



Does New Construction Address Socio-Economic Housing Concerns? A Study in Pretoria, South Africa

Alissa Terblanche and Chris Cloete

Department of Construction Economics, University of Pretoria, South Africa

Abstract

Urban liveability is a perception-driven concept focussed on the connection between people and their urban environment. This study considers whether new residential construction is perceived to have a positive impact on socio-economic housing concerns – specifically within the developing, African setting of Pretoria, South Africa. A questionnaire was distributed to a random sample of 299 respondents from a variety of areas and income classes who live and/or work in Pretoria. A qualitative analysis was conducted on the opinions of where and which type of construction would be most beneficial or which other solutions could be considered in lieu of or in conjunction with new construction. The study found that overall new residential construction is perceived to be able to address socio-economic housing concerns. The most common perception was that new housing should be in the form of apartments, flats or low-income housing, and is most necessary in the townships or central business district (CBD). There was no significant difference in analysis of results based on income class and neighbourhood of origin of the respondent. More than eighty per cent of respondents also indicated that they were willing to support or live in neighbourhoods with a mix of income classes and housing types.

Keywords: residential development, perceptions, urban environment, urban liveability, housing forms