

Appendices

Appendix 1: Instrument Used for the Research – Delphi Round 1

Delphi Survey – Round 1 (Q1)

This questionnaire is drawn for a *PhD thesis on Mixed-Income Housing Development Model for South Africa*. The questionnaire is intended to solicit the opinion of experts' and their views on this topic in an anonymous manner not known to other contributors that are part of the sample group. All the information provided will be used solely for this purpose. The confidentiality of the participants will be guided and protected in line with ethics of research. We appreciate your acceptance to partake on the Delphi panel for this research. Thank you so much for your understanding, time and expected valued response.

This is the first round of the three series of questionnaire that will inform this research and at this stage it is intended to be completed just in approximately 20–25 minutes. Subsequent surveys will require significantly less time to complete. Please return your response, in Word format, to gonatu@uj.ac.za by 20th of March 2015.

You will be given the opportunity to change your response later on after all Delphi participants have completed the first Round survey and results have been analyzed. Results will be in simple statistics, e.g. median response, average, range and percentage.

Instructions

- (1) Please indicate your response by placing an 'X' in the appropriate boxes. This survey is self-explanatory and you are requested to rate the prospect of the elements that affects the mixed-income housing development strategies, South Africa human settlement policies, impact factors, implementation and advancement as well as prospects.
- (2) Experts are also required to state their levels of agreement using a 5-point Likert Scale with certain statement and to support their choices where necessary with regards to South Africa human settlement policy, programme, issues and the future of mixed-income housing in order to arrive at a consensus.

(3) The influence (probability) scale is presented below and only a number should be used for a probability range. For instance, if you consider the influence (probability) range to be between 61% and 70% of the feature’s influence then you should mark ‘X’ under the box ‘7’. If the impact is considered to be high, then the ‘X’ should be marked under the ‘7’ or ‘8’ box depending on whether your opinion is inclined more towards high or very high impact (See below).

Objective of This Delphi Method

- To find out if Mixed-Income housing development units are assets to the community it is located in.
- To identify the major factors or attributes that attract higher income population group to Mixed-Income Housing Development.
- To predict or forecast when the government intend to switch over to Mixed-Income Housing Development.
- To find out if Mixed-Income Housing Development can provide solutions to the increasing problems of concentrated poverty in Informal Settlements.
- The opinion of experts with respect to access to Land for Mixed-Income Housing Development.
- To ascertain the challenges that developers encounter in accessing land for Mixed-Income Housing Development.
- To find out the opinion of experts on the impact of Mixed-Income on the property value of surrounding neighbours.

Sample Questions

1: The neighbourhood that an individual lives affects them (either positively or negatively) and also makes the returns he or she receives from the residential choices contingent on the behaviour of others around him.

True	False
	X

1.2: If you strongly disagree to the previous statement (False), what do you think?

What other factors that affects them.	
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List of Questions for the Research

1: Kindly use your experience, expertise and judgement to rate what you consider to be the impact of the mixed-income housing development on community building strategies of the municipalities in South Africa.

No impact		Low impact		Medium impact		High impact		Very high impact	
1	2	3	4	5	6	7	8	9	10

2: How do you judge the effects/impact of Mixed-Income Housing development strategies in an attempt to correct the previous consequences of Apartheid segregated planning/concentrated poverty as witnessed in South African urban environment?

0-10%	11- 20%	21- 30%	31- 40%	41- 50%	51- 60%	61-70%	71-80%	81-90%	91-100%
1	2	3	4	5	6	7	8	9	10

Please state some of your reasons.....

Q3: Residents of mixed-income housing developments are satisfied with the quality, maintenance and the management of the units?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q4: The social amenities and opportunities to promote interaction among residents of various background and income group living in mixed-income housing development are not enough?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q10: Planning and Design Forms: This refers to the Town Planning and design layout such as the appearance, height, etc.

Mixed-income residential development attributes	What is the Impact of each of the listed planning and urban design principles on the mix -income housing development strategies'? (1=no impact, 10=very high negative impact)										Rank
	No impact		Low impact		Medium impact		High impact		Very High impact		
	1	2	3	4	5	6	7	8	9	10	
Size of the development (Hectares)											
Percentage of low-cost housing (RDP)											
Percentage of social housing units											
Percentage of market rate bond units											
Land use schemes and town planning											
None inclusion of social amenities											
Mode of transport network											
Design of streets and orientation of buildings											
Height, density, coverage and Floor Area											

Q11: Location: This refers to the area where the project is situated.

Mixed-income development	What is the Impact of the following locational attributes on the South Africa mix-income- housing '? (1=no impact, 10=very high impact)										Rank
	No impact		Low impact		Medium impact		High impact		Very High impact		
	1	2	3	4	5	6	7	8	9	10	
Plot and unit size											
Ease of access by public transport											
Geotechnical Conditions											
Nearness to social amenities											
Nearness to slums											
Nearness to economic opportunities											
Nearness to upmarket housing units											

Q12: Are there attributes that in your opinion affect satisfaction that has not been addressed? If any, please state the attributes below

Attributes not listed	
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Q13: Implementation of Mixed-income Housing: To find out the level of demand for mixed-income housing products.

Q16: Are there any housing policy instruments that in your opinion **IMPACT** public housing delivery in South Africa that has not been addressed? If any, please state the factor and rate the **IMPACT**

Housing Policy Instruments not listed:	
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Q17: Do you think that South Africa Housing Policy through the mixed-income housing development approach will be able to address the issue of segregation, gated communities and racial separation of the built environment?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q18: Mixed-income housing can provide both direct and indirect positive response to the challenge of providing affordable housing to the 'poorest of the poor'.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q19: Do you think that mixed-income housing development is an essential tool that can aid in attracting broad political support and change in policy debate for affordable housing?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q20: Do you think that mixed-income housing development through good design and quality delivery will at any stage in the future change the perception of people towards affordable housing?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q21: Can mixed-income housing development at any point in time from your opinion ever going to be considered as an asset to the community?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q22: Please identify any critical issues affecting the provision of housing for the low-income group in South Africa through mixed-income housing strategies that is currently implemented in different municipalities.

Critical issues:	
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Q23: The greater the supply of affordable, moderate and middle-income housing, the greater the range of housing options available to these households and more difficult it is for mixed-income housing to attract them?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q24: Which of the following conditions do you consider to be of extreme importance in attracting higher income households in mixed-income housing development to reduce vacancy rate?

Determinants of Mixed-Income		Rank
Location of the development	1	
Cost of the units	2	
Design and aesthetics	3	
Size of the house	4	
Social Amenities	5	
Condition of the Neighbourhood	6	

Comment:	
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Q25: Which of the following housing delivery models will best respond to the needs of the low-income, middle-income and high-income group in South Africa?

Housing delivery models		Rank
Public housing (through the provision of free subsidy)	1	
Self-help housing	2	
Enabling the market to work	3	
Mixed-income housing	4	
Provision of social housing (rental option)	5	
Hostel Upgrade / CRU	6	
National Upgrade Support Programme	7	

Q26: Do you consider the viability of mixed-income housing to depend to a great extent on the state of region’s housing market and physical attributes of the development?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q27: To attract market-rate tenants and minimize vacancy losses developers of mixed-income housing may need to invest more resources in quality schools and social amenities?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q28: When do you predict government will end the current model of housing delivery to the poor and switch to mixed-income housing development strategy in South Africa?

Agreement:

- 6 months' time
- 1 – 2 years' time
- 3 – 5 years' time
- 6 – 8 years' time
- 9 – 10 years and above
- 10 years and above

Q29: Why is the demand for market-rate units in mixed-income housing lower than affordable units?

Comments:	
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Q30: What do you envisage will be the turnaround strategies of the South Africa Housing policy in the next 10–15 years?

Pivotal context:	
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Q31: Please list and rank accordingly the prospects or what to be expected from the development of mixed-income housing development at the National, Provincial, and the local government housing agencies in South Africa (1 being most important, 5 being least important).

Rank

___ A.) _____

___ B.) _____

___ C.) _____

___ D.) _____

___ E.) _____

Q32: Please list and rank accordingly the challenges and obstacles that affects prospects of the development of mixed-income housing development at the National, Provincial and the local government housing agencies in South Africa (1 being most important, 5 being least important).

Rank
____ A.) _____
____ B.) _____
____ C.) _____
____ D.) _____
____ E.) _____

Q33: Please list and rank the housing development strategies and management issues that will affect mixed-income housing development at the National, Provincial and the local government agencies in the next 10 years or in the future in South Africa plan (1 being most important, 5 being least important).

Rank
____ A.) _____
____ B.) _____
____ C.) _____
____ D.) _____
____ E.) _____

Q34: The problem of unemployment and side effects of concentrated poverty in urban areas can be addressed with proper planned mixed-income housing development?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q35: If you strongly disagree to the previous statement, what do you think?

To address issue of urban poverty :	
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Q36: Mixed-income housing development impact negatively to the surrounding neighbourhood in terms of decrease in property value?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q37: If you disagreed to the previous statement, what do you think?

The impact of mixed-income:	
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Q38: Which of the following characteristics in the South African mixed-income housing projects do you consider that might impede social interaction’?

Attributes		Rank
Race	1	
Ethnicity and Language	2	
Socio-economic status	3	
Gender	4	
Housing Typology	5	

Q39: Access to housing and a place to live is on top of the priorities of the poor and low-income group in South Africa?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q40: If you disagreed to the previous statement, what do you think should be the paramount needs of the poor and low-income group in South Africa that the government should give priority?

Principal needs:	
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Q41: Public participation and the need to get everyone on board is a big challenge to the developer and affordable housing development, including mixed-income housing?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q42: Statutory Town Planning regulations and municipal compliance tend to delay the development of mixed-income housing development and impact on the project cost?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q43: Access to strategic prime land for human settlement development is a very big obstacle to the successful roll out and provision of affordable housing, especially mixed-income housing?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q44: Access to reliable finance is a very big obstacle to the developers for rapid roll out of mixed-income housing units?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q45: If you disagreed to the previous statement, what other factors hinder the development?

Comments:	
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Personal Information of Expert Panel Member

Title (Mr., Mrs., Ms., Dr., Prof.)	
Highest qualification	
Field of specialisation	
Professional registration (SACPLAN, RTPI, SCPQSP, FCIQB, SACPCMP, ECSA etc.)	
Years of experience (housing studies, development studies, project management, construction, developer, planner policy analyst etc.)	
Province, State, Country and Metropolitan Municipality currently residing	
Country	
Continent	
Have you lived in other Metropolitan Municipality(s) before	
If yes, kindly state	

Thank you for taking your time to fill out this first round survey. The second round of the Delphi process will begin on 25 February 2015.

Please do not hesitate to contact me or my promoter **Professor Wellington Didibhuku Thwala** if you have any questions about this survey or about the research project in general. Kindly see contact details below.

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South Africa

Appendix 2: Instrument Used for the Research – Delphi Round 2

Delphi Survey – Round 2 (Q2)

This questionnaire is drawn for a PhD thesis on Mixed-Income Housing Development Model for South Africa. The questionnaire is intended to solicit the opinion of experts and their views on this topic in an anonymous manner not known to other contributors that are part of the sample group. All the information provided will be used solely for this purpose. The confidentiality of the participants will be guided and protected in line with ethics of research. We appreciate your acceptance to partake on the Delphi panel for this research. Thank you so much for your understanding, time and expected valued response to the first round of questionnaire.

This is the second round of the three series of questionnaire that will inform this research and at this stage it is intended to be completed just in approximately 20–25 minutes. The last round after this will even require significantly less time to complete. Please return your response, in Word format, to gonatu@uj.ac.za by 20th of June, 2015.

Instructions

4. Please indicate your response by placing an 'X' in the appropriate boxes.
5. Experts are also required to state their levels of agreement using a 5-point Likert Scale with certain statement and to support their choices where necessary with regards to South Africa human settlement policy, programme, issues and the future of mixed-income housing in order to arrive at a consensus.

List of Questions for This Research

Q1: Mixed-income housing development in South Africa is designed to enhance and promote integrated human settlements to accommodate households with disparate incomes band.

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q2: Mixed-income housing development can lead to strong community building and correct previous Apartheid segregated settlement and planning.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q3: It is necessary for there to be strong and good intergovernmental relationship and coordination for the delivery of mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q4: An important issue that is lacking in the development of mixed-income housing development is the level of cooperation between the public sector and private sector.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q5: If you strongly disagree to the previous statement, what do you think?

Your comment	
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Q6: Strong Leadership from Government is of high importance in any human settlement project development and planning including mixed-income housing.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q7: Access to finance is not a major obstacle or impediment for the developer in the implementation of mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q8: If you strongly disagree to the previous statement, what do you think?

Your comment	
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Q9: Access to integrated Public Transport system and provision of social amenities are important elements to be considered in a mixed-income housing development project.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q10: Of current concern is the percentage of Low-cost units (RDP) that is permissible in a given mixed-income housing development project and its impact on the viability of the project.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q11: Of current concern is the increase in cost that the delay and long process in getting Town Planning approvals and adhering to the Land use regulations is having on mixed-income housing development projects.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q12: Of great concern to the roll out of more mixed-income housing development is the high cost of prime land for development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q13: Nearness to upmarket housing units can slow the approval and implementation of mixed-income housing development due to objections and resistance from neighbours.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q14: The occupancy rate in any completed mixed-income housing development is very slow and unsustainable.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q15: If you strongly disagree to the previous statement, what do you think?

Your comment	
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Q16: Backyard shacks are not major issues for consideration in the implementation of mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Any other comments	
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Q17: Mixed-income housing development is believed to enhance and broaden affordability of housing in South Africa.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q18: The return on investment is good for any completed mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Any other comments:		
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Q19: Compliance to the National Homebuilders Registration Council and other statutory regulations is a major obstacle to the increase in roll out of mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q20: Government support for integrated human settlement is currently shifting towards mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q21: Mixed-income is considered to bring along with it local economic development to the surrounding areas.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q22: The aesthetic beauty of the housing units and the layout design will attract high income earners.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q23: The location of the development is of concern on whether it will attract higher income earners or not?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q24: Do you think that mixed-income housing development through good design and quality product will at any stage in the future change the perception of people towards affordable housing?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q25: Availability of good quality school and other social amenities will increase the occupancy rate of mixed-income by high income earners?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q26: The social acceptance of mixed-income housing development is very low in South Africa.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q27: In 9–10 years from now Government will shift totally to mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q28: If you strongly disagree to the previous statement, what do you think?

Your comment	
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Q29: Factors at the National, Provincial and Local levels all impact on mixed-income housing development as the projects typically involves complicated multilevel coordination

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Comment:	
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Q30: The problem associated with informal settlements and social ills of concentrated poverty can be addressed with mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q31: Mixed-income housing development initiatives if well implemented can play an active role in creating foundational environment in which other poverty alleviation strategies can be tackled.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q32: There is no strong evidence about the revitalization of neighbourhood by mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q33: Of great concern is the lack of Public participation and community involvement in the decision-making for mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q34: Of concern is that inner-city mixed-income housing initiatives are not interventions to serve low-income households, but methods to grow city economies by substantial increase in land values.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q35: Good management of the differing needs of income diverse residents as well as ability to manage the challenges associated with effective coordination between public and private sectors is seen as essential to mixed-income success.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q36: Do you think that the drive towards mixed-income housing development will eradicate informal settlements in the near future?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q37: Mixed-income housing development is a good initiative in that it creates healthy and safe place to live, work and play.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q38: The lack of bulk infrastructure is seen as one of the impediments and obstacle to the development of mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q39: There is lack of capacity within Government and other municipal structures to drive mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q40: If you strongly disagree to the previous statement, what do you think?

Your comment	
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Q41: Proper branding and setting up mixed-income housing development steering committee or mechanism is seen as an important approach to the sustainability of projects.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q42: If you disagreed to the previous statement, what do you think?

Any other comments:	
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Q43: The turnaround in Human Settlements policy in South Africa in the near future is a shift from subsidy housing towards self-help/assisted housing programme.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q44: If you disagreed to the previous statement, what do you think?

Any other comments:	
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Q45: Gender is considered an issue with respect to social interaction within the mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- Strongly Agree

Q46: If you disagreed to the previous statement, what do you think?

Any other comments:	
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Q47: The state of the economy has a negative impact on the development of the mixed-income housing development.

Agreement:

- Strongly disagree
 Disagree
 No opinion
 Agree
 Strongly Agree

Q48: If you disagreed to the previous statement, what do you think?

Any other comments:	
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Personal Information of Expert Panel Member

Title (Mr., Mrs., Ms., Dr., Prof.)	
Highest qualification	
Field of specialisation	
Professional registration (SACPLAN, RTPI, SCPQSP, FCIQB, SACPCMP, ECSA etc.)	
Years of experience (housing studies, development studies, project management, construction, developer, planner policy analyst etc.)	
Province, State, Country and Metropolitan Municipality currently residing	
Country	
Continent	
Have you lived in other Metropolitan Municipality(s) before	
If yes, kindly state	

Thank you for taking your time to fill out this second round survey. The third round of the Delphi process will begin on 25 June, 2015.

Please do not hesitate to contact me or my promoter **Professor Wellington Didibhuku Thwala** if you have any questions about this survey or about the research project in general. Kindly see contact details below.

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Department of Construction Management and Quantity Surveying

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University of Johannesburg

South Africa

Appendix 3: Instrument Used for the Research – Delphi Round 3*Delphi Survey – Round 3 (Q3)*

This questionnaire is drawn for a PhD thesis on Mixed-Income Housing Development Model for South Africa. The questionnaire is intended to solicit the opinion of experts' and their views on this topic in an anonymous manner not known to other contributors that are part of the sample group. All the information provided will be used solely for this purpose. The confidentiality of the participants will be guided and protected in line with ethics of research. We appreciate your acceptance to partake on the Delphi panel for this research. Thank you so much for your understanding, time and expected valued response to the first and second round of questionnaire.

This is the third and final round of the three series of questionnaire that will inform this research and will take approximately 20–25 minutes to complete. In this round, you will find statement from the second round where consensus was not reached. Results of feedback and answers from all the experts that has been participating in this research survey are listed below each statement. You have the opportunity at this stage to change any of your answers you gave in the second round if you wish or choose not to. Also, if you find that your answer to any item is an outlier from those of other experts and do not wish to change your response, or if you feel that you want to contribute more additional information on any of the statements, you have the option to do so in the comments section below. Please return your response, in Word format, to gonatu@uj.ac.za by 15th of October, 2015. Since this is the final round, your answers will be analyzed with those of other participants and at the end

of the study we shall send to you the compiled data and outcome for your personal use.

Once again, thank you so much for your kindness on this journey so far.

Instructions

- (6) Please indicate your response by placing an ‘X’ in the appropriate boxes.
- (7) Experts are also required to state their levels of agreement using this 5-point Likert Scale.

List of Questions for This Research

Q1: Mixed-income housing development in South Africa is designed to enhance and promote integrated human settlements to accommodate households with disparate incomes band.

- Strongly disagree
- X Disagree
- No opinion
- Agree 5
- Strongly Agree 7

Comment . . . **The challenge in SA is the base spatial structure created by apartheid. Initiatives are being done as stand-alone projects and do not have influence on the macro & meso-spatial structure rather impact the micro and precinct level. This is good but not adequate in addressing the fundamentals associated with mixed housing development.**.....

Q2: Mixed-income housing development can lead to strong community building and correct previous Apartheid segregated settlement and planning.

Agreement:

- Strongly disagree
- X Disagree
- No opinion 2
- Agree 5
- Strongly Agree 5

Comment While theoretically and rhetoric supports this, the reality is that on its own mixed income developments cannot achieve this in SA given the SA history. However supplemented by other supporting programmes and activities such as adequate communal and sporting facilities; fan parks; food festivals; campaigns against any form of social and political exclusions and violence etc. then the goals can be approached.

Q3: It is necessary for there to be strong and good intergovernmental relationship and coordination for the delivery of Mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree
- X Strongly Agree 12

Comment. **This is necessary to address the big framework housing agenda issues such as inclusion, integration, and construction friendly technology transfer platforms etc. as well as good governance. These act as preconditions for sustainable mixed housing development and replication**

Q4: An important issue that is lacking in the development of mixed-income housing development is the level of cooperation between the public sector and private sector.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- X Agree 10
- Strongly Agree 2

Comment.

Q5: Strong Leadership from Government is of high importance in any human settlement project development and planning including mixed-income housing.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree 2
- X Strongly Agree 10

Comment.

Q6: Access to finance is not a major obstacle or impediment for the developer in the implementation of mixed-income housing development.

Agreement:

- X Strongly disagree 8
- Disagree 2
- No opinion 2
- Agree
- Strongly Agree

Comment.....

Q7: Access to integrated Public Transport system and provision of social amenities are important elements to be considered in a mixed-income housing development project.

Agreement:

- Strongly disagree 2
- Disagree
- No opinion
- Agree 5
- X Strongly Agree 5

Comment.....

Q8: Of current concern is the percentage of Low-cost units (RDP) that is permissible in a given mixed-income housing development project and its impact on the viability of the project.

Agreement:

- Strongly disagree
- X Disagree 5
- No opinion 5
- Agree
- Strongly Agree 2

Comment.....

Q9: Of current concern is the increase in cost that the delay and long process in getting Town Planning approvals and adhering to the Land use regulations is having on mixed-income housing development projects.

Agreement:

- X Strongly disagree
- Disagree
- No opinion
- Agree 3
- Strongly Agree 9

Comment...with SPLUMA roll out the landscape should slowly shift in this regard.....

Q10: Of great concern to the roll out of more mixed-income housing development is the high cost of prime land for development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree 3
- X Strongly Agree 9

Comment.....

Q11: Nearness to upmarket housing units can slow the approval and implementation of mixed-income housing development due to objections and resistance from neighbours.

Agreement:

- Strongly disagree
- Disagree 2
- No opinion 2
- Agree 6
- X Strongly Agree 2

Comment.....

Q12: The occupancy rate in any completed mixed-income housing development is very slow and unsustainable.

Agreement:

- Strongly disagree 5
- Disagree 5
- No opinion
- X Agree 2
- Strongly Agree

Comment.....

Q13: Backyard shacks are not major issues for consideration in the implementation of mixed-income housing development.

Agreement:

- X Strongly disagree 5
- Disagree
- No opinion
- Agree 2
- Strongly Agree 5

Comment.....

Q14: Mixed-income housing development is believed to enhance and broaden affordability of housing in South Africa.

Agreement:

- Strongly disagree
- X Disagree 3
- No opinion
- Agree 8
- Strongly Agree 1

Comment.....

Q15: The return on investment is good for any completed mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- X No opinion
- Agree 8
- Strongly Agree 4

Comment.....

Q16: Compliance to the National Homebuilders Registration Council and other statutory regulations is a major obstacle to the increase in roll out of mixed-income housing development.

Agreement:

- X Strongly disagree 2
- Disagree 6
- No opinion
- Agree 2
- Strongly Agree 2

Comment.....

Q17: Government support for integrated human settlement is currently shifting towards mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion 4
- X Agree 4
- Strongly Agree 6

Comment.....

Q18: Mixed-income is considered to bring along with it local economic development to the surrounding areas.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- X Agree 7
- Strongly Agree 5

Comment.....

Q22: The aesthetic beauty of the housing units and the layout design will attract high-income earners.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- X Agree 8
- X Strongly Agree 4

Comment.....

Q23: The location of the development is of concern on whether it will attract higher income earners or not?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- X Agree 8
- X Strongly Agree 4

Comment.....

Q24: Do you think that mixed-income housing development through good design and quality product will at any stage in the future change the perception of people towards affordable housing?

Agreement:

- Strongly disagree
- Disagree
- No opinion
- X Agree 5
- Strongly Agree 7

Comment.....

Q25: Availability of good quality school and other social amenities will increase the occupancy rate of mixed-income by high-income earners?

Agreement:

- Strongly disagree
- Disagree 2
- No opinion
- X Agree 5
- Strongly Agree 5

Comment.....

Q26: The social acceptance of mixed-income housing development is very low in South Africa.

Agreement:

- Strongly disagree
- X Disagree 8
- No opinion 2
- Agree 2
- Strongly Agree

Comment.....

Q27: In 9–10 years from now Government will shift totally to mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion 2
- X Agree 5
- Strongly Agree 5

Comment.....

Q28: Factors at the National, Provincial and Local levels all impact on mixed-income housing development as the projects typically involves complicated multilevel coordination

Agreement:

- Strongly disagree
- Disagree
- No opinion 12
- Agree
- X Strongly Agree

Comment.....

Q30: The problem associated with informal settlements and social ills of concentrated poverty can be addressed with mixed-income housing development.

Agreement:

- Strongly disagree
- X Disagree
- No opinion
- Agree 4
- Strongly Agree 8

Comment.

Q31: Mixed-income housing development initiatives if well implemented can play an active role in creating foundational environment in which other poverty alleviation strategies can be tackled.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- Agree 5
- X Strongly Agree 7

Comment.

Q31: There is no strong evidence about the revitalization of neighbourhood by mixed-income housing development.

Agreement:

- Strongly disagree 6
- X Disagree 3
- No opinion
- Agree 3
- Strongly Agree

Comment. **Grey evidence exists, the problem is it is scant and far and in between.**

Q33: Of great concern is the lack of Public participation and community involvement in the decision-making for mixed-income housing development.

Agreement:

- Strongly disagree 2
- Disagree 5
- No opinion
- Agree
- X Strongly Agree 2

Comment.

Q34: Of concern is that inner-city mixed-income housing initiatives are not interventions to serve low-income households, but methods to grow city economies by substantial increase in land values.

Agreement:

- Strongly disagree
- Disagree
- No opinion 5
- X Agree 5
- Strongly Agree 2

Comment.....

Q35: Good management of the differing needs of income diverse residents as well as ability to manage the challenges associated with effective coordination between public and private sectors is seen as essential to mixed-income success.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- X Agree 4
- Strongly Agree 8

Comment.....

Q36: Do you think that the drive towards mixed-income housing development will eradicate informal settlements in the near future?

Agreement:

- Strongly disagree 2
- X Disagree 8
- No opinion
- Agree
- Strongly Agree 2

Comment.....

Q37: Mixed-income housing development is a good initiative in that it creates healthy and safe place to live, work and play.

Agreement:

- Strongly disagree
- X Disagree
- No opinion
- Agree 4
- Strongly Agree 8

Comment . . . **The outcome is not linear and is dependent on other factors. Mixing income groups sometimes accentuates the differences and increases the likelihood of the less privileged targeting the privileged through covert and disguised crime syndicates, etc.....**

Q38: The lack of bulk infrastructure is seen as one of the impediments and obstacle to the development of mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- X Agree 5
- Strongly Agree 7

Comment.....

Q39: There is lack of capacity within Government and other municipal structures to drive mixed-income housing development.

Agreement:

- Strongly disagree
- Disagree
- No opinion
- X Agree 5
- X Strongly Agree 7

Comment.....

Q40: Proper branding and setting up mixed-income housing development steering committee or mechanism is seen as an important approach to the sustainability of projects.

Agreement:

- Strongly disagree
- Disagree
- No opinion 2
- X Agree 5
- X Strongly Agree 5

Comment.....

Q41: The turnaround in Human Settlements policy in South Africa in the near future is a shift from subsidy housing towards self-help/assisted housing programme.

Agreement:

- Strongly disagree
- Disagree 2
- No opinion
- X Agree 2
- X Strongly Agree 8

Comment..... **State funding is increasingly dwindling and can never be expected to be enough to address all the housing issues in any country, South Africa included.**.....

Q42: If you disagreed to the previous statement, what do you think?

Any other comments:	
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Q43: Gender is considered an issue with respect to social interaction within the mixed-income housing development.

Agreement:

- X Strongly disagree 3
- Disagree 3
- No opinion 3
- Agree 3
- Strongly Agree

Comment ... SA societies are increasingly becoming multiracial and are indeed cosmopolitan hence the new and emerging challenges of managing and incorporating international migrants (i.e. in terms of Xenophobia and its housing dimensions especially in the context of this study)

.....

Q44: The state of the economy has a negative impact on the development of the mixed-income housing development.

Agreement:

- Strongly disagree 2
- Disagree
- No opinion 4
- X Agree 6
- Strongly Agree

Comment ... Housing and construction development by its nature requires a lot of investment. Consequent a slow economy has limited options for experimenting and developers will go for tried and tested standard housing solutions that may exclude mixed income housing.....

Personal Information of Expert Panel Member

Title (Mr., Mrs., Ms., Dr., Prof.)	
Highest qualification	
Field of specialisation	
Professional registration (SACPLAN, RTPI, SCPQSP, FCIQB, SACPCMP, ECSA etc.)	
Years of experience (housing studies, development studies, project management, construction, developer, planner policy analyst etc.)	
Province, State, Country and Metropolitan Municipality currently residing	
Country	
Continent	
Have you lived in other Metropolitan Municipality(s) before	
If yes, kindly state	

Thank you for taking your time to fill out this third round survey and we shall make available to you the outcome of this important research work.

Please do not hesitate to contact me or my promoter **Professor Wellington Didibhuku Thwala** if you have any questions about this survey or about the research project in general. Kindly see contact details below.

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