

Female migrants heading household and rental housing in South Africa: Insight from municipalities.

Philomene Nsengiyumva, Gabriel Tati & Ahmed Eldud
Department of Statistics and Population Studies,
University of the Western Cape, South Africa
pnsengiyumva@uwc.ac.za

Abstract:

The feminization of migration is a topic that has been prominently visible in literature. The participation of females in migration worldwide is not something recent, nor is equally common in all parts of the world. In the context of South Africa, women are not exempted from migration behaviour. Hence, internal migration has also been, indeed, the most difficult demographic feature to predict in order to plan for service delivery in the cities such including housing. However, the extent of female migration patterns and rental housing still under researched. Thus, migration and rental housing needs to be given special attention. The aim of this paper is to explore the magnitude of rental housing among female migrants heading household across municipalities of South Africa. The specific objective is to attempt to identify the factors contributing towards rental housing among female migrants heading household by comparing metropolitan and non-metropolitan area of South Africa. This study used the 2016 Community Survey data obtained from Statistics South Africa to assess to assess the magnitude of female migrants who are renting. The statistical packages such as logistic regression analysis was used to test a relationship between sociodemographic, migratory variables and housing related variable such as renting.

Key words: Rented housing, female migrants, household headship, areas of residence, South Africa

Introduction

Feminization of migration is a topic that has attracted attention of many scholars and researchers (Williams et al. 201, Nsengiyumva and Tati 2017). It has been shown in various studies that the participation of women in migration streams has indeed increased in recent times (Nsengiyumva and Tati 2017). In now-days, women who are moving are not only of associational type (Hugo 2008, Nsengiyumva 2013) but are also detached female migrants heading household moving on their own, without necessarily following their male kins such as their husbands, brothers, or parents (Fawcett et al. 1984, COHRE 2008, International Organisation for Migration (IOM) 2003; Gomez et al. 2008, Mbonile and Lihawa1996, Tati 2010). However, female migrants need a place to stay in their areas of destinations. A large number of urban dwellers including migrants live in rental accommodation, and their number is increasing gradually. In developing countries, rental housing is currently at the Centre of a major debate. Malpezzi (1990) reports that, in many developing country cities, two thirds or more of the housing stock is rental. Though some studies, including the one on South African Local Government Association have been conducted to understand the nature, magnitude and implications of migration for municipal governance and planning purposes, the study was however, too broad to capture the experiences of female migrants heading household in the rental housing sector. The fact remains that South Africa is a country where a lot of women are always on the move. This mobility, in relation to housing acquisition through rental housing, should not be ignored by researchers and scholars (Landau et al. 2011). Though central city tenements are proving to be a much more attractive option for poor women (Miraftab 2001), it has been shown that the characteristics of female migrants heading household on rental market are sometimes invisible in research discussions (White Paper 1998). This paper attempts to capture the magnitude of rental housing among female migrants heading household in their areas of destinations. The aim of the study is to examine the relationship between the demographic characteristic such as age, gender, marital status of female migrants, just to name a few, and the dependent variable such as rental housing across metropolitan and non-metropolitan areas in South Africa.

Literature review

Women's economic realities have implications for their rights of access to housing acquisition (Pillay et al. 2002). The 1996 census revealed that male heads of households (26%) had incomes of less than R500 per month compared to female heads of households (13%). In 2001, two-fifths, (40%) of all employed women worked in unskilled jobs (Budlender 2002 cited in Pillay et al. 2002). Close to one-fifth of the employed women earned R200 or less per month, compared to only 9 percent of employed men (Budlender 2002 cited in Pillay et al. 2002). A study undertaken by COHRE in Ghana indicates that female migrants with insufficient income prefer renting a room as a group in a shack in order to share the living expenses. It is not surprising to find anywhere between ten to thirty young women who collectively rent a single, tiny room in a shack on either a weekly or monthly basis (COHRE 2008). In rural areas of South Africa, women often constitute around half of all heads of households, reflecting the history of male migration that left a lot of women socially and economically exposed. In towns, the rate of women heads of households is between 15 percent and 20 percent and these normally live in low income suburbs (Backer 1990).

It has been noted that the renting option is the most prominent and important housing tenure method, and that the number of households living in rented accommodation has increased approximately by 100 000 households from 1999-2005 (Urban Land Matter 2010). The study on Urban Land Matter (2010) showed that renting is possibly the second most efficient method of housing acquisition on the housing market for female migrants. This

clearly shows that the demand for rented accommodation in metropolitan areas will continue to grow irrespective of whatever the government does. The reason might be that rented housing accommodation that is currently available does not meet the needs of the majority of the urban population and does not contribute sufficiently to the provision of accessible, affordable and adequate housing accommodation (Urban Land Matter 2010). This is an indication that rented type of housing tenure plays a great role in accommodating the majority of female migrants, especially in major cities. A conceptual framework of this study is derived from the theoretical and empirical review. This framework serves as a pillar of this study and it discusses the scenario of migration and rental housing through hypotheses formulated by means of variables of interest.

It should be acknowledged that all female migrants are not the poorest of the poor, but studies have shown that female migrants headed households are disproportionately poor, with African women heading households representing the poorest group (Van Donk 2004). Despite the housing subsidies that the government has committed itself to in terms of allocation to women headed-households, the characteristics of those women still under researched. In addition, the contributing factors to rental housing among female migrants are known in the existing body of knowledge.

Conceptual framework

There is no specific theory that could be used to explain female migration and rental housing in the South African context (Nsengiyumva and Tati 2017). Some theories elaborating on migration were revised and used as a starting point to conceptualize a framework which could serve as a background for this study. The theoretical line of inquiry followed in this study is deterministic, emphasizing selectivity and differentials in migration and renting. Along this line, research on migration uses explanatory or predictor variables such as age, sex, marital status, education career and life cycle, to name a few (Shaw 1976) to predict rental housing by making a comparison between metropolitan and non-metropolitan areas. Indeed, the selective nature of migration by a considerable body of demographic and sociological research has focused primary on variables listed above. However, a question remains is a theoretical point of view way in which migration selectivity operates under specific conditions. Bogue (1961) cited in Shaw (1976) referred to this as specified contribution of environmental conditions at places of origin and destinations. The argument developed in this study concerning the latter, stipulated that the selectivity and differentials operate in conjunction with the counter-selectivity of destinations to which migrants move to (Nsengiyumva and Tati 2017). In other words, inasmuch as migration select individuals at areas of origin according to certain characteristics, the areas of destination exert in counterpart, a selectivity in inserting migrants in their opportunity structure. This may be particularly the case for housing ownership. Nsengiyumva and Tati (2017) stress that opportunity structure differs according to the layer onto which the area is located within the national settlement system. The stock of housing depends on the population size and function of the areas within the national settlement system. Nsengiyumva and Tati (2017) observe that the decision to be made by the individual female migrant with respect to housing tenancy status (owned and fully paid) may vary not only because of those variables listed above, and others related to the individual, but also because of the housing situation prevailing in the areas of destination. In the context of this study, the area of interest is metropolitan and non-metropolitan municipalities of South Africa where it is assumed that rental housing is still underexplored.

Data source and methods

This paper makes use of a cross-sectional design and correlational analysis which try to explore the relationship between variables. In doing so, this study of female migration and rental housing make use of the 2016 Community Survey (CS) data obtained from Statistic South Africa (Statistics South Africa 2008). The study focuses on female migrants who move inside South Africa and those who also come from outside South Africa and moving around internally. The study used the Community Survey questionnaire to collect the data from sampled households of sampled dwelling units. Since the data was required from each municipality, each and every municipality was considered as a stratum. Statistics South Africa used the two-stage stratified random sampling procedure. The first stage was to select the Enumeration Area. A simple systematic random procedure was used to select the Enumeration Areas (EA). In all those municipalities with thirty Enumeration Areas or more, the sample selection used a fixed proportion of 19 percent (Statistics South Africa 2016). The second stage of the sample design involved the selection of dwelling units and this was based on a fixed proportion of 10 percent of the total listed dwellings in Enumeration Areas.

Knowing that the dataset had three different files namely: person file, household file and mortality file, those separate files were merged so that every individual in the household could have information on housing. Given that the purpose of the study is to establish a relationship between migration and rental housing among female migrants heading households, it could not be possible to analyse the data in the state that it was recorded. The information of household was replicated to the individual level in order to describe the housing situation for each and every female migrant heading household. After combining person file and house file, those who are migrants were selected by using the question in the data “Were you in this dwelling in 2011”. Only those who answered “No to this question were considered as migrants. In order to come up with a data set with female migrants, the variable gender was used to select females from males.

Variables and definition

A multivariate analysis was used in data analysis to identify which variables contribute more on the rental housing among female migrants. This was to create a model which combines more than two variables. By dealing with the chances of living in rented housing, logistic regression analysis was used to determine those chances in terms of probability. The dependent variable “rented housing” was dichotomized in Statistical Package of Social Science (SPSS) and it became (1) = rented housing; (0) = other methods.

With regard to independent variables, some new variables were computed, especially when variables were nominal or ordinal with more than three categories. For example, province of birth or province of previous residence had nine categories. When these variables were transformed, they were given only three categories computed as: (1) = Urbanized province; (2) = not urbanized province; (3) = Outside RSA. Variable education became: (1) = Primary; (2) = Secondary; (3) = Degrees; (4) No schooling. Continuous variable with long list of categories such as age, duration of residence, household size were automatically categorized by SPSS when computing logistic regression. To perform the logistic regression, reference categories were automatically computed in SPSS. The default was the “highest coded” last category. For population group as an example, (1) = Black, (2) = Coloured, (3) = Asian/Indian, (4) = White. Since this variable is categorical, SPSS indicated a reference group with the highest coded last category as ‘White’.

Statistical analysis

This paper makes use of cross-sectional design and correlational analysis. It attempt to understand the pattern of the relationship between independent and dependent variables. The accessibility of data in SPSS format made it possible to use necessary statistical analysis. This study focuses on internal female migrants, but it includes also those who come from outside South Africa who are moving around in South Africa.

Regarding methods of data analysis, univariate analysis as used to explore and clean the data. Bivariate analysis was used to explore the pattern of the percentages and the relationship which may exist. Multivariate analysis was performed just to identify the variables which contribute to renting housing.

Hosmer-Lemeshow (HL) goodness of fit informed us how closely the observed and predicted probabilities match. In this case a $p > 0.05$ indicated that the model fit the data. In addition, 5 percent was used as cut off point as a level of significance. If Hosmer-Lemeshow (HL) goodness-of-fit test statistics is greater than 5 percent, as we want for well-fitting models, this implies that the model's estimates fit the data at an acceptable level. That well-fitting model shows non-significance on the H.L goodness-of-fit test. This desirable outcome of non-significance indicates that the model prediction does not significantly differ from the observed.

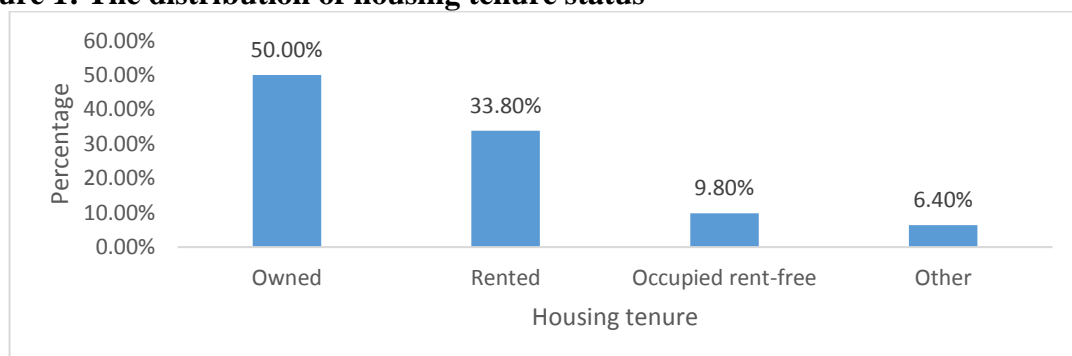
In this study, renting was a dependent variable used to identify factors that are associated with this method of housing tenure.

Findings

The distribution of housing tenure status of female migrants heading household

Without taking into account areas of residence, the 2016 Community survey data indicates that, half of female migrants heading households are more likely to stay in owned and fully paid housing (50%) followed by those who are renting (34%). This is supported by Nsengiyumva and Tati (2017) who found that female migrants heading household living in non-metropolitan areas are more likely to stay in owned and fully paid housing, while those who live in metropolitan areas are highly represented in rented housing. The data reveals further that, occupied rent-free is the least methods of housing tenure (10%) in South Africa.

Figure 1: The distribution of housing tenure status

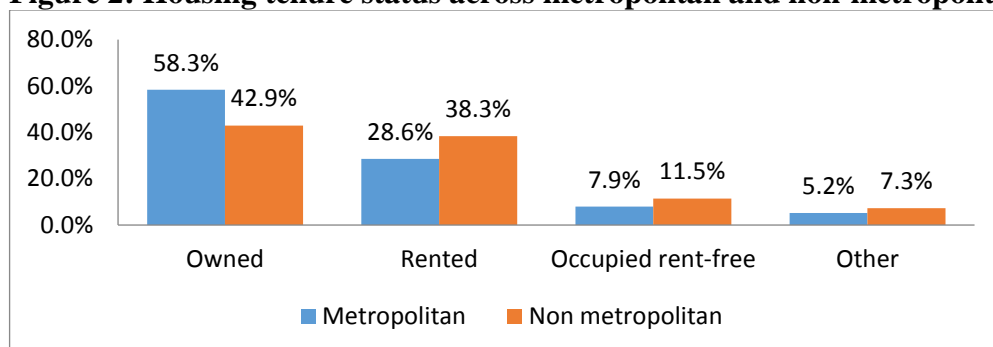


Source: Author's own computation using 2016 Community Survey data of StatsSA

The distribution of tenure status across metropolitan and non-metropolitan areas

Figure 2 below depicts the findings of housing tenure status by comparing metropolitan and non-metropolitan areas. The data show that female migrants heading households living in metropolitan areas are highly represented in owned and fully paid housing (58,3%), while those who are living in non-metropolitan areas, majority of female migrants heading household are renting houses (38,3%), followed by those who are staying in occupied rent-free housing (11,5%). The finding show clearly that the government is trying to improved service delivery including housing.

Figure 2: Housing tenure status across metropolitan and non-metropolitan areas.

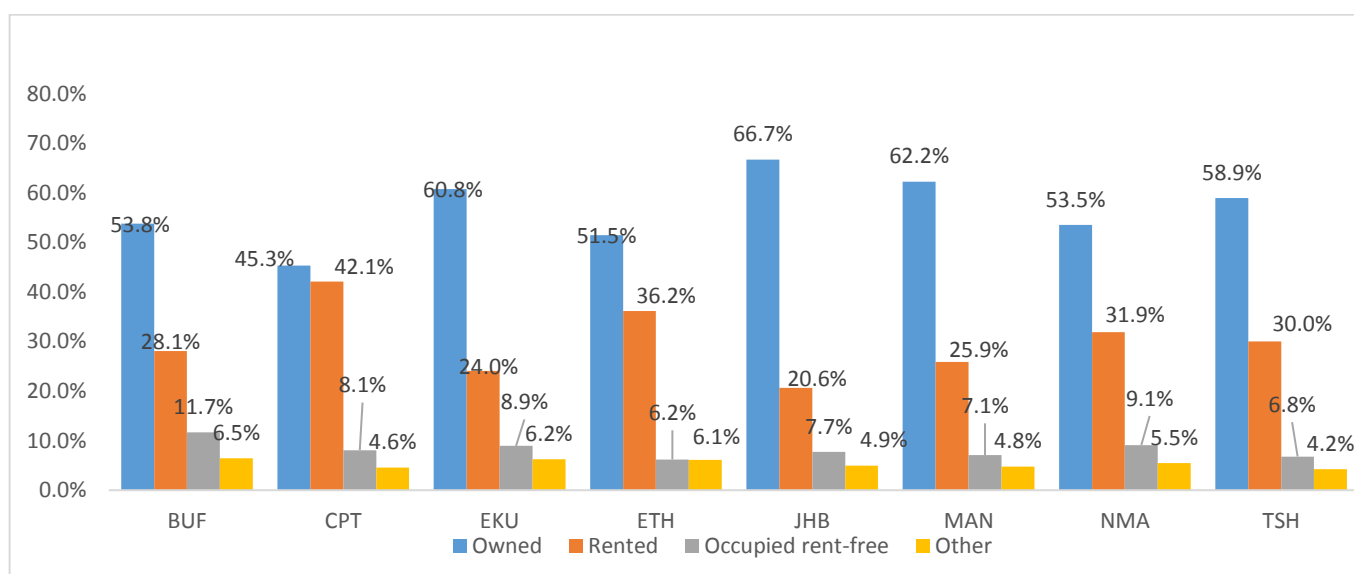


Source: Author’s own calculation using Community Survey 2016 of StatsSA

The distribution of housing tenure status across the 8 metropolitan municipalities

Figure 3 illustrates that majority of female migrants heading households stay in owned and fully paid housing across all 8 metropolitan municipalities in South Africa. The data show that City of Johannesburg has the highest percentage of female migrants heading household who stay in owned and fully paid housing (66,7%), followed by Mangaung (62,2%), then Ekululeni with 60,8%. The findings show that City of Cape Town has the highest percentage (45,3%) of female migrants who are renting, followed by eThekweni (36,2%). Occupied rent-free is the least method of housing tenure across all 8 metropolitan municipalities of South Africa.

Figure 3: The distribution of housing tenure according to metropolitan municipalities

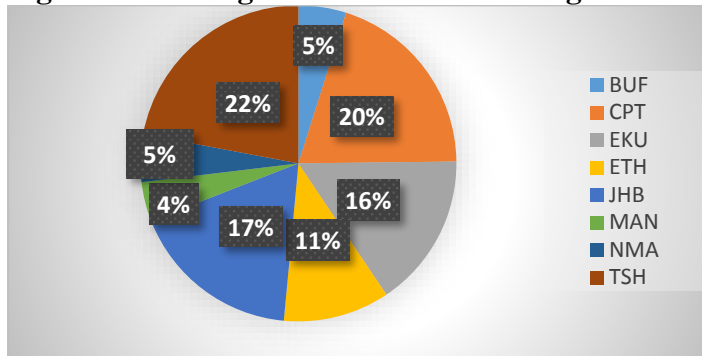


Source: Author’s own calculation using the 2016 Community Survey data of StatsSA

Housing tenure according to metropolitan municipalities

Figure 4 below indicates the distribution of female migrants heading household who are renting across all 8 metropolitan municipalities. The data show that City of Tshwane has the highest percentage of female migrants heading households who are renting (22%), followed by City of Cape Town (20%). Mangaung is the least city in renting with 4%, while Buffalo City and Nelson Mandela Metropolitan municipality have equal percentages (55%) of female migrants heading households who are renting.

Figure 4: Housing tenure status according to metropolitan municipalities



Source: Author's own calculation using the 2016 Community Survey of StatsSA

The distribution of female migrants who are renting by areas of residence

Understanding the population structure for female migrants heading household is very crucial for policy makers to take action when planning. The 2016 Community Survey data set shows that the mean age of female migrants was 40,30, with a standard deviation of 14,3. The mean of the household size found to be 3,24, with a standard deviation of 1,96, while duration of residence has a mean of 2,13, with a standard deviation of 1,32. The data reveals that Black African female migrants heading household living in metropolitan areas are more likely to stay in rented housing (71,7%), followed by white female migrants (18,7%). With regard to female migrants heading household living in non-metropolitan areas, the data show that Black/African count the highest percentage as well (88, 3%), but with a higher percentage compared to metropolitan. The data reveal similar percentages when looking at female migrants renting whether married or not, and whether living in metropolitan or in non-metropolitan areas. Looking at highest level of education, the data depicts that female migrants heading household with secondary school are more likely to stay in rented housing across areas of residence. The data show further that female migrants living in non-metropolitan areas are more likely to rent standalone houses (80,5%) compared to other housing types. Furthermore, female migrants heading households living in provinces of birth which are not urbanized in non-metropolitan areas are more likely to stay in rented housing (63,5%) compared to those who live in metropolitan areas (49%). With regard to province of previous residence, the findings revealed that female migrants heading households whose province of previous residence are more urbanized are more likely to be renting houses (65,7%) in metropolitan areas, while in metropolitan areas the majority of female migrants whose province of previous residence not urbanized are mostly renting in non-metropolitan areas (55,3%).

Table 1: The distribution of female migrants who are renting by areas of residence

Demographic characteristics		Metropolitan municipality area		Non metropolitan municipality area	
		N	Marginal Percentage	N	Marginal Percentage
Population group of household head	Black African	2995	71,7	5791	88,3
	Coloured	315	7,5	300	4,6
	Indian/Asian	83	2,0	18	0,3
	White	782	18,7	446	6,8
Marital status	Married	1550	37,1	2423	37,0
	Not married	2625	62,9	4132	63,0
Highest level of education	No schooling	160	3,8	567	8,6
	Primary school	246	5,9	913	13,9
	Secondary school	2867	68,7	4553	69,5
	Degree	902	21,6	522	8,0
Housing type	Standalone	2829	67,8	5274	80,5
	Flat or block of flat	532	12,7	216	3,3
	Floating house	814	19,5	1065	16,2
Province of birth	Urbanized	1853	44,4	2149	32,8
	Not urbanized	2047	49,0	4162	63,5
	Outside RSA	275	6,6	244	3,7
Province of previous residence	Urbanized	2745	65,7	2739	41,8
	Not urbanized	1272	30,5	3628	55,3
	Outside RSA	158	3,8	188	2,9
Total		4175	100,0	6555	100,0

Source: The author's own calculations using the 2016 Community Survey data set of StatsSA

The determinants of rental housing across areas of residence

Table below depicts multivariate analysis results for female migrants heading households' rental status across metropolitan and non-metropolitan areas. The omnibus test of model coefficients showed that the test was statistically significant with $p=0.000 < 0.05$, indicating -2 Log likelihood. Furthermore, Hosmer and Lemeshow test shows a $p=0.169 > 0.05$, which confirms that the model fits perfectly the data.

The findings revealed that, age, duration of residence, and household size were statistically associated ($p\text{-value} < 0.05$) with renting which is an indication that migration is selective. These variables decrease the chances of staying in rented housing among female migrants heading households across metropolitan and non-metropolitan areas. For an example, the findings show that an increase of one year in age decreases the likelihood of staying in rented dwelling by 1.031 times lower for female migrant living in metropolitan as well as in non-metropolitan areas. Regarding duration of residence, this suggests that for female migrants heading households to be able to rent a housing unit, they do not need to have stayed in that place for a long time. The implication is that the probability for female migrants living in an owned housing increases over time, while the probability of female migrants living in rented housing decreases.

Similar results was observed in population group of female migrants heading household living in metropolitan as well as in non-metropolitan areas. For example, Black/African, Coloured, or Indian/Asian female migrants heading households were more likely to stay in rented housing 1.056, 1,387, and 1.410 times less respectively as compared to White female migrants heading households. Looking at non-metropolitan areas, the data show that Black/African, Coloured, or Indian/Asian female migrant heading household were also more likely to

stay in rented housing 1,947, 2,227, and 1,514 times higher respectively, compared to White female migrants heading households. Marital status was statistically significant, and the findings show that being married female migrants heading household living in metropolitan areas increases the probability of staying in rented housing by 1,330 times compared to those who are not married, while in non-metropolitan areas the chances increase by 1,250 times.

With respect to housing structure type, the availability of standalone housing and flats or block of flats increases the likelihood of staying in rented housing by 3,193, and 2,242 times higher respectively among female migrants heading households living in metropolitan areas, as compared to floating housing type. Like metropolitan areas, the chances of staying in rented housing increase by 3,148 and by 2,458 times higher respectively in non-metropolitan areas.

Level of education of female migrants heading households living in metropolitan areas plays an important role in their propensity to live in rented housing. The findings indicate that, having secondary education reduces the chances of accessing rented housing by 2,294 times less, than female migrants having degrees. However, having secondary education increases the chances for those who live in non-metropolitan areas by 1,028 times higher compared to those who have degrees. This means that having secondary education is not sufficient to generate decent income to rent a place in metropolitan areas. However this can possibly help those who live in non-metropolitan areas.

Province of birth showed a significant relationship with renting housing in metropolitan areas. The data indicate that living in urbanised provinces or in not urbanised provinces increase the chances of staying in rented housing among female migrants heading household by 1, 20, and 2,991 times higher respectively, as compared to those who come from outside South Africa. In non-metropolitan areas however, the results revealed that living in not urbanised provinces increases the likelihood of staying in rented housing among female migrants by 3,029 times higher as compared to those who come from outside South Africa.

Table 2: Factors contributing to female migrants living in rented housing.

	Metropolitan municipality area				Non metropolitan municipality area			
	B	Wald	Sig.	Exp(B)	B	Wald	Sig.	Exp(B)
Age	-0,032	340,946	0,000	0,968	-0,030	396,462	0,000	0,970
Household size	-0,131	100,818	0,000	0,877	-0,204	409,874	0,000	0,815
Duration of residence in years	-0,255	265,830	0,000	0,775	-0,229	301,238	0,000	0,795
Population group of household head		29,547	0,000			97,037	0,000	
Population group of household head(1)	-0,054	0,410	0,522	0,947	0,666	69,008	0,000	1,947
Population group of household head(2)	-0,327	4,464	0,035	0,721	0,801	7,403	0,007	2,227
Population group of household head(3)	-0,344	26,866	0,000	0,709	0,415	30,816	0,000	1,514
Marital status(1)	0,285	40,334	0,000	1,330	0,223	35,016	0,000	1,250
Highest level of education		210,417	0,000			9,401	0,024	
Highest level of education(1)	0,253	3,391	0,066	1,288	0,153	3,050	0,081	1,165
Highest level of education(2)	-0,018	0,024	0,876	0,983	0,175	5,059	0,024	1,192
Highest level of education(3)	-0,831	45,938	0,000	0,436	0,027	0,077	0,781	1,028
Housing type		531,858	0,000			578,696	0,000	
Housing type(1)	1,161	376,288	0,000	3,193	1,147	194,884	0,000	3,148
Housing type(2)	0,807	261,263	0,000	2,242	0,899	435,589	0,000	2,458
Province of birth		128,672	0,000			95,377	0,000	
Province of birth(1)	0,183	12,272	0,000	1,201	-0,025	0,207	0,649	0,975
Province of birth(2)	1,095	127,943	0,000	2,991	1,108	87,192	0,000	3,029
Province of previous residence		1,575	0,455			2,216	0,330	
Province of previous residence(1)	-0,065	1,510	0,219	0,937	0,078	2,193	0,139	1,081
Province of previous residence(2)	0,022	0,032	0,857	1,022	0,013	0,009	0,924	1,013
Constant	2,266	225,218	0,000	9,642	1,821	233,016	0,000	6,178

Source: Author's own calculation using the 2016 Community Survey of StatsSA

Discussion of the findings

In this study of female migration and renting housing in South Africa, the aim was to examine the relationship between female migrants' characteristics and access to renting housing by comparing metropolitan and non-metropolitan areas. The hypothesis tested in this study is that "There is a relationship between female migrants' demographic characteristics, migration characteristics, housing characteristics and access to rented housing. When the dependent variable 'renting' was assessed, the outcome of the analysis indicated that the test coefficient was statistically significant. This study revealed, in general, migration is selective in a sense that Black and Coloured female migrants heading households tend to stay in rented dwelling units in non-metropolitan areas. MirafTAB (2001) study supports these findings by saying that women tend to concentrate among renters in the peripheral areas, and are more likely to rent their accommodation outside the cities (MirafTAB 2001). Furthermore, this study reported that age provides lower chances for female migrants heading households to acquire a rented accommodation in metropolitan areas (Yamkela and Tati 2017). This might be that whether young or old, age is not a condition for women migrants to rent a place. The data showed a significant relationship between housing structure type and renting. The availability of standalone housing and flats or blocks of flats increases the possibility of renting a place to stay among female migrants heading households in metropolitan areas.

At non-metropolitan level, variable such as population group was statistically significant. This is an indication that migration is selective according to population group, especially when it comes to renting a place to stay in. The results revealed that being Indian or Asian female migrants heading households boosts the likelihood of staying in rented dwelling units

in non-metropolitan areas, while the chances are lower in metropolitan areas. On the other hand, age of female migrants heading households, does not play an important role when looking for a place to rent in non-metropolitan areas. Furthermore, migration is selective when it comes to the type of housing structure type. The data revealed that this variables plays a role in obtaining a place to rent, but with a very low influence. The possible explanation might be that it is not always affordable to rent standalone housing units because they are often expensive. Rather, female migrants opt for flats or block of flats because they are cheaper and easier to get it than standalone housing. In addition to that, the data show that standalone houses are more likely to be owned, while flats or block of flats often tend to be rented.

Level of education was observed to be significant. However, results suggested that female migrants heading households with only primary education hardly manage to rent a place to stay. Female migrants heading households living in non-metropolitan areas with only primary education coupled with financial difficulties, are very limited on the rental housing market due to job insecurity and low income (Restrepo 1999, Rust 2006, Piper 2013).

A general comparison of the results shows some differences between areas of residence in terms of housing acquisition. The findings show that, generally, housing is mostly competitive in metropolitan areas compared to non-metropolitan areas in terms of renting accommodation. The possible explanation for this housing competition in major cities might be the result of the high concentration of female migrants in metropolitan areas. These areas are observed as a stock of economic opportunities; consequently, this high concentration of female migrants in metropolitan areas has great impact on housing demand among the residents. Despite the volume of migration streams observed in major cities, some female migration streams in small towns was reported as well. Yet, its impact on housing acquisition in small cities is not as critical as can be observed in large cities. However, this migration stream of females with their families from villages and farms to small towns will soon create major problems for all local authorities.

Conclusion:

The study found that female migrants heading household are more likely to stay in rented housing in non-metropolitan areas. Therefore, housing at low cost and more social housing are needed in those areas. According to the results generated by logistic regression analysis, the research questions were answered by confirming that female migrants heading households who cannot own a house opt for residing in rented housing. Therefore, female migrants heading households are more vulnerable on the housing market in non-metropolitan areas when compared to female migrants living in metropolitan areas. Renting has been shown to play an important role in alleviating the hunger for housing among female migrants heading households in non- metropolitan areas. These findings supported views from existing literature on previous studies conducted in developing countries such as Latin America and West Africa which suggested that female migrants heading households are more likely to be tenants or sharers rather than owners of housing units (Moser and Peak 1987). The major factors which mostly help female migrants heading households to access rented housing accommodation across different areas of residences are: age, population group, level of education, household size, housing structure type, and duration of residence.

Recommendation

This study shows that female migrants who cannot afford to purchase housing opt for renting both in metropolitan and non-metropolitan areas. It therefore means that renting is a form of

housing tenure which plays an important role in accommodating many female migrants heading households living especially, in non-metropolitan areas. Hence, government policy on social housing should provide rental housing at low cost. Knowing that female migrants heading households have a number of responsibilities in the homes including productive and reproductive work, local government, stakeholders, and other housing initiatives should place new development housing closer to areas of job opportunities. Due to the scarcity of land for housing construction in metropolitan areas, resulting from high population density, the available land should be used to build flats or block of flats to accommodate many people on a small space.

This study also recommends that local government should be aware of female mobility in their jurisdiction so that they can consider them in their budgetary planning for housing. Since metropolitan areas are the major migration destinations which boost housing demand, those areas should be allocated bigger budget for housing purposes. In other words, housing stock in metropolitan areas should be increased to reduce housing backlogs. An increase of access to credit for housing among female migrants, or any access to housing finance would be a response to an increase in housing market. Gender blindness in housing and basic service programmes should be constrained, while the Department of Housing and Human Settlement should recognize and make provision for the needs and priorities of female migrants heading households.

This study would recommend that StataSA should try to release the 2016 Community Survey data of social economic variables such as income, employment status, and occupation. These variables are always crucial for the study of migration. One would be curious to learn how these social economic variables affect female migration and renting housing whether in metropolitan or in non-metropolitan areas.

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