

SURVEY OF RENTAL CONSUMERS

RESEARCHED FOR

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INTRODUCTION

The survey of rental housing consumers forms part of the broader project to develop proposals for a comprehensive national rental policy and subsidy programme. The survey was conducted during the preliminary phases of the process, and the results fed into the initial strategy formulation and testing phase.

The aims of the survey included collecting information on the following:

- Demographics and profile of current rental housing consumers
- Housing needs and priorities of consumers
- Opinions and attitudes towards rental options and available services and amenities
- Analysis of services provided for rent paid
- Affordability and sustainability of rental options
- Opinions about appropriate quality and size of housing structures
- Reasons given by consumers for renting

METHODOLOGY

We interviewed a total of 1200 consumers in four types of areas: metropolitan (Johannesburg and Durban), large urban (East London and Bloemfontein), small urban (Standerton and Grabouw), and rural (Winerveldt and the Northern Province).

Within each area we selected consumers in each of the following types of rental accommodation:

- State
- Social
- Private
- Hostel
- Informal

Because all types of rental were not present in each area, we selected particular examples of the types of rental housing in particular geographical areas. The table below illustrates the types of stratification present in the various geographical areas.

Area	Type of rental housing					Total
	State	Social	Private	Hostel	Informal	
Metro	2	2	2	2	2	10
Large urban	2	2	2	2	2	10
Small urban	2				2	4
Rural					2	2
Total	6	4	4	4	8	26

Table 1: Sites selected, by area and type of rental housing.

This approach to sampling resulted in 26 sites, distributed across the 8 provinces.

Within each area and type of rental accommodation we selected particular collections of units (e.g. in the case of the hostel

component we would choose a particular hostel) or sub-area (in the case of private or informal rental) to be surveyed. The units visited were then selected randomly from within the area chosen and in each of these households we interviewed the head of the household – usually the person responsible for making the most important financial decisions in the household.

Due to difficulties with gaining access to hostels in East London and social housing in Bloemfontein these components were not completed. The distribution of the final sample is reflected in the table below:

	State	Social	Private	Hostel	Informal	Total
Metro	93	106	111	95	96	501
Large Urban	99	49	100	51	101	400
Small Urban	41		10	48	101	200
Rural					100	100
Total	233	155	221	194	398	1201

Table 2: Distribution of final sample.

DEMOGRAPHIC PROFILE OF CONSUMERS

State

Half of the state respondents were male and half female, and the average age of these male and female heads of households was 48 and 49 respectively.

Approximately 1/3 of the households contained no adult males.

The average household size among tenants in state rental accommodation was 3.4. The total family size was only slightly bigger (4.0) reflecting a relatively low number of family members who do not live in the household.

A third of state tenants said that the main sources of household income were state transfers and grants. This was by far the highest proportion of the five types of rental respondents. Another third said that wages from formal employment are the main source of income. The household income of just over half of respondents was less than R800, with an additional 8% of respondents saying that they earn nothing.

Social

Similar proportions of the heads of households interviewed were male and female (55% and 45% respectively). The average age of both male and female heads of households was 35.

Approximately 1/3 of the households contained no adult males.

The average household size in social housing was 3, slightly smaller than in state housing. The total family size was only slightly larger (3.4), indicating that a low proportion of respondents mentioned family members who live elsewhere.

The vast majority of social tenants said that wages from formal employment (81%) and informal employment (10%) are the main source of household income. This indicates the presence of at least

one family member in the household who is employed. The relatively better economic situation of social tenants is illustrated by the average income mentioned by respondents – 20% earn between R800 and R1500 per month, 25% up to R2500, and half earn more than R2500.

Private

A higher proportion of the household heads interviewed in private rental were male (57%) than female (43%). The average age of these respondents is the lowest among the different types of rental (33 for the men and 29 for the women).

Approximately 1/3 of the households contained no adult males.

The average household size among private tenants was smaller than state and social households (2.8). Only a few respondents mentioned family members living elsewhere, so that the total family size (including members who live elsewhere) is still quite small (3.3).

Around half of the private tenants mentioned wages from formal employment as being the main source of household income, while a quarter mentioned income from outside the household. One-fifth of respondents said that the household income is less than R800, and another fifth up to R1500 per month. Half of respondents said that the household received more than R2500.

Hostel

Not surprisingly, the proportion of male respondents in the hostels was much higher (81%) than female respondents (19%). The average age of male heads of households was 43, and of women it was 52.

Less than one in ten households contained no adult males.

The average household size in hostels was 2.6 persons. Almost every respondent had a close family member who did not live in the household, giving a total family size of 3.7.

Half of the hostel respondents said that the main source of income for the household is wages from formal employment, and another 12% mentioned informal employment. The proportion that mentioned income from selling goods or services was the highest of the five rental types (16%). A third of respondents earned less than R800, and a quarter earned up to R1500. It is interesting to see that a fifth of respondents earned more than R2500.

Informal

Around half (56%) of household heads interviewed were male. The average age for male and female respondents was similar (37 and 37 respectively).

Approximately one-quarter of all households did not contain any adult males.

The average household size among informal tenants was similar to that of social tenants (2.7). A larger proportion of respondents mentioned family members who do not live in the household but elsewhere, resulting in a larger average total family size (3.6).

One in ten of the informal tenants said that state transfers or grants are the household's main source of income, while two thirds mentioned wages (43% formal employment and 24% informal employment).

As with state tenants, the proportion of respondents that earned less than R800 is very high (47%), with another 6% earning nothing. A quarter of respondents earn up to R1500. In total, more than three quarters of informal tenants earn less than R1500.

ANALYSIS OF RESULTS

		House	Part of house	Apartment/flat	Hostel/compound	Shack in backyard	Shack in squatter area	Traditional structure	Outbuildings/sevants' quarters	Other	Total
State	<i>Metro</i>	47%	12%	19%	3%	3%	3%	3%	3%	5%	100%
	<i>Large Urban</i>	67%	8%	17%	1%	3%	1%			3%	100%
	<i>Small Urban</i>	2%	7%	7%	2%	24%	42%	12%		2%	100%
	<i>Total</i>	48%	9%	16%	2%	7%	9%	3%	1%	4%	100%
Social	<i>Metro</i>	43%	14%	35%		4%	2%	2%	1%		100%
	<i>Large Urban</i>	41%	10%	39%		2%		2%	2%	4%	100%
	<i>Total</i>	42%	13%	36%		3%	1%	2%	1%	1%	100%
Private	<i>Metro</i>	34%	2%	51%	2%	2%	1%	3%	5%	1%	100%
	<i>Large Urban</i>	56%	4%	31%	5%			3%	1%		100%
	<i>Small Urban</i>	80%	10%			10%					100%
	<i>Total</i>	46%	3%	39%	3%	1%	1%	3%	3%	1%	100%
Hostel	<i>Metro</i>	11%		1%	57%	1%	2%	23%	3%	2%	100%
	<i>Large Urban</i>	26%	36%		10%	8%	4%	12%		4%	100%
	<i>Small Urban</i>	63%	4%		10%	4%		19%			100%
	<i>Total</i>	28%	10%	1%	33%	4%	2%	19%	2%	2%	100%
Informal	<i>Metro</i>	7%	1%	3%	6%	32%	10%	36%	4%	1%	100%
	<i>Large Urban</i>	43%	11%	1%	2%	18%	12%	8%	3%	3%	100%
	<i>Small Urban</i>	38%	14%	3%	2%	25%	8%	10%	1%		100%
	<i>Rural</i>	36%	13%	2%	1%	12%	3%	12%	16%	5%	100%
	<i>Total</i>	31%	10%	2%	3%	21%	8%	16%	6%	2%	100%

Table 3: What type of dwelling did you live in before you moved into this place?

- Tenants in state, social and private rental accommodation said that they had previously lived in a house (between 42% and 48% of respondents). The proportion who had moved from an apartment was also high (16% of state tenants, 36% of social tenants, and 39% of private tenants).
- Among hostel respondents, a third of respondents said that they had previously lived in a different hostel, and 28% had previously lived in a house. A fifth of those renting space in a hostel had previously lived in a traditional structure.
- The proportion of respondents in hostel or informal rental accommodation who lived in a traditional structure before moving to their present rented accommodation was much higher (16%-19%) than tenants in state, social or private rented accommodation (around 3%).
- Respondents renting informally tended to come from a house (31%), a shack (backyard or squatter area, 29%) or traditional structure (16%).

		Traditional rural settlement	Commercial farm	Small town	Big town	City	Informal settlement	Total
State	<i>Metro</i>	8%	2%	40%	31%	17%	2%	100%
	<i>Large Urban</i>		1%	24%	43%	33%		100%
	<i>Small Urban</i>	37%	5%	34%		20%	5%	100%
	<i>Total</i>	10%	2%	32%	31%	24%	2%	100%
Social	<i>Metro</i>	4%	1%	36%	22%	37%	1%	100%
	<i>Large Urban</i>	4%		35%	20%	37%	4%	100%
	<i>Total</i>	4%	1%	36%	21%	37%	2%	100%
Private	<i>Metro</i>	7%	2%	26%	12%	54%		100%
	<i>Large Urban</i>	4%		38%	15%	43%		100%
	<i>Small Urban</i>	10%		90%				100%
	<i>Total</i>	6%	1%	34%	13%	46%		100%
Hostel	<i>Metro</i>	59%		19%	7%	11%	5%	100%
	<i>Large Urban</i>	22%		16%	10%	53%		100%
	<i>Small Urban</i>	63%		27%	10%			100%
	<i>Total</i>	50%		20%	8%	19%	3%	100%
Informal	<i>Metro</i>	39%		19%	4%	31%	7%	100%
	<i>Large Urban</i>	16%		18%	15%	27%	25%	100%
	<i>Small Urban</i>	17%	5%	66%	3%	2%	7%	100%
	<i>Rural</i>	49%	6%	19%	3%	1%	22%	100%
	<i>Total</i>	30%	3%	31%	6%	15%	15%	100%

Table 4: In what sort of area did you live before you moved to this place?

- We asked respondents in what sort of area they lived before moving to their present place of abode. The movement from rural areas was more pronounced among hostel and informal tenants, with half of hostel respondents and a third of informal respondents saying that they had previously lived in a rural settlement. The proportion among state, social and private tenants was much lower (between 4% and 10%).
- There was a similar pattern in the responses of tenants in state, social and private rental. Around a third of all of these groups had moved from a small town, and sizeable proportions had previously lived in large urban areas or a city.

		Mean	Std. Error ¹	N
State	Metro	11	0.9	93
	Large Urban	21	2.0	99
	Small Urban	10	1.6	41
	<i>Total</i>	16	1.0	233
Social	Metro	1	0.1	106
	Large Urban	1	0.2	49
	<i>Total</i>	1	0.1	155
Private	Metro	2	0.3	111
	Large Urban	2	0.2	100
	Small Urban	11	2.5	10
	<i>Total</i>	2	0.2	221
Hostel	Metro	12	1.0	95
	Large Urban	12	0.9	51
	Small Urban	14	1.1	48
	<i>Total</i>	12	0.6	194
Informal	Metro	5	0.4	96
	Large Urban	3	0.4	101
	Small Urban	4	0.5	101
	Rural	12	1.4	100
	<i>Total</i>	6	0.4	398

Table 5: How long have you lived in this place? (In years)

¹ 95% of responses fall within 1.94 standard errors on either side of the mean.

- The length of time tenants have lived in their present rented accommodation varied with the type of rental. Respondents in state and hostel rented accommodation had generally lived there for longer periods of time than tenants in other situations. The average length of time spent in state accommodation was 16 years, and hostels 12 years.
- The average for tenants in social housing, a relatively new form of rental, was one year, and for private tenants the average was 2 years.
- The range in time for informal tenants was greater, with those in urban areas having stayed there for between 3 and 5 years, compared to the average of 12 years for rural informal tenants.

		Mean	Std. Error	N
State	Metro	13	1.1	93
	Large Urban	10	1.1	99
	Small Urban	22	2.1	41
	<i>Total</i>	13	0.8	233
Social	Metro	10	1.0	106
	Large Urban	9	1.5	49
	<i>Total</i>	10	0.8	155
Private	Metro	8	0.8	111
	Large Urban	10	1.0	100
	Small Urban	11	2.2	10
	<i>Total</i>	9	0.6	221
Hostel	Metro	10	1.0	95
	Large Urban	13	1.7	51
	Small Urban	13	1.7	48
	<i>Total</i>	12	0.8	194
Informal	Metro	13	1.2	96
	Large Urban	12	1.1	101
	Small Urban	14	1.3	101
	Rural	11	1.2	100
	<i>Total</i>	12	0.6	398

Table 6: How long did you live in the previous place?

- The average length of time spent by tenants in all rental types in their previous home was generally quite long, ranging from 9 to 13 years.

		Wanted own place	Wanted somewhere secure	It was overcrowded in the old place	There was conflict in the old place	Moved to be with family / partner	It is closer to work / facilities	Cheaper here	My friends and family were all moving here	Forced to move	Other	Total
State	<i>Metro</i>	30%	3%	4%	4%	8%	13%		2%	14%	21%	100%
	<i>Large Urban</i>	43%	7%	2%	2%	16%	4%	15%		2%	8%	100%
	<i>Small Urban</i>	37%	10%	15%	5%	7%	22%		2%		2%	100%
	<i>Total</i>	37%	6%	5%	4%	11%	11%	6%	1%	7%	12%	100%
Social	<i>Metro</i>	53%	6%	8%	3%	6%	17%		1%	3%	5%	100%
	<i>Large Urban</i>	55%	10%	8%			22%				4%	100%
	<i>Total</i>	54%	7%	8%	2%	4%	19%		1%	2%	5%	100%
Private	<i>Metro</i>	17%	4%	7%	5%	4%	37%	6%		5%	16%	100%
	<i>Large Urban</i>	7%	6%	7%	1%	2%	43%	8%	1%	1%	24%	100%
	<i>Small Urban</i>	70%	10%						10%		10%	100%
	<i>Total</i>	15%	5%	7%	3%	3%	38%	7%	1%	3%	19%	100%
Hostel	<i>Metro</i>	6%	3%	2%	4%	1%	48%	4%	9%	6%	16%	100%
	<i>Large Urban</i>	72%	6%			2%	8%	8%			4%	100%
	<i>Small Urban</i>			4%			92%				4%	100%
	<i>Total</i>	22%	3%	2%	2%	1%	48%	4%	4%	3%	10%	100%
Informal	<i>Metro</i>	15%		8%	12%	6%	35%	1%	3%	9%	10%	100%
	<i>Large Urban</i>	28%	3%	3%	11%	5%	31%	4%	1%	4%	11%	100%
	<i>Small Urban</i>	12%	4%	11%	11%	6%	24%	8%	2%	11%	12%	100%
	<i>Rural</i>	32%	1%	1%	7%	7%	23%	8%	2%	14%	5%	100%
	<i>Total</i>	22%	2%	6%	10%	6%	28%	5%	2%	10%	10%	100%

Table 7: What is the main reason why you decided to move here?

- We asked respondents to give us the main reason for why they decided to move to their current accommodation. The reasons given by respondents in all rental types reflect a concern with privacy and access to work and facilities rather than issues around affordability.
- The importance of being near work and facilities is evident in the responses of hostel respondents, half of whom mentioned this as the main reason for moving there.
- Relatively low proportions of respondents in all rental types mentioned the fact that ‘it is cheaper here’ as the main reason for moving.

		Much better	Better	The same	Worse	Much worse	Total
State	<i>Metro</i>	33%	44%	10%	11%	2%	100%
	<i>Large Urban</i>	43%	41%	10%	5%	1%	100%
	<i>Small Urban</i>	5%	68%	7%	17%	2%	100%
	<i>Total</i>	32%	47%	9%	10%	2%	100%
Social	<i>Metro</i>	28%	63%	5%	3%	1%	100%
	<i>Large Urban</i>	41%	45%	8%	6%		100%
	<i>Total</i>	32%	57%	6%	4%	1%	100%
Private	<i>Metro</i>	27%	35%	16%	17%	6%	100%
	<i>Large Urban</i>	23%	30%	30%	13%	4%	100%
	<i>Small Urban</i>	20%	70%	10%			100%
	<i>Total</i>	25%	34%	22%	14%	5%	100%
Hostel	<i>Metro</i>	17%	39%	37%	5%	1%	100%
	<i>Large Urban</i>	37%	47%	10%	6%		100%
	<i>Small Urban</i>	8%	19%	48%	21%	4%	100%
	<i>Total</i>	20%	36%	33%	9%	2%	100%
Informal	<i>Metro</i>	33%	15%	25%	14%	14%	100%
	<i>Large Urban</i>	24%	37%	19%	19%	2%	100%
	<i>Small Urban</i>	16%	59%	10%	14%	1%	100%
	<i>Rural</i>	29%	34%	19%	13%	4%	100%
	<i>Total</i>	25%	37%	18%	15%	5%	100%

Table 8: How does this place/accommodation compare to the last place you lived? Is it...

- We asked respondents ‘How does this place/accommodation compare to the last place you lived?’ This question was not asking respondents for their opinions about the quality of the building or the services they receive, but was asking for their overall impression of ‘this place’. The responses from tenants in all different rental situations indicate that, generally, people are improving their situation and are able to say that they are better off than before.
- This trend is especially evident in the state and social rental situations, where more than 80% of respondents said that this place is ‘better’ or ‘much better’.
- Responses from tenants in private, hostel and informal rental were more ambivalent, with between a fifth and a third of respondents saying that this place is ‘the same’.

		Yes	No
State	Metro	5%	95%
	Large Urban	14%	86%
	Small Urban	10%	90%
	<i>Total</i>	<i>10%</i>	<i>90%</i>
Social	Metro	9%	92%
	Large Urban	4%	96%
	<i>Total</i>	<i>7%</i>	<i>93%</i>
Private	Metro	13%	87%
	Large Urban	23%	77%
	Small Urban		100%
	<i>Total</i>	<i>17%</i>	<i>83%</i>
Hostel	Metro	28%	72%
	Large Urban	6%	94%
	Small Urban	73%	27%
	<i>Total</i>	<i>34%</i>	<i>67%</i>
Informal	Metro	7%	93%
	Large Urban	21%	79%
	Small Urban	15%	85%
	Rural	23%	77%
	<i>Total</i>	<i>17%</i>	<i>83%</i>

Table 9: Do you own or have you ever owned a dwelling anywhere else?

- The majority of respondents in all rental situations said that they have not owned a dwelling elsewhere before. However, there were some interesting differences in the responses from tenants in private, hostel and informal rental accommodation. Among private and informal tenants, 17% said that they have owned a dwelling elsewhere, as did a third of hostel respondents. This is not surprising considering the fact that many hostel residents consider their home to be elsewhere, and are likely to have a home of their own in a rural area.
- The low proportions of owners in state rental is also not surprising considering the long tenure often granted to state tenants. Tenants in social rental accommodation are often younger people who would also not likely to have owned property before.

		Mean	Std. Error	N
State	Metro	13	1.0	93
	Large Urban	11	1.4	99
	Small Urban	9	1.2	41
	<i>Total</i>	<i>11</i>	<i>0.8</i>	<i>233</i>
Social	Metro	4	0.6	106
	Large Urban	4	0.7	49
	<i>Total</i>	<i>4</i>	<i>0.5</i>	<i>155</i>
Private	Metro	4	0.5	111
	Large Urban	3	0.4	100
	Small Urban	7	2.9	10
	<i>Total</i>	<i>3</i>	<i>0.4</i>	<i>221</i>
Hostel	Metro	13	1.2	95
	Large Urban	10	1.4	51
	Small Urban	18	1.5	48
	<i>Total</i>	<i>13</i>	<i>0.8</i>	<i>194</i>
Informal	Metro	6	0.6	96
	Large Urban	4	0.6	101
	Small Urban	7	0.8	101
	Rural	10	1.2	100
	<i>Total</i>	<i>6</i>	<i>0.4</i>	<i>398</i>

Table 10: How long have you been living in rental accommodation? [years]

- We asked respondents how long they have been living in rental accommodation – not necessarily in this particular place, but in rented accommodation of any kind.
- Again, the average length of time for tenants in state and hostel rental accommodation was longer than the other three types. The average for state tenants was 11 years and for hostel residents 13.
- Social, private and informal tenants had been in the rental market for shorter periods of time (3-6 years).

		Apartment	Rooms in an apartment	House	Rooms in a house	Shack on property	Outbuildings in yard	Bed space in a room	Other	Total
State	<i>Metro</i>	42%	7%	18%	2%	0%	20%	0%	11%	100%
	<i>Large Urban</i>	48%	4%	47%	0%	0%	0%	0%	1%	100%
	<i>Small Urban</i>	8%	3%	48%	8%	33%	0%	0%	3%	100%
	<i>Total</i>	38%	5%	35%	2%	6%	8%	0%	5%	100%
Social	<i>Metro</i>	51%	2%	47%	1%	0%	0%	0%	0%	100%
	<i>Large Urban</i>	71%	29%	0%	0%	0%	0%	0%	0%	100%
	<i>Total</i>	57%	10%	32%	1%	0%	0%	0%	0%	100%
Private	<i>Metro</i>	78%	11%	0%	0%	0%	0%	11%	0%	100%
	<i>Large Urban</i>	63%	29%	5%	1%	0%	0%	1%	1%	100%
	<i>Small Urban</i>	-	-	-	-	-	-	-	-	100%
	<i>Total</i>	67%	19%	5%	1%	1%	1%	6%	1%	100%
Hostel	<i>Metro</i>	0%	17%	0%	15%	0%	13%	54%	1%	100%
	<i>Large Urban</i>	0%	0%	51%	0%	0%	0%	0%	49%	100%
	<i>Small Urban</i>	2%	25%	0%	0%	4%	0%	69%		100%
	<i>Total</i>	1%	15%	14%	7%	1%	6%	44%	14%	100%
Informal	<i>Metro</i>	0%	1%	0%	5%	88%	6%	0%	0%	100%
	<i>Large Urban</i>	2%	6%	1%	22%	47%	16%	5%	2%	100%
	<i>Small Urban</i>	2%	4%	13%	18%	33%	29%	0%	2%	100%
	<i>Rural</i>	3%	8%	26%	8%	8%	31%	4%	12%	100%
	<i>Total</i>	2%	5%	10%	13%	43%	21%	2%	4%	100%

Table 11: What are you currently renting?

- Within each type of rental situation, we asked respondents what kind of space they were renting. The majority of state tenants were renting an apartment or a house, as were social tenants.
- Most of the respondents in private rental situations were renting an apartment or rooms in an apartment.
- Two thirds of the informal tenants were renting a shack or outbuildings in someone's yard, and 44% of hostel respondents said they were renting bed space in a room.

		I am	Some other family member in this household	Family members not in this household	Someone not in this household	Do not pay rent	Other	Total
State	<i>Metro</i>	62%	15%	8%	8%	2%	5%	100%
	<i>Large Urban</i>	71%	12%	2%	0%	14%	1%	100%
	<i>Small Urban</i>	100%	0%	0%	0%	0%	0%	100%
	<i>Total</i>	73%	11%	4%	3%	7%	3%	100%
Social	<i>Metro</i>	89%	6%	1%	4%	0%	1%	100%
	<i>Large Urban</i>	82%	10%	4%	0%	0%	4%	100%
	<i>Total</i>	87%	7%	2%	3%	0%	2%	100%
Private	<i>Metro</i>	69%	11%	4%	12%		4%	100%
	<i>Large Urban</i>	70%	8%	10%	4%	1%	7%	100%
	<i>Small Urban</i>	-	-	-	-	-	-	100%
	<i>Total</i>	71%	9%	7%	8%	1%	5%	100%
Hostel	<i>Metro</i>	90%	4%	3%	1%	0%	1%	100%
	<i>Large Urban</i>	4%	2%	0%	0%	94%	0%	100%
	<i>Small Urban</i>	100%	0%	0%	0%	0%	0%	100%
	<i>Total</i>	70%	3%	2%	1%	25%	1%	100%
Informal	<i>Metro</i>	92%	5%	3%	0%	0%	0%	100%
	<i>Large Urban</i>	81%	8%	6%	1%	0%	4%	100%
	<i>Small Urban</i>	88%	3%	2%	0%	3%	4%	100%
	<i>Rural</i>	81%	11%	5%	2%	1%	0%	100%
	<i>Total</i>	85%	7%	4%	1%	1%	2%	100%

Table 12: Who is mainly responsible for paying the rent?

- When asked who is mainly responsible for paying the rent, most respondents in all rental situations said that they were. Those respondents who said that another person is responsible for the rent usually mentioned a family member.
- While most hostel respondents in the metro and small urban sample said that they paid their own rent, 94% of hostel residents in the large urban sample said that they do not pay rent, as did 14% of state tenants in the large urban sample.

		Mean	Std. Error	N
State	Metro	3.3	0.2	93
	Large Urban	4.3	0.2	99
	Small Urban	2.5	0.2	41
	<i>Total</i>	<i>3.6</i>	<i>0.1</i>	<i>233</i>
Social	Metro	3.1	0.1	106
	Large Urban	3.2	0.1	49
	<i>Total</i>	<i>3.2</i>	<i>0.1</i>	<i>155</i>
Private	Metro	2.8	0.1	111
	Large Urban	3.5	0.2	100
	Small Urban	3.1	0.4	10
	<i>Total</i>	<i>3.1</i>	<i>0.1</i>	<i>221</i>
Hostel	Metro	2.9	0.3	95
	Large Urban	2.2	0.2	51
	Small Urban	1.0	0.0	48
	<i>Total</i>	<i>2.2</i>	<i>0.2</i>	<i>194</i>
Informal	Metro	1.4	0.1	96
	Large Urban	1.6	0.1	101
	Small Urban	1.9	0.2	101
	Rural	2.9	0.3	100
	<i>Total</i>	<i>2.0</i>	<i>0.1</i>	<i>398</i>

Table 13: Average number of rooms in space rented.

- The amount of space rented by respondents varied in each rental situation, with state tenants apparently having the most space, followed by social, private, hostel and then informal tenants. The average number of rooms rented by state tenants was 3.6, compared to the average for informal tenants which was 2.0.

		Yes	No	N
State	Metro	37%	63%	91
	Large Urban	54%	47%	86
	Small Urban	8%	93%	40
	<i>Total</i>	<i>38%</i>	<i>62%</i>	217
Social	Metro	3%	97%	106
	Large Urban	23%	77%	48
	<i>Total</i>	<i>9%</i>	<i>91%</i>	154
Private	Metro	20%	80%	104
	Large Urban	43%	57%	98
	Small Urban	60%	40%	10
	<i>Total</i>	<i>33%</i>	<i>68%</i>	212
Hostel	Metro	94%	7%	93
	Large Urban	92%	8%	51
	Small Urban	23%	77%	48
	<i>Total</i>	<i>76%</i>	<i>25%</i>	192
Informal	Metro	20%	80%	96
	Large Urban	8%	92%	100
	Small Urban	16%	84%	101
	Rural	18%	82%	100
	<i>Total</i>	<i>15%</i>	<i>85%</i>	397

Table 14: Have there been any improvements made to the dwelling which you rent since you started living here?

- When asked whether there have been any improvements made to the rented dwelling since moving in, very few social tenants said that there have been improvements, probably due to the fact that social rental is a new phenomenon and there has not really been enough time to have made improvements.
- The response of hostel tenants (76% said that there have been improvements) indicates the impact of the hostel upgrading programme. The proportion of hostel residents in the small town sample who said that there have been improvements is far lower than the proportion in the larger centers, and could indicate the limited reach of the programme.
- Around a third of state and private tenants said that there have been improvements, compared to only 15% of informal tenants.

		The roof has been fixed	The plumbing has been fixed	Rooms have been added	The walls have been painted	A toilet has been added
State	<i>Metro</i>	20%	20%	5%	29%	2%
	<i>Large Urban</i>	23%	41%	17%	58%	33%
	<i>Small Urban</i>	0%	0%	5%	3%	0%
Social	<i>Metro</i>	2%	1%	0%	1%	0%
	<i>Large Urban</i>	0%	10%	0%	21%	0%
Private	<i>Metro</i>	1%	17%	0%	9%	0%
	<i>Large Urban</i>	5%	15%	1%	43%	0%
	<i>Small Urban</i>	-	-	-	-	-
Hostel	<i>Metro</i>	43%	55%	54%	88%	18%
	<i>Large Urban</i>	22%	55%	41%	76%	67%
	<i>Small Urban</i>	15%	6%	0%	21%	4%
Informal	<i>Metro</i>	15%	0%	1%	3%	0%
	<i>Large Urban</i>	3%	3%	1%	5%	3%
	<i>Small Urban</i>	8%	6%	1%	9%	2%
	<i>Rural</i>	8%	1%	12%	8%	2%

Table 15: What sort of improvements have been made.

- The types of improvements mentioned by respondents varied. Hostel residents mentioned substantial changes (roof, plumbing, painting, enlarging and toilets being installed). This again reflects the hostels upgrading programme.
- Private tenants mentioned painting as the main improvement that has been made, while state tenants mentioned a broad range of improvements and general repairs.

		Self	Landlord	Both myself and landlord	Other	Total
State	<i>Metro</i>	38%	45%	14%	3%	100%
	<i>Large Urban</i>	43%	49%	0%	8%	100%
	<i>Small Urban</i>	93%	5%	2%	0%	100%
	<i>Total</i>	<i>50%</i>	<i>40%</i>	<i>6%</i>	<i>5%</i>	100%
Social	<i>Metro</i>	58%	29%	2%	11%	100%
	<i>Large Urban</i>	4%	94%	2%	0%	100%
	<i>Total</i>	<i>41%</i>	<i>50%</i>	<i>2%</i>	<i>8%</i>	100%
Private	<i>Metro</i>	35%	58%	6%	2%	100%
	<i>Large Urban</i>	21%	70%	8%	1%	100%
	<i>Small Urban</i>	100%	0%	0%	0%	100%
	<i>Total</i>	<i>31%</i>	<i>61%</i>	<i>7%</i>	<i>1%</i>	100%
Hostel	<i>Metro</i>	6%	74%	16%	4%	100%
	<i>Large Urban</i>	51%	14%	33%	2%	100%
	<i>Small Urban</i>	10%	67%	23%	0%	100%
	<i>Total</i>	<i>19%</i>	<i>56%</i>	<i>22%</i>	<i>3%</i>	100%
Informal	<i>Metro</i>	80%	14%	6%	0%	100%
	<i>Large Urban</i>	49%	31%	14%	7%	100%
	<i>Small Urban</i>	70%	17%	12%	1%	100%
	<i>Rural</i>	46%	52%	2%	0%	100%
	<i>Total</i>	<i>61%</i>	<i>28%</i>	<i>9%</i>	<i>2%</i>	100%

Table 16: Who is responsible for maintaining the space which you rent?

- While officially the landlord should be responsible for maintaining the space s/he rents out, the proportion of respondents who said that they themselves are responsible for maintenance is quite high. This was true of half of the state tenants, 41% of social tenants, a third of private tenants, and 61% of informal tenants.
- These responses of hostel residents were slightly different, with more than half saying that the landlord is responsible, and another quarter saying that the responsibility for maintenance is shared between themselves and the landlord.

		Not at all	Poorly	Adequately	Excellently	Total
State	<i>Metro</i>	13%	27%	40%	20%	100%
	<i>Large Urban</i>	1%	20%	50%	30%	100%
	<i>Small Urban</i>	2%	44%	39%	15%	100%
	<i>Total</i>	6%	27%	44%	23%	100%
Social	<i>Metro</i>	3%	14%	58%	26%	100%
	<i>Large Urban</i>	6%	12%	69%	12%	100%
	<i>Total</i>	4%	14%	61%	21%	100%
Private	<i>Metro</i>	10%	28%	43%	19%	100%
	<i>Large Urban</i>	7%	21%	31%	41%	100%
	<i>Small Urban</i>	10%	40%	0%	50%	100%
	<i>Total</i>	9%	26%	35%	31%	100%
Hostel	<i>Metro</i>	1%	36%	52%	11%	100%
	<i>Large Urban</i>	0%	29%	67%	4%	100%
	<i>Small Urban</i>	2%	58%	40%	0%	100%
	<i>Total</i>	1%	40%	53%	6%	100%
Informal	<i>Metro</i>	13%	52%	35%	0%	100%
	<i>Large Urban</i>	21%	31%	37%	12%	100%
	<i>Small Urban</i>	10%	35%	49%	7%	100%
	<i>Rural</i>	21%	35%	29%	14%	100%
	<i>Total</i>	16%	38%	38%	8%	100%

Table 17: How well is the space which you rent maintained

- When asked how well the rented space is maintained, the response of state tenants was fairly positive, with high proportions ranking the maintenance of their space ‘adequate’ or ‘excellent’. This could reflect the fact that much of state rental stock is of relatively high quality and requires less maintenance.
- Social tenants were also generally positive, as were private tenants – although a quarter of private tenants said that the space is maintained ‘poorly’.
- It is interesting to see that, in spite of the poor reputation hostels have, more hostel respondents said that their space is maintained ‘adequately’ than those who said maintenance is ‘poor’.

		Yes	No
State	Metro	4%	96%
	Large Urban	13%	87%
	Small Urban	2%	98%
	<i>Total</i>	8%	93%
Social	Metro	1%	99%
	Large Urban	2%	98%
	<i>Total</i>	1%	99%
Private	Metro	22%	78%
	Large Urban	12%	88%
	Small Urban	10%	90%
	<i>Total</i>	17%	83%
Hostel	Metro	2%	98%
	Large Urban		100%
	Small Urban	21%	79%
	<i>Total</i>	6%	94%
Informal	Metro		100%
	Large Urban	2%	98%
	Small Urban	3%	97%
	Rural	5%	95%
	<i>Total</i>	3%	97%

Table 18: Do you have paying tenants or lodgers?

- We asked tenants whether they have paying tenants or lodgers to get an idea of the extent to which subletting is taking place. The proportion of tenants in all rental situations who themselves have tenants is low (between 3% and 8%), although it is slightly higher in private rental situations (17%).

		Family member	Friend	Acquaintance	Employer	Acquaintance from rural area	State/Local government	Private individual / company	Other	Total
State	<i>Metro</i>	5%	2%	12%	0%	1%	63%	14%	2%	100%
	<i>Large Urban</i>	0%	0%	0%	0%	0%	94%	4%	2%	100%
	<i>Small Urban</i>	0%	0%	0%	0%	0%	93%	7%	0%	100%
	<i>Total</i>	2%	1%	5%	0%	0%	81%	9%	2%	100%
Social	<i>Metro</i>	0%	0%	0%	0%	0%	1%	89%	10%	100%
	<i>Large Urban</i>	0%	0%	0%	0%	0%	6%	94%	0%	100%
	<i>Total</i>	0%	0%	0%	0%	0%	3%	90%	7%	100%
Private	<i>Metro</i>	0%	0%	32%	0%	0%	1%	66%	1%	100%
	<i>Large Urban</i>	0%	0%	5%	0%	0%	4%	91%	0%	100%
	<i>Small Urban</i>	56%	44%	0%	0%	0%	0%	0%	0%	100%
	<i>Total</i>	2%	2%	18%	0%	0%	2%	75%	1%	100%
Hostel	<i>Metro</i>	0%	0%	0%	0%	1%	84%	3%	12%	100%
	<i>Large Urban</i>	0%	0%	0%	2%	0%	98%	0%	0%	100%
	<i>Small Urban</i>	0%	0%	0%	73%	0%	0%	27%	0%	100%
	<i>Total</i>	0%	0%	0%	19%	1%	67%	8%	6%	100%
Informal	<i>Metro</i>	12%	8%	32%	0%	6%	0%	41%	1%	100%
	<i>Large Urban</i>	8%	7%	60%	2%	0%	0%	17%	6%	100%
	<i>Small Urban</i>	20%	7%	37%	7%	0%	3%	27%	0%	100%
	<i>Rural</i>	13%	8%	14%	3%	1%	3%	56%	2%	100%
	<i>Total</i>	13%	8%	36%	3%	2%	2%	35%	2%	100%

Table 19: Who is your landlord?

- We asked respondents who their landlord is. The only group of tenants who mentioned family members or friends as being their landlord was the informal tenants. Hardly any tenants in the other rental situations mentioned people that they know.
- Among state and hostel tenants, the landlord mentioned most frequently was obviously the government, while social and private tenants mentioned a private company or individual. Even among informal tenants the proportion who mentioned a private individual as being their landlord was high (35%).

		% Yes	
		Do you have a written contract with your landlord?	Do you have a verbal agreement with your landlord?
State	Metro	46%	51%
	Large Urban	42%	42%
	Small Urban	65%	32%
	<i>Total</i>	<i>48%</i>	<i>43%</i>
Social	Metro	95%	7%
	Large Urban	83%	31%
	<i>Total</i>	<i>92%</i>	<i>15%</i>
Private	Metro	52%	55%
	Large Urban	72%	20%
	Small Urban	20%	30%
	<i>Total</i>	<i>60%</i>	<i>38%</i>
Hostel	Metro	33%	53%
	Large Urban	26%	0%
	Small Urban	63%	0%
	<i>Total</i>	<i>38%</i>	<i>26%</i>
Informal	Metro	0%	98%
	Large Urban	3%	76%
	Small Urban	10%	76%
	Rural	2%	28%
	<i>Total</i>	<i>4%</i>	<i>70%</i>

Table 20: Contractual arrangements with landlord.

- Almost all (92%) of the social tenants said that they have a written contract or lease with their landlords. This proportion is much lower among the other groups of tenants – only half of state tenants, around a third of hostel residents, and 60% of private tenants have a written agreement.
- Among informal tenants it is even lower, with 4% saying they have a written agreement, compared to 70% who have a verbal agreement.

		Less than 1 month	1-3 months	4-6 months	6 months – 1 year	1-2 years	Indefinite	Total	N
State	<i>Metro</i>	2%	1%			6%	91%	100%	915
	<i>Large Urban</i>						100%	100%	80
	<i>Small Urban</i>	33%		3%	5%	8%	53%	100%	40
	<i>Total</i>	7%	1%	1%	1%	4%	87%	100%	211
Social	<i>Metro</i>	2%				13%	85%	100%	103
	<i>Large Urban</i>		5%			2%	93%	100%	44
	<i>Total</i>	1%	1%			10%	88%	100%	147
Private	<i>Metro</i>		4%	5%	8%	7%	78%	100%	107
	<i>Large Urban</i>	2%	12%		13%	9%	64%	100%	100
	<i>Small Urban</i>	-	-	-	-	-	-	100%	9
	<i>Total</i>	2%	8%	2%	10%	9%	68%	100%	216
Hostel	<i>Metro</i>					1%	99%	100%	93
	<i>Large Urban</i>						100%	100%	51
	<i>Small Urban</i>						100%	100%	48
	<i>Total</i>					1%	100%	100%	192
Informal	<i>Metro</i>	1%	7%				92%	100%	96
	<i>Large Urban</i>	21%	1%		1%	5%	72%	100%	100
	<i>Small Urban</i>	1%		1%	4%	9%	84%	100%	96
	<i>Rural</i>		2%		1%	6%	91%	100%	99
	<i>Total</i>	6%	3%	0%	2%	5%	85%	100%	391

Table 21: For what length of time have you agreed to rent?

- The majority of tenants had agreed to rent for an indefinite period.
- The only exceptions were state rentals in the small urban areas and informal sector rentals in the large urban areas where a significant proportion of rentals occurred on a monthly basis.

		Mean	Std. Error	N
State	<i>Metro</i>	409	30	93
	<i>Large Urban</i>	208	18	99
	<i>Small Urban</i>	163	32	41
	<i>Total</i>	280	17	233
Social	<i>Metro</i>	858	40	105
	<i>Large Urban</i>	754	15	49
	<i>Total</i>	825	28	154
Private	<i>Metro</i>	853	46	111
	<i>Large Urban</i>	1081	71	100
	<i>Small Urban</i>	185	46	10
	<i>Total</i>	926	41	221
Hostel	<i>Metro</i>	34	4	95
	<i>Large Urban</i>	6	2	51
	<i>Small Urban</i>	71	4	48
	<i>Total</i>	36	3	194
Informal	<i>Metro</i>	88	4	96
	<i>Large Urban</i>	94	6	101
	<i>Small Urban</i>	152	21	101
	<i>Rural</i>	49	4	100
	<i>Total</i>	96	6	398

Table 22: Average rental per month.

- The monthly rentals were highest in the private (R926) and state rental (R853) sectors.
- Informal sector rentals were relatively low, at approximately R100 per month while hostel rentals were the lowest, at R36 per month.

		Yes	No	Refused	Total
State	<i>Metro</i>	24%	75%	1%	100%
	<i>Large Urban</i>	20%	80%		100%
	<i>Small Urban</i>	20%	78%	3%	100%
	<i>Total</i>	22%	78%	1%	100%
Social	<i>Metro</i>	8%	93%		100%
	<i>Large Urban</i>	12%	88%		100%
	<i>Total</i>	9%	91%		100%
Private	<i>Metro</i>	8%	92%	1%	100%
	<i>Large Urban</i>	3%	97%		100%
	<i>Small Urban</i>	11%	89%		100%
	<i>Total</i>	6%	94%	1%	100%
Hostel	<i>Metro</i>	26%	72%	2%	100%
	<i>Large Urban</i>	85%	15%		100%
	<i>Small Urban</i>		100%		100%
	<i>Total</i>	32%	67%	1%	100%
Informal	<i>Metro</i>	25%	71%	4%	100%
	<i>Large Urban</i>	17%	82%	1%	100%
	<i>Small Urban</i>	14%	79%	7%	100%
	<i>Rural</i>	32%	68%		100%
	<i>Total</i>	22%	75%	3%	100%

Table 23: Have you ever not paid your rent?

- A fifth of state tenants said that they have at some stage not paid their rent, as did a third of hostel residents, and a fifth of informal tenants. The proportions among social and private tenants were lower (9% and 6% respectively).

		I was evicted	I was locked out	My landlord withheld services	My landlord understood my difficulty	Nothing	Other	Total	N
State	<i>Metro</i>	5%		36%	9%	27%	23%	100%	22
	<i>Large Urban</i>	-	-	-	-	-	-	-	19
	<i>Small Urban</i>	-	-	-	-	-	-	-	9
	<i>Total</i>	2%	4%	18%	36%	22%	18%	100%	50
Social	<i>Metro</i>	-	-	-	-	-	-	-	8
	<i>Large Urban</i>	-	-	-	-	-	-	-	6
	<i>Total</i>		29%		57%		14%	100%	14
Private	<i>Metro</i>	-	-	-	-	-	-	-	8
	<i>Large Urban</i>	-	-	-	-	-	-	-	3
	<i>Small Urban</i>	-	-	-	-	-	-	-	1
	<i>Total</i>	-	-	-	-	-	-	-	12
Hostel	<i>Metro</i>	4%	4%	4%	60%	24%	4%	100%	25
	<i>Large Urban</i>					97%	3%	100%	33
	<i>Small Urban</i>	-	-	-	-	-	-	-	-
	<i>Total</i>	2%	2%	2%	26%	66%	3%	100%	58
Informal	<i>Metro</i>		4%		91%	4%		100%	23
	<i>Large Urban</i>	-	-	-	-	-	-	-	17
	<i>Small Urban</i>	-	-	-	-	-	-	-	14
	<i>Rural</i>	3%	3%	6%	56%	31%		100%	32
	<i>Total</i>	1%	2%	4%	73%	19%	1%	100%	86

Table 24: If yes, what happened when you did not pay your rent?

- We asked these tenants who have not paid rent what happened to them when they did not pay their rent. Among state tenants, a third said that their landlord ‘understood their difficulty’, and another fifth said that ‘nothing’ happened. Only a quarter mentioned any kind of punitive action by their landlord (services being cut off, being locked out or evicted).
- While more than half of the social tenants in this category said that their landlord ‘understood’, 29% said that they were locked out when they didn’t pay.
- Two thirds of the hostel tenants in this category said that ‘nothing’ had happened to them, and another quarter said that their landlord had understood. A similarly sympathetic picture of landlords was presented by the response of informal tenants – the vast majority of whom said that their landlord had understood and done nothing to them.

		% Yes		
		Sublet the space which you rent?	Run a business from the space which you rent?	Have friends or family stay over?
State	<i>Metro</i>	13%	14%	85%
	<i>Large Urban</i>	39%	41%	89%
	<i>Small Urban</i>	18%	32%	65%
	<i>Total</i>	25%	29%	83%
Social	<i>Metro</i>	4%	1%	89%
	<i>Large Urban</i>	15%	4%	85%
	<i>Total</i>	7%	2%	88%
Private	<i>Metro</i>	45%	8%	70%
	<i>Large Urban</i>	22%	14%	73%
	<i>Small Urban</i>	0%	100%	67%
	<i>Total</i>	34%	12%	71%
Hostel	<i>Metro</i>	6%	61%	79%
	<i>Large Urban</i>	2%	88%	88%
	<i>Small Urban</i>	-	-	-
	<i>Total</i>	3%	53%	62%
Informal	<i>Metro</i>	5%	34%	83%
	<i>Large Urban</i>	29%	46%	86%
	<i>Small Urban</i>	7%	30%	76%
	<i>Rural</i>	24%	47%	64%
	<i>Total</i>	16%	39%	77%

Table 25: Proportion of positive responses to questions 42.1, 42.2, 42.3.

Respondents were asked whether they were allowed to:

- Sublet the space which they rent;
 - Run a business from the space which they rent?
 - Have friends or family stay over?
-
- Respondents in social or hostel accommodation were the least likely to be allowed to sublet the space which they rented (only 7% and 3% respectively were allowed to sublet). About one-quarter of the remaining respondents were allowed to sublet their space.
 - Respondents in social and private housing were least likely to be able to run a business from their accommodation (2% and 12% respectively). However, more than one-half of the respondents in hostels were allowed to undertake business activity from their accommodation.
 - Most respondents (76%) indicated that they were allowed to have guests or family stay over. However hostel residents were marginally less likely to answer this question positively (62%).
 - In general it appears that social housing is the most controlled form of rental accommodation.

		% Yes		
		% with access to flush toilet	Are you able to use the toilet at any time?	Would you be prepared to pay an additional amount for access to your own flush toilet?
State	<i>Metro</i>	100%	99%	46%
	<i>Large Urban</i>	100%	100%	15%
	<i>Small Urban</i>	83%	76%	9%
	<i>Total</i>	97%	95%	24%
Social	<i>Metro</i>	100%	100%	2%
	<i>Large Urban</i>	100%	100%	29%
	<i>Total</i>	100%	100%	12%
Private	<i>Metro</i>	100%	100%	2%
	<i>Large Urban</i>	100%	100%	12%
	<i>Small Urban</i>	100%	100%	40%
	<i>Total</i>	100%	100%	9%
Hostel	<i>Metro</i>	100%	100%	17%
	<i>Large Urban</i>	96%	98%	6%
	<i>Small Urban</i>	100%	98%	11%
	<i>Total</i>	99%	99%	12%
Informal	<i>Metro</i>	48%	88%	47%
	<i>Large Urban</i>	100%	96%	33%
	<i>Small Urban</i>	99%	97%	27%
	<i>Rural</i>	1%	99%	59%
	<i>Total</i>	62%	95%	42%

Table 26: Responses to questions 43, 45 & 46.

- Almost all respondents had access to a flush toilet, with the exception of those in informal rental, particularly in rural (only 1% had access to a flush toilet) and metropolitan (48%) areas.
- Almost all respondents were able to use their toilet at any time.
- Respondents in informal rental were the most willing to pay an additional amount for access to their own flush toilet, reflecting the lack of services provided by this sector of the rental market.

		% Yes		
		% Who have tap as main source of water	Do you have access to this source of water at all times?	Prepared to pay an additional amount for access to piped water within the space which you rent?
State	<i>Metro</i>	97%	99%	43%
	<i>Large Urban</i>	100%	95%	10%
	<i>Small Urban</i>	98%	78%	29%
	<i>Total</i>	98%	94%	24%
Social	<i>Metro</i>	100%	100%	1%
	<i>Large Urban</i>	100%	100%	25%
	<i>Total</i>	100%	100%	10%
Private	<i>Metro</i>	100%	100%	
	<i>Large Urban</i>	99%	100%	13%
	<i>Small Urban</i>	100%	70%	80%
	<i>Total</i>	100%	99%	11%
Hostel	<i>Metro</i>	100%	100%	13%
	<i>Large Urban</i>	100%	84%	
	<i>Small Urban</i>	100%	100%	6%
	<i>Total</i>	100%	96%	7%
Informal	<i>Metro</i>	92%	91%	37%
	<i>Large Urban</i>	99%	91%	29%
	<i>Small Urban</i>	99%	94%	26%
	<i>Rural</i>	60%	79%	62%
	<i>Total</i>	87%	89%	39%

Table 27: Responses to questions 47, 49 & 50.

- Almost all respondents had access to piped water at all times.
- More than 1/3 of respondents in informal rental were willing to pay an extra amount for access to piped water within the space which they rent. This is again a reflection of the low level of services provided in informal rental.

		% Yes		
		Do you have access to a bath or shower?	Do you have access to these facilities at all times?	Pay an additional amount own washing/bathing facilities?
State	<i>Metro</i>	79%	86%	34%
	<i>Large Urban</i>	65%	75%	13%
	<i>Small Urban</i>	44%	49%	15%
	<i>Total</i>	67%	75%	20%
Social	<i>Metro</i>	100%	100%	1%
	<i>Large Urban</i>	100%	100%	17%
	<i>Total</i>	100%	100%	7%
Private	<i>Metro</i>	99%	100%	0%
	<i>Large Urban</i>	97%	99%	14%
	<i>Small Urban</i>	-	-	-
	<i>Total</i>	94%	97%	11%
Hostel	<i>Metro</i>	99%	100%	14%
	<i>Large Urban</i>	12%	-	51%
	<i>Small Urban</i>	100%	100%	13%
	<i>Total</i>	76%	79%	23%
Informal	<i>Metro</i>	0%	-	50%
	<i>Large Urban</i>	7%	-	36%
	<i>Small Urban</i>	33%	65%	26%
	<i>Rural</i>	16%	30%	55%
	<i>Total</i>	14%	36%	41%

Table 28: Proportion of respondents answering “Yes” to questions 51, 53 & 54.

- Less than one-fifth of respondents living in informal rental accommodation had access to a bath or shower. Respondents in state or hostel accommodation were also less likely to have access to these facilities than respondents living social or private rental.
- Almost one-half of respondents living in informal rental, and one-fifth of respondents living in state and hostel accommodation, were willing to pay an extra amount to have access to their own washing or bathing facilities.

		Possibly	Definitely	No	Total
State	<i>Metro</i>	29%	23%	48%	100%
	<i>Large Urban</i>	24%	28%	49%	100%
	<i>Small Urban</i>	12%	22%	66%	100%
	<i>Total</i>	24%	25%	51%	100%
Social	<i>Metro</i>	16%	6%	78%	100%
	<i>Large Urban</i>	8%	2%	90%	100%
	<i>Total</i>	14%	5%	82%	100%
Private	<i>Metro</i>	20%	17%	63%	100%
	<i>Large Urban</i>	15%	23%	62%	100%
	<i>Small Urban</i>	40%	50%	10%	100%
	<i>Total</i>	19%	21%	60%	100%
Hostel	<i>Metro</i>	22%	13%	65%	100%
	<i>Large Urban</i>	8%	2%	90%	100%
	<i>Small Urban</i>	15%	15%	71%	100%
	<i>Total</i>	17%	10%	73%	100%
Informal	<i>Metro</i>	18%	28%	54%	100%
	<i>Large Urban</i>	18%	23%	59%	100%
	<i>Small Urban</i>	29%	23%	49%	100%
	<i>Rural</i>	25%	10%	65%	100%
	<i>Total</i>	22%	21%	57%	100%

Table 29: If you owned your own house would you sublet space to tenants?

- Approximately 40% of respondents would be willing to sublet space to tenants if they had their own house.
- Respondents in social or hostel accommodation were least likely to want to sublet while approximately half of state and informal rental tenants would be willing to sublet.

		Evict me	Take my possessions as payment	Lock me out	Reschedule my payments	Stop access to services	Other	Total	N
State	<i>Metro</i>	20%	1%		20%	45%	14%	100%	91
	<i>Large Urban</i>	2%	2%	4%	48%	18%	26%	100%	96
	<i>Small Urban</i>		2%	27%	7%	59%	5%	100%	41
	<i>Total</i>	9%	2%	7%	29%	36%	18%	100%	228
Social	<i>Metro</i>	58%		32%	4%	1%	6%	100%	104
	<i>Large Urban</i>	25%		8%	56%		10%	100%	48
	<i>Total</i>	47%		24%	20%	1%	7%	100%	152
Private	<i>Metro</i>	23%	4%	19%	31%	16%	7%	100%	108
	<i>Large Urban</i>	15%	2%	41%	17%	11%	13%	100%	99
	<i>Small Urban</i>	-	-	-	-	-	-	100%	10
	<i>Total</i>	18%	3%	30%	25%	14%	10%	100%	217
Hostel	<i>Metro</i>	13%	1%	16%	48%		22%	100%	92
	<i>Large Urban</i>	6%			6%	28%	61%	100%	51
	<i>Small Urban</i>	38%		6%	48%	2%	6%	100%	48
	<i>Total</i>	17%	1%	9%	37%	8%	28%	100%	191
Informal	<i>Metro</i>	53%	2%	18%	20%	2%	5%	100%	96
	<i>Large Urban</i>	23%	2%	17%	15%	2%	41%	100%	100
	<i>Small Urban</i>	26%	3%	15%	11%	14%	31%	100%	100
	<i>Rural</i>	19%	1%	16%	42%	5%	16%	100%	98
	<i>Total</i>	30%	2%	17%	22%	6%	24%	100%	394

Table 30: What would your landlord do if you were not able to pay your rent?

- According to most respondents, landlords do not generally appear immediately to resort to punitive measures against rent defaulters. Among state, private, hostel and informal landlords, about half resorted to measures that include evicting defaulters, locking people out, or stopping access to services. The social landlords appear to treat defaulters more severely, with almost three quarters of respondents mentioning punitive measures inflicted by social landlords.
- Landlords in hostels appear to be the most lenient, with only a third of respondents mentioning punitive measures.

		Poor	Adequate	Good	Excellent	Total	N
State	<i>Metro</i>	23%	30%	43%	4%	100%	93
	<i>Large Urban</i>	5%	15%	72%	8%	100%	99
	<i>Small Urban</i>	34%	17%	39%	10%	100%	41
	<i>Total</i>	<i>17%</i>	<i>22%</i>	<i>55%</i>	<i>7%</i>	<i>100%</i>	233
Social	<i>Metro</i>	12%	14%	59%	14%	100%	106
	<i>Large Urban</i>	10%	42%	46%	2%	100%	48
	<i>Total</i>	<i>12%</i>	<i>23%</i>	<i>55%</i>	<i>10%</i>	<i>100%</i>	154
Private	<i>Metro</i>	16%	18%	48%	18%	100%	105
	<i>Large Urban</i>	24%	14%	39%	23%	100%	100
	<i>Small Urban</i>	-	-	-	-	-	10
	<i>Total</i>	<i>20%</i>	<i>15%</i>	<i>45%</i>	<i>21%</i>	<i>100%</i>	215
Hostel	<i>Metro</i>	20%	15%	65%		100%	93
	<i>Large Urban</i>	20%	42%	32%	6%	100%	50
	<i>Small Urban</i>	6%	35%	58%		100%	48
	<i>Total</i>	<i>17%</i>	<i>27%</i>	<i>55%</i>	<i>2%</i>	<i>100%</i>	191
Informal	<i>Metro</i>	44%	35%	21%		100%	95
	<i>Large Urban</i>	28%	31%	40%	2%	100%	101
	<i>Small Urban</i>	21%	27%	51%	2%	100%	101
	<i>Rural</i>	61%	20%	19%		100%	100
	<i>Total</i>	<i>38%</i>	<i>28%</i>	<i>33%</i>	<i>1%</i>	<i>100%</i>	397

Table 31: What do you think of the quality of the services provided here?

- Among tenants in state, social, private and hostel rental situations, at least half said that the quality of services is good or excellent. This was true of only a third of informal tenants. This group showed the least satisfaction with services – 61% of rural informal respondents said that services are poor, as did 44% of metro informal tenants.
- The proportion of hostel residents who said that the quality of services is good was high (58%), and another third said services are adequate.

		Poor	Adequate	Good	Excellent	Total	N
State	<i>Metro</i>	21%	34%	44%	2%	100%	92
	<i>Large Urban</i>	3%	24%	70%	3%	100%	97
	<i>Small Urban</i>	37%	22%	42%		100%	41
	<i>Total</i>	16%	27%	54%	2%	100%	230
Social	<i>Metro</i>	13%	48%	33%	6%	100%	105
	<i>Large Urban</i>	22%	51%	27%		100%	49
	<i>Total</i>	16%	49%	31%	4%	100%	154
Private	<i>Metro</i>	31%	25%	33%	11%	100%	105
	<i>Large Urban</i>	24%	18%	32%	26%	100%	96
	<i>Small Urban</i>	-	-	-	-	-	10
	<i>Total</i>	28%	20%	34%	18%	100%	211
Hostel	<i>Metro</i>	20%	25%	55%		100%	91
	<i>Large Urban</i>	54%	38%	8%		100%	50
	<i>Small Urban</i>	24%	67%	9%		100%	46
	<i>Total</i>	30%	39%	31%		100%	187
Informal	<i>Metro</i>	66%	28%	5%		100%	95
	<i>Large Urban</i>	41%	33%	24%	3%	100%	101
	<i>Small Urban</i>	36%	45%	17%	3%	100%	101
	<i>Rural</i>	44%	15%	35%	5%	100%	99
	<i>Total</i>	47%	30%	21%	3%	100%	396

Table 32: What do you think of the quality of the dwelling which you rent?

- The majority of tenants in state and social rental situations generally thought the quality of the dwelling that they rent is adequate or good. The opinions of tenants in private rental were more ambiguous, with similar proportions rating the dwelling poor, adequate and good.
- Perceptions of the quality of the dwelling deteriorated with hostel and informal tenants, with a third of hostel residents and almost half of informal tenants saying that the quality of the dwelling is poor.
- It is interesting that, in spite of these relatively low approval ratings, the proportions of respondents who consider 'this place' to be better or much better than where they lived previously are relatively high.

		Poor	Adequate	Good	Excellent	Total	N
State	<i>Metro</i>	13%	29%	54%	4%	100%	93
	<i>Large Urban</i>	4%	24%	66%	5%	100%	92
	<i>Small Urban</i>	37%	22%	42%		100%	41
	<i>Total</i>	14%	26%	57%	4%	100%	226
Social	<i>Metro</i>	36%	38%	25%	2%	100%	106
	<i>Large Urban</i>	22%	55%	22%		100%	49
	<i>Total</i>	32%	43%	24%	1%	100%	155
Private	<i>Metro</i>	27%	23%	36%	14%	100%	105
	<i>Large Urban</i>	12%	15%	44%	28%	100%	99
	<i>Small Urban</i>					100%	10
	<i>Total</i>	20%	18%	40%	22%	100%	214
Hostel	<i>Metro</i>	32%	23%	45%		100%	94
	<i>Large Urban</i>	42%	40%	12%	6%	100%	50
	<i>Small Urban</i>	10%	71%	19%		100%	48
	<i>Total</i>	29%	40%	30%	2%	100%	192
Informal	<i>Metro</i>	63%	29%	8%		100%	96
	<i>Large Urban</i>	39%	25%	36%	1%	100%	101
	<i>Small Urban</i>	33%	47%	18%	3%	100%	101
	<i>Rural</i>	40%	18%	27%	15%	100%	100
	<i>Total</i>	43%	30%	22%	5%	100%	398

Table 33: What do you think of the size of the space which you rent?

- When asked to rate the size of the space that they rent, there was a broad range of responses. This could reflect the range of accommodation being rented, and also respondents' expectations and individual needs. For example, 40% of hostel respondents said that the size of their rented space is 'adequate', and another 30% said that it is 'good'. This is in spite of the fact that their space is likely to be fairly small, but reflects the fact that it is 'adequate' for what they need.
- Of the respondents who rated the size of their space 'good', most were state or private tenants. The proportion of informal tenants who considered the size of their space to be 'poor' was higher than in the other types of rental (43%), and was even higher among metro informal tenants (63%).

		Friendly	Unfriendly	Business-like	Other	Total	N
State	<i>Metro</i>	60%	7%	32%	2%	100%	92
	<i>Large Urban</i>	62%	1%	32%	5%	100%	97
	<i>Small Urban</i>	27%	10%	49%	15%	100%	41
	<i>Total</i>	55%	5%	35%	6%	100%	230
Social	<i>Metro</i>	16%	1%	82%	1%	100%	105
	<i>Large Urban</i>	67%	2%	31%		100%	48
	<i>Total</i>	32%	1%	66%	1%	100%	153
Private	<i>Metro</i>	49%	7%	43%	1%	100%	104
	<i>Large Urban</i>	30%	5%	65%		100%	100
	<i>Small Urban</i>	-	-	-	-	100%	8
	<i>Total</i>	41%	6%	53%	1%	100%	212
Hostel	<i>Metro</i>	3%	13%	79%	4%	100%	92
	<i>Large Urban</i>	2%		2%	96%	100%	51
	<i>Small Urban</i>	63%	2%	35%		100%	48
	<i>Total</i>	18%	7%	48%	28%	100%	191
Informal	<i>Metro</i>	65%	8%	26%	1%	100%	96
	<i>Large Urban</i>	76%	8%	15%	1%	100%	101
	<i>Small Urban</i>	77%	16%	3%	4%	100%	100
	<i>Rural</i>	77%	11%	9%	3%	100%	100
	<i>Total</i>	74%	11%	13%	2%	100%	397

Table 34: The relationship with my landlord is ...?

- The proportion of respondents who said that their relationship with their landlord is ‘business-like’ is fairly high across state, social, private and hostel rental situations. It is interesting to see that it is highest among social tenants’ responses (66%).
- Three quarters of informal tenants described their relationship with their landlord as ‘friendly’, which is indicative of the fact that this type of rental tends to be relationship driven, as opposed to the more contractual nature of the other types of rental. Nevertheless, the proportions of private and state tenants who described their relationship as friendly were also quite high (41% and 55%).
- Generally low proportions of respondents said that their relationship with their landlord was ‘unfriendly’.

		Cannot afford to buy	Looking around for a more permanent place	Only option available	Don't want responsibility of long-term housing loan	Need something temporary	Own my own house elsewhere	Close to work	Can't get subsidy house	Other	Total	N
State	<i>Metro</i>	43%	5%	9%	1%	3%		5%	3%	30%	100%	93
	<i>Large Urban</i>	48%		10%	5%				2%	35%	100%	98
	<i>Small Urban</i>	48%	28%			5%	18%	3%			100%	40
	<i>Total</i>	46%	7%	8%	3%	2%	3%	3%	2%	27%	100%	231
Social	<i>Metro</i>	22%	12%	47%		3%	2%	9%	1%	4%	100%	106
	<i>Large Urban</i>	51%	18%	6%		2%		14%	6%	2%	100%	49
	<i>Total</i>	31%	14%	34%		3%	1%	11%	3%	3%	100%	155
Private	<i>Metro</i>	35%	9%	10%	3%	5%	2%	27%	2%	9%	100%	105
	<i>Large Urban</i>	6%	6%	9%	6%	19%	5%	33%	1%	14%	100%	99
	<i>Small Urban</i>	67%	-	-	-	-	-	-	-	-	100%	9
	<i>Total</i>	23%	8%	9%	4%	11%	4%	29%	1%	11%	100%	213
Hostel	<i>Metro</i>	19%	3%	17%	5%	5%	4%	42%		4%	100%	95
	<i>Large Urban</i>	68%	2%	2%			2%	10%	6%	10%	100%	50
	<i>Small Urban</i>	2%		10%	2%	2%		81%	2%		100%	48
	<i>Total</i>	28%	2%	11%	3%	3%	3%	44%	2%	5%	100%	193
Informal	<i>Metro</i>	25%	9%	41%	1%	6%	1%	6%	5%	5%	100%	96
	<i>Large Urban</i>	45%	16%	7%	2%	5%	3%	15%	1%	7%	100%	101
	<i>Small Urban</i>	24%	24%	9%		3%	5%	14%	12%	9%	100%	100
	<i>Rural</i>	16%	10%	17%		7%	5%	36%	3%	6%	100%	100
	<i>Total</i>	28%	15%	18%	1%	5%	4%	18%	5%	7%	100%	397

Table 35: Why are you currently renting?

- When asked why they are renting, respondents mentioned a few different reasons as the main factor in their decision to rent. The issue of affordability emerged as an important factor for state tenants (46%), and was mentioned by between a quarter and a third of tenants in other types of rental situations.
- Being close to work was mentioned by hostel respondents (44%), and also by private tenants (29%).
- The fact that renting is the ‘only option available’ was mentioned by a third of social tenants, and by a fifth of informal tenants generally, and by 41% of metro informal respondents.
- The other reason mentioned by different groups within each category of tenants was the fact that they are looking around for a more permanent place.

		Yes	No	Total
State	<i>Metro</i>	13%	87%	100%
	<i>Large Urban</i>	7%	93%	100%
	<i>Small Urban</i>	75%	25%	100%
	<i>Total</i>	21%	79%	100%
Social	<i>Metro</i>	19%	81%	100%
	<i>Large Urban</i>	12%	88%	100%
	<i>Total</i>	17%	83%	100%
Private	<i>Metro</i>	15%	85%	100%
	<i>Large Urban</i>	7%	93%	100%
	<i>Small Urban</i>	-	-	100%
	<i>Total</i>	11%	89%	100%
Hostel	<i>Metro</i>	6%	94%	100%
	<i>Large Urban</i>	4%	96%	100%
	<i>Small Urban</i>	17%	83%	100%
	<i>Total</i>	8%	92%	100%
Informal	<i>Metro</i>	23%	77%	100%
	<i>Large Urban</i>	17%	83%	100%
	<i>Small Urban</i>	45%	55%	100%
	<i>Rural</i>	12%	88%	100%
	<i>Total</i>	24%	76%	100%

Table 36: Have you applied for a subsidy house?

- Generally very few respondents said that they have applied for a housing subsidy – only a quarter of informal tenants, a fifth of state tenants, and 17% of social tenants. The proportions of private and hostel tenants were even lower – 11% and 8% respectively.

		Do not qualify	No houses available	Subsidy houses are too small	Do not want to own a house	Living here temporarily	Other	Total
State	<i>Metro</i>	63%	5%		3%	7%	23%	100%
	<i>Large Urban</i>	38%	1%	2%	17%		42%	100%
	<i>Small Urban</i>	11%		33%			56%	100%
	<i>Total</i>	48%	3%	3%	10%	3%	34%	100%
Social	<i>Metro</i>	56%	6%	7%	2%	7%	21%	100%
	<i>Large Urban</i>	58%		11%	2%	4%	24%	100%
	<i>Total</i>	57%	4%	9%	2%	6%	22%	100%
Private	<i>Metro</i>	20%	1%	1%	9%	32%	37%	100%
	<i>Large Urban</i>	18%	8%	6%	18%	44%	7%	100%
	<i>Small Urban</i>		-	-	-	-	-	100%
	<i>Total</i>	18%	7%	6%	13%	36%	20%	100%
Hostel	<i>Metro</i>	35%	7%	1%	7%	28%	22%	100%
	<i>Large Urban</i>	76%		12%		2%	10%	100%
	<i>Small Urban</i>	13%	3%	3%	3%	72%	8%	100%
	<i>Total</i>	42%	4%	5%	4%	30%	15%	100%
Informal	<i>Metro</i>	43%	4%			12%	41%	100%
	<i>Large Urban</i>	28%	15%	2%	6%	21%	28%	100%
	<i>Small Urban</i>	55%	4%	6%	8%	21%	8%	100%
	<i>Rural</i>	32%	5%	24%	2%	8%	30%	100%
	<i>Total</i>	37%	7%	9%	4%	15%	28%	100%

Table 37: If not applied for subsidy, why not?

- One of the main reasons given by respondents in all types of rental situations for not applying for a housing subsidy was that they 'do not qualify'. This response was particularly high among state tenants (48%) and social tenants (57%).
- The fact that respondents are living here temporarily was also mentioned by high proportions – a third (36%) of private tenants, 30% of hostel tenants and 15% of informal tenants.

		Move back to rural area	Buy a house/apartment in this area	Rent a better place in this area	Move into a subsidy house	Rent a cheaper place in this area	Rent a bigger place in this area	Never intend to leave	Other	Total
State	<i>Metro</i>	13%	13%	3%	8%	2%		54%	7%	100%
	<i>Large Urban</i>		12%	3%	1%	1%	2%	76%	5%	100%
	<i>Small Urban</i>	5%		5%	29%	5%	2%	54%		100%
	<i>Total</i>	6%	10%	4%	9%	2%	1%	63%	5%	100%
Social	<i>Metro</i>	2%	31%	3%	5%	2%	2%	50%	7%	100%
	<i>Large Urban</i>	2%	67%	6%	4%	4%	4%	6%	6%	100%
	<i>Total</i>	2%	42%	4%	5%	3%	3%	36%	7%	100%
Private	<i>Metro</i>	6%	37%	19%	12%	5%	3%	8%	11%	100%
	<i>Large Urban</i>	8%	20%	10%	7%	14%	1%	15%	25%	100%
	<i>Small Urban</i>	11%	11%	44%		22%		11%		100%
	<i>Total</i>	7%	28%	16%	9%	10%	2%	11%	17%	100%
Hostel	<i>Metro</i>	64%	4%	6%	6%	2%	10%	4%	3%	100%
	<i>Large Urban</i>					2%		96%	2%	100%
	<i>Small Urban</i>	38%	6%	10%	4%	10%		21%	10%	100%
	<i>Total</i>	41%	4%	6%	4%	4%	5%	33%	5%	100%
Informal	<i>Metro</i>	20%	25%	9%	6%	13%	12%	10%	5%	100%
	<i>Large Urban</i>	12%	42%	13%	9%	4%	5%	2%	14%	100%
	<i>Small Urban</i>	5%	22%	2%	47%	4%	2%	10%	8%	100%
	<i>Rural</i>	17%	41%	3%	7%	3%	1%	19%	8%	100%
	<i>Total</i>	13%	33%	7%	17%	6%	5%	10%	9%	100%

Table 38: What do you intend to do when you leave this dwelling?

- When asked what they intend doing when they leave this dwelling, respondents' intentions varied according to the type of rental situation. The only group that mentioned moving back to a rural area was the hostel tenants (41% overall, and 64% among metro hostel respondents).
- High proportions of state and hostel tenants said that they never intend to leave (63% and 33% respectively).
- Private tenants appear to intend remaining in the rental market, saying that they might rent a better or cheaper place. Social and private tenants also mentioned the possibility of buying a house or apartment, as did a third of informal tenants.

		Yes	No	Total
State	<i>Metro</i>	47%	53%	100%
	<i>Large Urban</i>	78%	22%	100%
	<i>Small Urban</i>	51%	49%	100%
	<i>Total</i>	59%	41%	100%
Social	<i>Metro</i>	33%	67%	100%
	<i>Large Urban</i>	47%	53%	100%
	<i>Total</i>	38%	63%	100%
Private	<i>Metro</i>	50%	51%	100%
	<i>Large Urban</i>	58%	42%	100%
	<i>Small Urban</i>	-	-	100%
	<i>Total</i>	55%	46%	100%
Hostel	<i>Metro</i>	92%	9%	100%
	<i>Large Urban</i>	3%	97%	100%
	<i>Small Urban</i>	98%	2%	100%
	<i>Total</i>	77%	23%	100%
Informal	<i>Metro</i>	42%	58%	100%
	<i>Large Urban</i>	65%	35%	100%
	<i>Small Urban</i>	66%	34%	100%
	<i>Rural</i>	74%	26%	100%
	<i>Total</i>	62%	38%	100%

Table 39: Do you think that the rental you pay is reasonable?

- When asked whether they considered the rental that they pay to be reasonable, tenants in social housing were the least satisfied – only 38% said that their rent is reasonable, compared to more than half of private tenants, three fifths of state tenants and informal tenants.
- Three quarters of hostel respondents said that their rent is reasonable.

		Security gate with access code	Security gate, no access code	Space belonging to landlord	Space belonging to some other tenant	Communal areas
State	<i>Metro</i>	4%	1%	7%	0%	4%
	<i>Large Urban</i>	4%	1%	7%	0%	2%
	<i>Small Urban</i>	0%	0%	2%	0%	8%
Social	<i>Metro</i>	10%	0%	2%	0%	0%
	<i>Large Urban</i>	0%	0%	5%	3%	7%
Private	<i>Metro</i>	18%	4%	4%	8%	3%
	<i>Large Urban</i>	12%	2%	3%	0%	0%
	<i>Small Urban</i>	-	-	-	-	-
Hostel	<i>Metro</i>	0%	7%	2%	7%	6%
	<i>Large Urban</i>	0%	0%	0%	0%	17%
	<i>Small Urban</i>	7%	6%	20%	5%	5%
Informal	<i>Metro</i>	0%	0%	16%	7%	4%
	<i>Large Urban</i>	2%	2%	13%	1%	3%
	<i>Small Urban</i>	0%	0%	16%	1%	3%
	<i>Rural</i>	1%	0%	5%	2%	8%

Table 40: Proportion of respondents who have to pass through _____ to reach the space they rent.

APPENDIX: DETAILED DEMOGRAPHICS TABLES

Area	Sector					
	State	Social	Private	Hostel	Informal	Total
Johannesburg	44	57	60	45	45	251
	18%	23%	24%	18%	18%	100%
Grabouw	51	0	0	0	50	101
	50%	0%	0%	0%	50%	100%
East London	50	49	50	0	50	199
	25%	25%	25%	0%	25%	100%
Durban	50	50	50	50	50	250
	20%	20%	20%	20%	20%	100%
Bloemfontein	50	0	50	51	50	201
	25%	0%	25%	25%	25%	100%
Standerton	0	0	0	48	51	99
	0%	0%	0%	48%	52%	100%
Winterveld	0	0	0	0	50	50
	0%	0%	0%	0%	100%	100%
Northern Province	0	0	0	0	50	50
	0%	0%	0%	0%	100%	100%
All Areas	245	156	210	194	396	1201
	20%	13%	17%	16%	33%	100%

Table 41: Type of rental housing by town / city

	State	Social	Private	Hostel	Informal	Total	N
Metro	19%	21%	22%	19%	19%	100%	500
Large Urban	25%	12%	25%	13%	25%	100%	400
Small Urban	26%	0%	0%	24%	51%	100%	200
Rural	0%	0%	0%	0%	100%	100%	100
All	20%	13%	18%	16%	33%	100%	1200

Table 42: Type of rental by area

	State	Social	Private	Hostel	Informal	Total
State Transfers (e.g. pensions)	36	2	3	9	11	100%
Wages from formal employment	32	81	56	55	43	100%
Wages from informal employment	12	10	10	12	24	100%
Income from outside the household	15	5	26	9	10	100%
Sales of sales and services produced within the household	5	1	4	16	13	100%

Table 43: Main source of household income (%)

	State	Social	Private	Hostel	Informal	Total
Nothing	8	3	3	3	6	100%
Up to R799	54	4	18	31	47	100%
R800 - R1499	17	20	20	26	25	100%
R1500 - R2499	9	25	9	18	8	100%
More than R2500	12	48	49	21	14	100%

Table 44: Household monthly income (%)

		Male	Female	Total
State	Metro	54%	46%	100%
	Large Urban	49%	51%	100%
	Small Urban	48%	53%	100%
	<i>Total</i>	51%	49%	100%
Social	Metro	58%	42%	100%
	Large Urban	49%	51%	100%
	<i>Total</i>	55%	45%	100%
Private	Metro	59%	41%	100%
	Large Urban	55%	45%	100%
	Small Urban	60%	40%	100%
	<i>Total</i>	57%	43%	100%
Hostel	Metro	96%	4%	100%
	Large Urban	37%	63%	100%
	Small Urban	100%		100%
	<i>Total</i>	81%	19%	100%
Informal	Metro	43%	57%	100%
	Large Urban	65%	35%	100%
	Small Urban	60%	40%	100%
	Rural	53%	47%	100%
	<i>Total</i>	56%	44%	100%

Table 45: Sex of head of household

		Mean	Std. Error	N
State	Metro	3.4	0.2	93
	Large Urban	3.4	0.2	99
	Small Urban	3.7	0.3	41
	<i>Total</i>	<i>3.4</i>	<i>0.1</i>	<i>233</i>
Social	Metro	3.0	0.2	106
	Large Urban	3.0	0.2	49
	<i>Total</i>	<i>3.0</i>	<i>0.1</i>	<i>155</i>
Private	Metro	2.9	0.2	111
	Large Urban	2.5	0.1	100
	Small Urban	3.9	0.4	10
	<i>Total</i>	<i>2.8</i>	<i>0.1</i>	<i>221</i>
Hostel	Metro	2.3	0.1	95
	Large Urban	4.1	0.3	51
	Small Urban	1.5	0.1	48
	<i>Total</i>	<i>2.6</i>	<i>0.1</i>	<i>194</i>
Informal	Metro	2.5	0.1	96
	Large Urban	2.4	0.1	101
	Small Urban	2.8	0.2	101
	Rural	3.3	0.2	100
	<i>Total</i>	<i>2.7</i>	<i>0.1</i>	<i>398</i>

Table 46: Average household size.

		In household	Outside household	Total family size
State	Metro	3.4	0.6	4.0
	Large Urban	3.4	0.3	3.6
	Small Urban	3.7	1.2	4.9
	<i>Total</i>	<i>3.4</i>	<i>0.6</i>	<i>4.0</i>
Social	Metro	3.0	0.4	3.4
	Large Urban	3.0	0.4	3.4
	<i>Total</i>	<i>3.0</i>	<i>0.4</i>	<i>3.4</i>
Private	Metro	2.9	0.7	3.5
	Large Urban	2.5	0.2	2.8
	Small Urban	-	-	-
	<i>Total</i>	<i>2.8</i>	<i>0.5</i>	<i>3.3</i>
Hostel	Metro	2.3	1.0	3.3
	Large Urban	4.1	0.2	4.3
	Small Urban	1.5	2.3	3.8
	<i>Total</i>	<i>2.6</i>	<i>1.1</i>	<i>3.7</i>
Informal	Metro	2.5	1.7	4.2
	Large Urban	2.4	0.7	3.1
	Small Urban	2.8	0.8	3.5
	Rural	3.3	0.6	3.8
	<i>Total</i>	<i>2.7</i>	<i>0.9</i>	<i>3.6</i>

Table 47: Family members in and outside household.

		Male	Female	All
State	Metro	46	42	44
	Large Urban	51	58	55
	Small Urban	42	42	42
	<i>Total</i>	48	49	48
Social	Metro	36	37	36
	Large Urban	33	33	33
	<i>Total</i>	35	35	35
Private	Metro	31	29	30
	Large Urban	32	28	30
	Small Urban	52	36	47
	<i>Total</i>	33	29	31
Hostel	Metro	41	40	41
	Large Urban	46	54	51
	Small Urban	46		46
	<i>Total</i>	43	52	45
Informal	Metro	35	33	34
	Large Urban	37	33	35
	Small Urban	39	38	39
	Rural	38	47	42
	<i>Total</i>	37	38	37

Table 48: Average age of head of household, by sex.

		State Transfers	Formal Employment	Informal Employment	Outside household	Production	Total	N
State	<i>Metro</i>	25%	36%	16%	20%	3%	100%	89
	<i>Large Urban</i>	55%	26%	8%	10%	2%	100%	93
	<i>Small Urban</i>	17%	41%	15%	15%	11%	100%	46
	<i>Total</i>	36%	33%	12%	15%	4%	100%	228
Social	<i>Metro</i>	3%	77%	12%	7%	1%	100%	106
	<i>Large Urban</i>		90%	6%	2%	2%	100%	48
	<i>Total</i>	2%	81%	10%	5%	1%	100%	154
Private	<i>Metro</i>	2%	58%	10%	26%	5%	100%	106
	<i>Large Urban</i>	2%	56%	11%	27%	4%	100%	95
	<i>Total</i>	2%	57%	10%	26%	5%	100%	201
Hostel	<i>Metro</i>	4%	40%	15%	18%	22%	100%	94
	<i>Large Urban</i>	29%	38%	16%		18%	100%	45
	<i>Small Urban</i>		98%	2%			100%	48
	<i>Total</i>	9%	55%	12%	9%	16%	100%	187
Informal	<i>Metro</i>	8%	26%	31%	12%	24%	100%	93
	<i>Large Urban</i>	6%	55%	17%	13%	9%	100%	99
	<i>Small Urban</i>	11%	49%	27%	5%	9%	100%	101
	<i>Rural</i>	18%	39%	20%	11%	11%	100%	98
	<i>Total</i>	11%	42%	24%	10%	13%	100%	391

Table 49: Main source of household income

		0 / Nothing	Less than R199	R200-R499	R500-R799	R800-R1099	R1100-R1499	R1500-R1999	R2000-R2499	R2500-R2999	R3000-R3499	R3500+	Refused	Don't know	Total
State	<i>Metro</i>	14%	1%	13%	26%	9%	7%	7%	7%	2%	2%	3%	3%	7%	100%
	<i>Large Urban</i>	1%	8%	21%	37%	8%	9%	5%	2%		1%		3%	4%	100%
	<i>Small Urban</i>	10%	10%	27%	22%	15%	5%	5%					5%	2%	100%
	<i>Total</i>	8%	6%	19%	30%	10%	7%	6%	4%	1%	1%	1%	4%	5%	100%
Social	<i>Metro</i>	3%		2%	3%	11%	16%	15%	8%	8%	15%	6%	13%	1%	100%
	<i>Large Urban</i>	4%		2%		2%	4%	8%	20%	25%	10%	20%	2%	2%	100%
	<i>Total</i>	3%		2%	2%	8%	12%	13%	12%	13%	14%	10%	10%	1%	100%
Private	<i>Metro</i>	2%			8%	18%	3%	5%	7%	9%	7%	18%	19%	4%	100%
	<i>Large Urban</i>	5%		13%	8%	13%	8%	5%	2%	5%	6%	12%	21%	2%	100%
	<i>Small Urban</i>		10%	60%	30%										100%
	<i>Total</i>	3%	1%	9%	9%	15%	5%	5%	4%	7%	6%	15%	19%	3%	100%
Hostel	<i>Metro</i>	5%	7%	12%	16%	14%	12%	5%	2%	4%	4%	1%	16%	1%	100%
	<i>Large Urban</i>	2%	6%	22%	26%	12%	6%	4%	6%	4%			2%	12%	100%
	<i>Small Urban</i>			2%		10%	25%	40%	8%	4%			6%	4%	100%
	<i>Total</i>	3%	5%	12%	15%	13%	14%	14%	5%	4%	2%	1%	10%	5%	100%
Informal	<i>Metro</i>	8%	16%	22%	12%	13%	9%	4%	4%	4%		2%	5%	1%	100%
	<i>Large Urban</i>	5%	6%	17%	20%	14%	10%	7%	4%	1%	2%	3%	7%	5%	100%
	<i>Small Urban</i>	2%	7%	20%	16%	18%	10%	6%	4%	1%		2%	13%	2%	100%
	<i>Rural</i>	11%	7%	11%	35%	17%	10%	2%	1%	1%		1%		4%	100%
	<i>Total</i>	6%	9%	17%	21%	15%	10%	5%	3%	2%	1%	2%	6%	3%	100%

Table 50: “Approximately how much do you earn per month?”