FIGURE 2: HOUSING UNITS IN STUDY AREA

used to distinguish between people who had renovated and those who had not renovated their housing units. The success rate of the procedure depends on the availability of a set of distinguishable variables that can be measured at interval or ratio level (Klecka, 1980:8). The value of this technique lies in the fact that it has the ability to use all the variables simultaneously to determine which ones contributed to the ability to distinguish between the different groups investigated, and to what extent each of them does so. Discriminant analysis does not only make it possible to distinguish between two or more groups, but also to predict to which group each case belongs (SPSS/PC+, 1986).

In this technique the measuring scale of the variables is very important, because it influences the effectiveness of the procedure. Van Deventer and Van der Merwe (1987) found that if too many of the variables are coded on a nominal scale, it will lead to sub-optimal distinguishing potential. However, some variables in this study could only be coded on a nominal scale, and have to be used as such. A further assumption is that each group is drawn from a population which has a multivariate normal distribution. Such a distribution exists when each variable has a normal distribution about fixed values on all others (Blalock, 1979:452). This permits the precise computation of tests of significance and probabilities of group membership. When this assumption is violated, the computed probabilities are not exact, but they may still be quite useful if interpreted with caution (Lachenbruch, 1975:44).

In this study 21 variables were analysed by means of the discriminant procedure of SPSS/PC+, and Rao's V was used as a selection criterion. Eleven variables were selected by the technique as being of significant value in discriminating between people who renovated their properties and those who did not. Personal characteristics such as occupation, family size, qualifications and income were some of the important variables (see Table 2). The social characteristics selected as the most important were where the inhabitants purchased their clothes, and contact with colleagues and neighbours. Property characteristics such as the condition of the property in the past, condition of the property now, ownership and number of bedrooms were also important variables. These results held no surprises, because these variables cor-