

16 Backyard housing in the GCR

BACKYARD DWELLINGS: A CONUNDRUM FOR GOVERNMENT



BACKYARD DWELLINGS:

- Provide a monthly rental income to property owners, many of whom are themselves poor
- Are a form of densification counteracting urban sprawl



BACKYARD DWELLINGS:

- Show low levels of quality of life
- Represent a housing backlog
- Present service delivery challenges (e.g. how much free basic services to allocate to each property)
- May raise health and safety risks (e.g. fires)



Quality of Life

index scores for different dwelling types

6,39

HOUSE

6,29

TOWN HOUSE

5,27

INFORMAL BACKYARD DWELLING

4,88

INFORMAL SETTLEMENT

GCRO's 2011 Quality of Life index measures subjective and objective dimensions of life circumstances out of 10, where 10 is perfect quality of life.

2001 to 2011

59%

growth in informal backyard structures

11%

growth in formal backyard structures

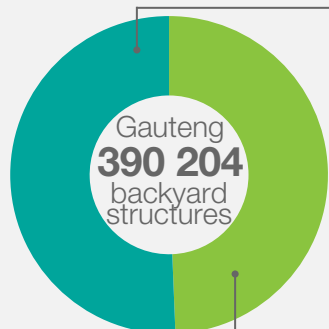
Between 2001 and 2011 there was a **9% decline** in households living in informal settlements.

475 840

434 078

This may mean there has been a big movement of households from informal settlements to backyards.

2001
Census



197 591

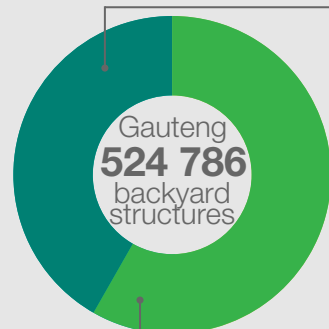
Households in formal backyard structures

192 613

Households in informal backyard structures



2011
Census

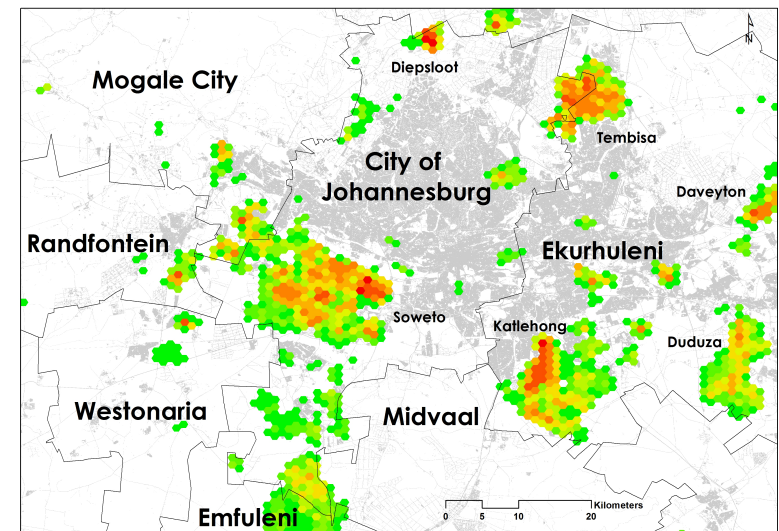


219 104

Households in formal backyard structures

305 682

Households in informal backyard structures



Spatial distribution of backyard structures

GCR vignettes

www.gcro.ac.za