be generated.

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