

**Exploring the Institutional and Developmental Gaps Associated with RDP houses in South Africa: The Case of a 2011-2013 Study of Golf Course RDP Housing Estate, Eastern Cape Province**

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**ABSTRACT** The present study sought to unearth the institutional and developmental gaps associated with RDP houses. The study used mixed methods of both qualitative and quantitative approaches with the qualitative being the dominant approach while the quantitative was less dominant. The researchers utilized an interview guide and a questionnaire as research instruments. The findings from this study revealed that: the waiting period before one was allocated a house was too long; lack of transparency in issuing houses; developmental complaints were not taken seriously such as lack of water and the unavailability of support structures such as clinics and hospitals to deal health issues; and there were inadequate social workers to address innumerable social vices such as gender based violence. These findings compelled these researchers to recommend to the government to enforce transparency with the housing authorities; as well as collaborations with NGOs to ensure that necessary support structures are provided in the estate. It is hoped that this paper forms a platform to convey the institutional and developmental gaps to the policy makers to work towards addressing them.