124

HOUSING - Cape

1-1-80 - 31-12-80

1240

Hansenda 1980

For written reply

Community Development: residential units in Cape municipal area

14(780) 21/5/80 (124)

551 Mr C W EGLIN asked the Minister of Community Development

(1) In what buildings in the Cape municipal area and owned by the Department of Community Development is residential accommodation available

for persons who qualify for assistance under the Housing Act,

(2) what is the total number (a) of residential units and (b) of units unoccupied and available for new occupants on 1 April 1980, in respect of each of these buildings?

The MINISTER OF COMMUNITY DEVELOPMENT

(1) and (2) In terms of the Slums Act 1979, it is the duty of a local authority to ensure that its inhabitants are properly housed In the course of their duties, local authorities execute housing schemes with the aid of advances out of the National Housing Fund Accordingly local authorities are in practice the main suppliers of National Housing, whilst the Department fulfils a supplementary role and therefore possesses only a limited number of dwelling units for persons who qualify for assistance in terms of the Housing Act, 1966 Although dwelling units in departmental schemes, on account of extremely resonable rents and other factors seldom change hands (tenants), and a waiting list of prospective tenants is therefore kept, the local authority, according to my information, has dwelling units in certain of its schemes which are available immediately

124

Houses/flats for non-Whites

14/4/80

452 Mr T ARONSON asked the Minister of Community Development

How many (a) houses and (b) flats for non-Whites in each race group (i) were provided in Port Elizabeth in 1979 and (ii) will be provided (aa) throughout the Republic and (bb) in Port Elizabeth in 1980 by his Department?

The MINISTER OF COMMUNITY DEVELOPMENT

		Coloured	Indian	Black
(a)	(i)	211	—	1 286
(b)	(i)	92	—	—
(ii)	(aa) — estimated	10 000	6 000	10 000
	(bb) — estimated	—	202	774

In respect of (ii) above it is unfortunately not possible to differentiate between houses and flats The Honourable Member is referred to the explanation given by me on 1978-04-10 in reply to his Question 374 Dwelling units provided by local authorities are included in the figures given above

Mitchell's Plain house rentals

316 Mr C W FGLIN asked the Minister of Community Development

Whether house rentals in Mitchell's Plain were increased during 1979, if so, (a) on how many occasions, (b) what was the extent of the increase on each occasion and (c) what were the reasons for the increases?

The MINISTER OF COMMUNITY DEVELOPMENT

No, there was no increase in basic rents whereas a proposed rent increase to cover escalation costs in respect of dwelling units in a housing project of the Divisional Council of the Cape in the suburb of Woodlands has been postponed temporarily pending further investigation Although the basic rentals have remained unchanged since completion of the project, administration fees were increased by an amount of R0,43 per month per dwelling during 1979

For the Honourable Member s information I should like to mention that dwelling units constructed with an advance out of the National Housing Fund are on completion normally let at preliminary rentals based on the estimated cost of the project until such time as actual costs are known, whereafter rentals are adjusted accordingly

Hansard 26/3/80 (124)
8(501)

12. Income elasticity of demand is defined as

(1) $Y/_{Q} \times \Delta Q/_{\Delta Y}$

Cape Peninsula: housing for Coloured persons

8(504) 26/3/80 (124)

286 Mr C. W EGLIN asked the Minister of Community Development:

(1) (a) How many housing units for Coloured occupation were built in the Cape Peninsula during 1979 and (b) what is the number to be built in this area during 1980,

(2) when is it expected that the shortage of housing for Coloured persons in this area will be eliminated?

The MINISTER OF COMMUNITY DEVELOPMENT

(1) (a) 6 346

(b) approximately 10 000

(2) By the end of 1983 provided sufficient funds are placed at my Department's disposal to maintain an average annual rate of provision of 10 000 completed dwelling units During 1978 and 1979 a total of 19 516 dwelling units were completed jointly by

se the
d you take?

(1) Take ... t on the open market.

(2) Encourage farmers to use more fertilise... heir barley-growing land.

(3) Try to lower the price of rye (a substitute in production).

(4) Try to lower average f...

(5) ...

WEDNESDAY, 2
503

my Department and the relative local authorities which amounts to an average annual rate of provision for the two years of 9 758 dwelling units

14. If t... s Sea Point flats was ... the effect of rent cont... a maximum price of rents a square foot would be to:

(1) Help alleviate the housing shortage in Cape Town.

(2) Increase the rate of turnover in flats.

(3) Increase the chances of newly married couples finding a flat in Sea Point.

(4) Make it more difficult for newcomers to find a flat.

(5) All three possibilities 1, 2 and 3 above.

15. If the income elasticity of demand for maize was known to be exactly 0,6 and if South Africans consume 80 million bags of maize per annum then the effect of South African real incomes rising by an average of 20% would be to:

(1) Reduce the demand for maize by 8%.

(2) Create a surplus of 16 m. bags of maize.

(3) Increase South African consumption of maize by an indeterminate amount.

Hansard 8(501) 26/3/80 (124)

8(501) 26/3/80 (124)

Port Elizabeth: Coloured houses

269. Mr. T ARONSON asked the Minister of Community Development:

Whether there has been any change in (a) the number of houses to be built, and (b) the estimated amount to be spent, in each year under the five-year plan for the building of Coloured houses in Port Elizabeth, referred to in his reply to Question No 303 on 27 April 1979, if so, what changes?

The MINISTER OF COMMUNITY DEVELOPMENT:

The City Council of Port Elizabeth on whom rests a responsibility in terms of the Slums Act, 1979, to ensure that its inhabitants are all properly housed, plans and carries out housing projects on an uninterrupted basis with due regard to the requirements Such projects are financed by means of advances out of the National Housing Fund Depending on the availability of funds the following housing projects for Coloureds will be undertaken by the City Council up to 1984. Should requirements increase these projects may be augmented from time to time.

Project	Number of Dwelling units	Estimated Cost	Expected date of completion
Durban Road	162	R 1 122 838	1980
Bethelsdorp	557	R 3 568 479	1981
Bloemendal			
Phase 1	1 397	R10 743 339	1982
Phase 2	2 000	R20 000 000	1984

Hansard 7 Quest (B) 398

17/3/80

(124)

Port Elizabeth: family housing units

7(398) 17/3/80 (340) (121)

399 Mr. T ARONSON asked the Minister of Co-operation and Development

(1) How many new family housing units for Blacks were built in Port Elizabeth in 1979,

(2) what is the estimated number of persons waiting for such units?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) 1 875

(2) 11 942 This figure is based on waiting lists which, however, are very unreliable

'Hurry up' with black homes

RDM 31.1.80 (264)

Pretoria Bureau

THE Government must speed up the elimination of the problems associated with the 99-year leasehold scheme for black home ownership before it gets bogged down in a morass of red tape

This is the reaction of businessmen to an appeal by the Deputy Minister of Co-operation and Development, Dr G de V Morrison, for the private sector to assist in developing black housing areas.

Inquiries at various chambers of commerce indicate that businessmen are willing to help their black emploees to buy homes, but they are frustrated by the problems involved

The director of the Johannesburg Chamber of Commerce, Mr Marius de Jager, said the Johannesburg Chamber of Commerce, the Transvaal Chamber of Industries, and the Afrikaanse Sakekamer encouraged members to help black workers with loans to buy houses

However, it was accepted that mass housing schemes were the responsibility of the Government

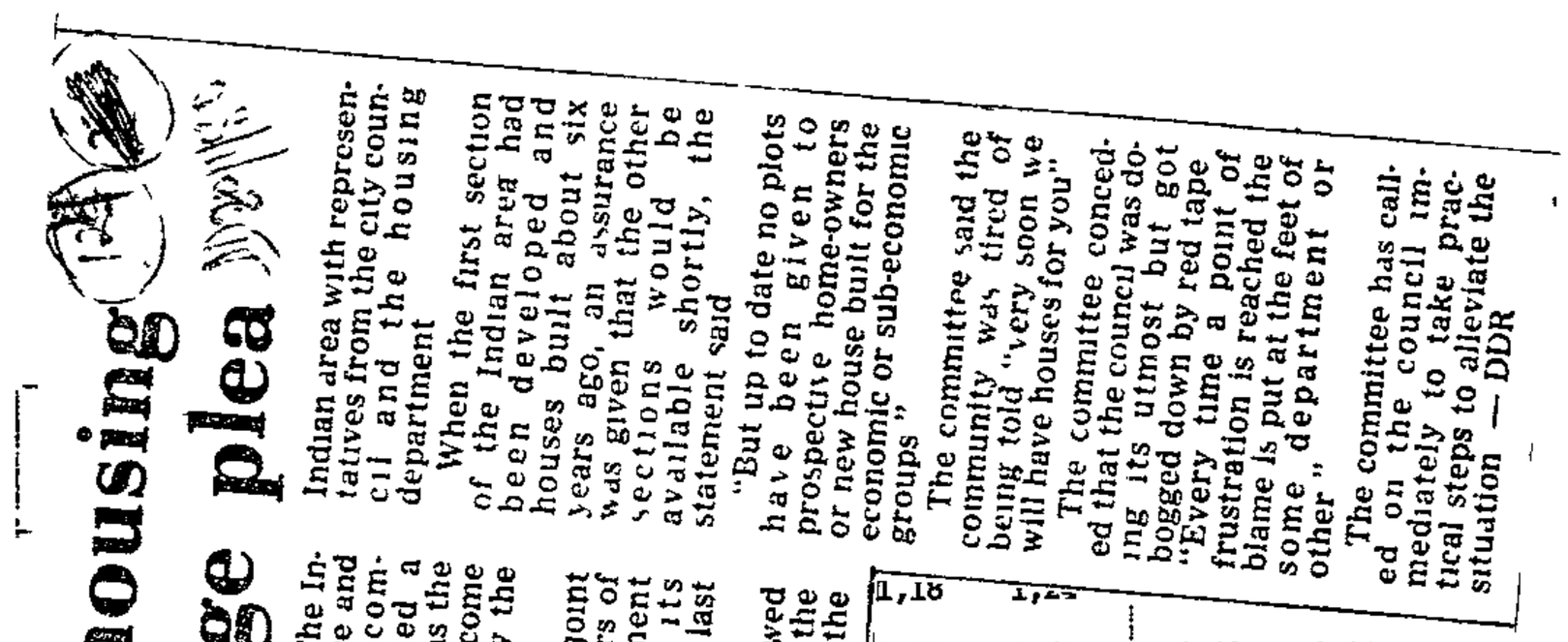
Mr De Jager said there were still many problems hindering getting the 99-year leasehold scheme off the ground — among them the administrative delays in registration and the lack of land, particularly in Soweto

However, the Urban Foundation, West Rand Administration Board and organised commerce and industry were trying to solve the problems

A spokesman for the FCI said the chamber recently began a study of the problem of providing housing for blacks, coloureds and Indians When it was completed, it would decide its attitude

XVI SYMPTOMS AND ILL-DEFINED CONDITIONS

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,51	0,54	2,10	1,24	7,00	6,86	19,69	19,83
1-4	0,04	0,04	0,21	0,35	0,75	0,77	2,58	2,48
5-24	0,01	0,01	0,09	0,06	0,08	0,03	0,21	0,23
25-44	0,05	0,05	0,28	0,17	0,42	0,31	0,72	0,78
45-64	0,44	0,18	1,73	1,04	1,73	1,02	3,80	3,64
65+	1,84	1,95	8,32	6,56	8,55	5,71	14,69	14,84
ALL	0,22	0,23	0,56	0,38	0,83	0,65	1,80	1,96
NO.	463	485	199	134	943	761	3765	3145



Ease housing shortage plea

EAST LONDON — The Indian community here and its management committee have reached a point of frustration as the housing problems become increasingly acute by the day.

This was said in a joint statement by members of the Indian Management Committee after its monthly meeting here last night

The statement followed a closed discussion on the future development of the Indian area with representatives from the city council and the housing department

When the first section of the Indian area had been developed and houses built about six years ago, an assurance was given that the other sections would be available shortly, the statement said

"But up to date no plots have been given to prospective home-owners or new house built for the economic or sub-economic groups."

The committee said the community was tired of being told "very soon we will have houses for you"

The committee conceded that the council was doing its utmost but got bogged down by red tape "Every time a point of frustration is reached the blame is put at the feet of some department or other"

The committee has called on the council immediately to take practical steps to alleviate the situation — DDR

1,18	1,25			
0,63	0,61	0,21	0,20	
1,40	0,38	0,68	0,12	
3,32	0,70	1,22	0,26	
2,89	0,76	1,10	0,31	
2,19	0,90	1,02	0,53	
1,91	0,56	0,89	0,20	
2175	652	1868	324	

ALL CAUSES

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	21,76	16,18	40,44	27,11	133,70	119,02	91,30	88,18
1-4	1,17	0,94	2,42	2,39	17,22	16,21	10,23	9,93
5-24	1,05	0,46	1,31	0,74	2,26	1,25	1.64	1,12
25-44	3,02	1,47	4,33	2,48	8,80	4,96	4,78	3,70
45-64	17,46	9,49	26,27	18,72	24,27	17,87	18,06	15,57
65+	73,62	54,55	92,20	82,93	96,90	71,79	53,38	45,89
ALL	9,44	7,40	8,03	5,51	14,62	11,00	8,77	8,13
NO.	19600	15374	2828	1967	16632	12847	18348	13062

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	12,46	9,07	16,92	11,55	29,22	24,78	23,16	22,23
1-4	0,02	0,02	0,02	0,02	0,02	0,04	0,04	0,00
5-24	-	-	-	-	-	-	-	-
25-44	-	-	-	-	-	-	-	-
45-65	-	-	-	-	-	-	-	-
65+	-	-	-	-	-	-	-	-
ALL	0,25	0,17	0,48	0,32	0,83	0,67	0,55	0,67
NO.	519	359	170	113	942	785	1143	1075

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,02	0,03	0,00	0,10	0,25	0,10	0,04	0,06
1-4	0,01	0,01	0,02	0,00	0,12	0,14	0,02	0,04
5-24	0,02	0,01	0,04	0,04	0,02	0,04	0,03	0,02
25-44	0,02	0,05	0,06	0,09	0,17	0,13	0,06	0,08
45-64	0,23	0,19	0,44	0,37	0,36	0,36	0,34	0,25
65+	1,25	1,09	1,07	1,83	1,57	1,10	0,73	0,56
ALL	0,13	0,15	0,11	0,12	0,15	0,14	0,10	0,08
NO.	276	303	38	42	169	165	203	130

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,10	0,21	0,78	0,29	0,49	0,48		
1-4	0,00	0,00	0,07	0,10	0,05	0,05		
5-24	0,03	0,01	0,04	0,03	0,05	0,05		
25-44	0,39	0,10	0,41	0,19	0,23	0,22		
45-64	1,60	0,72	1,31	0,67	0,80	0,68		
65+	1,61	2,44	1,91	0,75	1,44	0,91		
ALL	0,33	0,16	0,33	0,17	0,25	0,20		
NO.	116	56	370	201	533	329		

SEASES OF THE GENITO-URINARY SYSTEM

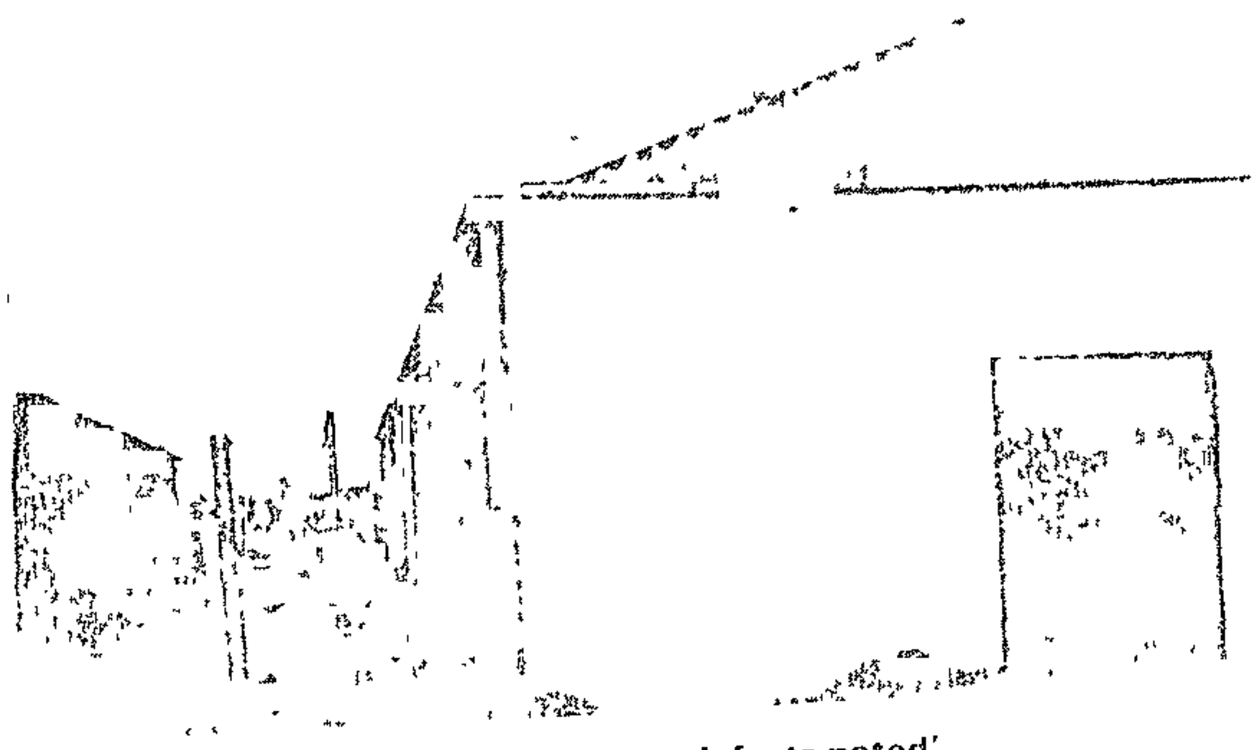
(FM) Fm 25/1/81

BLACK ACCOMMODATION

Cleaning the stables

Cape employers who house their workers in the Langa stables exposed by the *FM* last week are to be given four weeks to remedy the defects After this says Cape Town's Medical Officer of Health Dr Rex Coogan The buildings will be re-inspected and a detailed report made as to what has to be done

Health department inspectors have in-vestigated living conditions in the dorm



Living at Langa "other defects noted'

Financial Mail January 25 1'

tories, and according to Coogan "the defects observed by the *FM* have been largely confirmed, and in addition other defects noted " The department's full report will be completed shortly and specific defects drawn to the attention of both employers and the Administration Board

The dormitories have been a subject of concern and complaint for some years and have officially been categorised as "black spots " To date, however, the issue has been consistently ignored Says Coogan "The unsatisfactory housing conditions in Langa have been the subject of comment in my annual report for four to five years I welcome the initiative of the *FM* in bringing these facts to light I have expressed my dissatisfaction for many years to both the Peninsula Administration Board and City Council "

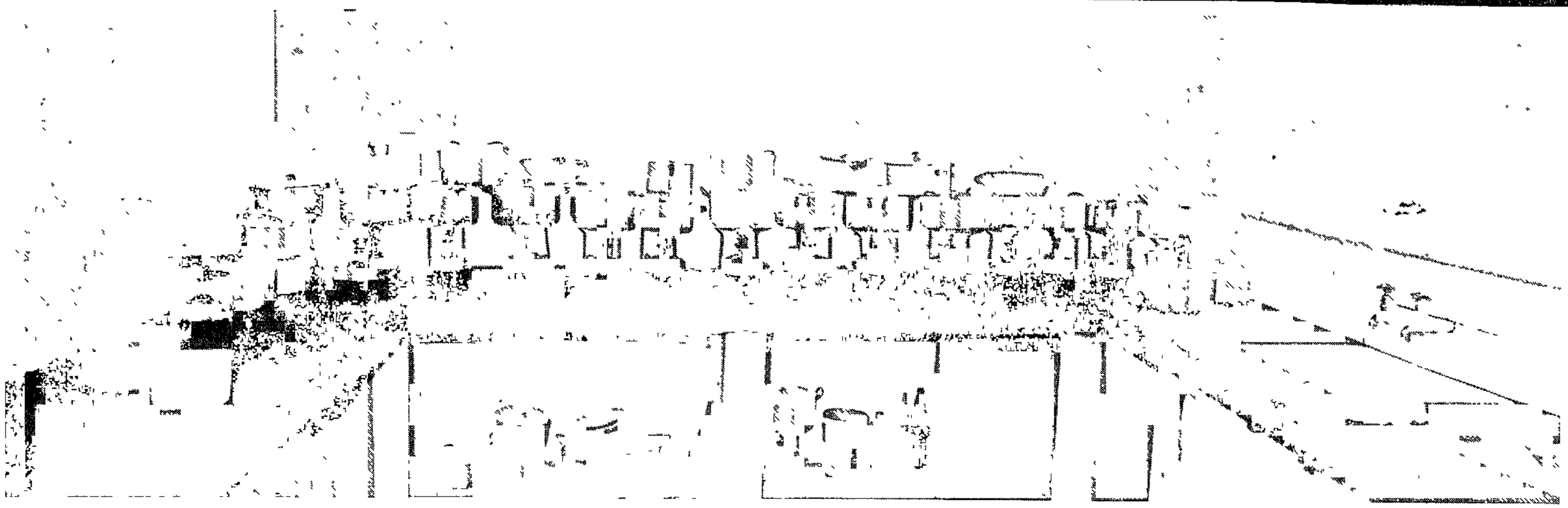
Coogan adds that "Many large employers, some with overseas connections, who have frequently expressed concern for the welfare of their employees, and generous and liberal labour policies, will now be given the opportunity of proving their genuine commitment and concern for a labour force at present so inadequately housed "

Many affected employers have now indicated publicly that they do intend upgrading the workers' living conditions However, the problem has an added dimension

According to Crossroads' planning consultant, Paul Andrew, of UCT's Urban Problems Research Unit "The reason for these appalling conditions is the migrant labour system, influx control and the coloured labour preference policy Even if employers do upgrade their dormitories, this is not the answer

"Employers such as Murray & Stewart have attempted to upgrade their accommodation in Guguletu with improved standards of space, finish and materials Nonetheless, many employees have abandoned this housing in favour of living at Crossroads with their wives and families People prefer an improved social environment to an improved physical environment — and ultimately want to lead normal family lives They therefore prefer to be with their families in Crossroads to any type of housing in single' quarters

C.T. 25/1/80 (124)



3 weeks to fix up Langa dormitories

REPORT BY ROGER WILLIAMS

Above This is a kitchen in one of the dormitories showing spirit stoves on which contract workers cook their meals after a day's work

Below: The City Medical Officer of Health, Dr R J Coogan makes a personal inspection yesterday of a dormitory at Langa This ceilingless hut houses more than 30 workers

Bottom, left The drab, featureless surroundings in which the contract workers' dormitories are situated

Bottom, right This dormitory, housing employees of Dura Construction Cape has been upgraded and is regarded as luxurious by comparison with most other single quarters at Langa Here Dr Coogan, the MOH checks details with the caretaker, Mr Bless Matias

EMPLOYERS of contract labour in the building and other industries whose workers are housed in 40 Langa dormitories, described by the Financial Mail as "uniformly squalid", are to be given three weeks in which to correct defects found in an inspection this week by the City Health Department.

The Medical Officer of Health, Dr R J Coogan, made a personal inspection of some of the dormitories yesterday before deciding on this course of action

I was allowed to accompany Dr Coogan and other officials on the tour, so that I could see conditions in the dormitories

The MOH said afterwards he would be sending detailed lists of defects to each of the employers and that another inspection would be carried out after 21 days in which corrective action would have to be taken

Copies of these lists could also be made available to the Peninsula Administration Board, for their information and, hopefully, co-operation

"If all these defects are put right I see no real health hazards apart from overcrowding, which, as far as I am concerned, is the main defect in these dormitories," he said

"There seems to be some confusion among employers about who is responsible for maintenance and it is my opinion that the ultimate responsi-

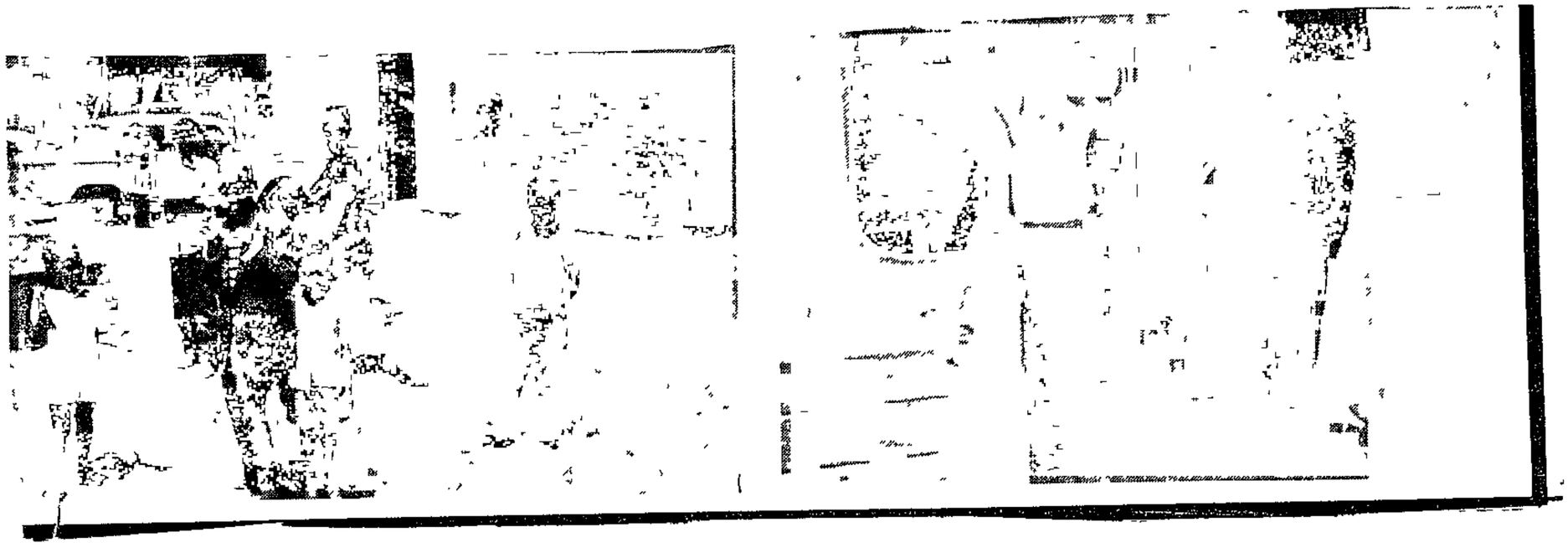
workers, but then have to cede these quarters to the PAB, as whites may not own property in black areas

Confusion about who is responsible for maintenance became apparent in a series of interviews by the Cape Times with employers this week

On a visit to the single men's quarters at Langa, one is struck by the desolation and generally depressing surroundings in which the dormitories are situated These buildings stand in featureless sandy wastes, the gutters are filthy and the place has a generally run-down appearance

On the inside, most of the dormitories look like military barrack blocks, which, although neat and clean, have been allowed to become run-down Their occupants, some of whom have been living and working in Cape Town for many years, have made pathetic efforts to effect some little privacy with the use of scraps of material, cardboard and newspapers

In some dormitories, bare bulbs inside ceilingless roofs are the only form of li ht n



bility rests with the Peninsula Administration Board, which owns the land."

Dr Coogan said he had been impressed by the way in which the firm Dura Construction Cape had upgraded two of its five dormitories to a reasonable standard and was about to start upgrading the remaining three.

"I feel we would have a much more satisfactory situation at Langa if other employers would follow Dura's example."

● Employers of contract labour are required to provide their own housing at Langa for the ablutions there is cold water only. Cooking is done on spirit stoves.

Dura Construction's two upgraded dormitories are luxurious by comparison. They have brick-walled cubicles for four men each, which afford a degree of privacy, they have ceilings, vinyl flooring and hot-and-cold water in the ablutions. They house only 24 to 28 workers as against the 51 in some open dormitories at Langa.

After yesterday's tour of inspection, I was left with the impression that Langa would be a good place to start putting some of South Africa's gold-price bonanza to good effect.

35 | 1 | 80

Housing taken up with govt

LT. 24/1/80

124

201

Chief Reporter

THE ENTIRE question of housing in the Peninsula for black migrant workers, regarded by industrialists as essential to the economy of the Western Cape, is being taken up with the Department of Co-operation and Development by the Building Industries Federation of South Africa

This was disclosed yesterday by Mr David Allan, past president of the BIF and also of the Master Builders' Association, when he was asked to comment on an assertion by the Financial Mail that the living conditions of building-industry and other contract workers at Langa were "uniformly squalid"

Mr Allan said there could be no doubt that employers were anxious to remedy the situation, but government co-operation would be essential to any move to improve and upgrade living conditions for black employees

"We have already been in touch with the department in this matter and are hoping for further discussions One of the points we make is that the smaller contractor should not be called on to provide housing for a relatively small number of employees

"This is not economically viable, and we feel the State should be responsible for such housing"

Employers of contract labour mentioned in the Financial Mail article said when approached yesterday that they were investigating the living conditions of their employees, with a view to improving them

One of the employer companies mentioned by the FM, Fraser and Chalmers, has through its British-owned parent company, Mitchell Cotts, subscribed to the European Economic Community's code of fair employment practice

Not unaware of living conditions

Mr Ivan Soll, managing director of Mitchell Cotts, said from his Johannesburg office yesterday that the company was not unaware of the living conditions of contract workers at Langa, and he conceded that, although the Fraser and Chalmers living quarters had been upgraded from time to time, "we do need to improve on present conditions"

"I have asked for a full report on the situation at Langa, so far as Fraser and Chalmers are concerned, with a view to ensuring that what we are providing in the way of accommodation for contract workers conforms with the EEC code of practice"

Mr Soll said Fraser and Chalmers had tended to cut back on its black labour force and where it had originally had two dormitories at Langa with a capacity of 40 men each, the company now had only 20 contract workers in one dormitory and had allowed an associated contracting company to use the other unit.

Mr D H Devine, managing director of Candac Construction (Pty) (Ltd), a member of the Murray and Roberts group, said the company was examining its labour requirements for future planning, and if it was decided that its present dormitory accommodation at Langa should be retained, this would be improved and upgraded

Employers to probe living conditions

23/1/80

Chief Reporter

SEVERAL employers in the Peninsula of black contract workers living in hostel dormitories at Langa said yesterday they were looking into the living conditions of their employees which in an article in the latest edition of the Financial Mail were described as 'uniformly squalid'.

A detailed inspection of the dormitories, referred to by some of their occupants as 'stables' and as 'pigsties' was started on Monday by the City Health Department.

The Financial Mail said certain companies in the building and construction industry — Steeledale Reinforcing, Hugh Tyler, Joseph Rubbi, Railway Construction, Slingsby and De Jager, Roy Beamish and Dura Construction — accommodated their men in some of the worst units.

Schemes

Heads of these firms who were contactable yesterday either said they had already embarked on schemes to upgrade their employees' accommodation at Langa or that they were looking into their workers' living conditions with a view to improving them.

They also pointed out the difficulties under which they said they had to operate in this matter.

Mr C H de Jager, a director of Slingsby and De Jager, said: 'The single building we erected at Langa for our workers in 1971 was a solid steel and-concrete structure, to take 45 to 50 men in one dormitory.

'We will certainly be looking into the present situation there and will be getting in touch with the board (Peninsula Administration Board) which we wish to remind about the agreement entered into in September 1974 in terms of which employers were required to erect their own hostel accommodation at Langa and then cede it to the board.

In terms of this agreement the board accepted responsibility for maintenance and insurance of the hostels as though the board had itself erected the buildings. Also in terms of the agreement, employers must pay R6 a month to the board as a form of rental.

'Attention'

"Since 1975 we have because of this agreement referred to the board all complaints we have received from time to time from our employees living at Langa, and have on each occasion been assured by the board that these were receiving attention."

Mr Roy Svenson, Cape Town managing director of Steeledale Reinforcing and Trading said: 'We are investigating what we can do to improve conditions at Langa and are taking the matter up with the board. This is a course we were already embarked on before the Financial Mail article appeared."

Mr H Stuart, managing director of Dura Construction, Cape said his company had already upgraded two of its five hostels at Langa and that the upgrading of the other three would be completed by the end of the year.

'The upgrading includes the provision of ceilings, vinyl flooring, hot and cold running water, a good standard of lighting and construction of cubicles to take four men each, to provide more privacy.

'Where we had 40 workers in one unit before we are putting only 24 to 28 men in the upgraded units, which are being brought up to a standard we feel is a reasonable one.

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of selected major categories of disease. Clearly, this is an entirely ... etical situation. However, these corporate risks life tables not ... the relative importance of various diseases ... or indicator of the relative importance and also to expect ... the future to both the overall mortality experience, but also, since there is an appreciable ... of life of the three components, the reduction of mortality are the relatively linear relationship between the expectation of life. This, if the ... improvement will give rise to ... a proportional improvement in the expectation of life. This is the ... 6 are re-... 50, then the increase in the expectation of life will be 50% ... of the improvements indicated.

The exception of Diseases and Diseases of the Circulatory System in men, the 'corrected' mortality stars to gear rest from reduce ... circulated at the cortex of any of the selected diseases included in Fig 6 ... of particular importance are the Infectious and Parasitic Diseases, diseases which are freighted amenable to the implementation of relatively ... single reduce of prevention.

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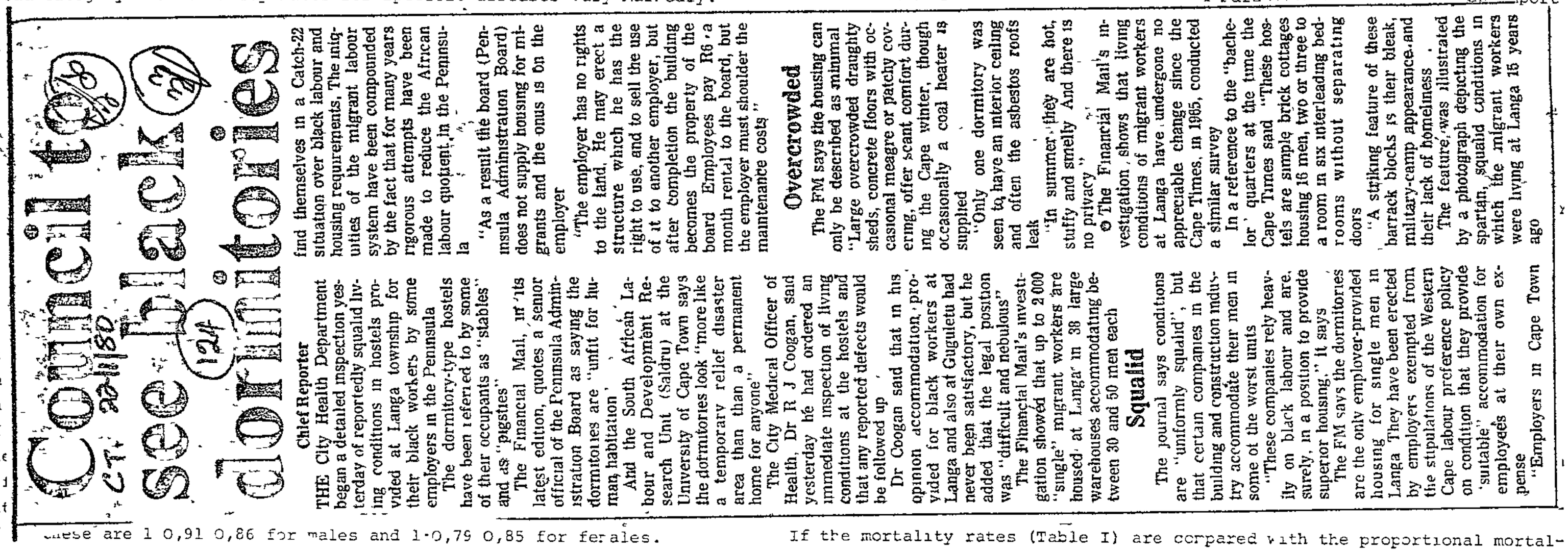
Mortality rates greater than 5/1 000 appear in italics in Table I. For all of these major causes of mortality, the Asian and 'coloured' mortality rates exceed those of the whites.

However, in this context, what requires emphasis is that by using the major disease classification a certain amount of detail is lost. For example, despite the fact that the overall rates for diseases of the circulatory system are comparable for whites, 'Asians and 'coloureds', within this broad category the mortality rates for specific diseases vary markedly.

the South African population from all causes of death The proportional contribution of the seventeen major disease categories of the International Classification of Disease (8th revision) to the overall mortality of the various communities is summarised in Fig. 5. The whites show a typical 'developed' country spectrum of mortality with Infectious and Parasitic Diseases being of minor importance (2,0%) and Neoplasms (15,6%) and Diseases of the Circulatory system (50,5%) being of major importance. For urban Africans and 'coloureds' Infectious and Parasitic Diseases make an import-



Comments 27/2/80

See the stories 12/2

Slow limit to stables

Chief Reporter

THE City Health Department began a detailed inspection yesterday of reportedly squalid living conditions in hostels provided at Langa township for their black workers by some employers in the Peninsula

The dormitory-type hostels have been referred to by some of their occupants as "stables" and as "pigsties"

The Financial Mail, in its latest edition, quotes a senior official of the Peninsula Administration Board as saying the dormitories are "unfit for human habitation"

And the South African Labour and Development Research Unit (Saldru) at the University of Cape Town says the dormitories look "more like a temporary relief disaster area than than a permanent home for anyone"

The City Medical Officer of Health, Dr R J Coogan, said yesterday he had ordered an immediate inspection of living conditions at the hostels and that any reported defects would be followed up

Dr Coogan said that in his opinion accommodation provided for black workers at Langa and also at Guguletu had never been satisfactory, but he added that the legal position was "difficult and nebulous"

The Financial Mail's investigation showed that up to 2 000 "single" migrant workers are housed at Langa in 38 large warehouses accommodating between 30 and 50 men each

Squalid

The journal says conditions are "uniformly squalid", but that certain companies in the building and construction industry accommodate their men in some of the worst units

"These companies rely heavily on black labour and are, surely, in a position to provide superior housing," it says

The FM says the dormitories are the only employer-provided housing for single men in Langa They have been erected by employers exempted from the stipulations of the Western Cape labour preference policy on condition that they provide "suitable" accommodation for employees at their own expense

"Employers in Cape Town find themselves in a Catch-22 situation over black labour and housing requirements. The inequities of the migrant labour system have been compounded by the fact that for many years rigorous attempts have been made to reduce the African labour quotient in the Peninsula

"As a result the board (Peninsula Administration Board) does not supply housing for migrants and the onus is on the employer

"The employer has no rights to the land. He may erect a structure which he has the right to use, and to sell the use of it to another employer, but after completion the building becomes the property of the board Employees pay R6 a month rental to the board, but the employer must shoulder the maintenance costs"

Overcrowded

The FM says the housing can only be described as minimal "Large overcrowded draughty sheds, concrete floors with occasional meagre or patchy covering, offer scant comfort during the Cape winter, though occasionally a coal heater is supplied

"Only one dormitory was seen to have an interior ceiling and often the asbestos roofs leak

"In summer they are hot, stuffy and smelly And there is no privacy"

© The Financial Mail's investigation shows that living conditions of migrant workers at Langa have undergone no appreciable change since the Cape Times, in 1965, conducted a similar survey

In a reference to the "bachelor" quarters at the time the Cape Times said "These hostels are simple brick cottages housing 16 men, two or three to a room in six interleading bedrooms without separating doors

"A striking feature of these barrack blocks is their bleak, military-camp appearance and their lack of homeliness

The feature was illustrated by a photograph depicting the spartan, squalid conditions in which the migrant workers were living at Langa 15 years ago

These are 1 0,91 0,86 for males and 1·0,79 0,85 for females. The 'coloureds' are less disadvantaged at e_{45} as compared to e_o for both males and females, a difference which is largely attributable to the high infant mortality rate in this community. It is also noteworthy that Asian females have the worst expectation of life at age 45 of the three communities, which is in marked distinction from both males and females at e_o and males at e_{45}. The fact that for the 65+ age group, Asian women have the highest mortality rates for respiratory, circulatory, digestive, genito-urinary and ill-defined causes of death (Table I) may contribute to this anomalous situation.

Fig. 7 summarises the percentage improvement in the expectation of life at birth subsequent to the total elimination of the mortality associated

If the mortality rates (Table I) are compared with the proportional mortalities for the seventeen major disease categories (Fig. 5), it will be noted that despite the relatively minor proportional contribution made by circulatory diseases in the 'coloured' community, the actual rates for these diseases are higher than those of the whites. The reason for this apparent inconsistency is that the mortality rates for Infectious and Parasitic Diseases are so high that they effectively swamp the proportional mortality of the Circulatory Diseases in the 'coloured' community. In the white community, the mortality rates for most causes of death are so low, the importance of the Circulatory diseases become disproportionately exaggerated.

Six Kraaifontein families settled in new homes

By TONY ROBINSON

SIX Kraaifontein families who were in the process of building their own houses when the municipality ordered them off their own land and threatened to demolish their temporary shacks are now settled in their new homes

The houses were completed with help and bridging finance from the Urban Foundation

One of the proud householders Mrs Susan Januarie told the Cape Times she was convinced her prayers had been answered

She and her husband a bricklayer had been working on their home for four years when the municipality ordered them to demolish their backyard shack and move into a sub-economic maisonette

'If we had moved then the house would never have been finished,' she said yesterday "We could not pay rent go on buying things for the house and pay rates on the plot"

When this happened the walls had already been completed and the roof was on

She said her husband would have completed the house in time to meet the municipal deadline if he had not been out of work for some of the time

People had helped with materials and the bricks had come from demolished buildings

'They were strong old fashioned bricks and I spent my days chopping off the old cement to get the bricks ready for my husband to build with'

Mr Abraham Januarie who is 52, said he worked on his house during weekends and at night, often working till 10 pm or 11 pm His nephew 12-year old John van Wyk helped him by passing him the bricks and cement

Then, when the roof was on, the municipality served notice on him to demolish their temporary home

Fortunately, the Urban Foundation was able to help by negotiating with the council for more time and then by providing bridging finance and a building team to get the house finished in time for Christmas

The result is that the Januaries are now the proud owners of a house with a municipal valuation of R21 000 and all they owe on it is about R6 000

Mrs Rosie November a partially blind widow has been struggling for six years to get her house built She would save a little money and then get someone in to lay the foundation then a wall and annother wall

Now her little house (valued at R16 000) is complete, largely due to gifts of materials from City firms which the foundation was able to arange

According to Mr Neville Hendricks, of the Urban Foundation another 10 owner builders are being advised and helped by the foundation and an office is being set up to help and advise others who were moved off their properties and are now living in council flats

He emphasized that it had been a community effort and a key figure had been Mr R Davy, chairman of the ratepayers association who had rolled up his sleeves to help paint the houses

The Kraaifontein Council has been co operating and the result is that there are smiles in the Scottsville suburb of Kraaifontein where once there were only hostile glares

Mrs Abraham Januarie in front of the house she and her husband built with a little help in the final stages from the Urban Foundation

The home of Mr Peter Sawall, the largest of the six houses completed by the Urban Foundation

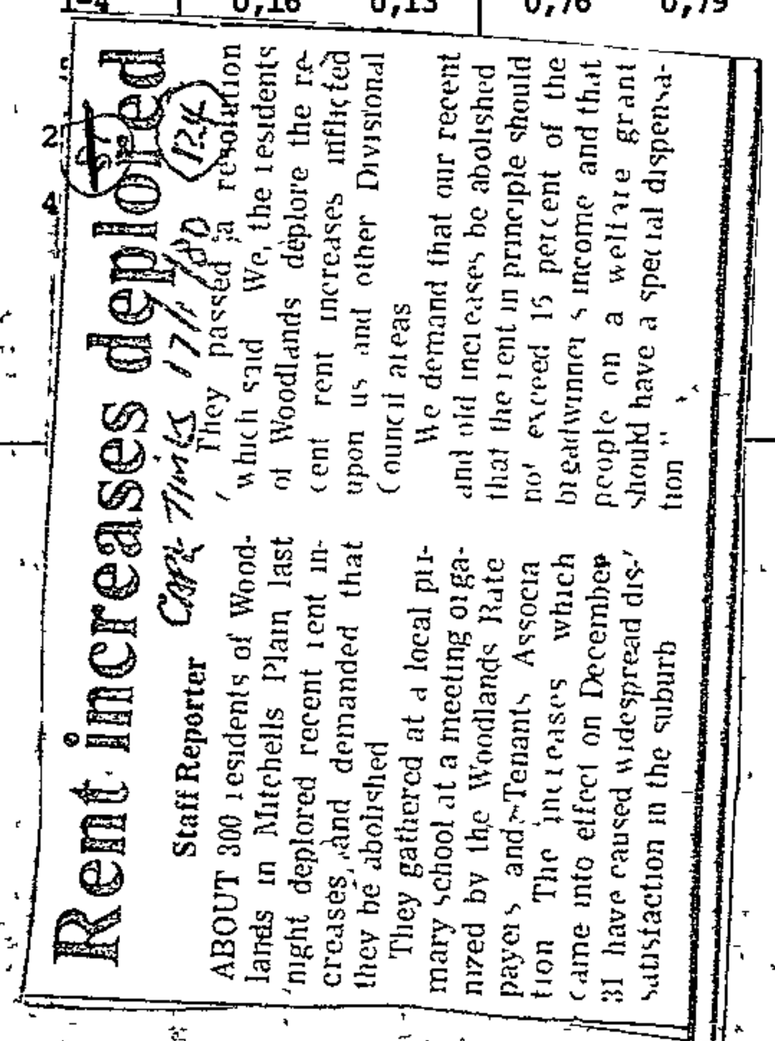
TABLE I

MORTALITY RATES FOR THE 17 MAJOR DIVISIONS OF THE ICD (8th REVISION)

(Note: There are no tables for divisions V, XI, XII, XIII because of the small numbers in each of these categories).

I INFECTIVE AND PARASITIC DISEASES

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	1,99	2,2	9,81	6,60	55,55	51,04	29,36	27,05
1-4	0,16	0,13	0,76	0,79	8,27	7,48	3,56	3,42
5	[illegible]	[illegible]	[illegible]	[illegible]	0,21	0,21	0,20	0,22
2	[illegible]	[illegible]	[illegible]	[illegible]	1,14	0,78	0,36	0,45
4	[illegible]	[illegible]	[illegible]	[illegible]	3,30	1,37	2,15	1,27
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	5,48	2,78	5,45	2,93
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	3,33	2,69	1,66	1,61
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	3792	3146	3472	2593



Rent increases deplored

Cape Times 17/1/80 (124)

Staff Reporter

ABOUT 300 residents of Woodlands in Mitchells Plain last night deplored recent rent increases and demanded that they be abolished

They gathered at a local primary school at a meeting organized by the Woodlands Rate payers and Tenants Association The increases which came into effect on December 31 have caused widespread dissatisfaction in the suburb

They passed a resolution which said We, the residents of Woodlands deplore the recent rent increases inflicted upon us and other Divisional Council areas

We demand that our recent and old increases be abolished that the rent in principle should not exceed 15 percent of the breadwinner's income and that people on a welfare grant should have a special dispensation

II NEOPLASMS

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,17	0,13	0,00	0,21	0,06	0,16	0,04	0,06
1-4	0,03	0,07	0,07	0,00	0,07	0,05	0,03	0,04
5-24	0,09	0,05	0,07	0,05	0,06	0,04	0,05	0,04
25-44	0,26	0,33	0,21	0,26	0,54	0,56	0,34	0,36
45-64	3,01	2,58	1,47	2,19	5,10	2,68	2,32	1,91
65+	12,24	7,26	4,70	5,18	12,59	7,51	6,16	4,10
ALL	1,41	1,21	0,36	0,43	1,03	0,69	0,58	0,45
NO.	2920	2522	126	152	1170	809	3472	715

III ENDOCRINE, NUTRITIONAL AND METABOLIC DISEASES

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,09	0,05	0,06	0,21	2,27	1,68	2,31	1,96
1-4	0,03	0,01	0,00	0,05	1,27	1,08	1,02	1,29
5-24	0,01	0,01	0,01	0,01	0,01	0,01	0,02	0,02
25-44	0,02	0,02	0,08	0,08	0,08	0,05	0,06	0,07
45-64	0,09	0,12	0,39	0,88	0,28	0,42	0,24	0,61
65+	0,39	0,59	1,61	2,59	0,81	1,28	1,04	1,44
ALL	0,05	0,08	0,12	0,18	0,28	0,26	0,22	0,33
No.	114	173	43	63	316	307	455	530

Many in arrears at Plain

CT 12/1/80

124

Municipal Reporter

NEARLY 40 percent of the people who have bought houses at Mitchells Plain are in arrears with their payments, according to the latest City Council figures

The total mumber of houses sold now stands at 10 741, but 4 130 of the buyers owe a total of R833 000 to the council

The schedule of arrears, tabled at this week's Housing Committee meeting, shows that 179 houses have already been repossessed Thirty repossessions took place last month

Sales during December totalled 563, with most being made by the sales company, but 683 summonses were served for debt, 660 of them for arrears on houses sold by the sales company

More than 350 of those in debt at the Plain are in arrears by six months or more

On January 3 this year there were 2 839 completed houses which were unsold and standing empty, most of them in the Lentegeur and Rocklands areas

Fewer than 4 000 of the 10 741 houses sold have been bought by people on the City Council's waiting lists for houses A total of 2 374 buyers were on the home-ownership waiting list and 1 459 were on the waiting list for rented accommodation Council tenants in older schemes accounted for 1 732 purchases

More than 5 000 houses were sold by the sales company to families not on any waiting list

The council expects sales to improve this year, particularly as the railway service to Mitchells Plain is due to come into operation in the middle of the year.

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and then they ... found it
place. They ... to their
ting drinks.

isive ruins at Kumbi-Saleh in south-
e of the Muslim town at the capital
have revealed the remains of a mosque

of one dinar of gold on each donkey-
and two dinars on each load of salt
ries a duty of five mitqals and a load
st gold in the country comes from
ys journey from the capital in a
negroes and covered with villages. All
ines of the empire belong to the
s have the gold dust that everybody
, gold would become so abundant as

~~ld weighing between 4,25 and 4~~,725 grams.
to one mitqal. Ghiaru possibly lay
between the rivers Senegal and Faleme.

1. Divine Kingship

They exalt their king and worship him instead of God. They imagine that he does not eat...if any of his subjects meet the camels which carry his food secretly to the palace, he is instantly killed. Their religion is the worship of their kings, for they believe that they bring life and death, sickness and health.

al-Muhallabi, 985 A.D.

2. Diplomatic Contacts with North Africa

Then come the people of Kanem, a very large population among whom Islam predominates...Their rule extends over the countries of the desert as far as the Fezzan. Since the founding of the Hafsid dynasty, they have enjoyed friendly relations with it. In the year 655 A.H. (A.D.1257) the Sultan al-Mustansir received a rich present from one of the kings of the negroes, the sovereign of Kanem. Among the gifts which this negro delegation presented to him was a giraffe, an animal whose external characteristics are most diverse. The inhabitants of Tunis ran in a crowd to see it.

From ibn Khaldun (1332-1406)
History of the Berbers

Note. Fezzan lies in the Central Sahara between Tripoli and Lake Chad. The Hafsid dynasty came to power in Tunis in the thirteenth century.

Call to ignore Plain rent rises endorsed

(124)

Argus 10/1/80

THE Woodlands Ratepayers' and Tenants' Association had endorsed a call to ignore the recent rent increases in Mitchell's Plain, the Divisional Council of the Cape was told at a meeting yesterday.

The meeting yesterday arose out of the recent increase in rentals in the Woodlands suburb of Mitchell's Plain and the subsequent protest march by more than 300 residents to the council's rent office in the area

Mr Brian Holt, chairman of the association, said his organisation fully endorsed the non-payment of the rent increases as a 'protest' after the council had refused to consider a moratorium on all increases until 'round-table talks' with the Department of Community Development had been arranged arranged

'SHOCKING'

He said the rent increases were a 'shocking, savage and outrageous blow' to residents

He said the Secretary of Community Development, Mr L Fouche had given an assurance three months ago that no major rental increases would be imposed on Woodlands 'in the near future'

No explanation or reasons for the rent increases were provided to tenants, he said.

'Only two weeks notice for the rent increase was given and it came at the worst time of year at Christmas and New Year.

'The reason for the rent increases given to us at the meeting, namely for improved housing services, is outrageous in view of the slum-like conditions and lack of facilities in Woodlands,' Mr Holt said.

Mr E Kai, an executive member of the association, said the secretary of the council, Mr J R Vivier, had given an assurance that those tenants who could not pay the increases as a result of hardship would be sympathetically considered and not evicted

This would not apply to those who refused to pay the increases on principle, he said

ANXIETY

Mr Kai said the majority of the tenants in Woodlands could not afford the increases and there was widespread anxiety, anger and resentment in the area as a result of the increases.

Mr Vivier said today the council had decided not to issue any statement following yesterday's meeting.

CT 10/1/80 (124)

Rents: Mass protest meeting for Woodlands

By PADDY ATTWELL

THE Ratepayers and Tenants Association of Woodlands Mitchell's Plain wants an immediate meeting with the Secretary for Community Development on the rent increases in the suburb

This was announced yesterday by an executive member of the association Mr Edward Kai He was interviewed after a meeting the association had yesterday with officials of the divisional council

Mr Kai said that the association was arranging a mass meeting of Woodlands residents for next Wednesday and that the chairman and the secretary of the divisional council had been invited to attend

The increases which came into effect last week, have caused widespread resentment

The Department of Community Development fixes rents in Woodlands, while the Divisional Council administers them

Moratorium

Mr Kai said that the association had asked for a moratorium on all increases till the Divisional Council had seen Mr Fouche This was refused But the association was told that cases of hardship would be treated sympathetically and those who could not pay would not be evicted

Regret had been expressed that no explanation for the increases had been made when notices went out but an explanation would now be made to every individual tenant

A copy of a memorandum submitted to the Divisional Council by the association was released to the Cape Times

In it the association's executive said it unanimously and fully endorses non payment of rent increases as a protest against the authorities

Among its reasons were that Mr Fouche had given an assurance three months ago that no major rent increases would be imposed in the near future

No explanation had been given for the increases when notice was given in the second week of last month

Procedure

Officially, the procedure which had been confirmed by Mr Fouche was that a full month's notice was required The increases had come at a bad time over Christmas and New Year

One of the reasons for the increases given by officials was improvement of housing services

Residents found this outrageous in view of the slum like conditions in our area with no facilities provided by the Divisional Council other than a rent office

The chairman of the Divisional Council Mr Hampshire said that there had been a 'fruitful exchange' at the meeting and that the problems of Woodlands residents would be pursued further

He declined to comment on what happened at the meeting He said that this might prejudice attempts being made on behalf of Woodlands residents

Mr Fouche could not be contacted for comment last night

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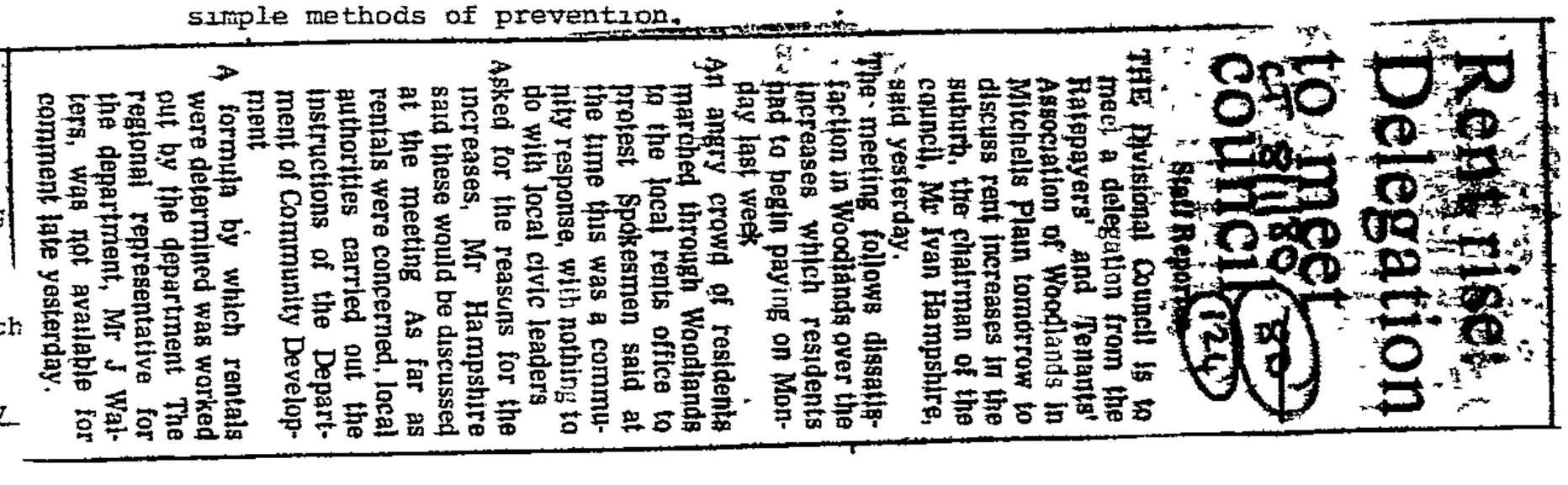
with selected major categories of disease. Clearly, this is an entirely hypothetical situation. However, these competing risks life tables not only provide an indication of the relative importance of various disease categories to both the overall mortality experience and also to expectation of life of the three communities, but also, since there is an approximately linear relationship between the reduction of mortality and the percentage increase in life expectancy, any improvement will give rise to a proportional improvement in the expectation of life. Thus, if the mortality associated with any of the diseases included in Fig. 6 are reduced by 50%, then the increase in the expectation of life will be 50% of the improvements indicated.

With the exception of Neoplastic Diseases and Diseases of the Circulatory System in men, the 'coloured' community stand to gain most from measures directed at the control of any of the selected diseases included in Fig.6. Of particular importance are the Infectious and Parasitic Diseases, diseases which are frequently amenable to the implementation of relatively simple methods of prevention.



Rent rise delegation to meet city council

Staff Reporter

THE Divisional Council is to meet a delegation from the Ratepayers' and Tenants' Association of Woodlands in Mitchells Plain tomorrow to discuss rent increases in the suburb, the chairman of the council, Mr Ivan Hampshire, said yesterday.

The meeting follows dissatisfaction in Woodlands over the increases which residents had to begin paying on Monday last week.

An angry crowd of residents marched through Woodlands to the local rents office to protest. Spokesmen said at the time this was a community response, with nothing to do with local civic leaders.

Asked for the reasons for the increases, Mr Hampshire said these would be discussed at the meeting. As far as rentals were concerned, local authorities carried out the instructions of the Department of Community Development.

A formula by which rentals were determined was worked out by the department. The regional representative for the department, Mr J Walters, was not available for comment late yesterday.

Mitchell's Plain house sales doubled in 1979

(124) Argus 4/1/80

Property Editor

HOUSE sales at Mitchell's Plain doubled last year compared to 1978 and are expected to increase further, according to the City Engineer, Mr J G Brand.

Last year the number of houses sold and occupied increased from 5 500 in 1978 to 10 700 These sales were for City Council houses at the Plain and exclude the 1 500 houses and flats sponsored by the Divisional Council.

The peak month for occupation was November, when more than 600 families moved in In most months a steady occupancy rate of about 400 was maintained.

Mr Brand said today it was expected the rate of sales would be exceeded in 1980 because of two factors. Firstly, the railway line would be in operation in July this year and secondly, the town centre is scheduled to open by Christmas this year.

Both these measures will contribute greatly to the convenience and attractiveness of Mitchell's Plain and will considerably boost sales,' he said.

Well before the end of 1980 the backlog of house completions over sales — a result of the speed at which houses were being handed over by the contractors — have been wiped out, he added.

Lotus River up in arms at planned hike in valuations

CAPE TIMES 13/3/80

(84) (124)

Staff Reporter

THE APPLICATION of the Group Areas Act has resulted in a huge backlog in housing and a shortage of land which has kept the price of properties and rents artificially high.

This was the message conveyed to residents in Lotus River this week by the Lotus River Ratepayers and Tenants Association at meetings called to oppose the proposed increase in valuations of property in the Lotus River and Grassy Park areas

An action committee formed by the association last week arranged a series of eight meetings at various halls to obtain a mandate from the people to act on their behalf at the valuation court

Legally, the association can represent only residents who are signed members, and this objective has been the task after every meeting At four of the meetings held this week, 320 residents became members and agreed to allow the association to act on their behalf

According to people present at one of the meetings, residents who have acted individually over the years have had little success

Furthermore, they rejected the idea of making individual objections on March 21, as stipulated on their objection forms, as this could result in only a few people being fortunate enough to have their valuations decreased

Conditions in other areas

The Lotus River Ratepayers and Tenants Association has resolved to fight for valuations to be maintained at the present level for all residents An attorney has been asked to act for the association to represent all residents in court

Ratepayers say that for too long the rates collected have contributed to the improvement of conditions in other areas and not in Lotus River or Grassy Park

A lack of paved roads, pavements, parks and adequate drainage facilities were all cited as grievances of the residents

With the rates in the area being among the highest in Cape Town — they pay 4,467 cents in the rand — residents expected facilities to be at least adequate But, they claim, for years there has been no improvement in conditions Nearby Zeekoevlei residents pay 2,057 c in the rand, and, according to Lotus River residents, Zeekoevlei does not lack roads or parks

The association feels that conditions are poor because residents have no representation on the Divisional Council, one of their aims is to fight for such representation

Divisional Council officials have indicated, meanwhile, that an increase in valuations will not necessarily mean an increase in rates. The residents think otherwise, however They fear that the increase in valuation will cause a similar increase in their total rates payment

Properties were last revalued in 1969, and provincial valuators will base the new valuation on the sale price of land in 1974

Benefit the Divisional Council

The association has demanded that the present valuations be maintained They argue that because the Divisional Council indicated that there would be no increase in rates, the only alternative was for them to leave it to the Provincial Administration to increase the valuations

If the valuation increased from R10 000 to R20 000 and the rate was decreased by one cent, residents would still effectively pay higher rates

Consensus at the meetings was strong that higher valuations would benefit not the residents but the Divisional Council

Residents say that if home-owners want to sell their homes, they could fix any price irrespective of the valuation attached because of the great shortage of homes in these areas

"Lower rates and rents" was the general call, and stickers expressing this sentiment adorn many a car in the area

● Residents who are unable to attend any of the meetings arranged in their area can telephone 728269 (office hours) or 736685 (evenings) for further information The final two meetings will be held tonight

Angry reaction to rent move

EAST LONDON — The East London Coloured Management Committee yesterday reacted strongly to the city council's proposed increase in rentals in the economic and sub economic areas

The council decided recently that in view of the R130 423 deficit on the housing account the rentals in all the housing schemes should be increased The increases, subject to the approval of the Department of Community Development, will be effective from June 1 this year The increase would be an average of R1 50 per unit a month for the Parkside area, R2 00 for Buffalo Flats and R1 50 for sub economic houses in Coloured areas

The proposed increases would reduce the deficit to R110 924 for 1980 and was based on a programme intended to eliminate the deficit on the housing account over a period of five years

The chairman of the committee, Mr J H Nash, expressed his disapproval of the increases "We are struggling with an arrear rental structure at the moment It is most unwise to increase the rentals now and I can t see the need for it," he said

The Director of Housing, Mr Ken Martinsen, said the reason for the increase was to try and reduce the deficit The rentals in all the council's housing schemes, including the Indian and white areas, were going to be increased He said it was a matter of policy and not a matter of picking on Coloureds Four years ago there had also been an increase

The Councillor with the housing portfolio, Councillor R Snodgrass, said the arrears in the Indian and white areas were much lower than in the Coloured ones but for the purpose of the increase all the areas were treated equally

Mr Nash said if wage structures were equal he would agree with the opinions but they were not He said one could not compare the three areas because the Indian one was only about two years old and white earning power was much more than that Coloureds

The rest of the committee approved Mr Nash's sentiments and it was resolved to reject the increases and write to the Department of Community Development asking for the rentals to be subsidised — DDR

THE ARGUS, TUESDAY MARCH 11 1980

Call for change in housing policy

(124) (81)

Municipal Reporter

FAR more land should be made available for housing coloured people in the Peninsula, the City Engineer, Mr J G Brand, told Cape Town City Council today.

Mr Brand said in a report considered by the council's Executive Committee that although Atlantis was an integral part of Greater Cape Town 'it is quite unreasonable to force the overflow of the future coloured population growth to be saddled with the high cost in money and time of commuting about 100 km a day to work places in Cape Town'

His report added: 'Such a policy can only lead to a continuation of the present overcrowded conditions in the council's housing stock'

The report said Atlantis should be seen as a factor in strengthening the economic base of the Western Cape but far more land should be made available in the Peninsula for coloured people.

Mr J G Brand

CAPE TIMES 10/3/80

Tenants object to higher valuations

CONCERNED Lotus River ratepayers have this week raised strong objection to the proposed increase in valuation in the Grassy Park and Lotus River area

In a statement released by the Lotus River Ratepayers' and Tenants' Association yesterday, it was confirmed that residents at a meeting last week empowered the association to represent all the people in the area in the fight against the proposed increases

Properties were last revalued in 1969 and based on property values in 1966 The new valuations were based on 1974 values

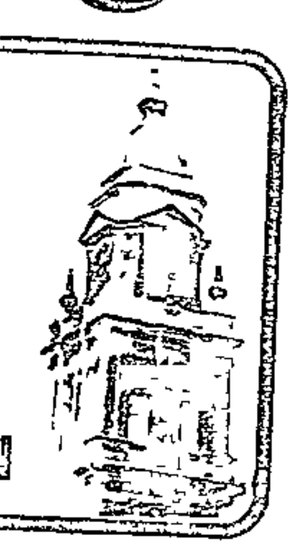
Divisional Council officials have indicated that an increase in the valuation will not necessarily mean an increase in rates

Mitchells Plain sales point up City's housing anomalies

CAPE TIMES 12/3/80 (1244) (84)

CIVIC DIARY

By TONY ROBINSON



WITH more than 20 000 Cape Town families on the waiting list for homes, it came as something of a shock to learn that sales men were scouring the Stellenbosch Divisional Council area for people to buy houses the City Council has built at Mitchells Plain

Even more surprising was the decision of the Housing Committee to accept the situation in spite of protests from Stellenbosch

Naturally Mrs Eulalie Stott and her committee want to see the 2 500 empty houses at the Plain occupied as soon as possible because each house costs something like R100 for each month that goes by

One of the main reasons for building Mitchells Plain to such high standards was the belief that as the Plain houses filled up, vacancies would be created in the cheaper homes in the council's old housing estates for those who could not afford to buy the new houses A vacancy in the Stellenbosch Divisional Council area does not help the Cape Town City Council

There is already concern because Mitchells Plain appears to be having little impact on the council's long list of people waiting to rent homes At present this stands at something over 20 000 names and many of those on the list have been waiting for 10 years

So far 11 384 houses at Mitchells Plain have been sold but only 1 652 have gone to people on the waiting list for rented accommodation and 1 795 to council tenants creating vacancies in the old schemes

But the City, in terms of an agreement with the Department of Community Development, has to give preference to squatters So Mitchells Plain has not helped the vast majority of people waiting for rented accommodation

But every house is a house and as such an asset to the City The problem of the empty houses could be solved tomorrow if the government was prepared to drop interest rates on national housing funds as part of its bid to encourage home ownership

It can certainly afford to do so In fact, one could make out a good case to drop the interest rate to compensate the people in a small way for the pain and suffering caused by the imposition of the hated Group Areas Act

* * * *

THERE has been some wringing of hands in the Civic Centre over that extraordinary decision of the council to ask the Administrator to put off the elections scheduled for September There is even talk of a review and rescind motion

But there are few regrets about the decision to accept the increased allowances offered by the Administrator

In the first place, R200 a month is R50 lower than the allowances paid to city councillors in Johannesburg, Pretoria and Durban And in Johannesburg there is an extra allowance of R50 a month and Durban gives its councillors an extra telephone allowance of R30 a month

What councillors don't like is the way they are required to vote themselves increases Provincial councillors and MPs have got themselves off this hook by linking their salaries to public service salaries so that increases come automatically in proportion to civil service pay hikes

They feel that their own salaries could be similarly linked to municipal staff salaries

* * * *

LAST week produced reasons to believe that the long-awaited report of the Browne committee might bring good news to the hard-pressed ratepayers of Cape Town and many other towns and cities

In the first place the Deputy Minister of Finance, Mr P T C du Plessis, said that he personally had great expectations for the report and this was interpreted as good news by delegates to the United Municipal Executive meeting

The other factor, of course, is a belief that there will have to be other sources of revenue in order to make the government dream of separate municipalities for the different race groups come true

The reason for this is that the black people of this country are not, by and large, property owners and therefore not ratepayers A municipality of tenants is a poor prospect and as things stand now, separate racial municipalities will become viable only when there are sources of income other than rates

In the long-term, of course, efforts to promote home-ownership will produce ratepayers, but that will not be enough, for most of the coloured areas are without the business and industrial developments which contribute so much to cities

The evidence of this can be seen in the Divisional Council s local area of Grassy Park, where home-owners pay possibly the highest rates in the country, in spite of a healthy subsidy from the general rate fund

* * * *

THE City Engineer, Mr J G Brand, will give a slide show and talk on his recent trip to Australia, Hong Kong and Singapore in the Lecture Theatre in the podium block of the new Civic Centre on Tuesday, March 25

He is expected to deal with ideas on housing, pedestrian malls, the greening of the city and restoration schemes It is probable that his talk will be an introduction to some of the main themes of civic debate in the next few years

ARGUS 6/3/80

Sick baby in city: Husband charged

(124) (~~310~~) (~~206~~) (~~208~~)

A TRANSKEI woman's act in bringing her sick child to her husband in Cape Town, led to her husband being charged with 'introducing, inducing or assisting her to enter or remain' in the prescribed area of the Cape Peninsula

Mr Gilbert Dantile, 60, of Nyanga, appeared in the Magistrate's Court, Retreat, yesterday He pleaded not guilty, and was acquitted and discharged

Mr Billy Lutshaba, a wardsman at the single quarters hostel where Mr Dantile stays, said he found Mrs Dantile and her one-year-old child in Mr Dantile's room at 3 30 am on February 13 He was checking for people sleeping in the quarters illegally, he said

Mr Dantile said he did not realise his wife was coming to Cape Town When she told him their daughter was ill, he told her to take her to a clinic.

The child was treated at the Guguletu day clinic for a stomach and lung infection in December and February

As he was unemployed at the time, he did not have the money to send his wife back to Transkei, Mr Dantile said He took her into his room and gave her food as she had nowhere else to go.

Mr Dantile said he was now working at a Constantia farm, earning R26 a week He was paying off debts he had accumulated while unemployed, but would send his wife home as soon as he saved enough money to do so

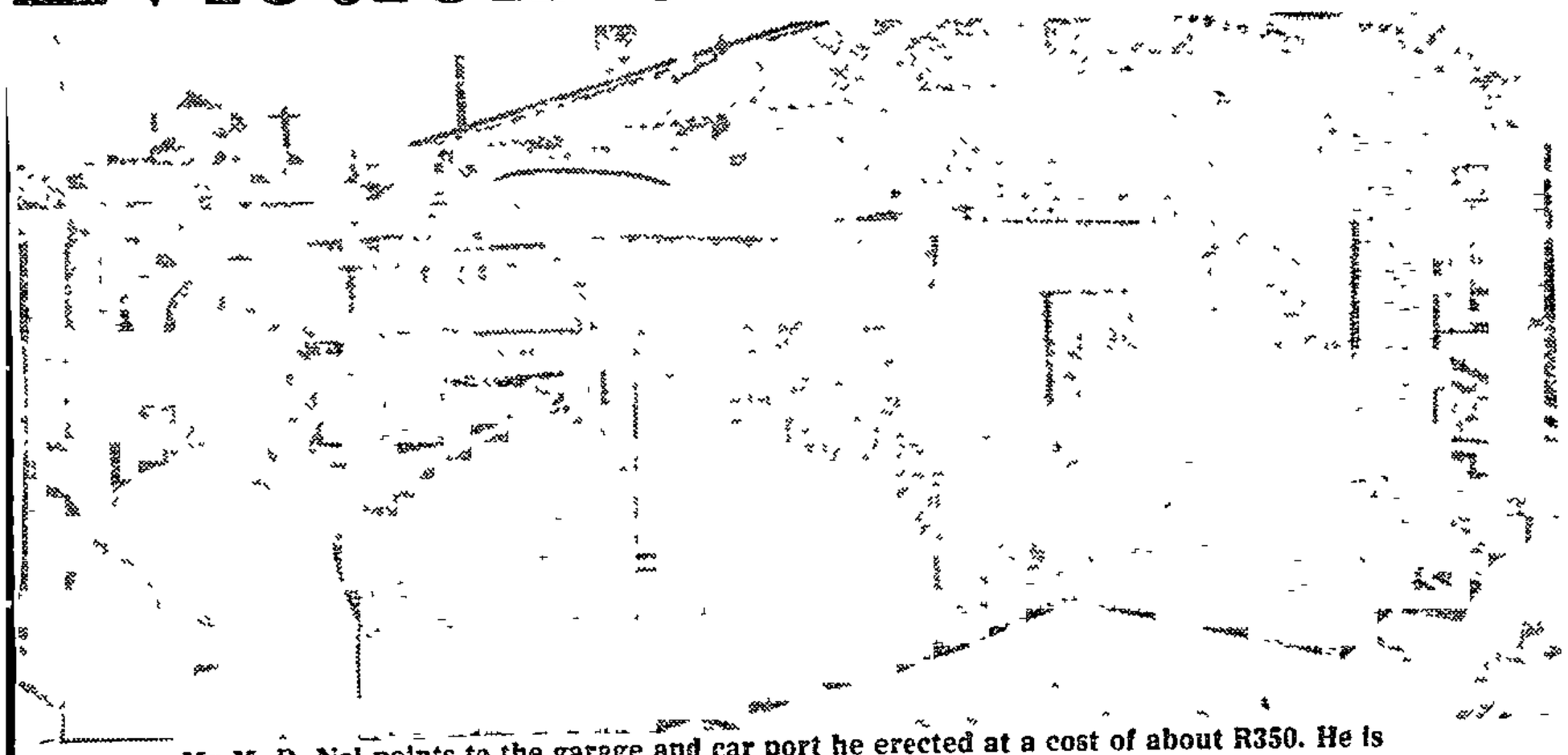
'Mr Dantile's actions were those of a desperate man,' the magistrate Mr J R Bromley said 'He had the choice of giving his wife food and a place to stay, throwing her out, or reporting her to the authorities'

Although he had assisted his wife and child while they were in Cape Town, he had not assisted them to remain here, he said

Miss H Henston appeared for the State Mr G J Woltaardt of Burnett Herbstein and Jpp appeared for Mr Dantile

(124)

Eviction threat over home alterations



Mr M D Nel points to the garage and car port he erected at a cost of about R350. He is worried his hard work may have been in vain.

EAST LONDON — Residents of Milner Estate, one of the municipality s housing scheme suburbs, are upset about a letter sent to a number of them threatening them with eviction if they didn t break down alterations they had done to their homes

Some of the residents who had altered their homes, mainly to make them bigger, recently received a letter from the municipality's housing section

The letter stated unless they broke down all unauthorised alterations by February 29 the municipality would do it for them and they would have to bear the cost The letter also stated if the municipality had to do the job the residents would be evicted

A resident, Mrs C Nel, who organised a petition which was sent to the town clerk, said "We are only trying to improve our quality of life with the little money we have "

She said she had even heard that residents were not allowed a TV set or electric fridges and stoves

Another resident, Mrs M Reabow, said "One wants to make your home look decent but we were told we had to get special permission if we alter anything "

The director of housing, Mr K Martinsen, said it came to his department s attention that a number of residents had done alterations to their houses without the necessary permission

He said due to a mistake the wrong type of letter was sent out and instead of receiving a cordial letter, residents had received one in harsher terms

Mr Martinsen said he regretted this and residents need not panic He said his department would inspect the area again and the whole matter would be reviewed.

Mr R Snodgrass, the city councillor for the area, said I will oppose any indiscriminate pulling down of well built structures which add to the quality of life of these tenants

"However, in all fairness to the housing department, I am sure this is not what they intended to convey The whole matter is under investigation at the moment." — DDR

Buyers wanted on the Plain

Cape Times 5/3/80 (124) 81

By TONY ROBINSON

THE firm which has exclusive rights to sell houses at Mitchell's Plain has been canvassing in the Stellenbosch area for buyers for the 2 500 completed houses that are standing empty

In addition, the firm, Mitchell's Plain Housing Sales, has asked for a 10 percent increase in its commission on sales

The housing committee of the Cape Town City Council was told this week that the secretary of the Stellenbosch Divisional Council had objected to agents of the firm canvassing in housing schemes at Macassar, Kleinvlei and Scottsdene

In a report to the committee, the town clerk, Mr H G Heugh said he had informed the secretary of the Stellenbosch Divisional Council that although the buyers of houses had to comply with certain requirements to qualify for housing, this did not limit the areas from which they could be drawn

The commission was an incentive to salesmen to sell as many houses as possible The council could not limit the sales company Mr Heugh was supported by the housing committee

Meanwhile, the number of houses sold at Mitchell's Plain dropped to 319 last month and the number of completed houses standing empty dropped by 240 to 2 560

So far 11 384 houses have been sold About half the sales have been to people on the City Council's waiting lists or to tenants in existing schemes, while the other half were sold to people nominated by the sales firm and who did not appear on a council waiting list

Mr E F H Keersemaker, general manager of the sales company, has asked the council to increase the commission on sales by 10 percent This would boost commission to R110 on a house sold to a council tenant or someone on a waiting list and to R99 on houses sold to other buyers

He says the reason for this increase is that there has been inflation of more than 10 percent since commissions were fixed

The housing committee decided to ask the city treasurer for a report on the implications before making a decision

Big demand for housing loans

5/3/80

58

124

EAST LONDON — Building society loan applications — always an accurate barometer of the economic situation — are climbing dramatically.

Reflecting the general economic upswing, the Perm granted a record R127 million in loans last month — more than R5 million a (working) day — despite February being a short month

And East London is sharing in the boom. The manager of the SA Perm here, Mr Mike Povall, said February had also been a record month in East London

An impressive 90 per cent of the money loaned was for homes

February's performance brings total Perm loans this year to R738 million — 90 per cent for houses and the balance on flats, sectional title developments, commercial propositions, churches and clubs

The Perm's general manager (technical), Mr Brian Kemmey, said the pattern of lending had virtually remained unchanged compared with last year when the Perm notched up an all-time record of R511 million in the South African building society movement

"However, there has been an increasing percentage of building loans as against loans on existing property", he said, reflecting the increased activity in the building industry

"As a result more stock is reaching the market and being snapped up by buyers who realise that if they are going to buy or build a home now is the time.

"Building costs are continuing to escalate at a figure exceeding two per cent a month and the public have been consistently warned about this over the past year by the building society movement

"It's also interesting to note that existing borrowers are applying for readvances and further loans to complete extensions and additions to their properties"

Mr Kemmey added spec builders had returned to the building scene and were also playing a part in providing an increased flow of dwelling units on the market

On black housing loans he said "The 99 year lease scheme is now a fait accompli and getting off to a good start The Perm is geared to assist and guide prospective borrowers, piloting their applications through the correct channels to ensure black customers who are new to borrowing on mortgage obtain quick service with a minimum of confusion"

Indications that the property industry is picking up again also comes from Sage Property Trust Managers (SPTM).

In their annual report SPTM's directors say the imbalance between rental levels and building costs is gradually being corrected "and the property industry can now look forward with confidence to further rental increases and, in the medium to longer term, to a more vigorous and widespread resumption of new development activity"

The year 1979 was a significant turning point for the South African property industry as a whole, the directors say

SPTM says the overhang of excess commercial office accommodation in the major central business district areas of most cities has been substantially reduced, and that rentals are rising steadily and consequently a return to more satisfactory levels of profitability is likely

SPTM adds "The residential property sector has experienced a major recovery from its low point in 1978 and a distinct shortage in certain types of accommodation has developed

"Sectional title conversions have further reduced the number of units available for letting

"The rising level of economic activity is creating renewed demand for well-situated industrial premises and this is being reflected in higher rentals on new leases and new developments"

— BUSINESS EDITOR

Bid to stop Duinefontein rent increases

Cape Herald 1.3.80 (124)

TENANTS in the sub-economic area of Duinefontein, Manenberg, are up in arms over rent increases which come into effect at the beginning of March.

And to prove their point more than 600 people crowded into the Shawco hall, Manenberg, last week to state their case.

'They are increasing our rents but there has been no improvement to the houses in the 14 years that I have been living here,' said one angry woman.

'When I moved into my house I had to paint it out of my own pocket The Council did not do a thing,' she said

The increases in some cases are as much as R7 a month

The tenants, who pay a quarter of their salaries in rent, have to install kitchen sinks, baths and doors — or pay the council to do it for them. Three families share one outside toilet

Community workers at the meeting called for unity among the people. 'We cannot approach the council as individuals,' said one 'We must form an organisation to represent the people'

The meeting decided to form the Duinefontein Tenants Association with 12 members elected from the residents.

City Council Housing Committee chairman Eulalie Stott blamed the increases on council salary increases and increased water and electricity costs.

There has also been a slight increase in the rates, which the tenants help to pay.

'As far as repairs are concerned the council is compelled by the Government to limit the maintenance of the house to a small portion of the original cost of the house which in some cases is as little as R7 50 a year'

Mrs Stott said that at present people living in Duinefontein sub-economic houses did not pay for electricity and water.

Within two years each house would get its own water and electricity meter. When this was done, the rent will be reduced by about R20 a month But residents will have to pay for their own electricity and water.

Meanwhile Duinefontein residents have drawn up a petition to the council asking for a re-think on the rent increases

g the incentive of a premature pensions y-out from prospective job-hoppers early, there will have to be a mechasm for the transfer of an accumulated nsion benefit from one private scheme another in order to give effect to this tention

MINE OFFICIALS (151) (166)

o Industrial Court?

RDM 29/2/80

e Chamber of Mines could be the first face an unfair labour practice charge in e Industrial Court

The SA Technical Officials Association OA) has called for the appointment of a nciliation board — a prerequisite before ny case can go to the Industrial Court — resolve a seven-year disagreement If e board cannot settle the matter, it will e passed to the Industrial Court

The tussle dates back to early 1973, hen winding engine drivers and reducon workers chose to abandon union status for "official" status The Chamber agreed to the formation of a third official's association, the SA Technical Officials Association The new union intended to represent winding engine drivers and reduction operators But membership was not restricted solely to these

The Mine Surface Officials Association (MSOA) and the SA Underground Officials Association (UOA) strongly opposed this Henry Mallet-Veale, general secretary of TOA, claims that since his association is more outspoken and militant, the others feared losing members to it The membership of both totals around 20 000, while TOA has a membership of about 2 800

According to Mallet-Veale, the Chamber initially agreed that those who were members of UOA and MSOA at the time of formation could not resign from them and join TOA But the reverse was possible This was agreed between the three parties and the Chamber, to be reviewed four years later, according to Mallet-Veale But, he says, this was altered without TOA's consent to include both new and old members, and has remained that way ever since Johann Liebenberg, the Chamber's industrial relations adviser, denies this, saying this was the case from the start

In 1977, TOA asked for the 1973 arrangement to be reviewed The Chamber had discussions with the UOA and MSOA, but they refused to change their agreement with it

So members can leave the TOA for the other associations But, once one is a member of MSOA or UOA, it is not possible to move across to TOA

Says Liebenberg "We have been invited by the Department of Trade to comment within 14 days on this issue and will do so But we've reached the conclusion that we are not free to force the MSOA and UOA to review the condition they set, if they don't wish to "

Mallet-Veale reckons that, because of the Chamber's stand, the conciliation board will have little success in resolving the issue, and thus a hearing in the Industrial Court is highly likely

UK GOVERNMENT (16)

Censure for Thatcher

and voted against a rise in transport costs affecting schoolchildren in rural areas This week's debate will highlight all these anxieties and could influence the govern-

zania, at least, is unimpressed by the arguments from London Tanzania's High Commissioner has been recalled to Dar es Salaam for "consultations "

IX DISEASES OF THE DIGESTIVE SYSTEM

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,17	0,08	0,10	0,21	0,78	0,29	0,49	0,48
1-4	0,01	0,01	0,00	0,00	0,07	0,10	0,05	0,05
5-24	0,02	0,01	0,03	0,01	0,04	0,03	0,05	0,05
25-44	0,11	0,09	0,39	0,10	0,41	0,19	0,23	0,22
45-64	0,92	0,42	1,60	0,72	1,31	0,67	0,80	0,68
65+	1,80	1,16	1,61	2,44	1,91	0,75	1,44	0,91
ALL	0,31	0,21	0,33	0,16	0,33	0,17	0,25	0,20
NO.	653	430	116	56	370	201	533	329

X DISEASES OF THE GENITO-URINARY SYSTEM

	W		A		C		B	
	M	F	M	F	M	F	M	F
0-1	0,02	0,03	0,00	0,10	0,25	0,10	0,04	0,06
1-4	0,01	0,01	0,02	0,00	0,12	0,14	0,02	0,04
5-24	0,02	0,01	0,04	0,04	0,02	0,04	0,03	0,02
25-44	0,02	0,05	0,06	0,09	0,17	0,13	0,06	0,08
45-64	0,23	0,19	0,44	0,37	0,36	0,36	0,34	0,25
65+	1,25	1,09	1,07	1,83	1,57	1,10	0,73	0,56
ALL	0,13	0,15	0,11	0,12	0,15	0,14	0,10	0,08
NO.	276	303	38	42	169	165	203	130

questions in the House

CT 28/2/80 (124)

90 'residential units' for Dist 6

Political Correspondent

HOUSE OF ASSEMBLY. — The government's building plans in District Six are to be extended by the erection of 90 high-class residential units.

The Minister of Community Development, Mr Marais Steyn said building would start this June.

These high quality units were in addition to the 70 good-standard units already under construction he said in reply to a question by Mr Tiaan van der Merwe (PFP Green Point).

Angry workers protest about Nyanga guards

(124)

CT 26/2/80.

Staff Reporter

WORKERS living in the men's single quarters at Nyanga ward four are angry at the treatment meted out by Western Cape Administration Board service guards who, they claim, throw out their belongings when they are on leave

Representatives of the Nyanga single quarters committee said the guards, who are there for the general overseeing of the single quarters, have been acting harshly towards workers who go on leave for two or three weeks

They claim that the doors of the vacated rooms are kicked down, belongings thrown out and other workers allowed to occupy the rooms irrespective of how long a resident has stayed there.

A meeting was held on February 10 in Nyanga to take some form of action to alleviate the situation The WCAB was approached, but so far there has been no response

According to the committee, hostels in Langa have recently been allocated to married men only with the result that bachelors who had been staying there were forced out

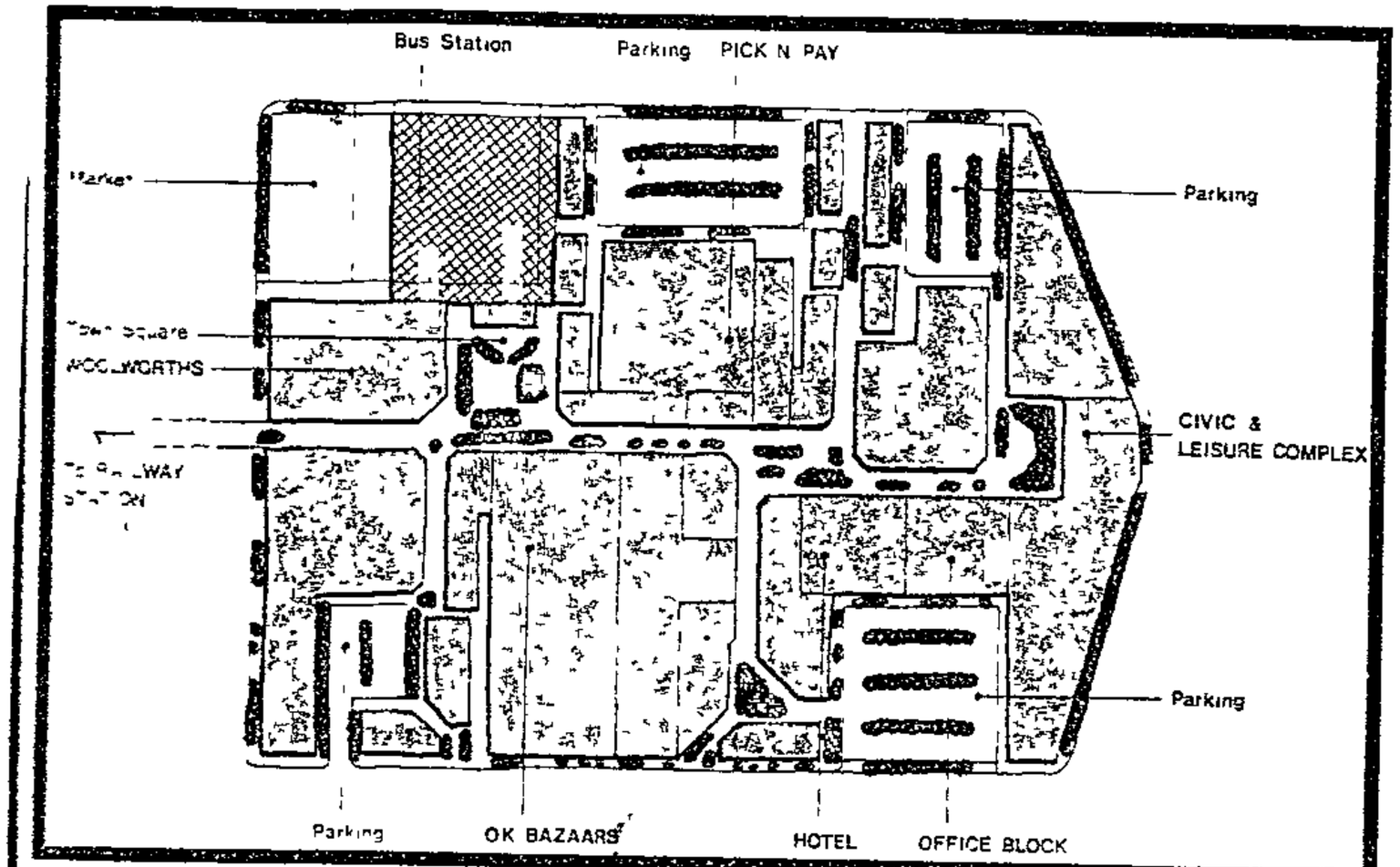
Consequently, the single men were directed to the men's single quarters in Nyanga which, with residents numbering between eight and nine thousand, is already packed to well above its capacity

"So far at least 20 residents have lost their places and are either roaming around looking for a place to stay or are staying with relatives," said a spokesman

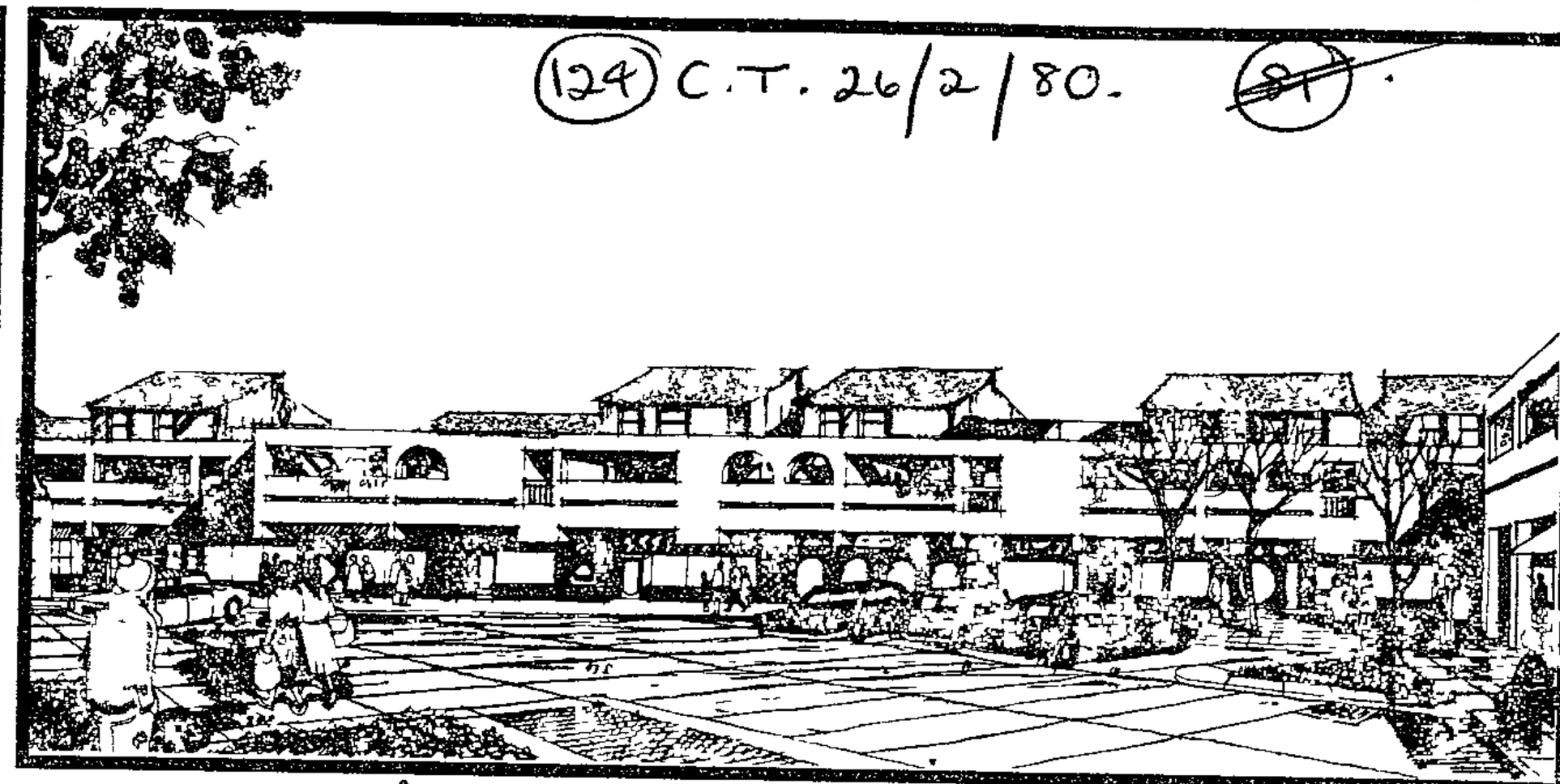
One of their demands is that the leader of the service guards, who comes from Langa, be replaced by one from Nyanga.

● The chairman of the Western Cape Administration Board, Brigadier J H van der Westhuizen, said yesterday the Nyanga single quarters committee was welcome to submit a full statement of their complaints in writing, or they could send a deputation to discuss the matter. "It will be fully investigated and put right if possible," Brigadier Van der Westhuizen said.

R20 m town centre for Mitchell's Plain



(124) C.T. 26/2/80. (81)



Above Phase One of the R20 m new town centre for Mitchell's Plain The second phase will be completed in 1983 or 1984 The sketch **right**, shows shops with flats above them on one of the minor squares where parking is allowed

THE first phase of the town centre for Mitchell's Plain will be completed at a cost of R20 m by November this year according to Mr Louis Fouche, the secretary for Community Development

In a statement released this week, Mr Fouche said the project was being tackled with remarkable speed and was expected to take only 27 months from conception to completion

The City Council was assisting with the landscaping of the centre, which would become a complete pedestrian city centre with parking areas and a bus station on the fringes

Several major retail chains will have stores in the development and in addition to the shops and parking areas, there will be office accommodation entertainment facilities, a leisure centre, a medical centre and clinic and an international hotel About 35 000 m² of floor space have already been let

Mr Fouche says a unique feature of the project is that it has been planned in complete consultation with the ratepayers of Mitchell's Plain who selected the 110 tenants for the shops from 700 applications

According to Mr Fouche, the town centre provided an opportunity for many independent coloured businessmen to establish themselves in the retail field At least 90 of the 110 shops would be controlled by coloured people

About 20 national chains stores were moving into the the town centre but, in accordance with the Group Areas Acts, their Mitchell's Plain branches had to be 51 percent controlled by coloured people

Major chains requested by residents include Pick 'n Pay, OK Bazaars, Woolworths, Truworths, Foschini, Markhams, CNA, Amrel and Russels

Mr Fouche said in some cases the retail groups offered a controlling interest in the Mitchell's Plain stores to their senior employees

Businessmen have been offered the opportunity of being able to trade

CT 26/2/80 (124)

Langa dorms: Action pleases MoH

Chief Reporter

AFTER a reinspection yesterday of contract workers dormitories at Langa, described in the Financial Mail as "uniformly squalid" the City Medical Officer of Health, Dr R J Coogan, reported a satisfactory response to the call he made to employers a month ago to rectify defects found by his inspectors.

He thanked the Financial Mail, which first drew attention to the state of the dormitories and the Cape Times which he said had 'greatly assisted the City Health Department in cutting through a tangled thicket of uncertain legal responsibilities for repair and upkeep of the barracks.

'This is a matter that has thwarted our health personnel for several years.

Dr Coogan said that at a combined meeting between officials of the Peninsula Administration Board, the contractors concerned and himself there was a genuine desire on the part of everyone present to rectify matters as soon as possible.

'The board and the contractors agreed to set up a subcommittee to finalize details of responsibility for various expenditures but this was not allowed to hold back the work of repair and upgrading to my requirements, which was commenced immediately.

'Grateful to press'

I am very grateful to the press for their help in this matter.

On reinspection today probably the most striking features are that:

- Dura Construction again lead the field in the scope and quality of their upgrading concept. They are going well above the minimum requirements, and are on the road to completion,
- Steeledale Reinforcing have also exceeded requirements and have made good progress,
- Western Steel have fully complied with all requirements and intend constructing additional partitions for privacy.
- And Railway Construction have been allotted alternative sites in Nyanga to erect new housing. The Langa barracks will be vacated before June 30.

Dr Coogan said other contractors who had made progress were Fraser and Chalmers, Paramount Construction, Roy Beamish, Candac Construction, R H Morris, Joseph Rubbi and Murray and Roberts.

'These will be given an extension of notice of another two weeks, to finalize the work. This is normal practice. Slingsby and De Jager have just commenced and will be given three weeks extension.

Last month Dr Coogan, after a personal inspection of the dormitories, sent detailed lists of defects found by his inspectors to each of the employers concerned. He warned them that corrective action would have to be taken within three weeks after which a further inspection would be carried out.

CAPE HERALD 23/2/80 (124)

Several applications for 'official residences'

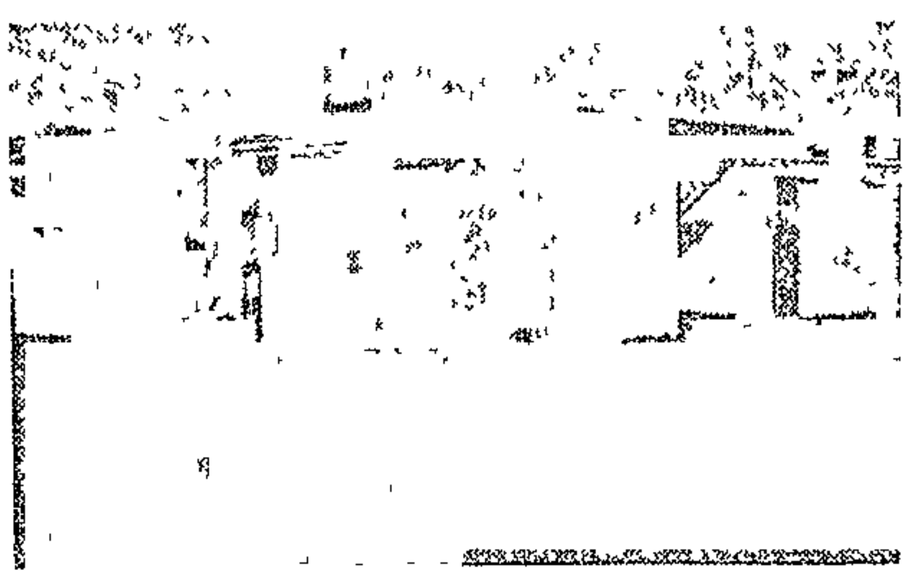
LET US RENT CRC HOUSES

SEVERAL private individuals have applied to rent the controversial empty CRC official houses in Belhar — but to date nothing has been finalised.

This information is contained in a letter from the Commissioner of Coloured Affairs, Mr A P de V Kempen, in which he reacted to a report in the Cape Herald about UWC students looking for accommodation while the CRC houses are empty Labour Party members of the CRC Executive who are entitled to occupy the houses refuse to do so as a form of protest.

'It goes without saying that the Administration has every sympathy for those university students experiencing difficulty in arranging suitable lodgings,' said Mr Kempen in the letter.

He said the report created the impression that the solution to the problem was a simple one, that of allowing the students to occupy the houses.



ONE of the CRC residences.

He said that the homes provided for the Executive members of the CRC could not really be called houses but were, 'of adequate sophisticated standard for them to qualify for the more appropriate description of official residences'

He said that the houses formed part of the allowances and privileges given to CRC Executive members — and monthly deductions for these were made from their salaries.

This, he said, was done irrespective of whether they decided to occupy the houses or not.

He said several people had applied to rent the houses but to date there had been no conclusive negotiation which would enable the Public Works Department to enter into leases.

CALLS

The report appeared in Cape Herald after a woman said that every year she was inundated with calls from students who were looking for accommodation

Ex-Labour Party leader Mr Sonny Leon, who is living in one of the houses, agreed and said he had been refused permission to take in students.

Servants' quarters rents scandal

(124)

CAPE HERALD 23/2/80

PERTY owners in ured areas are ing in on the rtage of accommo- on by charging 'ri- ulously high' rents their 'separate en- ces' or 'servants' ters,' according to umber of people viewed by Cape ald.

'hey're cashing in on 'eld,' said one young an

e don't mind them ng money. After all, s is a capitalistic ty, but there is a to which one can

ere are flats galore vhite' areas at rents below what we are asked, but obviously an't go there Mind we have got some ds who live in a area, but they have eep themselves very to themselves and can't entertain their friends as they want to, in case some of their white neighbours discover the position and have them put out

A Lansdowne man said that though he could afford to buy a house in Mitchell's Plain, 'I can't get a house there because the council's schemes are for people with dependants only

'The independent young man or woman in our society can't leave home and set up a flat anywhere because of the shortage of flats in the areas in which we can live

FIGURES

Cape Herald interviewed a number of people who live in so called 'separate entrances' or servants' quarters and came up with some interesting figures

● A 25-year old Athlone man said it was heart breaking to see how blacks oppressed blacks in the house letting issue

'I have been living in separate entrances for four years and my main complaint is that the house-owner interferes in one's life

'I'll remain here only as long as I have to

● Two girls sharing a 'separate entrance' in Lansdowne complain about their high rent.

We pay R105 a month for a bedroom, small kitchen, outside toilet and inside bathroom We share the electricity with the two families in the main section of the house'

They believed their rent was unreasonable and said that property owners exploited desperate people.

● Two men sharing a 'separate entrance' in Crawford intend leaving due to the high rental

'We were promised a lease and it never materialised. We feel insecure We cannot entertain our friends after threats from our landlords about the noise that we make We feel that we are being imprisoned in this way We left home because we wanted some independence'

They now intend renting a house as soon as one becomes available For less than the R150 they now pay for a kitchenette, a shower-room, and a reasonably sized bed-sitting room.

● Four couples sharing a house, each has their own rooms with a kitchen, but have to share the bathroom and toilet and electricity and water accounts

We each pay R45 excluding electricity and water We do not have any of the usual complaints as most of us have been living together for a few years We were lucky to obtain the house as many people had applied

DEPOSITS

One of the general complaints was the matter of deposits All owners asked for a deposit equal to at least one month's rent, and though this had to be paid with a smile before taking occupation, it was seldom, if ever, paid back with the same smile

'Always they tell you that the bath has been damaged, or the kitchen tap is broken, or the floor tiles torn, or the built-in cupboard would need painting Most of the time there would have been no lease signed with the result that the owner keeps you on a string for months — or forever

'In fact, I'm sure that some of these property-owners make more out of the deposits which they don't pay back than out of the rents of the properties themselves,' said one obviously disgruntled tenant

One of the things they do to get people out of their houses is to come with unrealistic electricity accounts and, in general, make themselves thoroughly unpopular so that the tenant can go, and he can get another one in — with the accompanying deposit

Not a single one of the people interviewed wanted to be photographed or in any way identified

'We're unhappy, but we'd be unhappier if we were put out on the street So we'll stick around and hope that we can go to a better place than this

PROFIT

A Lansdowne man who rents out servants' quarters said that he was a businessman, and as such could and would make a profit

'I have worked hard to attain my present financial position People don't realise that we are actually providing a service by giving homes to people who would otherwise be out on the street

Another man said that he thought that the R60 he asked for a small flat was fair

In the meantime the Cape Town City Council and the Local Divisional Councils are maintaining a low profile on the matter, probably because they realise that if they were to stick to the letter of the law and put a stop to the multiple letting system, there would be even more people requiring accommodation than is now the case

Plain facts on Mitchells Plain

(114) 22/2/80

By Dr Margaret Nash, ecumenical education officer of the SA Council of Churches

It seems there will be a deficit of R2.6m on Mitchells Plain housing for the 12 months June 1979-May 1980. And Mitchells Plain homeowners will have to absorb most of it.

The estimated deficit is made up as follows:

- The interest rate on the selling price of a house at the Plain is 9.25% a year. On a R10 000 house — a low average for the present stock — that works out at R925 a year or R77 a month.
- Rates payable to the City Council are at least R100 a year. Services are having to be provided to some extent whether the houses are occupied or not, and at best there will be a substantial deficit on the overall cost of services to the Plain compared with rates income.
- Insurance cover for a R10 000 house is at least R85 a year, probably more.
- When a house stands vacant it has to be looked after — inspected periodically, and the odd item of damage repaired.

So the cost of a R10 000 house standing vacant for 12 months can run up to R1 100.

On January 3, 1980 there were 2 389 houses unsold after being available for at least six months. So, in terms of these calculations, there is already a deficit of 2 389 x R550 — or more than R1.3m. But in fact many of them have a selling price of R12 000 rather than R10 000, so the deficit figure for six months is a conservative one.

We are told by Cape Town's city engineer that families are moving in at a record rate — 600 in November. But even if that tempo is maintained it will take at least four months to clear the bulk of the remainder, probably longer. The city engineer says all will be sold by the end of 1980.

Meantime, 179 houses have already been repossessed — 30 of them during December — with all the additional expense that involves, and interest on R833 000 in arrears is accumulating. Technically, the arrears and interest on arrears are recoverable but, in practice, at least a proportion will have to be written off as bad debt, especially as the sliding scale of repayment means that during the first 10 years the purchaser is not even covering the interest due on the initial selling price so it is accumulating an increased debt.

Community Development has stated explicitly and repeatedly — and the City Council has called on it to do so — that the Mitchells Plain scheme is to be self-financing. All costs of development and construction — infrastructure, houses, overheads — are to be recovered from the purchasers.

Consequently the selling price of the Mitchells Plain houses is only provisional. The purchaser signs a contract which acknowledges this fact and thereby binds himself to accept any addition to the capital cost that may be imposed by the City Council as seller.

Already some adjustments upwards have been made to the prices of houses sold four years ago in Westridge, while 10 000 houses in the contracts completed last June each have R1 000 built into their selling price to cover the finance charges on loans from commercial banks.

It would appear that the sober, hard working, conscientious householder who is faithfully paying his monthly bills to the City Council will have to pay something extra to cover the costs of the 2 000 houses standing empty.

So Mitchells Plain homeowners are at the receiving end of an odd mix of free enterprise (Besterecta borrowing R30m through Senbank at about 13% a year) and State socialism (deficits on a State project being debited to the participants).

Hardly likely to inspire confidence and satisfaction among those who went into the Plain with such high hopes and real commitment to making it work.

CAPE TIMES 18/2/80 (124)

Home-owners may get relief from new system

ALL the indications are that Cape Town's hard-pressed home-owners can look forward to a measure of relief at the end of the year, for the council is at last moving towards the introduction of a differential rating system

This option has been open to the council for a few years but until now there has been no move to take advantage of it — except in the case of pensioners.

At the recent special meeting of the Executive Committee on the City Treasurer's rating report, most councillors favoured the immediate introduction of the differential system This would involve rebates to home-owners

What's more the councillors wanted to "do it now" and not wait for the Browne Commmittee to report on municipal finances or for more council investigations into a new minimum development system devised in Tasmania.

So with the feeling of councillors pretty clear, the Executive Committee members know what is expected of them They should also be aware of the strong feelings of ratepayers who have seen and felt rates increase by more than 300 percent in the past 10 years

In addition there is a strong feeling that the rebates at present granted to home-owning pensioners with limited incomes should be increased

The idea of differential rating is to give rebates to certain classes of properties, usually home-owners This has the effect of changing the distribution of the rate burden so that it falls more heavily on commerce and industry while the man who lives in his own house can breathe a little easier

The justification is that commerce and industry can pass on the increases to the widest possible range of consumers. In fact a rates increase is usually a very small part of a commercial undertaking's costs and protagonists of the system say passing on the increase will have a minimal effect In addition, the costs are passed on in such a way that they are shared by all the people who come to the city and not merely the ratepayers from the Cape Town municipal area

No-one really knows what is going to happen in the field of local government in the next few years, for there will be changes as constitutional developments take place. We could find ourselves part of a metropolitan system with the municipal area carved up into several smaller municipalities

We already know that the government wants to create independent coloured municipalities out on the Flats and many people think that behind the drive for home-ownership is a desire to create the communities of ratepayers that will make coloured municipalities viable

So the future is more than a little uncertain, but that, as councillors now feel, is no reason to carry on regardless. They see

CIVIC DIARY

By

TONY ROBINSON

differential rating as an interim measure to ease a burden that has undoubtedly become too heavy.

This does not mean that home-owners will pay less but at least there might be a break from those all too regular increases

* * * *

THE Bureau of Standards came up with an interesting list of users of recycled oil in their crushing reply to the City Engineer's allegations that the re-refined stuff was erratic and unpredictable and that it would be "irresponsible" for him to jeopardize the council's investment of many millions of rands in plant, vehicles and equipment by recommending its use.

Said the bureau "This is contrary to the findings of many research workers in the United States and to the bureau's own findings in our own modest engine test programmes as well as the field experience of large private transport and bus companies, municipalities, provincial administrations, the SA Police, the SA Defence Force, Iscor, the Departments of Forestry, Mines, Water Affairs etc."

What is more the SABS said the organizations have used the oil for the past 30 years

To the list of users I can add the name of at least one major refuse collecting company and some of the sub-contractors who have been doing the civil works out at Mitchells Plain

Either there are a lot of "irresponsible" people around or the council should have another think on the matter. After all it could save us somewhere between R20 000 and R50 000 a year.

* * * *

THE issue of the Hout Bay roads and trees is still burning bright in the once tranquil village and the local ratepayers have called a special meeting to discuss the Divisional Council's road-building plans

Mr John Bridgman, the ward councillor, and the engineer, Mr M K Botha, will be there to put the council's case and then the matter will be opened for discussion

The meeting takes place on Wedneday, February 27, at 8 pm in the Kronendal School Hall

But before this happens the ratepayers and the council will have another exchange of views in Wale Street this week when they put the case for Hout Bay and Llandudno to have their own councillor At present the area is represented by Mr Bridgman but he also has to look after the Constantia area and this gives him by far the biggest job on the council

* * * *

Mr H S Pomeroy, the most faithful follower of civic debates, has once again been elected chairman of the Ward 16 Ratepayers' Association He accepted the post reluctantly after 12 other members of the association had declined nomination

Ward 16, which is represented by two of the most talkative councillors, is famed for its stormy AGMs, but Mr Charlie Steyl (one of the talkative councillors) says it was a beautiful meeting, with no rows or shouting

Mr Pomeroy, who never misses a City Council meeting, has been in the chair for five years

(124)

15 000 houses at Plain

Municipal Reporter

NEARLY 15 000 houses have been built at Mitchells Plain, the City Council's housing committee was told at its meeting yesterday.

The project, by far the largest ever undertaken by the City Council, started in 1975 and is scheduled for completion in 1984 when 40 000 houses will have been built at a total cost in the region of R500 m.

The actual number of houses completed now stands at 14 894 and the 15 000 milestone will be passed next month.

Three major contracts of between 4 000 and 5 000 houses each are coming to an end and when this happens the supply of houses to the council will slow down until new contracts get underway. Another 3 000 houses of the present contracts still have to be completed and this will take the total number of units built at Mitchells Plain and Strandfontein to 17 887.

At present there are about 2 800 houses standing empty in Mitchells Plain and the reduced supply will give the council a chance to catch up with the sales. In addition the railway line will be in operation by the middle of the year and this is expected to stimulate sales as it will bring Mitchells Plain within reach of more families.

Post 13/2/80

Application to invalidate hikes in Supreme Court

124

AN application to declare rent and service charge increases in Langa, Guguletu and Nyanga invalid was brought in the Supreme Court in Cape Town by two township residents.

Mr Moffat Phuthego, an executive member of the Nyanga action committee, and Mr Barnett Velile Ntsodo, an executive member of the Guguletu Residents' Association ,applied to have a notice in the Government Gazette of March 10, 1978, announcing the increases, declared invalid.

The Minister of Plural Relations (now Minister of Co-operation and Development) and the administrator of the Cape are the respondents.

Mr Phuthego and Mr Ntsondo submitted that the administrator had to be consulted and had to consent to the increases Because he had not been consulted the increases were invalid.

They also said that in April 1977, Mr W A Cruywagen, then deputy-minister, met a delegation from the Nyanga Action Committee to discuss proposed increases in Nyanga and had assured them he could consult them further before taking a decision.

Because they were not consulted before the increases were gazetted, they claimed the increases were invalid

After the meeting the delegation sent Mr Cruywagen a letter setting out matters discussed No reply was received

Mr Cruywagen in a replying affidavit "strongly denied" telling Mr Phuthego or anyone else that he would discuss the matter with them before taking a decision

He admitted receiving the letter, which he said, increases were gazetted

Mr Phuthego said in an affidavit he and his wife had lived in Nyanga since 1949 and since apart from the paragraph about further consultations, was a "reasonable summary" of what had occurred

On March 10, 1978 the 1977 he had been on the executive of the Nyanga Action Committee

Before the increase he had paid R9,70 rent per month This was increased to R13,26 in April 1978 and to R16,76 in October 1978

He was "sorely affected" by the increases and "experienced great difficulty" because he was supporting six dependants on a salary of R20 a week

Mr Phuthego said the majority of Nyanga residents were experiencing the same financial difficulties

Mr Ntsodo said he had paid R11,61 rent per month for his house in Guguletu From October 1978 he had had to pay R18,64

In terms of the Bantu Affairs Administration Act of 1971 responsibility for matters concerning the townships was transferred from local urban authorities to the Minister

It was submitted that just as previously the local authorities had to consult the administrator, the Minister was also required to consult him

The increases were thus invalid because it was common cause that the administrator had not been consulted

Mr I G Farmlam, appearing for the applicants, asked that the increases as gazetted be declared invalid and that the minister be ordered to bear the costs of application

Mr Justice M R de Kock, sitting with Mr Justice D Williamson, reserved judgment.

CAPE TIMES 9/2/80 (124)

'Squalid' dormitories

Municipal Reporter

WORK is going ahead at a great pace to improve the dormitory accommodation for migrant labourers in Langa, Dr R J Coogan the Medical Officer of Health said yesterday.

On January 24 Dr Coogan gave the employers three weeks to improve conditions which were described as uniformly squalid.

The dormitories were built by the employers and ceded to the Peninsula Administration Board as whites are not allowed to own property in the area. For this reason there was some confusion about the responsibility for the improvements.

Dr Coogan said representatives of the Department of Community Development, the Administration Board and the City Council's Health Department yesterday met representatives of the companies who employed the migrant labourers to discuss the problem.

The meeting was a frank discussion mainly to clarify the various parties responsibilities. A large degree of agreement was reached and the work is going ahead apace to meet the requirements for which I gave them three weeks notice.

2 800 empty houses in Mitchell's Plain

CAPE TIMES 6/2/80 (126)

Municipal Reporter

THE number of houses standing empty in Mitchell's Plain dropped by 39 last month and now stands at 2 800 according to a report considered this week by the housing committee

The main reason for the improvement is the recent builder's holiday which slowed down production and reduced the number of houses handed over to the council

In spite of poor January sales (about 300) the total number of houses sold has topped 11 000 and now stands at 11 065

The council is considering making the houses east of the railway line available for renting and there is at present no drive to sell these homes

In a further report to the committee the City Treasurer, Mr J B Watkins-Baker said the total number of repossessions had now reached 209 with 30 families giving up their homes in January

The total amount of money owed on the houses sold is now close to R900 000

In another report to the committee the director of housing said that 3 226 squatter families had been accommodated by the council since December 1974, but a further 2 510 squatter families still had to be rehoused

Fattis & Monis Strike

For almost a month 88 workers at the Fattis & Monis factory in Bellville South have been on strike. They struck because five of their fellow workers were dismissed. The workers say the dismissals were because all five were members of a trade union. The union was trying to negotiate for better pay and hours of work - R40 a week and an 8 hour working day. A director of the factory says these demands are "out of all proportion", and unreasonable and would lead to "disruption" in his firm.

Officials of the 10 000 member union (the Fo on), say the dismissed men had signed a document givi negotiate for better conditions The factory refused t on. It says the men were replaced by machines and t -back of staff

Although those dismissed were 'Coloured', mo who were on strike are African contract workers In spit g endorsed back to the homelands, the African workers a eir 'Coloured' brothers and sisters. On the first day of th Department of Labour tried to separate 'Coloured' and A gathered outside the factory. The workers refused to "We were all there for the same purpose."

Moves of solidarity with the striking worke last week more than 500 university and coll Peninsula Training College and Bellville Te be re-employed and for a boycott of Fattis

The Western Province Traders Association s sell the factory's products unless there is

The South African Council of Sport (SACOS) schools affiliated to SACOS to support a c a boycott of the factory's products.

More than 400 students from the University called for a boycott of all Fattis and Mon

The Women for Peace movement has called on workers.

The Cape branch of Nafcoc - the National A has issued a statement in support of the d

Fattis and Monis insist that there is "no firm says he is worried about calls for a by blacks because much of the factory's tr kept production going by employing scab wo workers However production has slowed dow

Who are Fattis and Monis? Fattis and Moni following products The following Record Bread flour, Sifted flour, Unsiftes flour, Philadelphia flour, Koeberg Mille pack - Fattis & Monis brand name These include macaroni, spagetti, large and small shells and green, pain rings, dilatines Fattis a products under the following brand names,

name brand, Ckeckers and Roma Fattis bakeries in the Cape Town area These inc River, Wrench Town Bakery in Observatory

Housing scheme opposed

EAST LONDON — Vincent residents have petitioned the East London City Council in opposition to a plan to establish a group housing scheme in the suburb

A petition signed by 40 residents of Vincent Place and lower Lake Street was presented to the town clerk yesterday in reply to an advertisement inviting objections to the rezoning of 13 Vincent Place for group housing

Private objections were also lodged East London builder, Mr Mike Weyer, plans to construct 15 houses on the plot

Petitioners objected to the scheme because of increased traffic and a loss of privacy

signed the petition as did most of those in lower Lake Street Mr Hedderwick did not approach others in the area

Other objections to the scheme drew attention to the fact title deeds to plots in Vincent Place stipulated that only one dwelling be erected on each plot.

This restriction was lifted on 13 Vincent Place in 1973 following an application to build three houses on the plot Objectors claimed it should have been re-imposed when the houses were not built and Mr Weyer should have had to apply for it to be lifted again for his 15-house scheme — DDR

"There are 16 families in our street," said Mr R W Hedderwick, who drew up the petition "We are now talking of 31 families and there will also be a dangerous blind rise"

Mr Hedderwick said the topography of the plot was wrong for such a scheme and the residents of lower Lake Street would all overlook the housing scheme Residents of Vincent Gardens would also overlook it

All except two of the residents of Vincent Place signed the petition as did most of those in lower

common in developing countries -- vector borne and parasitic diseases, malnutrition and deficiency diseases, tuberculosis and wounds; but diseases found in developed countries [5] may require the attention of a qualified doctor. The role of the nurses in the Day Hospital should not be underestimated even though they do not make any final diagnosis or prescribe medicines. They are able to reduce the workload of doctors considerably. However, it might be possible for nurses to direct patients either to a nurse physician or a doctor for diagnosis and prescription, depending on the type of ailment. Nurse physicians are an expensive substitute for nurses and so can only be seen as a substitute for doctors. While the employment of these nurse physicians may allow the capacity of the Day Hospitals to be increased in terms of staff at a lower cost than the employment of more doctors, the problem of too few consulting rooms remains.

Given the original intentions of the Day Hospitals -- not only to provide a service in the community but also to relieve pressure on outpatient departments, nurse physicians cannot replace doctors altogether except for the supervisory doctor, unless referrals to outpatient departments are to increase.

In the Soweto clinics and in Kwazikhele, X-rays, physiotherapy and other procedures are all centralised in Provincial hospitals.

If the conclusion is that the Day Hospital concept, staffed by a team of doctors, nurses and paramedical staff, providing professional treatment including X-rays, physiotherapy, social work, is applicable to the Cape Peninsula, then the scope for the use of nurse physicians is limited. If the whole system of decentralised medical care is inappropriate, and if a simpler service at a decentralised level is the preferred alternative, then nurse physicians can be usefully substituted for doctors. The means cannot be discussed separately from the goals. The goals can only be assessed in the light of detailed information on the types of disease treated. [6]

Also of concern is the question why the demand ('need') for medical care in the Cape Peninsula is such that at least six Provincial hospital outpatient departments and sixteen Day Hospitals are currently operating at capacity. It may be due to "Say's law" or social introgenesis or a variety of other factors. It is not clear whether longer

/

queues at the Day Hospitals would reduce the 'need' for professional treatment, or whether fees should be ra[redacted]f patients. This is essentially an ethi[redacted]idered [redacted]ll [redacted]on.

The need for the integration of curativ[redacted] vices in South Africa is well documente[redacted] further here. In the future, followin[redacted] new facilities will be co-ordinated by [redacted]

Fewer vacant houses

Own Correspondent

CAPE TOWN. — The number of empty houses in the coloured township Mitchells Plain, Cape Town, dropped by 39 to 2 800 last month, according to a report before the city council's housing committee.

The total number of houses sold has reached 11 065

The city treasurer, Mr J B Watkins-Baker, said the total repossessions had now reached 209 with 30 families giving up their homes in January

The amount of money owed on the houses sold is now close to R900 000.

The director of housing said 3 226 squatter families had been accommodated by the council since December 1974, but a further 2 510 families still had to be rehoused

1) See Feldstein, P.57ff

Trengove Jones, P.159.

2) Stigler G. "The Division of Labo[redacted] extent of the Market" [redacted] Journal of Political [redacted] June, 1951.

3) To the extent that confidence and b[redacted] forms an important part of a cure, [redacted]

4) One year after the new outpatient b[redacted] problem of the bottleneck at the pha[redacted] section became apparent. It is not [redacted] pharmacy at the moment, since struct[redacted] very expensive and there is no alter[redacted] a pharmacy while these alterations a[redacted] Also the outpatient department will [redacted] extensions to Groote Schuur stretching down to Main Road are completed in five or six years time.

5) See Trengové Jones, Section II.

developing -- tuberculosis, high infant mortality, vector borne and parasitic diseases, malnutrition;

developed -- heartdisease, lung cancer, hypertension, diabetes.

6) And, as mentioned, I cannot do this.

7) See Trengove Jones

J. Matheson "The Economics of Health in S.A. -- A Survey" Economics Honours Thesis UCT (1977)

Move to declare rent rise invalid

AN application for rent and service charge increases of nearly 100 fercent in Cape Town's Nyanga and Guguletu townships to be declared invalid was heard in the Supreme Court today

The application was brought by Mr Moffat Phuthego, a member of the executive of the Nyanga Residents Action Committee and Mr Barnett Velile Ntsodo of Guguletu.

Respondents are the former Deputy Minister of Plural Relations and Development, Mr W A Cruywagen, and the former Administrator of the Cape, Dr L A P A Munnik.

In an affidavit, Mr Phuthego said that about April 1977 the residents of Nyanga were informed that a rent increase was being considered

The committee decided to ask for a meeting with the Department of Plural Relations and a meeting was held with the Deputy Minister, Mr Cruywagen

Mr Phuthego claimed that Mr Cruywagen gave the delegation an assurance that he would not increase the rents and service charges until he had come back to them

After the meeting the committee sent Mr Cruywagen a letter containing a summary of the points raised at their meeting. They did not receive an answer.

CLAIM

On March 10 1978, by proclamation in a Government Gazette, rents and service charges were increased by nearly 100 percent.

He said he and many other residents of Nyanga and Guguletu were hard pressed financially and were 'Sorely affected' by the increases.

Mr Phuthego claimed that the increases should be made invalid because Mr Cruywagen never came back to the committee as he assured them he would.

According to the law he should also have consulted the Administrator before proclaiming the increases.

The Bantu Affairs Administration Act took away the powers of local authorities to deal with township matters and gave them to the Minister.

Included in the Act was the clause that any decision such as rent increases should be referred to the Administrator.

In a replying affidavit Mr Cruywagen denied that he had given the committee the assurance that he would refer back to them before making any increases in rents and service charges.

He admitted that the contents of the letter written by the committee following their meeting was a fair reflection of what had been discussed, apart from the paragraph relating to the assurance he was supposed to have given to the committee.

Judgment was reserved

the South African population from all causes of death. The proportional contribution of the seventeen major disease categories of the International Classification of Disease (8th revision) to the overall mortality of the various communities is summarised in Fig. 5. The whites show a typical 'developed' country spectrum of mortality with Infectious and Parasitic Diseases being of minor importance (2,0%) and Neoplasms (15,6%) and Diseases of the Circulatory system (50,5%) being of major importance. For urban Africans and 'coloureds', Infectious and Parasitic Diseases make an important contribution to the overall mortality (19,5% and 23,5% respectively), with diseases of the respiratory system and certain causes of perinatal mortality also being of importance. Within the category of Infectious and Parasitic Diseases, diarrhoeal diseases and tuberculosis are the most important causes of mortality. The 'coloureds' experience an interesting combination of 'developed' and 'underdeveloped' mortality with a high death rate from enteritis and diarrhoeal diseases in the young and circulatory diseases in later life. What is also of interest is the relatively large number of symptoms and ill-defined conditions, particularly in the African community (22,5%). This provides some indication of the provision and utilisation of medical services to Africans in the urban areas. In general, the Asians have a spectrum of mortality intermediate between the whites on the one hand and the 'coloureds' and Africans, on the other.

2 800 empty houses in Mitchell's Plain

Municipal Reporter

THE number of houses standing empty in Mitchell's Plain dropped by 39 last month and now stands at 2 800, according to a report considered this week by the housing committee

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In a further report to the committee the City Treasurer, Mr J B Watkins-Baker, said the total number of repossessions had now reached 209 with 30 families giving up their homes in January

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In another report to the committee the director of housing said that 3 226 squatter families had been accommodated by the council since December 1974, but a further 2 510 squatter families still had to be re-housed

Clearly, the presentat c mortality data as propor- information. Table I in the form of cause by sex, in the white, Asian

ith the proportional mortal- s (Fig. 5), it will be ional contribution made by , the actual rates for es. The reason for this es for Infectious and Para- swamp the proportional loured' community. In causes of death are so ecome disproportionately

Mortality rates greater than 5/1 000 appear in italics in Table I. For all of these major causes of mortality, the Asian and 'coloured' mortality rates exceed those of the whites.

However, in this context, what requires emphasis is that by using the major disease classification a certain amount of detail is lost. For example, despite the fact that the overall rates for diseases of the circulatory system are comparable for whites, Asians and 'coloureds', within this broad category the mortality rates for specific diseases vary markedly. Table II provides the proportional contribution of the major circulatory diseases for the whites, Asians, 'coloureds' and Africans. Whilst Ischaemic Heart Disease is the major Circulatory Disease in the white and Asian communities, Cerebrovascular Diseases are the major cause of Circulatory Diseases in the 'coloured' and African communities.

Similarly, if the Accidents, Poisoning and Violence category is examined in greater detail, motor vehicle accidents are the major cause of mortality in whites, 'coloureds' and Asians, the second most important cause in the white community is suicide, whilst that for the 'coloureds' is homicide. For Africans, the latter is the main cause in this category.

The expectation for life at birth and at age 45 for whites, Asians and 'coloureds' is summarised in Fig. 6. It is not meaningful to calculate an expectation of life for urban Africans as this group is subject to a large measure of migration. The characteristically better expectation of life for women in comparison to men, is apparent for all three communities. However, what is of interest is the ratios of the expectations of life for the three communities. At birth, the white:Asian:'coloured' ratios are 1:0,91:0,76 for males and 1:0,88:0,77 for females, at the age of 45 these are 1:0,91:0,86 for males and 1:0,79:0,85 for females. The 'coloureds' are less disadvantaged at e_{45} as compared to e_o for both males and females, a difference which is largely attributable to the high infant mortality rate in this community. It is also noteworthy that Asian females have the worst expectation of life at age 45 of the three communities, which is in marked distinction from both males and females at e_o and males at e_{45}. The fact that for the 65+ age group, Asian women have the highest mortality rates for respiratory, circulatory, digestive, genito-urinary and ill-defined causes of death (Table I) may contribute to this anomalous situation.

Fig. 7 summarises the percentage improvement in the expectation of life at birth subsequent to the total elimination of the mortality associated

BLACK ACCOMMODATION

The board's buck

Just who is responsible for the Langa dormitories' squalor? Fingers are pointing increasingly at the Peninsula Administration Board

Cape Town's medical officer of health Dr Reg Coogan has now personally inspected the employer-provided dormitories for "single" men in Langa. His finding: only four of 40 units are in acceptable condition.

The good news for Dura Construction is that two of the company's five dormitories are acceptable and Dura is in the process of deciding to give the other three a facelift. The minimum standards of accommodation to which the other dormitories should conform. The bad news for Dura is that the other three units did not conform. But the company has recently instituted a building programme to jack them up to standard.

Coogan has given employers three weeks' grace to put their houses in order. He has served legal notices on all affected employers specifying individual requirements necessary to bring the buildings up to minimum standards for human habitation.

Coogan says: I am not specifying *general* minimum standards at this time as that would require an in-depth study by an inter-disciplinary team of experts. However, I am urging employers to take this opportunity of upgrading their accommodation above minimum standards.

The legal notices state the defects observed and what each employer must do to bring the accommodation up to scratch, and in three weeks the buildings will be re-inspected.

Since publication of the *FM* initial investigation (*Current Affairs*, January 16) the board has instituted its own full-scale investigation and the dormitories have been visited by health officials who were "absolutely shocked", according to reliable sources.

Inspectors of the City Health Department who carried out a full-scale investigation prior to Coogan's visit report that there has been a distinct improvement in conditions since the investigation started. Both employers and the board have started a massive clean-up operation.

Says Coogan: I generally sense the mood of employers as being extremely co-operative. A number of employers have contacted me with regard to ways and means of upgrading their accommodation – even some who were not singled out by the *FM*.

Some time ago, it has been pointed out by the employers' chamber that maintenance of the buildings is not their responsibility but that of the board. The question of ultimate responsibility for conditions is contested.

Initially, the *FM* was told by a spokesman for the PAB that employers were responsible for maintenance. A board memorandum stated clearly that the company "had to keep in good repair and habitable condition the interior, exterior and structure of the building and the premises, including the windows, in good order and condition, fair wear and tear excepted".

However, this has apparently never carried the weight of a blank rental. According to a PAB spokesman, the matter was treated in an *ad hoc* way.

When the board took over from the city council in 1963, employers were instructed to upgrade their accommodation to a standard which qualified for permanent tenancy in terms of the City Council's building regulations. As each unit qualified, a permanent tenancy was granted to the company.

In 1964, some employers received memoranda from the PAB announcing an agreement stating that the board was fully responsible for the maintenance of the buildings. Then, in 1967, a new agreement was drawn up placing *every* employer fully responsible for maintenance.

But while some employers were issued with this agreement, others never received it, while some neither signed nor returned the documents.

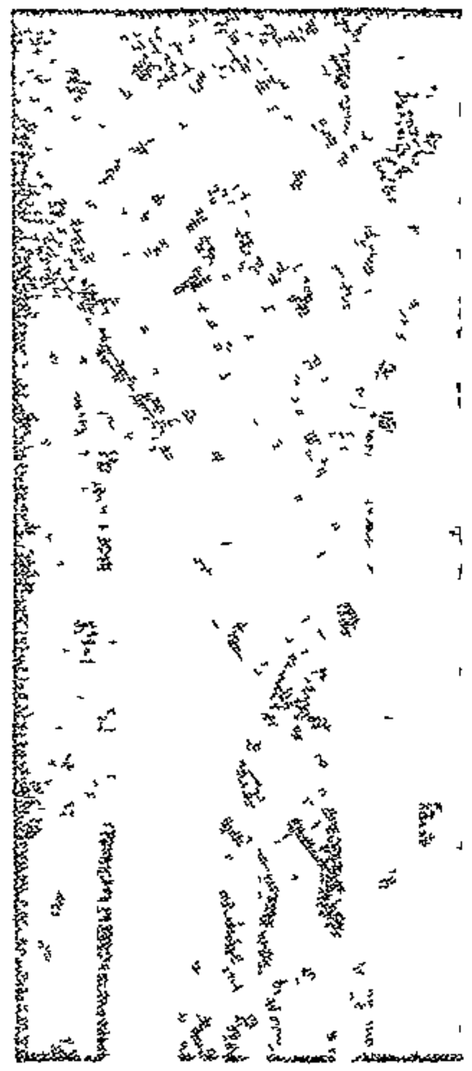
According to Coogan: In the final analysis, having consulted with legal advisers, I believe that the ultimate responsibility rests with the board. I feel that the board cannot evade this responsibility since it owns the land and the buildings, and moreover charges rent for the buildings. However, no socially responsible employer should tolerate his employees living under these conditions.

Health officials "absolutely shocked" by these conditions

124

FM 1/2/80

CMC under fire at protest meeting



MR ALEXANDER didn't agree.

EAST LONDON — Proposed rent increases in coloured areas were condemned at a stormy protest meeting here last night and a vote of no confidence in the management committee was averted

The no confidence motion stemmed from the fact that the CMC had agreed to the increases but the chairman of the meeting, Mr Peter Mopp, asked for it to be withdrawn explaining that the committee was the only body the council was prepared to talk to

Earlier, the chairman of the committee, Mr D Alexander, was asked to explain why the committee had agreed to the increases

Mr Mopp, a former CMC chairman, said the new increases had hit the whole community, especially the pensioners, very hard He said in some cases the increases were over 200 per cent In Windyridge rents were increased from R5,50 a month to R21,50 a month

People who bought houses in Buffalo Flats also had to pay an extra R56 a month administrative costs "For years the coloured community has been pushed and pushed First they took our voting rights away, then they took our municipal voting rights away and gave us a puppet management committee

We are being pushed further and further in the ash heap Are we going to allow this' We always hear of change, but the only change as far as we are concerned is that next year we are going to die of hunger, Mr Mopp said

Mr Alexander explained that his committee had agreed to the increases as explained to them by the City Council, but not to enormous increases like the present one

Another member of the committee, Mr A V Green, said they were led to believe that the increases would be R2 to R3 He said they had made a mistake to agree

Another member, Mr Ronnie Phillips, said the committee agreed to increases that would affect the higher income groups and not the lower income groups like the pensioners

Mr Mopp said he telephoned councillors about the increases and they said that if the management committee agreed to the increases, "what could we as city councillors do"

A third member said the committee, Mr J F Temmers, said he agreed with Mr Green in that they never meant to agree to the high increases

Several members of the audience proposed a vote of no confidence in the CMC

A member of the audience, Mr Benito Phillips, said the committee should get no sympathy They should have had the decency to tell the people after they were confronted with something about it We will pressurise the members to do what you people want them to do and not what they want to do

He said the committee should go back to the Council and rectify the position The Council had no right to charge administrative costs for the houses that were bought in Buffalo Flats and were also obliged to do repairs to the houses even if they were sold, because the houses remained the property of the council until they were fully paid for

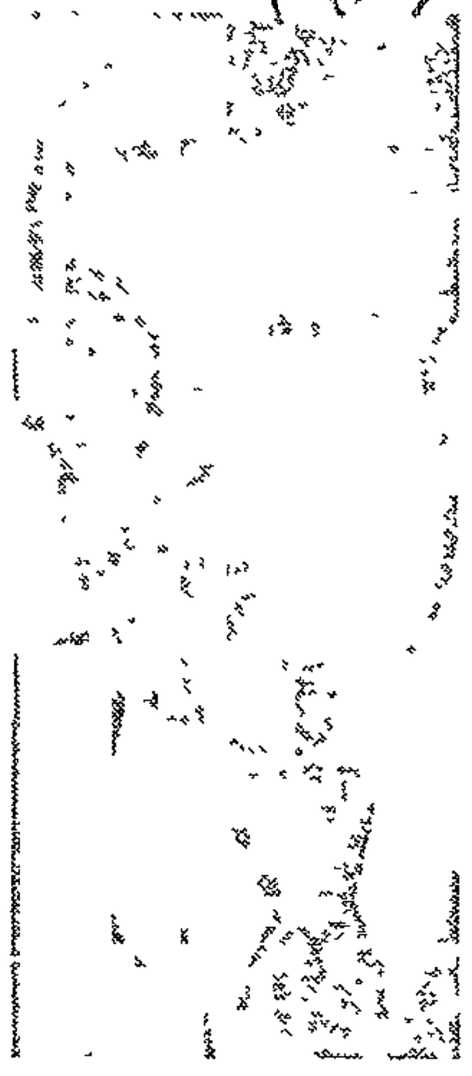
He called the new rent increases madness

Mr Mopp said after the meeting that despite several proposals about a no confidence vote in the CMC he did not want a vote on the issue because he felt it would be senseless

He said the committee were still needed to go to the council's action committee about the rent issue, seeing that the council was only prepared to deal with the management committee

But it's on the cards that they have to go," Mr Mopp said He said the nine people elected at the meeting to deal with the issue would try to convene a meeting with the council's action committee about the issue

The management committee was instructed to rescind its resolution in which it agreed to the rent increases and also to convene a meeting with the action committee — DDR



MR MOPP . pushed too far

11/12/80

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Atlantis housing rush forces temporary halt to all ocations

15/12/80 Argus (124)

Property Editor

BECAUSE of a rush of people to Atlantis, the industrial growth point on the West Coast, the Cape Divisional Council has stopped temporarily allocation of houses Since March last year more than 1 400 houses have been occupied

Mr D Maneveldt principal housing manager of the council said today that there had been a phenomenal rush to Atlantis in the past year

In March 1979 we had 1 000 houses and maisonettes standing empty at Atlantis Now every one is taken up either bought or rented, and the majority of the 615 houses now under construction have also been occupied

This has led us to stop, for the moment allocating houses there but our waiting list is growing daily.'

Last year he had no idea what would happen to those vacant 1 000 houses as there seemed no interest among the coloured community in going to Atlantis.

Mr Maneveldt said the council was planning to cope with the rush. Apart from the 615 houses under construction at a cost of R3,7-million, a further 188 economic houses costing R1,7-million and 337 economic houses costing R3 1-million were also being built.

These two schemes would be finished next year and the houses would be either for sale or renting

'But our biggest scheme is awaiting approval by the National Housing Fund,' he said 'We have asked for money to build 942 economic housing units and 555 low cost housing units at Atlantis and we hope to start on them next year'

In the pipeline were a further 580 economic units

He said a small number of the 615 houses being built were being kept for the staff of any new industries that might come to Atlantis

The growing township designed to house staff of industries sited at Atlantis — Wesfleur as it is known — already housed 22 800 people and would have a capacity for about 70 000 by 1985

It would be one of six cities of Atlantis which would house in all 200 000 people

Planners were investigating sites for the second city A programme of 2 000 houses a year was envisaged

Mr Maneveldt said that his council was planning equally large housing projects for Belhar

'The master plan for Belhar has now been approved by the Townships Board and, subject to funds being available we hope to start construction of 1 781 low cost homes and 1 899 economic homes there next year'

5 000 families face eviction

Argus 15/12/80 (124)

R1-million in arrears at Mitchell's Plain

Municipal Reporter

A THIRD of the families living at Mitchell's Plain, the 'dream city' rising on the Cape Flats, are more than R1-million in arrears with the payments for their homes — 5 000 families face eviction

In spite of doing everything possible to help families which have fallen far behind with their monthly payments, the Cape Town City Council's Housing Department is evicting up to 60 families a month

The secretary of the Combined Mitchell's Plain Ratepayers' Association Mr Eddie Kai described the situation today as a 'nightmare'

Relief

He said Compra was to appeal to the Government for emergency relief measures to help the 'pioneering' families at Mitchell's Plain who faced being turned out of their homes

One of Compra's main aims was to persuade the Government to make its new interest structure, which came into effect this July, retrospective for all Mitchell's Plain homeowners

Interest

All the original home owners were paying 9,25 percent interest on their loans Since June, new homeowners paid 9,7 or five percent depending on their income.

'If these interest rates were applied to an original homeowner who earned less than R350 a month, his monthly repayments would drop by between R20 and R30 a month and could mean the difference between continued home ownership and eviction,' he said

Compra conceded that the council was doing everything it could to keep people in their homes, but a new enlightened housing policy which would keep evictions to a minimum had become a desperate necessity.

Social workers with the necessary training to give financial advice and restructure a family's finances could help the situation

Budgetary education should become part of the council's housing policy.

Mr Kai added that families who suddenly found themselves houseowners were prey to high-pressure salesmen.

The chairman of the council's Housing Committee, Mrs Eulalie Stott said it was a cold hard fact of life that home ownership did not give a family any more security than a rented house

Since 1925 the council's policy had been to give people a choice of home ownership or rental.

The council did satisfy itself that before a home was sold, the would-be buyer was theoretically able to afford it

Family size

'But an increase in the size of a family, increased living costs and other factors could put home-ownership payments out of the reach of many families,' she added

'In a rental scheme, the council was able to have more supervision over payments. 'But when a man wants to buy a house and fulfills all the basic requirements you cannot refuse to sell it to him.'

She added that employers could go a long way towards alleviating the present situation if they would agree to instigate a monthly stop order system for their employees' house payments.

She also appealed to homeowners who fell behind with their pay-

(Continued on Page 3, col 1)

4. Solution

Supplementary Current Cost Income Statement for the Year Ended 31 December 1979

Operating Loss before tax and interest, per historical cost statements	(50)
Current Cost Adjustment	(441)
Entity operating loss	(491)
Interest paid	250
Entity loss after interest	(741)
Adjustment for financial gearing	63
Owners' loss before taxation	(678)
Taxation	120
Net loss after taxation and before extraordinary items	(558)
Outside shreholders' interest	20
Net loss before extr	(538)
Extraordinary items	(490)
Net loss after extra	(1 028)
Retained income, 1st	xxx
Retained income, per	

Move for release of children

PARENTS from Langa, Guguletu and Nyanga unanimously decided at a meeting yesterday that the Coordinated Civic Council, the Guguletu Residents' Association, the Parents' Action Committee and the Cape Town Community Council should form a team to demand the immediate release of all schoolchildren still in detention.

About 300 people attended the meeting in the Guguletu Civic Hall.

Children in these townships have been boycotting school since February. Several of them are in detention.

Parents felt that the detention of schoolchildren was a major stumbling block in trying to get the children back to school next year.

One parent said: "Before we can even start discussing what should be done in getting the children to school next year we should first try to free those in detention."

Several of the Parents' Action Committee told the meeting that 23 schoolchildren were detained under Section 10 of the Internal Security Act. Twenty of them had been charged with arson.

He said there were others who were detained under Section 6 of the Terrorism Act. Among them there were children aged 14 and 15.

Buy or leave' shock for 102 tenants at Claremont

19/12/80 Argus (124)

Property Editor

TENANTS of 102 flats at Westlodge, Claremont, last Friday received letters announcing the block was converting to sectional title

They were given until today to exercise their option to buy.

'It was certainly not the Christmas present we expected,' a tenant said '

'I was particularly concerned to find an old lady in tears in the lift in one of the three blocks

'She was asking how could she pay for her flat which she had occupied for some years'

The tenant added Most of the people in the three blocks are working class, not very wealthy and many elderly

'While some feel that the developers have made excellent concessions as to payment, others are not sure they can afford to buy'

The tenants were advised in a letter dated December 12 to consider buying their flats as 'an investment for your future.'

The letter added 'With the ever-increasing costs of living and spiralling inflation it is only sensible to stake a claim in your future by investing in property'

The developers ALD Investments (Pty) Ltd pointed out that tenants would have first option on their flats at a reduced price to that which would be offered to the public This option would be binding until December 29

A deed of sale had to be signed by that date and an initial deposit put down.

Tenants were asked in the letter of December 12 to reply by 5 pm today

Speaking for the developers, Mr Philip Marcus said 'Tenants will be given No 1 priority to buy We have found that the more time tenants are given to make a decision the more time they take Hence the week's limit But we have asked them to come to discuss matters with us at any time'

He said that the handling of the conversion to sectional title was on American lines, with the interests of the tenants uppermost 'We hope to dispel the bad publicity given to sectional title schemes by our treatment of this project'

The option that tenants had to sign was not binding, he said

'We will give 12 months lease of the flats to elderly people while we will keep 10 percent of the flats for renting to needy people

'Under no circumstance will we displace old people,' he said

(Continued on Page 3, col 5)

Flats

(124) Argus 19/12/80

(Continued from Page 1)

'Once a flat is sold to someone other than a tenant the tenant will be given three months' notice and for needy cases 12 months'

Eighty percent bonds were available.

The December 12 letter told would-be buyers that 10 percent of the purchase price would have to be put down initially with a further 10 percent on transfer

However, the developers were prepared to assist buyers by allowing the deed of sale to be signed without putting down any deposit while a 90 percent bond could be arranged The remaining deposit may be paid over 10 months at one percent a month which would add an extra R1 000 to the purchase price

Figures given by the developers show that a buyer of a R18 500 three-roomed flat would have to put down an initial deposit of R1 850 Monthly payments would be R156 with a monthly levy of R45

Those unable to afford this might pay one percent of the deposit monthly for 10 months R185 a month extra with the addition of the R156 and R45 the total would be R300

Rents at present vary from R120 to R140 a month

Prices of the flats to tenants vary from R17 500 for a three-roomed flat in the west and east blocks to R24 000 for a five-roomed flat in the north block

● The Rent Control Sectional Title remedy — Page 13.

7 LABOUR BUREAUX

Lecturer . to be appointed.

Ref Sheena Duncan 'The Central Institution of South African Labour Exploitation' in South African Labour Bulletin Volume 3 No 9 November, 1977

C.G.J Marchand . 'A consideration of the legal basis and some practical operations of the labour bureau' in South African Labour Bulletin Volume 3 No 9 November, 1977

8. THE UNEMPLOYMENT INSURANCE FUND.

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. of Structural Unemployment in South Africa.

Developments in the Theory of Inflation and

Theories in Employment and Unemployment.

cit Contracts and Underemployment equilibrium".

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mployment under uncertain Demand'.

, Volume 41 Jan. 1974.

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conomic foundations of employment and

rk, Norton 1970

Production, Information Costs and economic

Economic Review, Volume 62 of 1972.

13. JOB CREATION WEST GERMANY & THE UNITED KINGDOM.

Lecturer to be appointed.

Ref Maurice Scott and R A. Haslett . Can we get back to full employment ? McMillan Press 1978.

N J Habley & M P. Jackson : 'An Evaluation of Job Creation in Germany' in the International Journal of Social economics Volume 6 No. 2 1979 M C.8. Publications 1979.

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PETITION ON TIMING OF POWER BILLS

20/12/80
Argus
124

THOUSANDS of Mitchell's Plain residents have signed a petition calling on the City Council to bring the electricity due dates forward two weeks.

Residents have complained that they are unable to pay their accounts on the due date — which falls during the third week of every month — at a time when most have not received their salaries.

A committee, known as the Electricity Petition Committee, has been formed to take up the issue. Members have canvassed houses and about 5 000 people have signed the petition.

The survey conducted by the Rocklands Ratepayers' Association showed that 61 percent of Mitchell's Plain residents could not pay their electricity accounts on the due date

As a result, they had to pay 10 percent extra each month for late payment

Requests have been made to the council to have the due dates changed

At a meeting this week at the Anglican Church Hall in Westridge, residents strongly objected to the present due dates One resident said he believed that 10 000 families were affected.

This would earn the City Council about R15 000 in overdue charges each month,' he said.

Another resident said the problem was not peculiar to Mitchell's Plain but occurred in other areas as well.

The committee hopes to collect 15 000 signatures by early next year.

A spokesman for the City Council said Mitchell's Plain residents would not be given preference over residents in other areas.

He said that by bringing the due date forward, the council would set a precedent for other areas.

Council plans 12 000 more homes for Mitchell's Plain

(124) Argus 20/12/80

By Alan Cooper, Property Editor

THE Cape Town City Council is hoping for a further R100-million for new housing contracts at Mitchell's Plain

Plans are on the drawing board for a further 12 000 homes, which will bring the total at the Plain to the maximum of 50 000 by the end of 1983

The original planners of Mitchell's Plain envisaged that the fast-growing city would house 250 000 people by 1983 Already about 16 000 houses have been built and the majority sold

In the second series of major contracts Besterecta are building 6 440 dwellings at a contract price of R52 2m Ideo Homes are building 2 500 homes at a cost of R20 2m and Model Morris 2 500 homes at a cost of R19 8m

These contracts are expected to be finished by early 1983 but, in the meantime the council is pressing ahead with plans for a further 12 000 houses, providing that the money is granted by the Department of Community Development

The department usually makes its allocations for major housing contracts in March or April each year and the council hopes that it will provide the necessary funds in the new year to build the 12 000 homes to complete the existing Plain project

Of the 12 000 Strandfontein is to have 5 500 from Tafelsig in the south-east corner of the present Plain boundary 3 000 and a further 3 500 will be built in the former Divisional Council area of Woodlands to the north-west

These 12 000 will occupy all land set aside for building, apart from a few small separate pockets within the present suburbs

However, the council is planning to extend the boundaries of the Plain to allow for yet more houses

No decision has been reached on whether these extra 12 000 homes will be sold or rented but the pressure to sell homes at the Plain is growing

Of the present 11 440 homes now being built in the second phase, only 1 803 have been set aside for selling and already there is a waiting list exceeding that number of families wanting to buy

The lowering of interest rates late this year accentuated the rush for home ownership

Because of this the council may be forced to reconsider its decision to rent the remaining 9 000 houses in the second major contracts but it will also have to take into account the fact that it has from 15 000 to 20 000 families on its waiting list for rented homes

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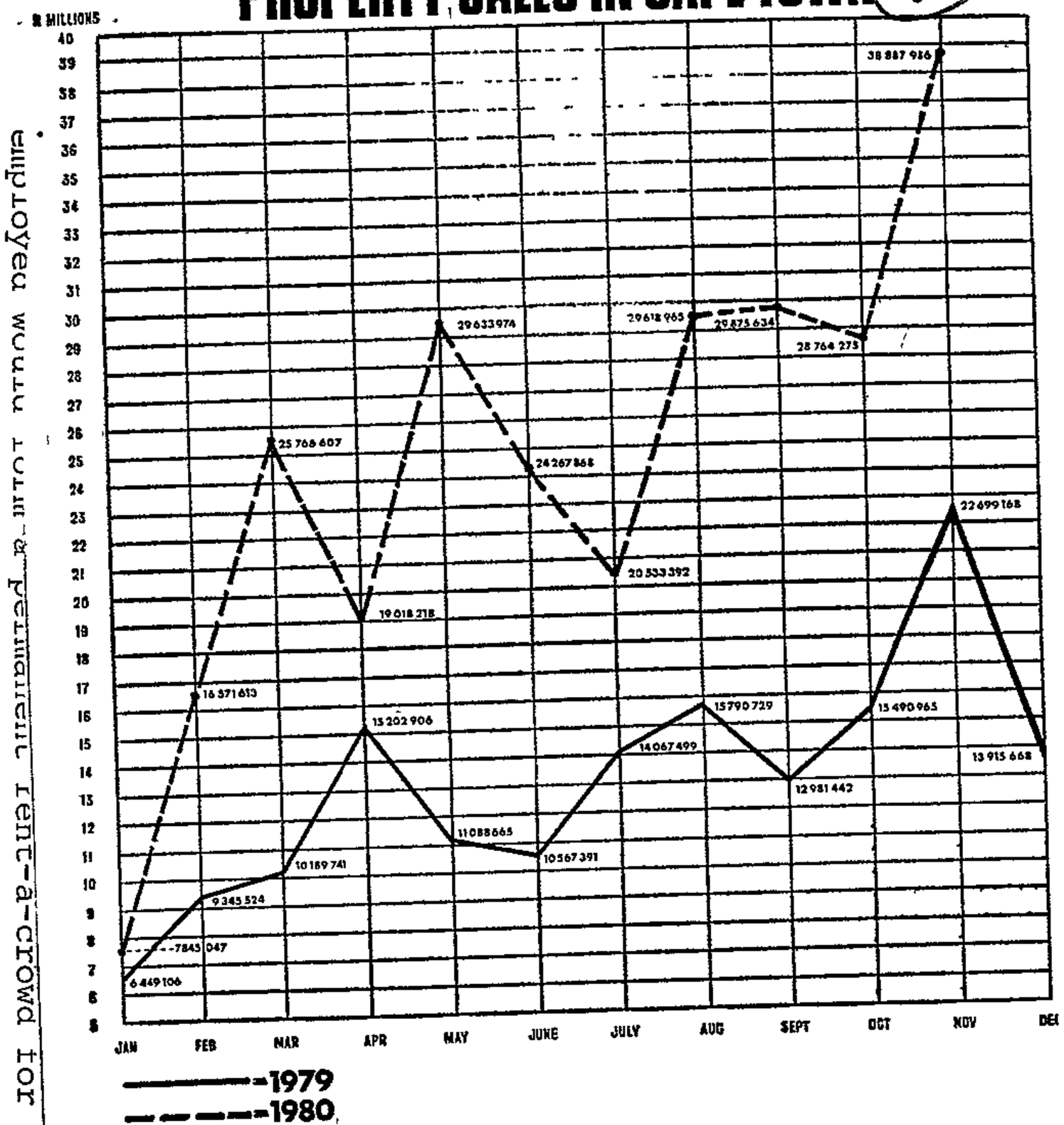
PROPERTY SALES IN CAPE TOWN



A record month for property

Alan Cooper, Property Editor

CAPE TOWN property sales in November 1980 soared to the highest level ever recorded — R38 887 986 — more than R10-m more than sales in October and R16-m more than sales in November 1979. Yet the actual number of sales did not increase in proportion, indicating the inflated prices being asked for property in the city.

A total of 997 property sales in the Cape Town municipal area brought the record figure of R38 887 986 in November Total valuation was R24 032 664 based on 1971 valuations, showing a gap of R14 855 322

November appears to be a peak month for sales In that month last year the highest amount for sales for the year was recorded — R22 699 168 with 934 transactions.

Yet with only 63 more sales in November this year, the money involved increased by more than R16-m

Biggest addition to the November 1980 figures was the sale of a building, the Sanlam Centre on the Foreshore which went for R5 600 000 with a valuation of R6 448 790

Apart from this large sale, the most popular ward for property buyers was Ward 13 which includes Athlone, Crawford, Lansdowne, Wetton and part of Claremont Sales there rose to R4 361 619 with 230 transactions

Next most popular was Ward No 14 — Claremont, Newlands, part of Kenilworth and Bishops Court where 60 properties were sold for R3 322 512

Third on the list for November was Ward 2 which includes part of Sea Point. Thirteen properties were sold there for R2 546 050.

Sectional Titles:

Agents want less interference

THE Institute of Estate Agents of South Africa has hit out strongly against the 'stringent require-

sers as a result of increased building costs 'Further interference in the market by the authorities will cause unit prices to rise and discourage further development and

- Giving tenants discounts on the retail price of the unit based on periods of occupation
- Ensuring that the levy calculations have been properly estimated

employed would rent-a-crowd for the seditious and so threaten at a political level the continued existence of

21/12/80

tional title conversion and 'interference' by the authorities in the sectional title market.

A recent statement by the institute maintains that the 'stringent requirements relating to conversion are seriously affecting the resources of the local authorities who must approve sectional title schemes This in turn has resulted in serious delays in the opening of registers

It maintains that delays in opening registers will result in higher prices being passed on to purcha-

conversion of flats

The institute says that while it is sympathetic to the plight of pensioners and those not able to afford market rentals, it does not believe that private developers should be made to subsidise tenants as this was the function of government

'The effect of further controls will certainly inhibit private sector development of flat units for renting'

The institute contends that malpractices and unethical exploitation of tenants and purchasers in the sectional title conversion process were the exception rather than the rule 'It is considered that the whole fabric of the conversion process does not require adjustment at this stage by the authorities'

According to the statement, agents with experience in sectional title sales will always advise their clients — the developers — to follow sound practices such as:

- Granting tenants a reasonable time to decide whether they want to buy their flats

Only two tenders to build white homes in District Six

Property Editor

IN spite of the shortage of white residential land in Cape Town, developers appear wary of taking sites in District Six for housing.

The Department of Community Development put up two large sites in Phase I of District Six, or Zonnebloem, for tender.

The tenders were opened today.

These were the only sites in Phase I to be offered to the public.

Three others are being developed for occupation by the Police and Defence Force, while a fourth is to be developed as a group housing scheme open to the public to buy at R35 000 a unit.

Already 11 applications have been made for the group housing units.

The contract has been awarded to Chas McCarthy and Son.

For the two residential sites in Phase I, two tenders were received.

Prices were said to be lower than expected.

Tenderers had to submit sketch plans of proposed development and tenders will be awarded not only on price but on standards of the proposed development.

Both plots are large — 6 708 and 4290 square metres.

'Considerably interest' was shown in the sites, says a statement from the department. But only two tenders were received.

More residential land will be offered to developers in phase 2 of District Six once final planning is completed.

However, it is unlikely there will be any individual house plots on offer to the public.

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- a district labour bureau in the office of every Commissioner/Magistrate (these are of importance in rural areas where they deal mainly with the supply

Council silent on rent relief

16/12/80

EAST LONDON — Spokesmen for the City Council yesterday refused to say if any decision was taken during a discussion behind closed doors on Monday night, on possible rent relief in 1981 for Indian and coloured tenants living in municipal houses

The councillor who holds the housing portfolio, Mrs Elsabe Kemp, said yesterday she was not prepared to comment on the discussion which was held in committee

The town clerk, Mr J J Human, also refused to comment referring the reporter to Mrs Kemp

A motion regarding possible relief for "hardship cases" following an increase in rents in 1981 was on the agenda for open discussion at the monthly meeting on Monday night But Mrs Kemp moved the matter should be discussed in closed session

Meanwhile, the chairman of the Coloured Management Committee, Mr Corrie Alexander, has cancelled his scheduled meeting on the rent increases in Parkridge and has asked all residents to attend Mr Peter Mopp's meeting at the Parkside Civic Centre tonight

"The rent increases are common grievances and we must show unity in fighting it," Mr Alexander said "It is vital that everybody attends tonight's meeting" — DDR

Special rebates for elderly

MORE than 2 000 elderly home-owners are expected to benefit from the system of special rebates on their rates for 1981 following the recent easing of the income limit qualification by the Cape Town City Council

However, the special rebate for the elderly is not automatic and people will have to apply for it on a special form obtainable from the rates rebate section, City Treasurer's Department (P O Box 655 Cape Town or ☎210 3970)

A City Council spokesman said yesterday that 1 918 elderly people took advantage of the rebate system this year, 1 877 last year and 1 345 in 1978 Every elderly person has to apply on a yearly basis

The rebate to the elderly is an additional relief as they will also receive the 20 percent rebate applying to all home-owners recently agreed to by the council

Qualify

To qualify for the extra rebate, elderly owners must occupy their premises themselves, with their properties being used solely for residential purposes The property should contain not more than one dwelling unit and have a rateable value of not more than R25,000 Male owners must be at least 65 and women at least 60 years old

The extra rebate for the aged will be 30 percent if total income does not exceed R200 a month, 20 percent if it is not more than R300 and ten percent if it does not exceed R400 The monthly maximum includes income from all sources, including that of the registered ratepayer's spouse

Up to this year the special rebate for the elderly applied only to those who had a maximum monthly incomes of R200 and R300 respectively The R400 limit creates a new category

Rent help proposed

EAST LONDON — City councillors here last night discussed behind closed doors a proposal to grant relief to coloured or Indian tenants living in municipal houses who had difficulty paying their rents

It was proposed any shortfall should be made up from the housing rental deficit allowed for in the 1981 budget up to a maximum of R10 000

The proposal follows the general increases in municipal housing rentals which are to come into effect from next month, and which were announced by the councillor in charge of finance, Mr Ian Lipworth, when he presented the municipal budget for 1981 last month

When the motion regarding possible relief for "hardship cases" came up for discussion last night, the councillor who holds the housing portfolio, Mrs Elsabe Kemp, moved the matter should be discussed in committee, and this was agreed by the meeting

The motion then discussed behind closed doors stated the proposed rental increases had been accepted in toto by the Coloured and Indian Management Committees

The Coloured Management Committee had resolved, however, where there were individual cases of hardship or where there were schemes that proved problematical and the tenants concerned were adversely affected, the right was reserved to come back to the council to discuss the matter further with a view to obtaining relief for such persons or in respect of such scheme

It was recommended Mrs Kemp and Mr Lipworth, in consultation with the Coloured Management Committee or the Indian Management Committee, as the case may be, be authorised to deal with cases of hardship and that relief be granted where considered necessary in specific housing schemes, and be funded ex housing rental deficit allowed for in the 1981 budget up to a maximum of R10 000

It was also recommended that if necessary any problem discovered be reported to the council's action committee in the new year

It took councillors ten minutes to agree to 16 motions at the meeting last night There was no public discussion on any of the motions Council then went into committee (closed session) on a variety of matters — DDR

Rent protest meeting tomorrow

EAST LONDON — A rent hike protest meeting will be held tomorrow night in the Parkside Civic Centre and not on Thursday as reported earlier

This was confirmed here yesterday by the convenor, Mr Peter Mopp

Mr Mopp said he was forced to switch the meeting to tomorrow night because of a booking mix-up with the hall

Mr Mopp said he would deal with comments by the director of housing Mr Ken Martinsen, about relief measures for low income families and possible ways these families could cut down expenses

"I have had an offer from Mr Martinsen to come and discuss serious cases with him Although I see merit in this, there is still a principle involved and I see untold misery for low income families

"This is what must be corrected and not only dealing with really bad individual cases

"I don't want to even try to imagine how the rent backlog is going to increase It is already over R100 000

Meanwhile a former CMC member and Parkside businessman, Mr F N Barlow, has come out in support of the meeting and has urged other businessmen to support it

"It is our Christian duty to speak for those who cannot speak for themselves," the former Federal Party member said

About 90 per cent of the coloured community live in municipal housing schemes so that the majority of them are affected

"And when the community are affected by such steep rent rises, their buying power is affected — and this will affect businesses"

Mr Barlow said white business houses would not be immune to the ripple effect

"It is therefore vital that everybody supports this meeting," Mr Barlow said — DDR

R43 000 festive switch-on

EAST LONDON — Santa Claus ho ho hoing his merry way around East London this Christmas will be lit up to the tune of R43 000 worth of festive lights — R39 000 more than the usual seasonal allocation

During past Christmases, the tight financial climate has made the provision of special lights a touch-and-go affair, although in the end East London has never experienced an unlit Christmas

"Previously we have had very little special illumination" said the city electrical engineer Mr K Robson

Because of the substantially increased mid-year allocation the Christmas lights will include animated features interspersed at various intervals among the other lights There will also be coloured streamers

"I can't say I've seen specific theme running through the illuminations but I've noticed marine creatures, and elephants and I should imagine other animals

"Essentially it will appeal to children"

The lights being put up at the moment will be switched on around December 15 and remain on through January They will illuminate Oxford Street and Currie Streets and the Esplanade — DDR

Cosmonauts get ready to land

MOSCOW — The three Soviet cosmonauts launched into space on November 27 are preparing to return to earth, the Soviet news agency Tass reported yesterday

The agency said cosmonauts Leonid Kizim, 39, Oleg Makarov, 47, and Gennadi Strekalov, 40, were in good health — SAPA AP

Crisis in sight on house sales at Plain

(124) Argus 5/12/80

Property Editor

THERE will be a serious shortage of houses for sale at Mitchell's Plain unless the City Council changes its mind.

Of new contracts for 11 440 homes, only 1 803 have been set aside for sale The remainder — unless the council decrees otherwise — will be let

However, since the lowering of interest rates the rush to buy has been 'phenomenal, the manager of Mitchell s Plain Housing Sales, Mr E F H Keersemaker, said

'A b o u t 100 families come into our offices every day looking for houses,' he said

Mr Keersemaker added 'All houses for sale under the new contracts will be allocated only to existing City Council tenants, those on the council waiting lists to buy or rent a house, or on the Department of Community Development list

'Apart from that applicants must live or work in the Cape Town municipal area as it felt that other local authorities should provide their own accommodation

POURING IN

'In spite of these new restrictions, applications are pouring in

'For the 200 houses still unsold from the first large h o u s i n g contracts, we already have a waiting list of 2 000 families I estimate that, in two months' more that waiting list will have grown to 6 000'

Of the 1 803 for sale from the second contracts, 165 had been sold

The houses would be released for sale in batches of about 200 with the last in September

'There will be 9 000 houses set aside for renting and the council has some 15 000 to 20 000 families on its waiting list for these

'Our waiting list of buyers will by next year have grown far beyond 2 000

1980, R1208:VIII 24.
8. R1208 VI
7. R1208 VI
6. Governme

5. For a survey of the 1976/7 studies see Bromberger (1978).

4. The terms are Professor Francis Wilson's.

3. For a detailed account of the introduction of the labour bureau system see Morris, 1977.

of 14 May 1980.
area and national unit'. (Statistical News Release, P 27.3
selected after stratifying on the basis of geographical
10 000 dwellings (in clusters of 30 for practical reasons) ...
this by collecting information from 'a sample of nearly
lation, particularly as regards the unemployed'. It does
on the structure of the economically active African popu-

2. Following the sustained public discussion of unemployment in 1976 the Department of Statistics started (from October 77) a Current Population Survey of Africans (and 'Coloureds'). Its object is 'to obtain current short-term information

1. 'South Africa' includes Transkei, Bophuthatswana and Venda, otherwise stated.

NOTES

Homes for sale at R200 down, R55 a month

Municipal Reporter

THOUSANDS of families living in overcrowded conditions as tenants or subtenants in Cape Town's various housing schemes can now buy their own homes

For a sharp drop in interest rates on new economic homes — and a decision by the Cape Town City Council to make a batch of 1 800 homes available for sale to its tenants or families on the waiting list — put home ownership within the reach of people earning relatively low incomes.

The Government's decision to lower the interest rate from 9¼ to 5 percent means that a breadwinner with R200 can buy a house

The initial R200 covers the R100 deposit, the first instalment, insurance, interest and a R10 documentation fee

REPAYMENTS

An average repayment, though it would vary with income and price of the house being purchased, would be R55 a month

Tht Town Clerk, Mr H G Heugh, said the city council's offer of houses for sale, in a circular to 60 000 tenants, had sparked tremendous interest

Houses would become available in batches over the next few months and would be sold through the council's Mitchell's Plain agents

The chairman of the council's Housing Committee, Mrs Eulalie Stott, said today it was not a move designed to force people to move from their present homes

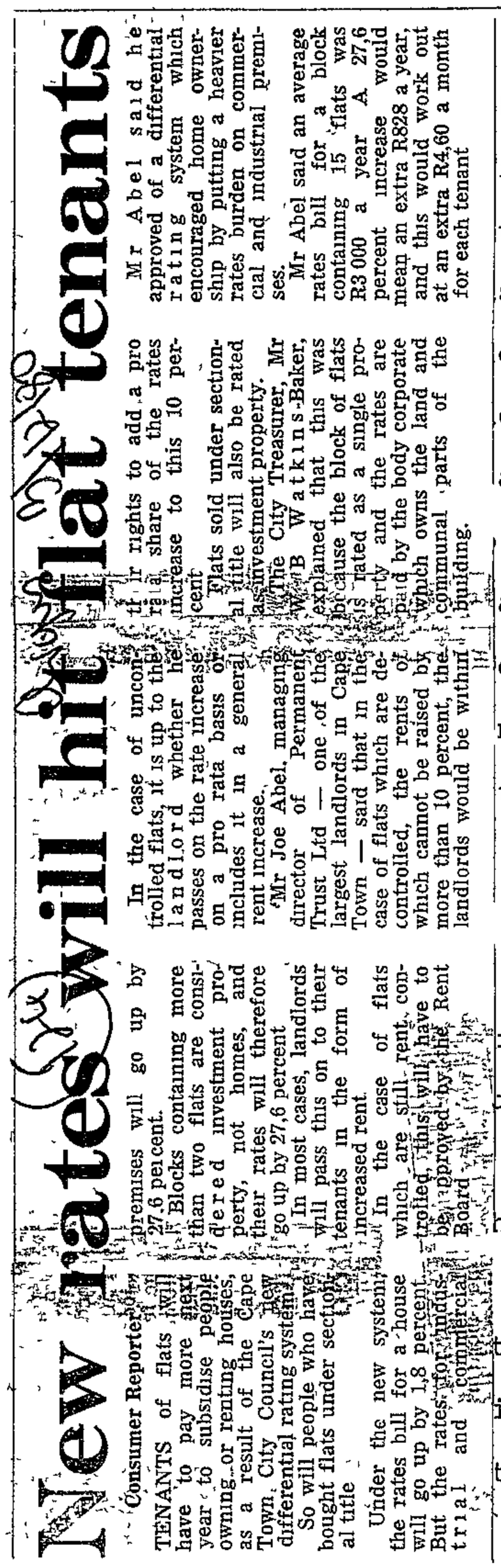
'The new interest rate means that people who before would not be able to afford a house now have that opportunity

"We have given them a free choice to buy a home if they feel they can afford it," she said

The council had decided that with the next batch of houses available for letting, the tenants would be given the option to buy

Mrs Stott added that the council would always have to make new houses available for renting because the biggest percentage of people on the waiting list for homes were not able to afford to buy a house.

generated by a comparison of actual employment that would be needed if all the able bodied South African men and women were engaged in full-time employment (Kantor, 1980: 143).



New flat tenants will pay more

Consumer Reporter

TENANTS of flats will have to pay more next year to subsidise people owning or renting houses, as a result of the Cape Town City Council's new differential rating system.

So will people who have bought flats under sectional title

Under the new system the rates bill for a house will go up by 1,8 percent. But the rates for industrial and commercial premises will go up by 27,6 percent.

Blocks containing more than two flats are considered investment property, not homes, and their rates will therefore go up by 27,6 percent.

In most cases, landlords will pass this on to their tenants in the form of increased rent.

In the case of flats which are still rent-controlled, this will have to be approved by the Rent Board.

In the case of uncontrolled flats, it is up to the landlord whether he passes on the rate increase on a pro rata basis or includes it in a general rent increase.

Mr Joe Abel, managing director of Permanent Trust Ltd — one of the largest landlords in Cape Town — said that in the case of flats which are decontrolled, the rents of flats would be raised by cannot be raised by more than 10 percent, the landlords would be within their rights to add a pro rata share of the rates increase to this 10 percent.

Flats sold under sectional title will also be rated as investment property.

The City Treasurer, Mr W B Watkins-Baker, explained that this was because the block of flats is rated as a single property and the rates are paid by the body corporate which owns the land and communal parts of the building.

Mr Abel said he approved of a differential rating system which encouraged home ownership by putting a heavier rates burden on commercial and industrial premises.

Mr Abel said an average rates bill for a block containing 15 flats was R3 000 a year. A 27,6 percent increase would mean an extra R828 a year, and this would work out at an extra R4,60 a month for each tenant.

le may choose not to work ('choose to be un-
Kantor's phrase) 'in order to search for
it for something better to turn up' (Kantor,
these people appear in unemployment statistics
se constitute an unemployment problem. The
on is simply not true - no study has postu-
c activity rates of close to 100% for adult
as a whole, though my study (Simkins, 1978a) has
100% for men between 25-44. The rates used
a bit too high, yet men in this age group have
e where education is a reason for economic in-
not yet reached retirement age, so one would
ty rates to be high. Of course, what is at
the extent to which labour supply depends on
To rely on rigid economic activity rates
estimates of the labour supply over a period
tes have changed is to make assumptions which
ory shows to be false. Naivete on this score,
noted, is not confined to academic attempts
he level of unemployment but is also to be
Current Population Survey which classifies
t economically active, unemployed or employed
iring about the wage below which they would not
to work.

Sectional title: The tenant's dilemma, and need for action

CAPE TIMES 17/11/80

124

By SAM LEWIS GROSS

A Cape Town professional man, immediate past chairman of the Green and Sea Point Ratepayers' and Residents' Association, and an authority on rent control and sectional title

ON APRIL 1, 1981, it will be no joke for many when they face the reality of defencelessness against eviction from flats which they have occupied for long periods of time On that day the moratorium under the Sectional Titles Act will lapse

Tenant protection applies in virtually every Western state South Africa is the only known country which has abolished rent control and withdrawn tenant protection Yet our position is no better than in other lands

Did Parliament give adequate consideration to all the dire consequences which could have been anticipated by the abolition of control and the amendment of the Sectional Titles Act? The inference is that Parliament blundered grossly

Commission

The trouble started with the Fouche commission appointed in 1976 to inquire into and recommend upon the housing situation in South Africa including the system of rent control The South African Property Owners' Association (SAPOA) made out a strong case for the abolition of rent control No evidence or representation on behalf of the tenants was placed before the commission Yet such evidence could have been readily available from the files of the various rent boards all over the country In the result, the Fouche commission adopted SAPOA's submissions and recommended that the system of rent control be abolished The government accepted the commission's recommendations that rent control should be phased out in stages over a four-year period The fourth and last stage is due in April 1981

The commission noted in its report that 238 000 housing units were subject to rent and tenure control, i e flats and houses built and occupied prior to June 1, 1966 With the total abolition of rent and tenure control 238 000 families are deprived of protection against unlimited rental and ejectment

The case put forward by SAPOA to and accepted by the commission was based on two main grounds — firstly, that landlords were subsidizing tenants' rents, and, secondly, that control was inhibiting developers from erecting new blocks of flats

Both grounds are repudiated There is no evidence of subsidization or inhibition On the basis of cost of erection of housing premises prior to 1966 no case can be found where the return on investment was not economically attractive and beneficial to the owner Take one example

A block of flats in Kenilworth was constructed in 1940 at a cost, including that of the site, of R72 000 Last year the Rent Board increased the total annual rental to R57 640, i e a return of approximately 80 percent gross

Although housing units erected after June 1966 were never subject to rent control no builder or developer has seen fit to erect new flats for several years The reason is quite simple The cost of construction had escalated enormously and mortgage bond rates soared to 14 percent In the result developers feared that new housing must attract a rental which is beyond the average tenant s income capacity

Thus upon fallacious grounds has rent control been abolished and the lives of 238 000 families have been adversely affected

To add to the tenants' problems another malady has manifested itself Syndicates and speculators following the amendment of the Sectional Titles Act, have bought up blocks of flats, mainly those erected prior to 1966, and are converting them for sale under the Act In these flats families have lived for years and have made them their permanent homes

These syndicates are reaping a huge financial harvest in reselling the flats at exorbitant prices In most cases the worried tenant is the captive purchaser He either buys at the stipulated inflated price or he is forced to vacate if someone else buys his flat

Buying under such circumstances is buying under duress The tenant is required to use his savings for the deal and invariably has to incur mortgage debt to complete the transaction In many instances the syndicates and speculators have not yet taken transfer nor have they conformed with all the requirements of the Sectional Titles Act They therefore cannot give transfer for an indefinite time In the meantime deposits of 10 percent and more are paid to them and such monies are not held in trust but are used by them to finance the transaction

The buyer cannot yet complete his mortgage as arranged By the time he is offered title he will face a climate of reduced mortgage-fund availability and a higher rate of mortgage interest He will also be burdened with a monthly levy imposed by the management of the block of flats The buyer is now confused as to his financial obligations and harassed in regard to the commitments which he cannot avoid If, as applies in the majority of cases, the tenant is elderly, a pensioner, a young person or a young married couple, who cannot finance a transaction of this kind, then such person is immediately the victim of eviction proceedings

Where can he go? Mr Fouche, the Director of Community Development, in a recent television programme, suggested that these persons should place their names on the waiting list for institutions He obviously had in mind only the elderly people, and was obviously unaware that there are no vacancies in these institutions at present Where would he expect young men returning from military service to go if they cannot buy the flat they were living in before going on duty or where their parents have been living for many years? There are many other categories of persons totally overlooked through ignorance or lack of interest

Could this large-scale erosion of human independence, dignity and freedom from fear and want not have been foreseen?

For whose benefit and advantage has the Sectional Titles Act been amended and the control of rental and security of tenure removed? A heavy onus rests on the Minister and on Parliament

The Deputy Minister of the Department of Community Development on May 14 stated in Parliament

An aspect causing concern is the increasing tendency to convert blocks of flats, and especially old buildings, for sale under Sectional Titles Act, 1971 This tendency creates enormous uncertainty amongst tenants, especially in view of the proposal deletion of Section 39 (1) of the Act to make it possible for the registered owner of a sectional title dwelling unit which is rent controlled to evict the tenants in order to be able to occupy the unit personally It has always been taken for granted that the older blocks of flats would not be converted in large numbers into sectional title units, because such buildings are generally not suited to this purpose But should this unhealthy tendency persist measures will have to be considered to curb the indiscriminate conversion of blocks of flats to enable the sale of individual units

The minister's attention has been directed to the fact that "this unhealthy tendency" has not only persisted but increased A crisis has in fact erupted in Cape Town and elsewhere whereby the tenants of the older blocks of flats which they did not or could not buy, have nowhere else to go

Make amends

The government, the minister and Parliament owe it to the 238 000 families, and others who have since been added to this list, to make amends for the blunder of the discontinuance of rent control and security of tenure of tenancy by endeavouring, as far as practicable, to restore the *status quo* It would appear that Parliament would be justified in taking immediate remedial measures along the following lines

(a) That the moratorium which expires on April 1, 1981, be extended to a fixed future date or indefinitely

(b) That notices for ejectment in respect of premises erected prior to June 1966 be suspended if based purely on effluxion of time (and not on failure to pay the rent or failure to comply with terms of tenancy)

(c) That tenants of flats who found themselves panicked and threatened with eviction and who purchased their flats under duress at prices they would not normally have paid, should be entitled to resile from these contracts of purchase without risk of eviction from their flats

Valuers

(d) That all flats already sold in terms of the Sectional Titles Act since its amendment, and all other flats still to be sold under this Act, should be valued by an independent body of valuers (preferably appointed by the state) and that this body's decision be a criterion for a reasonable price Where tenants have agreed to pay amounts in excess of such valuation, the agreements of sale will have to be adjusted, and where payment has already been made, such excess payment must be refunded

(e) That all deposits paid in respect of flats sold under the Sectional Titles Act be held by the seller in trust in a commercial bank or building society account pending the registration of title transfer in favour of the purchaser

Possible flats for pensioners

Staff Reporter

BRACKENFELL Municipality yesterday called on married and single pensioners, interested in living in Brackenfell, to put their names on a waiting list

The call follows the decision of the council — in principle — to build a further cluster of flats for pensioners on a site in Buitenkant Street on which 15 flats were completed last year

A spokesman for the town council yesterday said the ground level flats two-roomed with kitchen and bathroom would cost prospective tenants about R40 a month Electricity would be extra but this at present was about R5 a month

He said that before the Department of Social Welfare and Pensions consented to the building of new flats a waiting list was required to determine the need for the new buildings

Yesterday a spokesman for the department in Cape Town said it would do a spot check on the list supplied by the council If a real need were established, the department would inform the council and the Department of Community Development

The spokesman said the average ratio of single to married pensioners was two-thirds single to one-third married

It was necessary to evaluate the position carefully because single people who moved into double quarters could well remain there for many years and so prevent a married couple obtaining a flat

Quick work in developing New Crossroads

CT 29/11/80 (124)

From Mr J WALTERS, Regional Representative, Department of Community Development and State Auxiliary Services

letters

THE rehousing of the squatters of the Crossroads squatter camp in the new township of New Crossroads is under way and whilst a lot of publicity has been given to the exercise that is now taking place very little or nothing at all has been said about the role the Department of Community Development and State Auxiliary Services played in the development of the New Crossroads.

The enormous task of planning and developing the New Crossroads township as a crash programme was given to the department in March 1979. The planning of the lay-out, house-types, etc., was done by the department's own officials in consultation with the Crossroads committee and although this of necessity delayed matters to some extent it was still possible to have the lay-out approved and the land surveyed by August 1979.

Tenders were called for and a tender for plus-minus R14m for the completion of 1 731 houses with roads, stormwater drainage and sewerage was accepted on January 23 1980. All construction work was and is still being done under the supervision of the department's own staff. Planning of the second phase which will consist of plus minus 1 300 houses is also well under way.

It must be stressed that the speed and efficiency with which the department acted at New Crossroads is no exception to a rule. The Town Centre in Mitchells Plain was planned and built in less than 24 months at a cost of R20m, whilst at Belhar the department took over the planning of a housing project for 1 619 houses with services on March 6 1980, called for tenders on April 18, 1980, and awarded a contract worth plus-minus R19m on June 4 1980. The first houses in this contract have already been completed.

All this proves that there is at this moment no other organization in the Republic and perhaps in the world which can compete with the department when it comes to the provision of low-cost housing and the facilities coupled with it.

319 HOUSES SOLD IN 5 MONTHS

W/E ARGUS (Property) 29/11/80 (124)

Alan Cooper — Property Editor

THE biggest house 'coup' known in Cape Town has been achieved by the estate agency Head North, which in five months has sold 309 houses in the northern suburbs for R8-million. The houses belonged to the Lengro organisation.

Lengro Property Organisation and its sister company built some 1 400 houses in 1975-1976 in Bellville, Brackenfell, Kuils River and Kraaifontein and Somerset West

The property market fell into the doldrums the next year and the organisation reported a loss of R1 175 000 for the six months ending June 1977 The number of repossessions of these houses and vacant land grew, throwing a burden on the company In November 1977 Trust Bank allied with the company

Most of the houses were sold on delayed transfer at prices from R14 000 to R26 000

Mr Maurice Gawronsky, Luba Allen, Keith Proctor and Manne Gelb all of Head North were with Lengro selling houses They broke away to form Head North last year

'We remained on cordial terms with Lengro and in fact they asked us to market the houses they had on their books'

'Other agents were also asked but apparently few saw the value of them and we started immediately having access to all of the 1 400,' said Mr Gawronsky

'We tackled the Bellville houses first There were from 400 to 500 selling from R17 000 to R27 500 Next came Kuils River with about 100 houses to sell Brackenfell with 500, Kraaifontein with 100

'There were also about 100 in Somerset West but we did not go into that area'

At a time when house prices were soaring the prices of these houses were bargains he added

The firm's marketing brought results Its sales were

June 1980, 64 houses R1 712 000

July 1980 54 houses, R1 400 000

August 1980, 95 houses, R2 300 000

September 1980, 65 houses, R1 473 000

October 1980, 41 houses, R1 300 000

A total of 319 houses was sold for R8 185 426

Of those 319 houses Mr Gawronsky personally sold 131 in the five months, setting what must be a Cape record Starting with 11 in June and 11 in July he sold 43 in August, 36 in September and 30 in October Next in his firm came Cynthia and John Wilkinson who between them sold 90 houses in that period

As the prices were low some of the houses were sold twice often on the same day with sellers making a quick profit of R4 000 to R5 000 on their houses,' he added

CT. 27/11/80

Lower rents for 11 000

(124)

Municipal Reporter

MORE than 11 000 tenants living in the older housing schemes of the Cape Town City Council can look forward to paying lower rents next year

Most of these "older" schemes are in the Athlone complex and include areas such as Bokmakierie, Silvertown, Bridgetown and Kewtown.

In a statement issued yesterday, the Town Clerk, Mr H G Heugh said that for nearly a third of the 34 000 residents in the older schemes rents would be reduced while increases for all the others would be small.

Those who faced increases would have to cope with no more than an extra one or two rands a month despite the fact that in many cases the new rents included higher charges for water and electricity that were were not separately measured.

Only 52 tenants in the Malay restoration area would have their rents increased by more than R4, but these would be limited to R7,50 a month in any one year for those earning up to R540 and R10 monthly for those earning more.

Mr Heugh said the council had recently reviewed its rental structure because of the 20 percent rebate on residential properties, increases in water and electricity tariffs where these were included in rentals, tenants' income levels, increases in maintenance and insurance charges and the new government rent subsidy scheme, which comes into effect on January 1 next year.

Beacon Bay row as rates go up

D.D. 25/11/80 (124)

EAST LONDON — Beacon Bay residents faced an effective increase of about 6 per cent in municipal rates and tariffs in 1981, the chairman of the finance committee, Mr P. G. Cooper, said last night when he presented what he said was a "fair deal" budget

But in a startling move the vice-chairman of the finance committee, Mr C J. P Meyers, dissociated himself from the document calling it a "cosmetic budget", which considered the basic needs of the community "almost as an after-thought "

Mr Meyer said. "I found from the very first issue of this document no reasons were given for the increases in rates and tariffs. All I got was a 1980 budget and the new figures for 1981 I am disgusted "

In his budget speech, Mr Cooper said in 1981 property rates would go up by between 8 per cent and 9 per cent

This meant on a site valued at R5 000, and improvements valued at R12 000, rates for 1981 would amount to R322, or R26 more than the rates for 1980 which amounted to R296 — an increase of 8,78 per cent, or R2,16 a month.

On a site valued at R8 000, and improvements valued at R16 000, the 1981 rates would be R476, compared with R438 in 1980 This was an increase of 8,67 per cent, or R3,16 a month.

On a site valued at R12 000, and improvements valued at R16 000, the 1981 rates would amount to R614 (R569 in 1980), an increase of 7,9 per cent, or R3,75 a month

Mr Cooper said with the exception of flats, in respect of which the sewerage tariff was being increased by 50c a month (R6 a year), the council had managed to hold the various service charges to 1980 figures — R120 a year for sewerage, R84 a year for sanitation, and R30 and R42 a year respectively for domestic and business refuse removals

"If the increased rates are related to the overall payment of rates, plus service charges such as sewerage, sanitation and refuse, the percentage increase amounts to about 6 per cent," he said.

In 1981, the rate to be levied on sites is 3,45c in the rand (compared with 3,28c in the rand in 1980). On improvements the rate will be R1,25c in the rand (as opposed to 1,1c in the rand in 1980).

Mr Cooper said the 1981 budget reflected a total anticipated income and expenditure of R1 251 000, which represented a 12,2 per cent increase over 1980.

"In monetary terms this represents an increase of R136 000 over 1980", he said

It was planned, in 1981, to lay on sewerage to further areas, provide stormwater drainage and kerbing and tarring of roads at a total estimated cost of R222 000

Also, a start was to be made early next year with the internal reorganisation of the sewerage reticulation network as well as the pipeline to Gonubie to facilitate linking up to the sewerage works at Gonubie

"The provision for these works for 1981 amounts to R760 000, making a total provision for capital works to be carried out during 1981 of R1 million," Mr Cooper said

He said the main reasons for increasing revenue to balance the budget related to salaries for extra staff necessary to cope with a greater workload, increases in the prices of fuel, tyres, spares, cement, bituminous products, electricity, waste removal, and other commodities, increased interest and redemption on loans, increases in salaries, wages and allowances and provision for the payment of increased leave bonuses to staff

When the councillors approved the budget, Mr Meyers recorded his dissatisfaction

In an interview afterwards, he said he believed the 1981 budget should have given ratepayers "a well-deserved respite from the spiralling cost of living," and cited increases in councillors' allowances as one of the factors which made the extra tariffs necessary

He said in 1979, councillors' allowances amounted to R1 440 a year, in 1980 to R2 880 a year, and in 1981 would reach an annual figure of R3 600

He added provision had been made in the 1981 budget for a R10 000 car for the mayor, which he felt was unnecessary.

Mr Meyers also raised the question of equipment and machinery required for Beacon Bay, and said "We need to sit down and consider what this equipment will cost. For example, we are going to have to buy a R40 000 roller. The final decision to buy the roller has not been taken, but the budget has been passed Provision has been made in the budget, this is an example of the manipulation I am talking about They are saying 'let's put it out to tender then we will see what it will cost' "

He said he agreed with the remark made by the chairman of Ward 8 Ratepayers' Association, Mr A Roberts, to the effect that "The municipality can be compared to a cancerous growth in our midst It needs major surgery " Mr Meyers said. "I am afraid our council is becoming the same thing I am disgusted " — DDR

FM 21/11/80

ATLANTIS (124)

A Utopian nightmare

"One of the most expensive social disasters ever created in this country" This was UCT urban researcher Professor Dave Dewar's reaction to news that plans to build five more "cities" in the Atlantis area are going ahead

The plan for the construction of these coloureds-only towns in the 18km/30km area, about 50km from Cape Town, is part of government's "spatial development" strategy to encourage industry to go to Atlantis

This is being done through restricting the availability of industrial land, and of much new coloured housing, in the Peninsula

Piet Burger, the Divisional Council's director of development in Atlantis, says government has approved the guide plan for the area

Recently, under statutory procedures, four advertisements in Cape newspapers called for objections The proposal to move out hundreds of thousands of coloured people apparently does not rate as an objection

Meanwhile the Atlantis development committee, consisting of representatives of the Divisional Council, local residents and industrialists, has decided to go ahead with developing a second city to follow the existing Wesfleur Planners have been appointed to choose the site

Colouredstan

Wesfleur now houses 22 800 people, and by 1985 is projected to have 70 000 By then, infrustructure for the second city should have been started

Burger says that by the year 2010, population in the Atlantis area should be around 500 000 It is estimated that if development of the semis plant goes ahead at Saldanha, the population of what the government apparently sees as a colouredstan between Atlantis and Saldanha will exceed 1m people

Burger says applications for industrial sites at Atlantis are increasing steadily, and it was against this background that the committee decided to go ahead with the second city

The question may be asked whether current industrial interest in Atlantis will continue after industries related to the Atlantis Diesel Engines (ADE) plant have been established

Burger says government has so far spent about R12m on infrastructure in the area, and R30m on housing Apart from the ADE investment, which will total R300m, private enterprise has, he estimates, so far invested R30m, with 46 concerns operating or about to operate there Still to be built are the rail link to Atlantis, permanent hospital facilities, a technikon, and a large business and shopping centre

Burger estimates that by 1985 about 18 000 jobs will have been provided in Atlantis — but given the scale of expenditure the cost of creating each job will be astronomical

Growth corridor

Critics of the plan recognise the need for government intervention in the economically-disadvantaged Western Cape but say that development along the corridor will be at the expense of that in the metropolitan area They argue that more industrial land should be made available in the metropolitan area, and incentives and rebates applied there

Dewar who heads Cape Town University's Urban Problems Research Unit says satellite developments like Atlantis are seldom successful and will not attract the volume of industry that the plan requires for its large-scale population movement effect Businesses located there will generally be branch plants so that the capital they generate will be siphoned out of the area, and often out of the Western Cape as a whole

Dewar's fears received confirmation after a survey of 2 385 heads of households in Atlantis in February showed that only 15% were actually employed in Atlantis, while 50% commuted to work in Cape Town — despite the fact that there is no railway service as yet

Burger says that a survey he conducted shows the percentage employed in Atlantis as higher And he says the picture will improve dramatically as new industries are opened This attitude seems to be merely in line with government's general lack attitude to Atlantis which in fact is shaping up to becoming a super-distant dormitory for coloureds who work in the metropolitan area As housing for coloureds in the metropolitan area already in short supply and overcrowded is not to be increased substantially in future many coloureds will be forced to move to Atlantis and commute 100km to work in the metropolitan area each day

Dewar says the plan will further compound the misery of the coloured people because of high transport costs and the higher cost of consumer goods in the small market area The plan to create six separate cities the word cities is itself indicative of a euphemistic approach rather than one unit will fragment an already small market

According to Dewar the solution to urban sprawl is not as simple as industrial decentralisation 50km from Cape Town Government is faced with a choice of either integrating people into the metropolitan area or of decentralising properly — which does not mean merely pushing the poorer people out

"It is essential that the new centre is located sufficiently far from the metropolitan area to attain self-sustaining growth and that industrial decentralisation be carried out in conjunction with rural development and other strategies

For instance a major element of government's overall plan is that there should be absolutely no job creation outside the service sector at Mitchells Plain, 25km from Cape Town which was established partly to accommodate coloureds removed from District Six This is despite the existence of good industrial land in the area

The plan also provides for a restriction of future housing development at Mitchells Plain The intention is that Mitchells Plain should be a dormitory town serving Cape Town Future generations from there and other metropolitan areas should move to Atlantis

Much opposition

In pushing ahead with its costly plan government is flying in the face of massive opposition from among others the Cape Town city engineer members of Cape Town's Metropolitan Planning Committee and organised commerce The July congress of chambers of commerce in the Western Cape unanimously condemned the plan At least in the Western Cape government's partnership with private enterprise seems one-sided

Noel Viljoen a senior chief planner in the office of the Prime Minister, says there is no confrontation between the government and interests opposed to Atlantis and that the main objections to the plan can be met If so there is no indication of it as the latest developments plough on

On the political level, the social engineering involved in the plan has elements of fantasy In Greek writings Atlantis was a continent sunk by an earthquake *The New Atlantis* of Lord Bacon described a Utopian island somewhere in the Atlantic

Obviously government planners are backing Lord Bacon's dream — but at this late stage and considering the mood of the coloured people, can Utopian dreams still be pursued with impunity?

DD 20/11/80 (124)

Rates up 15 pc

By CYNTHIA BRODIE

EAST LONDON — The City Council last night approved sharp increases in rates, sewerage and electricity tariffs and housing rentals for the coming year.

In an effort to balance the council's 1981 budget — in the red to the tune of more than R1 million — rates are to go up by about 15 per cent, sewerage tariffs by 12,5 per cent, electricity charges by about 2,4 per cent, and there is to be a general increase in municipal housing rentals

These increases were announced by the councillor in charge of finance, Mr Ian Lipworth, in his R55 million budget speech at a special council meeting last night

He pointed out although the official South African inflation rate over the last four years totalled 50,4 per cent, the increase in East London's rates for the same period amounted to only 22,5 per cent

He compared rates increases which had been imposed in five other cities and said he knew that comparisons were odious but it was "a measure of comfort" to see East London compared favourably with the other cities

The table showed in 1980 - 1981, Johannesburg's rates increased by 18,19 per cent, East London's by 19 per cent, Pretoria's by 23,3 per cent, Pietermaritzburg's by 26 per cent, and Durban's by 32 per cent

During his speech, Mr Lipworth made the point that the salaries of municipal staff would rise by R1,6 million in 1981, following an application this year by the South African Association of Municipal Employees to an arbitration court, which the municipality settled out of court. To cut expenses in this area, he proposed that a sub-committee be set up to investigate the staff situation — "not as a witch-hunt, but as an organisation and method study"

Mr Lipworth said the draft estimates of income and expenditure for [illegible] received from the various municipal departments, showed an excess of expenditure over income of R1 430 000 In addition, the city's accumulated surplus would be wiped out by the end of this year. To alleviate this position, he proposed to provide R360 000 from 1981 income for transfer to General Reserves

He said "The reserves of the city should be in the order of R1 million, and I strongly recommend to council and to any future finance committees that steps be taken to rebuild our reserves to that figure"

Mr Lipworth said rates for 1981 should really have been increased by 17,5 per cent — "because our reserves should not be below R500 000 To go into the New Year with reserves under R500 000 we feel is risky R360 000 is an absolute minimum."

He said there had been a deficit of about R484 000 in the municipal budget for 1979, which resulted in the accumulated surplus dropping from R1 232 000 as at December 31, 1978, to about R862.

When it was drawn up, the 1980 budget was expected to show a deficit of some R251 000, which was to be funded from the reserves of about R862 000, Mr Lipworth said

This would have left a surplus of about R611 000, which last year's finance committee thought was adequate

However, two unforeseen events had occurred.

During the year there was a massive increase in the costs of chemicals used to purify East London's water supply — resulting from the adverse rainfall situation

And staff salaries had been increased following the South African Association of Municipal Employees' application to an arbitration court

"The actual cost of these two items amounts to just on R1 million and as a result it is anticipated that at the end of this year, our reserves will in effect be wiped out," said Mr Lipworth

He said it was impossible, at the time of the preparation of the 1980 budget, to foresee these increases.

During the year, an attempt had been made to correct the position regarding the Waterworks Account by increasing the water tariff, but this was "too late to counterbalance the excess expenditure," said Mr Lipworth

He added the Administrator had given permission to reduce the annual contribution from revenue to the Consolidated Capital Development and Loans Fund, and the amount saved — R160 000 — was being transferred to the General Reserve This left an amount of R200 000 to be obtained from rates for transfer to the General Reserve

Mr Lipworth said the city's total estimated expenditure for 1981 was R55 263 000, the capital and repairs fund amounting to R9 958 000, and operating expenditure to R45 305 000

He said the draft estimates of income and expenditure for the coming year received from various municipal departments initially showed an excess of expenditure over income of R1 922 000 This included the cost of regrading staff salaries which, projected over 1981, would amount to R1,6 million

After hours spent in examining all items of expenditure the deficit was reduced to R1 430 000 This amount, and the provision for a surplus of R360 000, together totalling R1 790 000, was to be raised by increasing rates which would yield an income of R1 042 000, by increasing sewerage tariffs yielding R166 000, by increasing electricity charges yielding R482 000, and by imposing a general increase in housing rentals which would bring in another R100 000

"To achieve the required rate income, totalling R7 916 000, the following budgetary rates (based on a 12 to 1 ratio) will have to be levied in 1981 General (on site valuation) 7,44 cents in the rand, (on improvements valuation) 0,62 cents in the rand — yielding some R7 852 000," Mr Lipworth said

It was also expected R10 599 would be raised from Berlin (flat rates), and R53 663 from interim valuations

Turning to ways of limiting expenditure, he said "in pursuance of the sound policy laid down by his predecessor, Mr B Armist," capital expenditure had been contained within the redemption amount of municipal loans and no outside loans had been raised The increase over 1980 was minimal

Regarding staff, he said the regrading of salaries amounted to 22 per cent — "substantially higher than both the inflation rate and the increase in general expenses" He hoped the setting up of an on-going committee to investigate the situation would result in an improvement in production

He proposed the finance committee should continue to hold regular meetings with the Treasury at least every month to monitor the city's financial performance Steps would have to be taken to ensure that inter-departmental services were charged at the same rate as quoted by outside firms "If work can be done by outside firms at lower costs, these costs will have to apply I am fully aware of the repercussions . . ." Mr Lipworth said.

He also advocated a tightening-up of travelling expenses incurred by councillors and municipal staff — DDR

More budget reports, page 10.

Sectional Titles: Owners warned

CAPE TIMES 7/11/80 (124)

Chief Reporter

DR D V COWEN, chairman of the Standing Advisory Committee on the Sectional Titles Act, said in Cape Town yesterday there had been a "tremendous upswing" in the number of properties being registered under the act

But he gave a warning to owners and agents that problems created by sectional title must not be ignored or minimized

"People don't have to be hurt in the process," he said at a seminar on sectional title organized by the SA Property Owners' Association (SAPOA)

"What is needed is a partnership between the public and private sectors which will recognize and come to grips with the problems, and ensure that sectional title doesn't get a bad name

"This has to be seen as a symptom of the overall national housing problem, and not as a problem within itself There is no overall panacea, and the right solutions will have to be related to specific areas, at specific times "

Dr Cowen, former dean of the faculty of law at the University of Cape Town, said safeguards for everyone concerned in sectional title transactions should be contained in a code of practice on similar lines to codes successfully applied for some years in the United States

At least 120 days notice should, for instance, be given to tenants of flats that had been converted from a rental basis to sale by sectional title, and state subsidies should be considered for those who stood to suffer genuine hardship through such sales

Dr Cowen said figures produced by the Chief Registrar of Deeds showed that since the Sectional Titles Act had come into operation in March 1973, 1 594 sectional title schemes comprising 37 022 units had been registered, and 27 815 transfers of units had taken place

"But just in 1980, 13 888 transfers have already been registered — in other words half the total volume of transfers over the past seven years

"The 1980 figure is also 300 percent higher than last year's figure, which was the best so far It is probable that the marked increase in the number of transfers this year is due to the activity in the conversion market because of the repeal of the protection previously given to tenants of rent-controlled flats "

The magnitude of sectional title transfers, said Dr Cowen, could also be ascribed to the South African public's acceptance of sectional title as a workable and agreeable lifestyle

"It is enabling more and more people to enjoy membership of a community with its own lifestyle It's like belonging to a club, South Africans are finding there is a great richness in this new life-style

"At the same time there are clouds on the horizon Conversion of rented accommodation to sectional title can give rise to quite formidable problems, including that of the people who may not have the means to buy flats or to hire improved premises, and who do not wish to go into an old-age home "

Dr Cowen said no one knew precisely what the dimensions of the problem were

"It is no good saying the problem is miniscule, and therefore not worth worrying about We must show we have a conscience If there were only 10 people who were going to suffer from conversion, we must must address ourselves to the problem

"We must tailor the solutions found in other parts of the world to our own country "

● Mr David and Mrs Judith Wolfe of Virginia, USA, both acknowledged authorities on sectional title and community management, took part in yesterday's seminar Similar seminars have been held in Johannesburg and Durban

Anniversary boost for SHELTER

(124) CAPE TIMES 25/2/80

Chief Reporter

"INASMUCH" the anonymous Cape Times reader whose cheque for R500 and whose letter published on the front page of this newspaper on February 11, 1977, led to the founding of the SHELTER fund for the homeless, has given another R500 in an immediate response to a further appeal by the fund

This further appeal, made through the Cape Times on Saturday, SHELTER's third anniversary was for the R31 800 that will be needed to enable more resident families at the SHELTER Village, Valhalla Park, to extend their low-cost expandable "starter" houses on a self-help basis

Cafda-Shelter, Box 2180, Claremont 7740, phone 72-0360

Rising building costs have made the appeal necessary

The R291 765 received from the public in the past three years, giving a total cash inflow of R340 328, has already been fully committed in Shelter's various aid programmes

"Inasmuch", in a covering letter with his cheque for R500, which was sent by hand to the Cape Times offices yesterday, says

"On the occasion of the third anniversary of the founding of SHELTER Cape Town's own fund for the homeless, I should like to pay tribute to the numberless people from all walks of life who have, through SHELTER, made such a meaningful contribution to the alleviation of squatter distress

"SHELTER is a community team effort, and for that reason it must inevitably succeed It has no political axe to grind because it is realized that the existence of squatters cannot truthfully be laid at the door of governments alone

And as SHELTER operates outside the political arena, it is entitled to seek the support of all who care in any way for their fellowmen in distress

"By its very nature SHELTER epitomizes public concern and caring, and it is a vehicle through which John Citizen and his friends may publicly declare in real terms that they are concerned about the "have-nots" and the homeless

"SHELTER is a living example of self-help in practice, the SHELTER Village at Valhalla Park is the proof Without a doubt, with despair giving way [illegible] given the underdog another chance and a new lease of life

"It has given many a community worker a role to play in translating ideas, theories and plans into action It has given architects, builders, engineers and many other professional people, councillors, officials, businessmen and tradespeople a chance to put their heads together in a true spirit of community, to conceive and produce the whole concept of self-help in housing for the unprivileged members of the community

"And for us, the public of Cape Town, SHELTER has proved that caring pays It is a freewill, selfless investment in people — and the dividends are in the happiness and wellbeing of the WHOLE community

"Now SHELTER offers the citizens of Cape Town a chance to go a second mile, and to give as generously as possible over the next few months to enable the honorary trustees to execute — to its fullest potential — 'a plan that really works'

"Let all who can, from every walk of life, give till it hurts!"

AFRICAN TOWNSHIPS 'BURSTING AT SEAMS'

W/E ARGUS 29/11/80 (124)

By DAVID BLEAZARD

MORE than 2 700 homes are to be built in the New Crossroads housing scheme at Nyanga in the next few years — but they will do little to relieve the critical housing shortage in the African townships.

The houses are intended for the 26 000 residents of the Crossroads squatter camp, who this week began the slow process of moving in Only a small proportion of them — about 3 500 — are 'qualified' local residents.

The last new housing scheme undertaken in Langa, Guguletu or Nyanga was the completion of Guguletu section four in 1972 and the townships have been described as 'bursting at the seams'

Population figures based on this year's census indicate that the number of Africans in the Peninsula has increased since 1970 from 107 877 to 171 021.

An indication of congestion is the growth of the waiting list for houses at a time when the Western Cape Administration Board is converting single quarters in the Langa zones to family accommodation

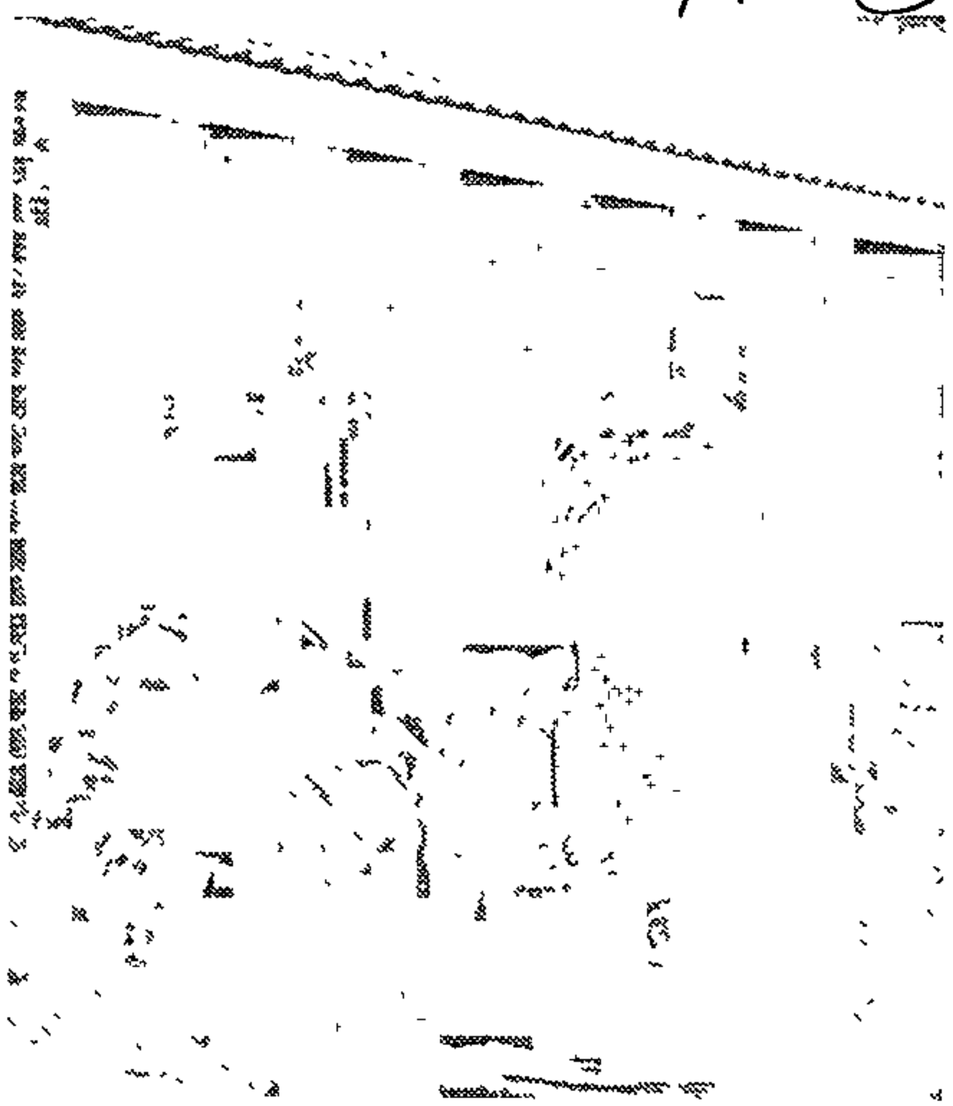
When the conversions started in 1978 there was an official waiting list of about 1 500 families Since then 803 homes have been converted, but the waiting list now stands at 2 300 families.

REASON

'One of the reasons for the growth of the waiting list is that people are reacting to the availability of housing,' says Mr P U Schelhase, the board's chief superintendent of housing.

'Most of the homes in the townships have lodgers, either in the house or in the backyard. These people are now changing from a 'backyard condition, to a hopeful condition'

Another 96 zone houses should be converted by March. Work will start then on the balance of 472 houses planned to be



MRS MEISIE GQIZA and Faith, one of her two children, in front of their home in New Crossroads.

THE housing crisis at a glance:

Township	Population	Family houses	Single beds
Langa	25 000	1 725	15 965
Guguletu	63 000	7 410	7 606
Nyanga	20 000	1 671	6 356
Crossroads	26 000	(2 731)	
	134 000	13 537	29 927

● The population figures are board estimates. The figure for Crossroads family houses is the projected total of houses in phases 1 and 2 of the New Crossroads housing scheme.

nnished by early 1984.

PRESSURE

However, the conversion of single quarters puts pressure on the accommodation available to migrant workers, which the upturn in the economy is expected to exacerbate.

Officials calculate that half of the remaining 472 homes in the zones will have to be retained for contract workers until their employers provide alternative accommodation.

'The board's attitude is that the responsibility for provision of housing for contract workers rests with the employer,' says Mr Schelhase. 'The board is not the agent which introduces labour into the Peninsula from outside.'

LAND

The only significant pieces of vacant land the board still has are the so-called 'buffer' zones' surrounding the three townships, which cannot be used without ministerial approval. Inspectors of the Department of Co-operation and Development recently visited the Peninsula from Pretoria to assess the position and will make a recommendation to the Minister, Dr Piet Koornhof.

At Nyanga, on one of the few pieces of available ground, the board plans to build 170 family houses next year. It hopes to eliminate the waiting list of 120 families there and accommodate some people from the KTC emergency camp.

The only other prospect of housing in the townships is the utility company recently launched under the auspices of the Urban Foundation. It is expected to start advancing loans to prospective home builders next year.

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Bonteheuwel infill dilemma

'Packed like sardines... and no space to breathe'

29/10/80 ARGUS

'WE are young people under 20 years of age living in Bonteheuwel, which means we live day and night with the skollie problem and we say the City Council is making matters worse by their present policy.

'(1) We call on the council to stop the "infill" scheme now

'Perhaps some of your readers don't know what the council is doing with this scheme Imagine a family of 6, 10, 12 people living in a standard council house of two or three rooms plus kitchen, with tiny front gardens and backyards where small kids can play You've been living there for up to 20 years ever since Group Areas kicked you out of town, or Mowbray or Claremont

ONE DAY

'One day a man from the council tells you a maisonette will be built in your backyard. For strangers. And that's that The kids must play in the street, there are not enough washing lines, no space to fix the car, etc.

'If you're lucky the people transplanted into your yard will be decent neighbours but you're all packed like sardines.

NO SPACE

'Kids hang around on street corners because there is no space to breathe and too much tension at home They're sick of being pushed around and so they pick on other people If the newcomers are bad types, things will be worse

'The council appeals to our sympathy for poor squatters and says its cheaper to build in our yards as water, electricity, etc are already laid on, than to build in a new area

SOCIAL COST

'But we say — don't just count the money, count the social cost. Bonteheuwel is overpopulated already, the place is exploding Stop squeezing people in here

'And when we look at the Good Hope Centre or the new Civic Centre, we can't believe you can't fund the money.

Forget about infill and build sportsfields and playgrounds. By the way, this would help create jobs too, thus helping the skollie problem

THE PLAIN

'(2) Stop forcing people to move to Mitchell's Plain Let them choose. As soon as your income goes above the council's maximum, you have to leave Bonteheuwel and rent or buy in the Plain True, we are a "sub-economic" area and there are people on the waiting list We're sorry for them but it's crazy for the council to break up this struggling community

'Some families have been there for 20 years They didn't want to leave their homes to come here but they're settled now Over the years this mix up of people from so many so-called "white" areas (as well as some who came by choice) has started becoming a community. Why force a family to move yet again because their income has gone up Maybe just above the limit?'

NEED THEM

'Some of them are community leaders If they feel they belong here and are brave enough to stay, let them We need them

'(3) Let people buy their houses in Bonteheuwel if they want to

'Surely the council can work out some home ownership scheme here? Then you'll see people improving the place when they feel they've got a stake in it. Isn't it time this stopped feeling like a transit camp' and got the chance of becoming a rooted community'

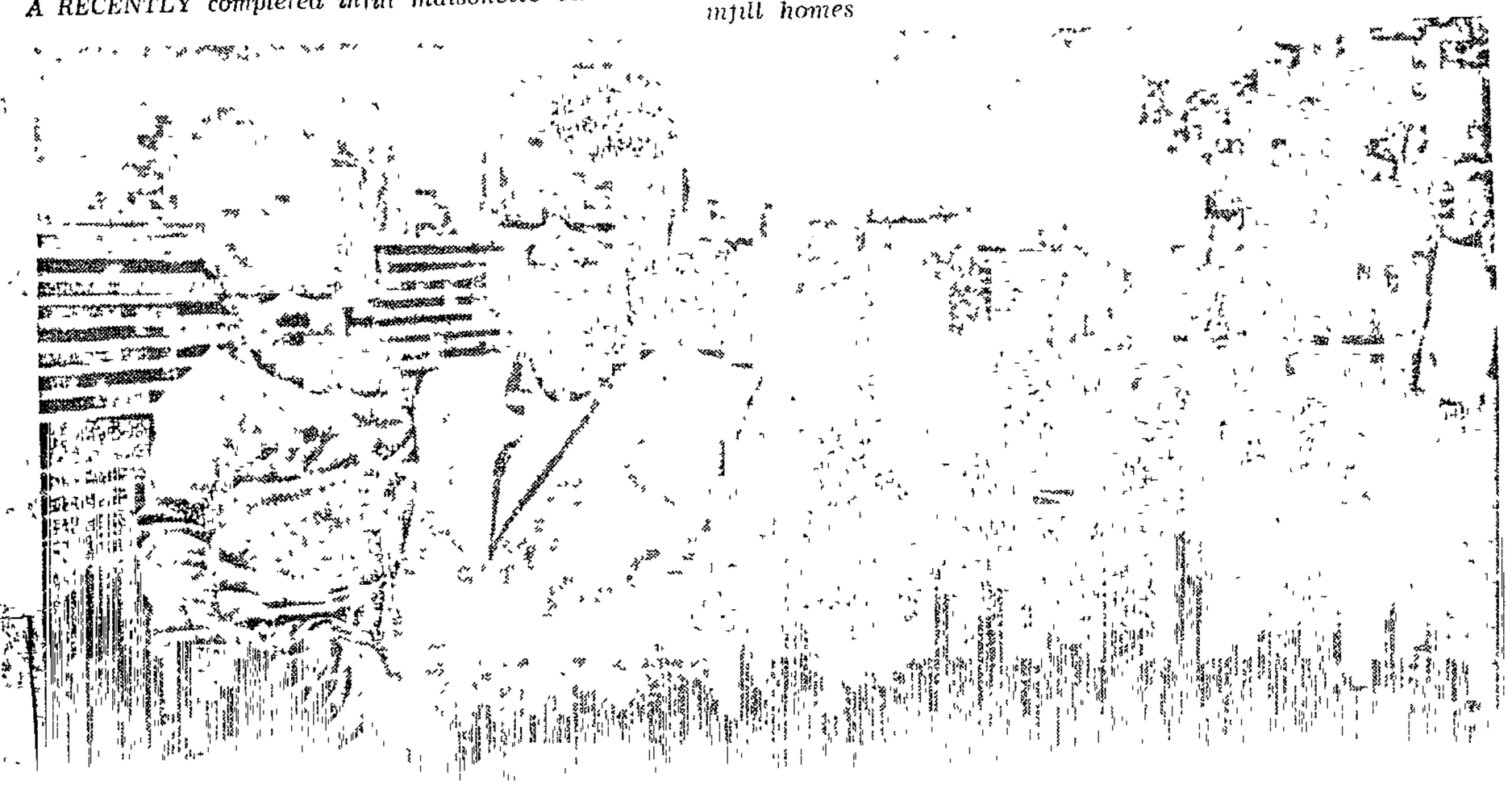
NO VOTE

'We don't have the vote in City Council or any other elections but we're citizens of Cape Town born and bred, and our problems are yours

'Of course we don't say the council alone can cure the skollie problem — our whole society must be cured first. But it's time the council stopped making the problem worse.'

A RECENTLY completed infill maisonette built on the vacant corner of a block of houses as is the policy with all the new infill homes

Scheme provides desperately needed housing, says Stott



THE City Council's two in-fill schemes in Bonteheuwel had provided desperately needed accommodation for people who did not wish to move out of the township, and they had been wanted by many space-starved people, the chairman of the council's housing committee, Mrs Eulalie Stott, said in her reply to the pupils

In commenting, she said while she understood the complaints, she wished to point out that some of their statements were not correct.

The original infill scheme, although built quite close to the two homes in front of each maisonette block, were screened with walls and the houses were left with some side space and a smaller backyard The frontyard remained the same.

ENOUGH SPACE

'There is in fact no reason why children should be playing in the streets and there is enough space left in the back gardens for wash lines and other essentials'

In the original in-fill schemes all the maisonettes were given to families already living in Bonteheuwel

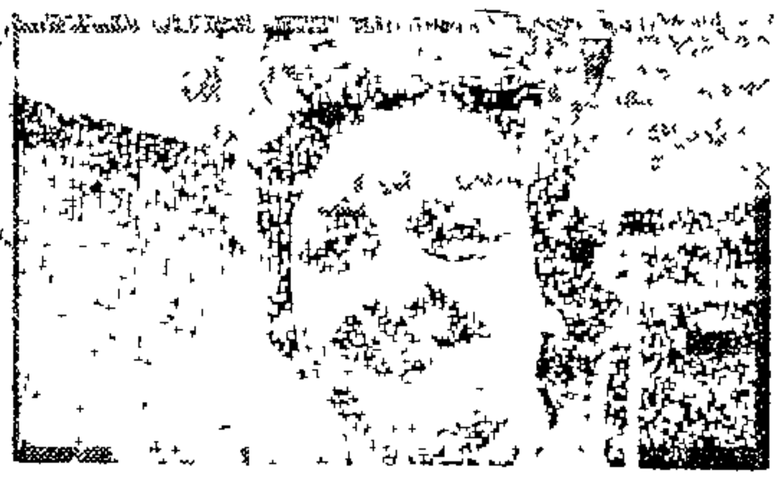
In the new scheme it was true that the Government requested the council to make some of the new Bonteheuwel maisonettes available to squatter families from other areas, but the council was continually negotiating and it did appear as if most of the homes would go to people on the council's waiting list for bigger houses

The new infill maisonettes which were built this year were not sited at the back of the existing homes as in the old scheme They were built at the corners of certain existing blocks of houses on ground not used by people living in the area.

IMPROVEMENTS

'I must also point out that it was, and still is, council policy that no infill maisonettes is built on land on which tenants have made any significant improvements such as a car-port or a substantial garden'

She said a sample survey had been undertaken before the schemes were started to get the opinion of affected tenants



MRS EULALIE STOTT — More important than a certain amount of inconvenience

'In most cases getting a home for a son or daughter or another relation living with them in a small, overcrowded home, was more important than a certain amount of inconvenience and less garden space'

Although when people reached an income level of R650 a month, the maximum for subsidised housing, they had to give up their homes, this happened to about five percent of the residents of Bonteheuwel

'It would be very unfair to allow them to remain when poor families are crying out for cheap housing in the older housing schemes,' Mrs Stott said

Commenting on the sale of houses in Bonteheuwel, she said it would be unfair to sell low-rental accommodation before the housing backlog had been made up

'This cheap accommodation cannot be replaced at today's prices,' she said

NEW POLICY

But, the Government's new policy on housing and rentals, the effects of which were still being worked out, could bring a change in present policy.

The council had, as an experiment, asked the Government to allow it to sell some of the houses in Heideveld, also an infill area

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BLACK ACCOMMODATION

Land wanted

FM 17/10/80 (124)

There is an acute shortage of land for blacks in the Cape Peninsula This is largely a result of ideological considerations and the boundaries imposed by the Eiselen line (first laid down in 1955) which defines the Cape as a coloured labour preference area

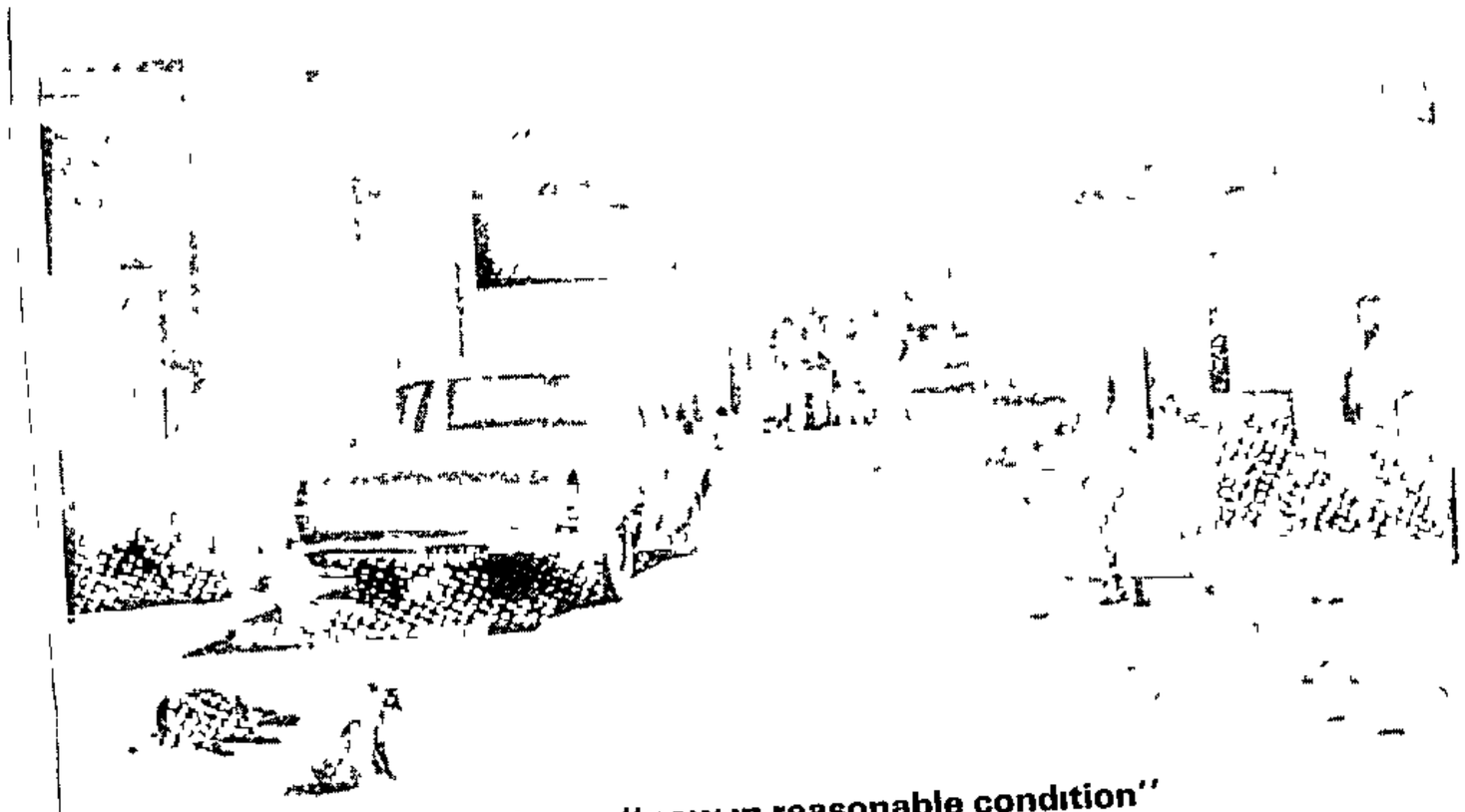
Now the shortage is holding up the provision of employer-provided housing for contract workers as well as family housing by the Uluntu housing company (*FM* October 10) In both cases private sector money and goodwill are available but the land is not

However according to Timo Bezuidenhout chief commissioner (Western Cape) of the Department of Co-operation and Development a full investigation is being instituted by Pretoria planners right now which will attempt to allocate more land for black housing Hopefully some of the land presently comprising the extensive dead spaces of the buffer strips between white and black areas will be utilised

Earlier this year the *FM* instigated an expose of the appalling housing conditions provided by employers for migrant workers in Langa Cape Town As a result employers were served with legal notices by Cape Town s medical officer of health Dr Reg Coogan and given three weeks to put matters right In addition, Bezuidenhout told employers that an upgrading exercise was not enough and that alternative accommodation, conforming to a much higher standard must be provided within 12 months

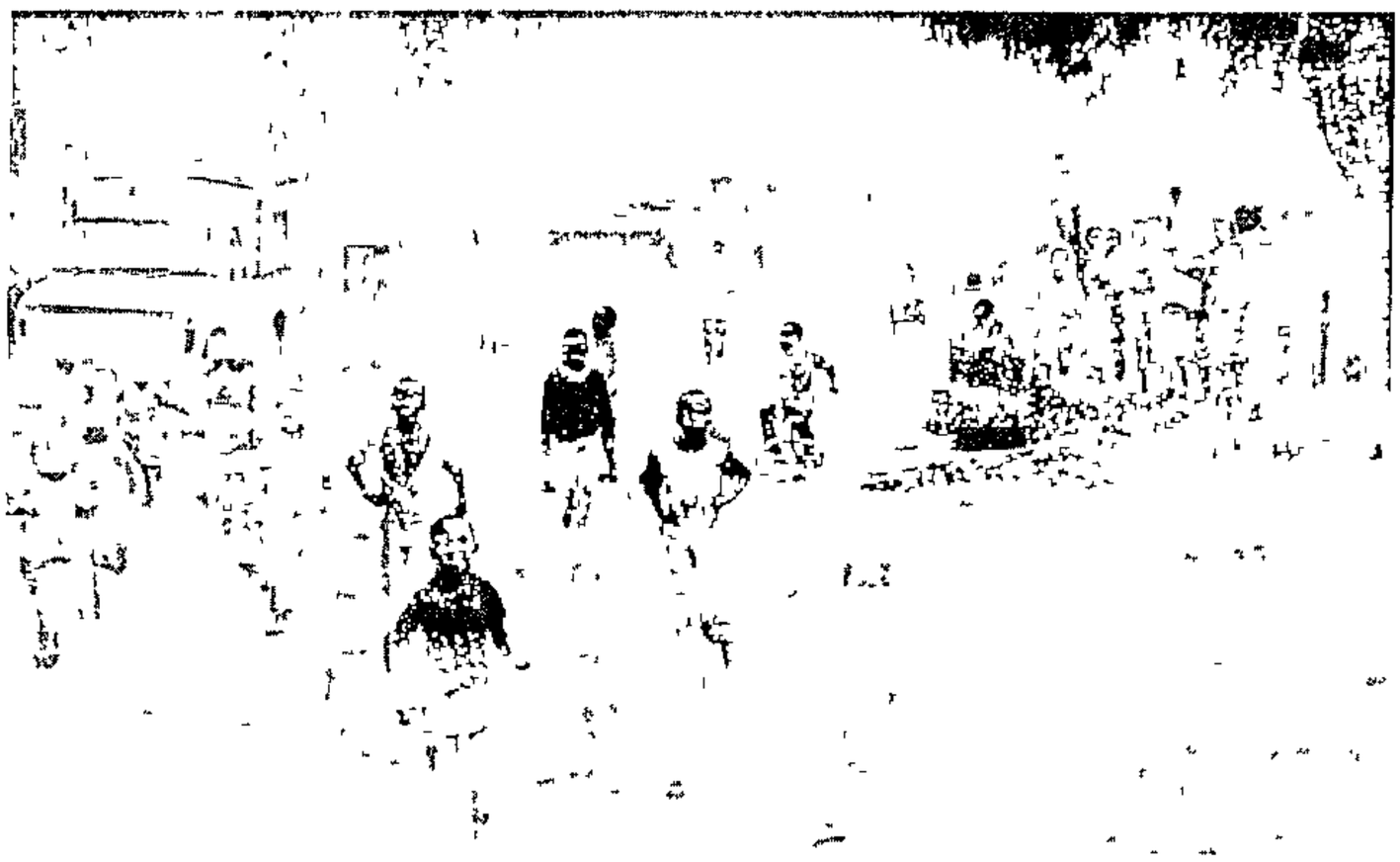
But because of the critical land shortage says Ricky Scelhase, chief superintendent of the Western Cape Administration Board the board is compelled to give employers extended rights of occupation albeit with provisos that the buildin must be upgraded to the satisfaction of the MOH and that all hostels must be tenced After March 31 1981 we will probably be compelled to enter into new five-year agreements with employers — but these will be strictly subject to the upgrading stipulation

Since the expose the dwelling units have come under daily surveillance by the city health department Says Coogan The units are now in reasonabl o dition and no longer constitute a danger to health Constant surveillance by my department will ensure that they do not become a health hazard in the future Requirements have been met by all companies defects repaired and some companies such as Dura Construction Steeldale and Western Steel have even exceeded the minimum standards stipulated



Langa hostels "now in reasonable condition"

The employment of black contract workers in the Western Cape is tied to the provision of accommodation and employers may not renew contracts if accommodation does not exist With the economy in an upswing, additional allocation of land by Pretoria is urgent and will be welcomed by those socially responsible employers who are eager to improve the living standards of their black workers, as well as employers who wish to employ additional labour



Walmer . . . "everything going to rack and ruin"

The most recent development to add to the residents' insecurity was the Eastern Cape Administration Board's (ECAB) proposal — later rescinded — to close the Walmer graveyard Says Melunsky "Residents saw this as a dramatic move It was construed as the thin edge of the wedge "

However a spokesman for the ECAD says the move "had nothing to do with the removal plans whatsoever "

The only directive Walmer's 4 000 residents have been given is that when houses have been built for them they will "be given the option to go " There is a 12 500 black housing backlog in PE's townships and nobody seems to know when this will be reduced A few Walmer residents have left the area but Father Kami says most of them were lodgers and have returned after finding "shells without ceilings or floors" awaiting them

He adds "We've been told we're to be moved to better pastures but to go to Zwide would be to go from bad to worse Families have lived here for decades We have electricity here in Walmer and we are near our labour market and shopping centres Our bus fare costs would soar "

Residents who are paying monthly rents of R12.80 will be forced to pay double this in Zwide says Kami "Pensioners for one could never afford this hike "

In the past the removal of the township has been further justified by plans for a new highway and extension plans for PE's H F Verwoerd Airport This argument was finally destroyed in July when the City Council's Technical Advisory Group presented a report to the Greater Algoa Bay Planning Authorities in which it stated that "from a technical planning point of view there was no reason why the township should not be retained as a black residential area

"But," it added, "it should be redeveloped to an acceptable standard with adequate health facilities "

Bill Williams, chief estates officer for the City Council, says the matter was debated by the council, which decided that "it could not take the initiative with regard to the township as it was outside its jurisdiction "

Despite the confusion as to what exactly is to be done with the area, the Urban Foundation has gone ahead with a number of projects to improve living conditions A spokesman says the ECAB "has turned a blind eye" to the Foundation's activities but admits that "no exact policy line has been spelled out "

FM 26/10/80
WALMER TOWNSHIP (124)

Situation confused

The government at times moves in mysterious ways and its present strategy regarding the removal of PE's Walmer township is no exception The Department of Co-operation and Development (CAD) which has changed its deadline date for the "black spot" for the last 15 years, has again admitted that its latest January 1981 date will be impossible to meet

The effect on the residents has been "devastating" says Father Wehle Kami, pastor for the Walmer's St Augustine Anglican Church "There used to be community services but these have been stopped They're letting everything go to rack and ruin and people are nervous to make improvements as they don't know how long they will be here The church has a R1 000 project in the pipeline but cannot decide whether to implement it or not We just don't know what's going to happen to us "

Nor does the CAD Since public anger became apparent two years ago the CAD has taken the line that nobody will be compelled to move and that the situation would be reviewed if it were found that residents were opposed to being relocated in Zwide extension 4 — part of PE's main black township some 22 km from Walmer

Pobby Melunsky an Eastern Cape Black Sash spokesman says "The residents cannot possibly be expected to believe this They have made it very clear that they do not, under any circumstances, want to move The government is obviously set on its path "

LEASEHOLD FM 10/10/80

Permanence now

(124)

African permanence is a hot issue in the Western Cape. In terms of NP policy it is a white and coloured labour preference area — and the result has been the growth of Crossroads and other black communities determined to lead normal family lives. There has been a freeze on black family housing in the demarcated area for many years.

Now a limited form of leasehold and increased security of tenure has been granted to Africans. Uluntu, a non-profit housing company has been launched by local black leaders in conjunction with the Urban Foundation (UF), the Western Cape Administration Board (WCAB) and the local community council for the Cape Town area. The company will be run and controlled by blacks.

Previously Africans in the Western Cape were on 30-day tenancy. Now prospective homeowners will be able to enter into 30 year lease arrangements with Uluntu backed by government financial guarantees on home improvements and renewable for a further 30 years. Uluntu will lease ground from the WCAB develop it and sub-let to participants.

The lack of security of tenure has precluded the use of formal financial channels and participation on any significant scale by the private sector in black housing. Aid has been available only on a direct grant basis. Uluntu will offer financial assistance and loans at 3.5% year subsidised by an initial R7.5m mobilised from private sector companies.

Availability of land is a major constraint but negotiations are under way to obtain ground for the first phase of 700 dwelling units.

There are problems with 60-year lease agreements. As the UF's Judge Jan Steyn points out the foundation is committed to freehold for all. Also the 99-year leasehold scheme (applicable outside the Western Cape) is enshrined in legislation and this is not. The occupant remains essentially a tenant rather than a leaseholder. He has no real right in the form of registered title.

Individualised leases will be drawn up to meet tenants requirements, but will not be automatically transferable on death. Transfer of tenancy will be dependent on Uluntu.

At present the only requirements for participation in the scheme will be legal residence within the metropolitan area, occupation of a dwelling or listing on an official housing list and ability to repay loans on a monthly basis.

Another breakthrough is government sanction for the self-help component of the scheme. This will enable home builders to use their own labour and reduce capital costs by as much as 30%. Completed structures must meet standards laid down by the WCAB and the community council and builders will be aided by a technical team who will assist with construction and give on-site training.

Steyn notes: Self-help is not the only answer but can make a contribution. We welcome the opportunity to experiment if it can secure greater community participation and involvement and we will be further down the road to self-determination.

The ultimate success of the project will depend on the provision of a full range of housing options across the income spectrum, says Paul Andrew, technical adviser to the project's steering committee.

It is important not to alienate the first recipients by creating an elite. The housing provided must be appropriate to real needs if the problems of the vast majority of people who require housing are to be solved.

Success should be a major factor in persuading government to rethink the labour preference policy.

toekoms te make sal hê om aan die geweldige eise wat gestel gaan word te voldoen. Ek vertrou dat die stappe wat tans deur die Sentrale Regering gedoen word om 'n beter grondwetlike

Housing shortage 'hits Cape blacks'

8/9/10 ARGUS (124)

THE refusal of the authorities to provide new family accommodation in the Western Cape was preventing qualified men from living with their families, Mrs Val West of the Athlone Advice Office said yesterday

Speaking on the Komani Appeal Court decision at a Women's Movement for Peace meeting, she said the spirit of legislation regulating the presence of blacks in prescribed areas did not seek to deny qualified men the presence of their wives and families

'But it remains for the desperate housing shortage to be dealt with urgently so that homes will be available for all those who qualify to be here,' she said

Mrs West said that the Komani appeal had successfully removed the legal restrictions of a lodging permit from wives attempting to qualify to live with their husbands

Housing regulations, however, made it an offence for anyone to live in the single quarters or hostels without permission

Wives were not legally entitled to live in the hostels together with their husbands and couples had therefore to find accommodation in a family house

As lodging permits were no longer necessary, it would seem that the couples needed only the consent of the tenants of the house, Mrs West said.

REFUSAL

'These provisions have been subverted by the refusal of the authorities to provide new family accommodation in the Western Cape

'This together with the promulgation in 1968 of the housing regulations, had combined to frustrate many men's efforts to have their wives living legally with them in the area in which they live and work,' she said.

EXAMPLE

Mrs West gave the example of a man qualified for permanent residence in Cape Town His wife was qualified to live in Port Elizabeth, another prescribed area Theoretically he could apply for a transfer for his wife They found accommodation in Cape Town, and he applied for permission for his wife to join him This was refused on the basis of the 'acute housing shortage,' she said

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voorspoed as gevolg van mynbou- en landboubedrywighede in sy gebied van bevoegdheid verwys het, het dit my ook opgeval dat die dorp veel meer aan sy inwoners bied. Benewens 'n gunstige landbouklimaat beskik die dorp oor uitstekende besigheids- en sportfasiliteite. Die dorp is in 'n voordelige posisie deurdat dit naby die Goudstad met goeie hoofweë geleë is.

The proximity /...

Eviction highlights homes waiting list in Peninsula

124

Argus 23/9/80

Staff Reporter

THE plight of a man whose mother evicted him and his family from their home in Athlone yesterday again highlights the plight of 20 000 families on the City Council's waiting list for rented homes.

Many have been waiting more than 13 years

Last night Mr Arthur Julies searched frantically for a sleeping place for his wife, his son and their two daughters, one a paraplegic, the other an asthma sufferer

Their furniture was yesterday put in the street after his mother had obtained a court order to evict them from her home

Mrs D Julies said: 'My mother-in-law was not trying to be nasty The house was definitely getting too small for the 12 of us who were staying there

FIVE IN ROOM

'It got really bad when my brother-in-law returned home We were five in the room and it would have been terribly inconvenient if he had moved in with us'

The council had said yesterday that no home was available

'We inquired scores of times about our application for a home, which we filed in 1975 We were told we would become a priority only if we were evicted due to circumstances beyond our control'

The council's Director of Housing, Mr H Bloom, said: 'If there are no homes, there are no homes It's as final as that'

Squatters were being given priority. Other applicants would be considered only if they were evicted 'due to circumstances beyond their control and if there are homes available

'We are trying our best, but people have to realise that there is a critical housing shortage'

5. *Interactions and Measurements of Nuclear Radiations*

We consider only radiations (particles) having kinetic energies in the energy range (between ~ 0.1 MeV and a few × 10 MeV) typical of nuclear physics. The interactions of these radiations with matter are basic to many phenomena and to many aspects of nuclear technology. Examples are the detection of nuclear radiation, the design of radiation shielding and the assessment of radiation dose.

5.1 *Interaction of radiation with matter*

As a representative group of particles (radiations) we will consider the electron, proton, alpha particle, neutron and within these the charged

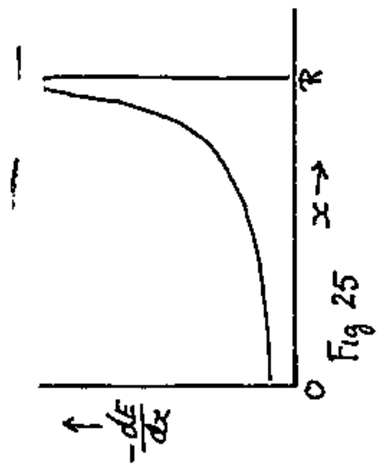


Fig 25

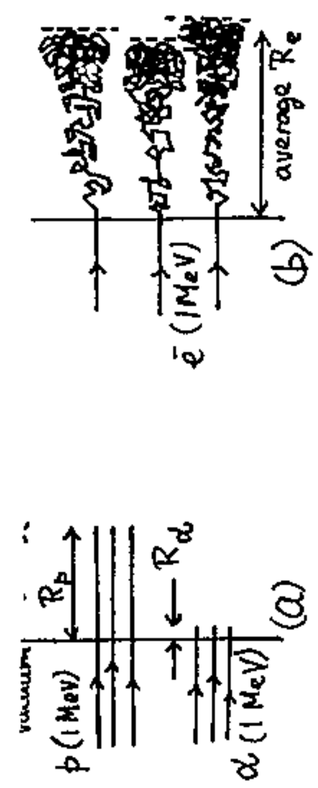
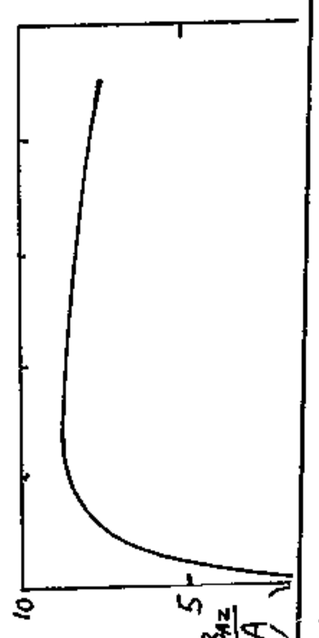


Fig 24

4.8 *Fission and Fusion*

In the stable nuclei the nuclear binding energy B_{AZ} increases as the nucleon number A increases. To show the rate of increase we plot the ratio (B_{AZ}/A)



versus A in fig. 22. The ratio is approximately constant and reaches a maximum of ~8 MeV nucleon^{-1} for "medium" nuclei (A = 40-120). The lower values for light nuclei can be attributed to enhanced 'nuclear surface tension'.

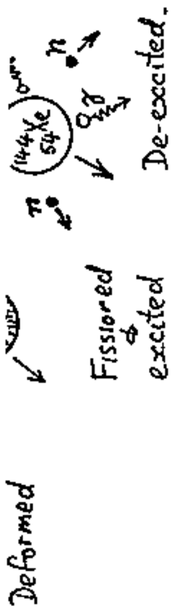


Fig 23 Example of a Fission

Council plan to reduce rates for homeowners

124

Municipal Reporter

THE City Treasurer, Mr J B Watkins-Baker, has raised hopes that the heavy financial burden on ratepaying homeowners may be eased But this could mean higher rates for commerce and industry

A special meeting of city councillors will take an in-depth look at this and other aspects of rating methods next month

The question of rates has become crucial at a time of rocketing inflation with Cape Town facing the dilemma of increasing the load carried by residential ratepayers or drastically cutting back on essential services and projects

The municipality's tasks have not been made easier by repeated refusals by the Provincial Administration of its applications for aid in a variety of projects And, earlier this year the Administrator announced a drastic cutback in the annual subsidies to the city as the province itself had to budget for a R22-million deficit

Rebate

Meanwhile, the recommendation by the City Treasurer this week that a rate rebate should be granted to owners of residential properties, plus a further rebate to elderly people occupying their own homes, comes soon after the Browne findings on local-authority finances

The Browne Commission rejected pleas by local authorities for alternative sources of income, such as full rates on government properties (eg Houses of Parliament and railway property) and exemption from sales tax and excise duties The Browne findings envisage a smaller grant from the government to the city, entailing a loss of R750 000 on the present grant

Report

In a report to the city council's Exco this week the city treasurer said that to achieve a fairer spread of the rate burden

- A 20 percent rate rebate should be granted to owners of residential properties,
- An additional rate rebate should be granted to elderly people of limited means who own or occupy their properties,
- A larger rate contribution than at present should be made by owners of vacant land and relatively under-developed properties,
- As far as possible the method of rating should not inhibit development of vacant and under-developed properties,
- The rating system should not have the possible result of encouraging the over-development of properties

Mr Watkins-Baker said that, in the absence of any additional source of revenue, the granting of a rate rebate to one class of property (say, residential) entailed higher rates for all the other classes, including commercial and industrial property

He said that rate rebates for residential properties had been in force for some years in other urban areas and implementation in Cape Town would not impose an unfair burden compared with other centres

Strong case

Cape Town residential ratepayers paid 57,6 percent of the city's total rates income In Port Elizabeth it was 42,6 percent, in Durban 37,2 and in Johannesburg only 26,9

There was thus a strong case for relief to be given to residential ratepayers of Cape Town, Mr Watkins-Baker said

He recommended that the present system of "flat" rating — the same rate in the rand based on valuation of land and buildings — not be changed at present

- Last year the total valuation of properties in the Cape Town municipal area amounted to almost R2 635 million This produced a rate income of R50 399 720 The total value of non-rateable property in Cape Town is R905 million, of which R535 million belonged to the government, on which it gave the city a grant of R1,75 million The rest of the non-rateable property belonged to charitable and religious organizations

increases, as the particle penetrates deeper into the medium . The density of energy deposited ($-dE/dx$) is therefore highest at the end of the range (fig. 25).

Relatively heavy particles such as the p or α are not significantly deflected in their collisions with the much lighter electrons in matter and the maximum energy lost per collision is only a tiny fraction of the p or α energy. These heavy particles therefore retain their original directions throughout the slowing down process and their ranges are well defined - do not vary much from one particle to another of the same energy (fig. 24(a)). Incident electrons, however, can scatter through large angles in their collisions with atomic electrons (of similar mass) and [illegible] a large fraction of their energy [illegible]efore their detailed trajectories [illegible] electron to another and their [illegible] (fig. 24 (b)).

[illegible] sted below:

Ranges of 1 MeV protons in different media (in mm)

Air	Aluminium	Lead
20.0	0.0126	0.0106

[illegible] with the nuclei in atoms and [illegible]istical process. If we place [illegible]ss x [illegible] N_o [illegible] fig.26) [illegible] is [illegible]tion and [illegible]s with [illegible]mber N [illegible]cond is [illegible] .....(33) [illegible] action [illegible] depends on [illegible]ecies [illegible] slab.

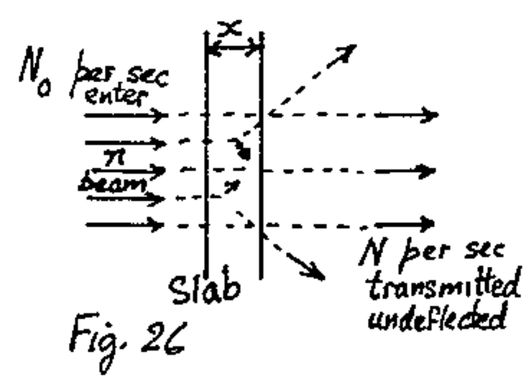


Fig. 26

[illegible] interaction is either a nuclear scattering process, in which the neutron transfers some of its energy to the resulting (charged) recoil nucleus, or a nuclear reaction which usually leads to the emission of charged particles or gamma rays. Thus the secondary particles resulting from neutron interactions in matter are often charged particles and these particles then interact with the matter as described in (a). Hydrogenous media such as wax, water or plastic are of particular interest because a neutron can lose any fraction (0-100%) of its kinetic energy in a

single elastic collision with a proton The maximum nuclear recoil energy E_{max} resulting from elastic scattering of neutrons (of mass m_n and energy E) on a nucleus of mass m_N is given by

$$E_{max} = 4m_n m_N E/(m_n+m_N)^2 \quad \ldots\ldots \quad (34)$$

Thus E_{max}/E is much smaller for heavy nuclei than for hydrogen.

(c) Gamma rays

The three most important effects in the interaction of gamma rays with matter are the photoelectric effect (described in section 2.1), the Compton effect (section 2.1,p.5) and pair production (section 2.3,p.8). Energy is transferred from the incident gamma photon to a photoelectron, a Compton electron or an electron-positron pair respectively. These charged secondary particles then interact with the medium as described in (a). As in the case of neutrons, the interaction of gammas with matter is a statistical process and is governed by an exponential absorption law of the form given by eq.(33) but with α representing the gamma ray absorption coefficient. This coefficient can, in turn be considered as the sum of components α_{PE}, α_C and α_{PP}, corresponding to the photo-, Compton and pair effects. Thus

$$\alpha = \alpha_{PE} + \alpha_C + \alpha_{PP} \quad \ldots\ldots\ldots \quad (35)$$

The absorption coefficients are largest for the heaviest elements (e.g. lead) and α_{PE} usually dominates for gamma energies below 0.5 MeV, α_{PP} for energies above ∿ 10 MeV and α_C for energies around 1 MeV.

A convenient measure for gamma interaction calculations is the half-thickness, analogous to the half-life in radioactivity. This is defined as the thickness $x_{\frac{1}{2}}$ of the particular medium required to reduce the fraction N/N_o (eq.(33)) to one half for a particular gamma energy.

Thus $N/N_o = \frac{1}{2} = \exp(-\alpha x_{\frac{1}{2}})$ .....(36)

Some values of $x_{\frac{1}{2}}$ are given below (in mm)

Energy	Lead	Concrete
1 MeV	9.0	47.0
5 MeV	14.5	100 0

increases, as the particle penetrates deeper into the medium . The density of energy deposited $(-dE/dx)$ is therefore highest at the end of the range (fig. 25).

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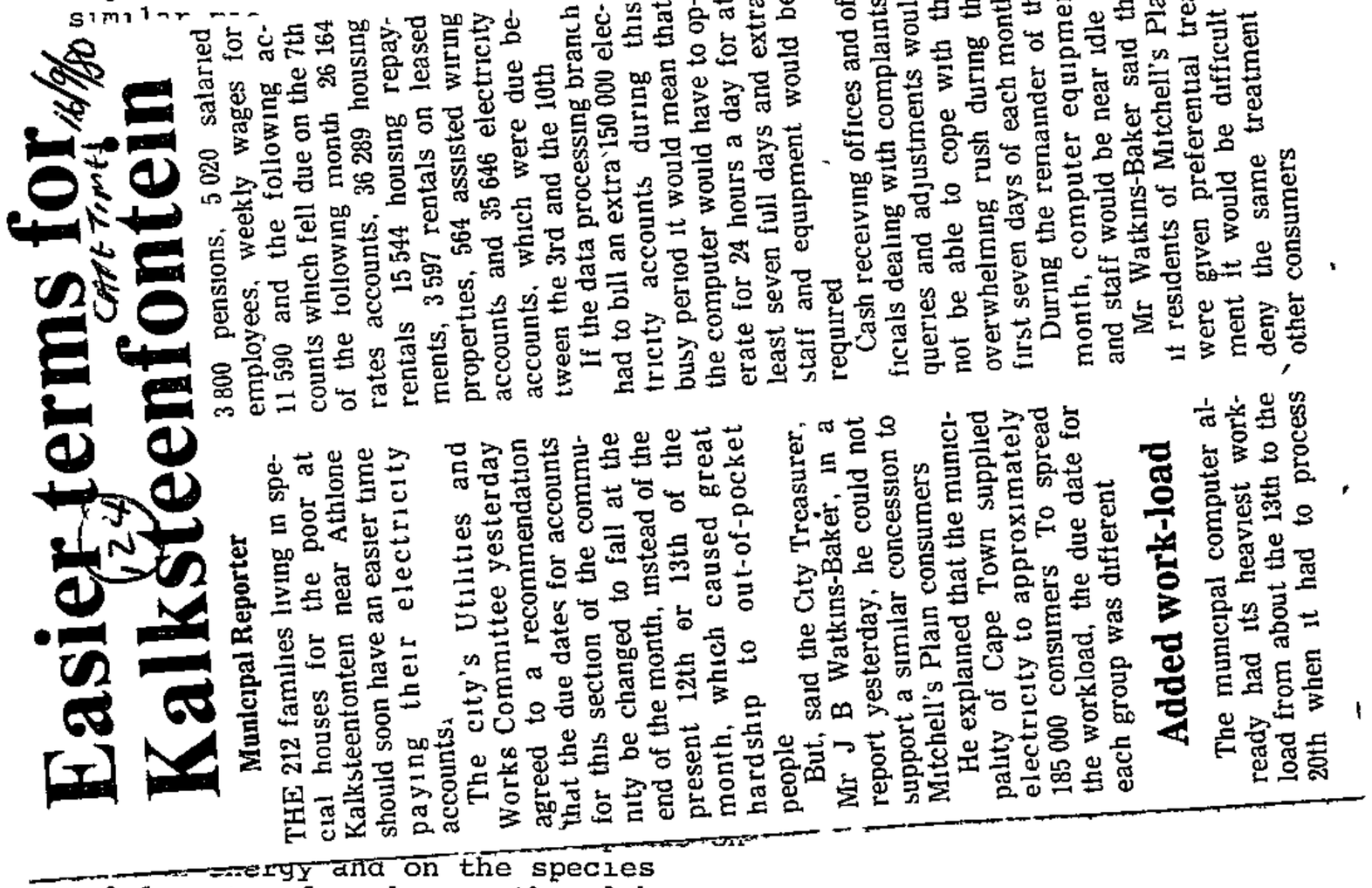

Easier terms for Kalksteenfontein

Municipal Reporter

THE 212 families living in special houses for the poor at Kalksteenfontein near Athlone should soon have an easier time paying their electricity accounts.

The city's Utilities and Works Committee yesterday agreed to a recommendation that the due dates for accounts for this section of the community be changed to fall at the end of the month, instead of the present 12th or 13th of the month, which caused great hardship to out-of-pocket people

But, said the City Treasurer, Mr J B Watkins-Baker, in a report yesterday, he could not support a similar concession to Mitchell's Plain consumers

He explained that the municipality of Cape Town supplied electricity to approximately 185 000 consumers To spread the workload, the due date for each group was different

Added work-load

The municipal computer already had its heaviest workload from about the 13th to the 20th when it had to process

3 800 pensions, 5 020 salaried employees, weekly wages for 11 590 and the following accounts which fell due on the 7th of the following month 26 164 rates accounts, 36 289 housing rentals 15 544 housing repayments, 3 597 rentals on leased properties, 564 assisted wiring accounts and 35 646 electricity accounts, which were due between the 3rd and the 10th

If the data processing branch had to bill an extra 150 000 electricity accounts during this busy period it would mean that the computer would have to operate for 24 hours a day for at least seven full days and extra staff and equipment would be required

Cash receiving offices and officials dealing with complaints, queries and adjustments would not be able to cope with the overwhelming rush during the first seven days of each month

During the remainder of the month, computer equipment and staff would be near idle

Mr Watkins-Baker said that if residents of Mitchell's Plain were given preferential treatment it would be difficult to deny the same treatment to other consumers

energy and on the species and density of nuclei in the slab.

The neutron-nucleus interaction is either a nuclear scattering process, in which the neutron transfers some of its energy to the resulting (charged) recoil nucleus, or a nuclear reaction which usually leads to the emission of charged particles or gamma rays. Thus the secondary particles resulting from neutron interactions in matter are often charged particles and these particles then interact with the matter as described in (a). Hydrogenous media such as wax, water or plastic are of particular interest because a neutron can lose any fraction (0-100%) of its kinetic energy in a

single elastic collision with a proton. The maximum nuclear recoil energy E_{max} resulting from elastic scattering of neutrons (of mass m_n and energy E) on a nucleus of mass m_N is given by

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Thus E_{max}/E is much smaller for heavy nuclei than for hydrogen.

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Thus $N/N_o = \frac{1}{2} = \exp(-\alpha x_{\frac{1}{2}})$ . . . . . .(36)

Some values of $x_{\frac{1}{2}}$ are given below (in mm)

Energy	Lead	Concrete
1 MeV	9 0	47.0
5 MeV	14.5	100.0

12/9/80 ARGUS (124)

Self-help home scheme praised

GOVERNMENT approval of self-help building of houses, financed by a R7,5-million utility company to promote African housing in the Western Cape, has been welcomed as indicative of 'a new view of the common man'.

The utility company, announced earlier this week by the Urban Foundation, will initially finance 700 houses at 3½ percent over 30 years.

'It means looking for his (the common man's) capacities, rather than seeing him as someone you have to do things for with first world technology,' said divisional councillor Mr Paul Andrew, a research officer in the Urban Problems' Research Unit at UCT.

Mr Andrew said self-help schemes in Kroonstad and Carletonville in the Transvaal had shown that people with low incomes could build themselves houses of reasonable standard over a reasonable time.

The Athlone Advice Office, which deals with many of the problems caused by the shortage of black housing in Cape Town, welcomed the new initiative.

'But the State can't expect the private sector to provide all the housing required. It can't evade its responsibility,' a spokesman said.

The spokesman appealed for the scheme to be open to men legally resident in the Peninsula who wanted to bring their wives and families to join them.

'There are many qualified men wanting to live with their families who cannot put their names on the official waiting list for houses,' she said.

Mr Justice Steyn of the Urban Foundation said that requirements for participation in the scheme will be legal residence within the Metropolitan area, occupation of a dwelling or listing on an official waiting list, and ability to afford the monthly repayments.

The self-help element in the scheme would enable prospective home builders to 'utilise their own labour to reduce capital costs by as much as 30 percent,' he said.

Completed structures, however, would have to comply with the requirements of the Administration Board and the Community Council.

11/9/80

Faith in freedom, reform — judge

Argus

124

THE recently announced utility company to finance African housing in the Western Cape was an opportunity for private enterprise to demonstrate its faith in freedom and social reform, the executive director of the Urban Foundation, Mr Justice J H Steyn, said yesterday

He was addressing a meeting of the Cape Western branch of the SA Institute of Housing Management at the Civic Centre on the Inkhaya Lethu self-help housing project at Khutsong, Caltonville

'If we are to maintain values we hold dear, like freedom, it is very important for private enterprise to demonstrate its faith in these values,' Mr Justice Steyn said

He found it 'distressing' that Cape Town City Council's housing chairman, Mrs Eulalie Stott, had criticised the proposed utility company for doing the State's work

Mr Justice J H Steyn

Housing, he said, was one way in which private enterprise could enhance the opportunities of people for freedom of choice and individuality

LIFE'S QUALITY

Mr Justice Steyn said the Urban Foundation was a private-sector organisation working to improve the quality of life of communities and negotiating structural change

Asked whether the Urban Foundation had any credibility among black youth, he said it was difficult to know how to measure credibility and added that the situation among all youth at present was 'highly volatile'

He said 'All we can do is try to develop participation in programmes they have identified as important I don't think it is possible to bring about a constructive attitude overnight'

New black housing project

Cape Times 9/9/80 (124)

Chief Reporter

CAPE TOWN City Council's housing chairwoman, Mrs Eulalie Stott, yesterday welcomed as "a very significant step in the right direction" an announcement that a non-profit utility company with initial resources of R7,5 million is to be established to develop new housing for blacks in the Western Cape.

She also welcomed the fact that government approval had been given for a self-help element in the venture, launched by local black leaders and the private sector "to give prospective home-builders access to finance."

Mrs Stott added however that it was beyond her comprehension why private enterprise was being expected to provide the funds in what was clearly a government responsibility

The announcement about the scheme for new housing for blacks was made at a press conference by Mr Justice J H Steyn, executive director of the Urban Foundation He said that success in this project could prove beneficial not only to the Western Cape but also to the Republic generally.

The Minister of Co-operation and Development, Dr Piet Koornhof, had empowered the local Community Council and the Western Cape Administration Board to enter into 30-year leasehold agreements with the utility company, renewable for a further 30 years and backed by government guarantees

Judge Steyn said a steering committee formed to establish the utility company, and the Urban Foundation representing the private sector, considered the form of leasehold available through the utility company a significant advance in security of tenure over the present position, though they remained committed to eventual freehold tenure for all people in South Africa.

Apart from Judge Steyn the members of the steering committee, which is to arrange for the election of a board of directors, are: Mr T Bezuidenhoud, Chief Commissioner, Department of Co-operation and Development; Mr L L Kakaza of the Community Council; Mr E Kweza; Mr M T Mahlohla; Mrs L N S Mosala; Mr N L Mutlane; Mr W Skweyiya; Mr S M Tindleni; Brigadier J H van der Westhuizen of the Western Cape Administration Board and Mr S S Vokwana.

Judge Steyn said the Urban Foundation, with community leaders and statutory bodies, had played a role in negotiating acceptance of the utility company.

To launch the company, major sponsors from the private sector had made R7,5 million over 30 years available as starting capital, at an interest rate below par. Negotiations with other major companies were under way to increase this substantially

Negotiations with the Administration Board and the Community Council were already in hand to obtain ground for the first phase of about 700 houses, and consultants had been appointed to liaise with the Community Council on the development of these areas.

Judge Steyn said approval had been granted for a self-help element in the black housing venture, enabling prospective home builders to use their own labour and so reduce capital costs by as much as 30 percent, with the provision that completed structures must comply with the requirements of the Administration Board and the Community Council.

● Mrs Stott, in welcoming the announcement yesterday, said no new housing for blacks had been built in the Cape Peninsula since Section 4 had been completed in Guguletu about 10 years ago.

The new Nyanga Two township being established under contract by the Department of Co-operation and Development was mainly for residents of Crossroads, and there was little accommodation left for other families apart from the conversion of some of the "single" quarters in the black townships into family units.

Mrs Stott said that while she thought the establishment of a utility company to develop black housing with funds from the private sector was "a wonderful step in the right direction", she could not understand why a government that said it believed in home ownership, in a property-owning democracy, could deny straightforward home ownership to the largest population group in the Republic — the blacks.

She added that the scheme announced by Judge Steyn would enable better-off blacks to build houses better than the ordinary township houses, and so to raise their living standards. There were about 200 vacant sites at Guguletu that could be used for new housing development of this kind.

Mrs Eulalie Stott

Some rent protection will remain

By SUE DENNY

PEOPLE earning less than R540 a month would still be protected by the law despite the abolition next year of the Rent Control Act, Mr S F "Pen" Kotze, the designate Minister of Community Development, said yesterday

"The Government will always protect lower income groups Rent Boards will exist in all the provinces of South Africa and as long as there are rent boards and inspectors people in the lower income group will have the assurance of the law," Mr Kotze said

He said he had not dealt with sectional title but it put flat tenants in the same position as those in ordinary houses – both had three months notice to vacate the premises if it was sold

Up to now the Rent Control Act — due to be abolished on April 1 next year — has been dealt with by the Department of Community Development and the Sectional Titles Act by the Department of Justice

Mr Kotze will become Minister of Community Development and State Auxiliary Services on October 1

His department will then be responsible for both sectional title and rent control

An amendment to the Rent Control Act was announced last week but no details were disclosed

Mr Alf Widman Progressive Federal Party MP for Hillbrow said yesterday "The protection of people in this category is very necessary I am delighted that the Minister will look after them I would, however like him to consider making the limit of R540 higher"

Council to sell more Plain rental houses

Cape Times 9/9/80 (124) (81)

Staff Reporter

THE Cape Town City Council has decided to sell another 2 000 Mitchell's Plain houses originally intended for rental purposes

The council move came after a dispute between the council's housing authority and Mitchell's Plain Housing Sales (Pty) Ltd which appealed for home ownership to be encouraged

However, the head of the council's housing committee, Mrs Eulalie Stott, maintained there was a greater need for rented accommodation

Yesterday, the assistant Town Clerk (housing), Mr G R Hofmeyr, denied that "outside pressures" had led to the council's decision

The 2 000 houses were initially earmarked for renting in three predominantly home-ownership areas Taking certain objections into account and the fact that people had been led to believe the area was exclusively for home ownership, it was appropriate for these "small pockets" to be opened up for sale, he said

The council was acting "in good faith"

The general manager of the Mitchell's Plain company which is the sole agent for the council, Mr E F H Keersemaker, welcomed the additional allocation

"Home ownership should be encouraged and this is a step in the right direction," he said

The demand for houses in the area was "phenomenal" and the current stock of 180 houses for sale would be exhausted by next week

More than 15 400 houses have been sold so far in the area A total of 40 000 houses, both for sale and rental, have been planned

(124) Cape Herald 6/9/80

GLOOMY FUTURE

LAST MONTH the City Council evicted 660 Mitchells Plain families for not paying their house instalments.

Some were six, seven, even eight months in arrears.

The total arrears in Mitchells Plain amount to over R1 100-million.

These are gloomy facts.

Even gloomier is the future for families who come home to find themselves locked out and their belongings stacked outside.

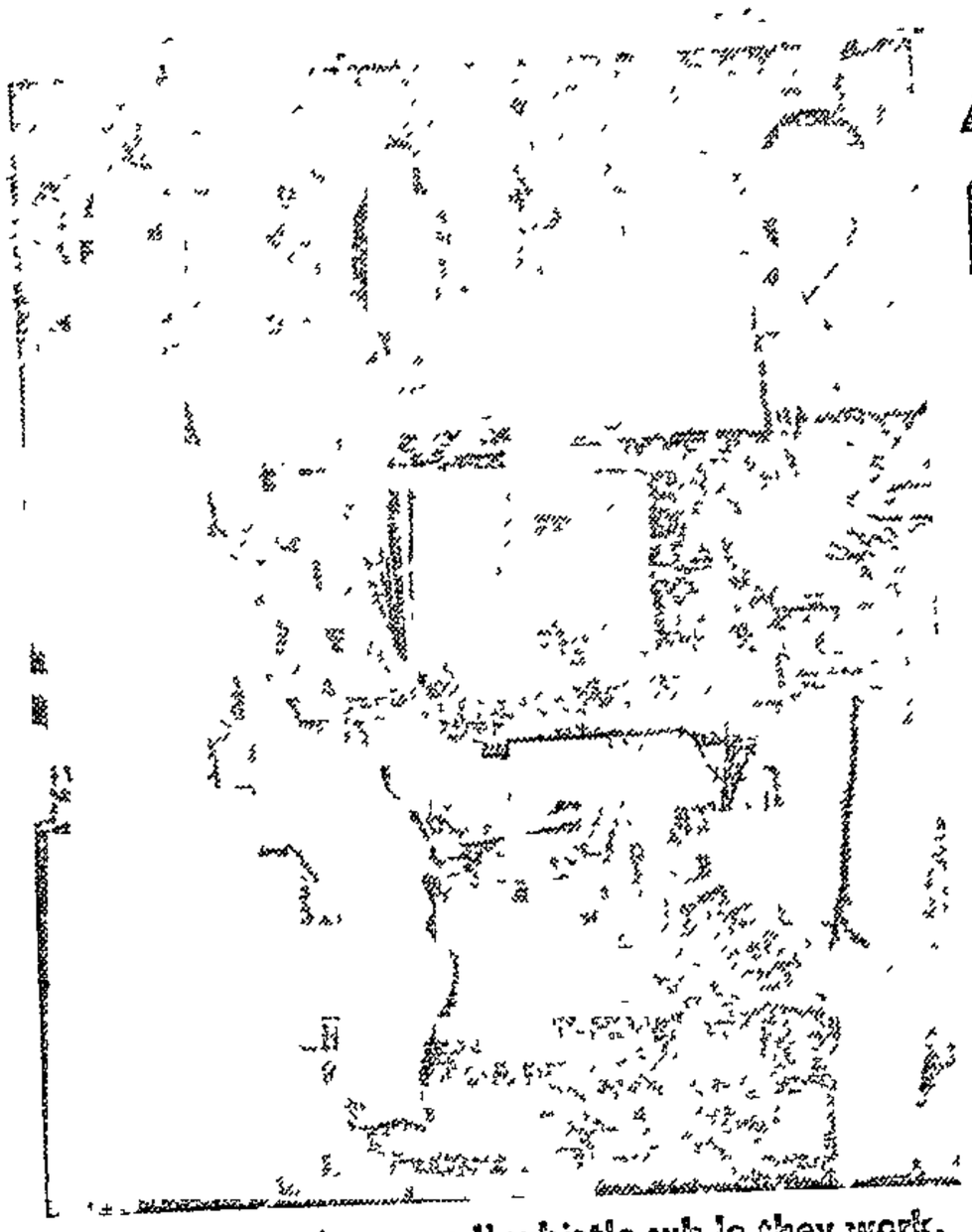
CHANCES

Council housing committee chairman Mrs Eulalie Stott, said 'We give them a million chances before we repossess.'

'People are forever making a commitment to pay when we point out that they're in arrears — and they break that commitment,' Mrs Stott said.

No doubt they do.

But when the final blow, the eviction, comes, it comes without warning.



THE 'repossession squad' whistle while they work. It took them an hour to remove every household item and stack them in the backyard.

A closer look...

A CAPE HERALD team 'spied' on Council workmen clearing the furniture from a Mitchell's Plain house, while the owner was at work

We tailed the city council's (they prefer to call it 'repossession') team as they did their rounds last Thursday.

Although we saw them remove furniture from only one house, it is believed that four houses within a few streets of one another had been repossessed the day before.

STEPPED UP

Investigations during the past two weeks have shown that the council seems to be stepping up its repossession programme.

It appears that no final warning is given to home owners who fall foul on the council by running up arrears with the housing payments.

People who had been evicted claimed they had come home from work to find their belongings stacked in the yard.

'Anybody walking past could help himself to my things,' one said. 'There must be a less unpleasant way of doing this.'

Mr Achmat's one-man rent protest

30/8/80 Cape Times

A SCHOTSCHE KLOOF man who became 'fed up' with unfulfilled City Council promises for months and refused to pay rent increases is now making payments again.

'But it is not a defeat. On the contrary — I feel I have driven my point home,' said Mr Ismail Achmat.

For years Mr Achmat, of 56 Rose Street, Cape Town, together with the Schotsche Kloof Civic Association (of which he is an executive member) has been protesting about conditions in the historic area.

'Nothing was ever done in Schotsche Kloof,' Mr Achmat said.

Plastic

And a year ago, when the City Council increased his rent, he decided on drastic action.

'I refused to pay the increase and stuck to the old rent. Four months ago I stopped paying a cent,' Mr Achmat said.

Early this month he was served with an eviction notice.

He spoke to Mr H Bloom, the City Council's Director of Housing, about his grievances, which included a lack of amenities, the refusal to sell rented homes and the general neglect of the area.

'I received assurances from Mr Bloom that something would be done, and although sceptical about the council's promises, I decided to pay my rent again,' Mr Achmat said.

He pays a monthly rent of R114.

Wait

'We will have to wait and see if things are done this time. We have very little patience left,' he added.

He would 'very definitely' consider not paying his rent again, Mr Achmat said.

Mr Achmat Davids, public relations officer for the Schotsche Kloof Civic Association, expressed appreciation for the efforts of Mr Achmat.

'Lets hope the council will finally take action.

'The association has also been told that amenities and improvements have been budgeted for and that rented homes will be sold.

'But we have seen no action,' Mr Davids said.

Soweto rent increases:

'Mayor' was in arrears

MR David Thebehali 'mayor' of Soweto was himself in arrears when he announced this month's Soweto rent increases.

Last week, Mr Thebehali was in arrears for June, July and this month

Mr Nico Malan chief executive officer of the council said Mr Thebehali had settled his account last Tuesday

Mr Malan would however not state the receipt number and the amount Mr Thebehali paid You can take my word for it he has paid I cannot give you that information as this is a confidential matter between a client and the council,' he said

When it was put to him that Mr Thebehali was not just a client of the council but chairman of the Soweto Council which controlled Soweto Mr Malan still would not give the requested details

WE WON'T PAY . . .

Cape Times 30/8/80

(124)

RESIDENTS of the Port Elizabeth township of Zwide who have refused to pay rent increases for the past eight months are determined not to pay until rents are lowered.

When the rents boycott began residents were paying R36 38 a month The rent was lowered to R33 11 a month as a result of the protest

The residents maintain, however that they should not pay more than R18 a month (site and services charge)

In June this year the Supreme Court dismissed an application by the chairman of the Zwide Residents Association Mr T L Duze for the rents to be lowered

Mr Dick Rautenbach, administrative control officer of the Eastern Cape Administration Board (ECAB) in charge of housing said he did not know what was going to happen to people who persisted in refusing to pay rents and said it was a matter for the community council

Mr Dannie Wilberforce May, ousted founder chairman of the Zwide Residents Association and also a founder member of the Port Elizabeth Black Civic Organisation (Pebco) said From Dr Piet Koornhof right down to Mr Louis Koch chairman of the ECAB they have let the people of Zwide down

These houses are unfit for human habitation with no ceilings and no floors Do they think we are cattle to live under such conditions and then to pay the exorbitant rents they are asking? No sir We are not going to be hoodwinked by the authorities into accepting anything dished up to us in future

'They have succeeded in reducing the Zwide Residents' Association to an almost toothless bod and Pebco to all intents and purposes has ceased to function effectively

A spokesman at the ECAB offices said that Mr Koch would not be available to comment on the matter which was receiving attention

Now you CAN let gran live in the garage

Cape Times 30/8/80

(124)

THERE'S no need to fear an official clamp-down any more if your granny or old aunt is living in the garage

The Administrator of the Cape has given the City Council permission to allow 'aged parents and family members' to stay in outbuildings — but only for 12 months at a time.

But says Assistant Town Clerk (Town Planning) Mr D J de Villiers, there is still some confusion as to who qualifies as 'family'.

However, he emphasises that applications for permission to house people in outbuildings would be 'less cumbersome than before

'What we don't want is people starting a money making racket he said. 'That is why we emphasise the family-only aspect

Renewal of permission to stay in outbuildings would also depend on whether or not there were complaints from neighbours among other things he said.

Applicants would have to give the council a written undertaking that the outbuilding would be used for only family members and the building itself would have to comply with various building regulations.

FLAT PRICES EASE?

Property Argus 30/8/80

Alan Cooper — Property Editor

PRICES for sectional title flats in Cape Town are not unduly high, say estate agents, but there are signs that this new market is settling down.

124

Property agents were asked to comment upon criticisms made recently by an economist, Mr Isadore Goldberg, who appealed for 'some sort of sanity,' in valuation of sectional title units

Mr Goldberg said that the easing of rent control had led to an upsurge in sectional title and 'a new breed of business corporations' had appeared after quick profits. They made large offers for blocks of flats to turn into sectional title which they sold at ridiculous prices.

The sectional title market should soon settle down and more realistic prices emerge for flats, said Mr Don Kennedy executive director of the South African Property Owners' Association

It had been found that, in flats converted to sectional title, 50 percent of tenants buy their flats, 25 stay on under new landlords at higher rents and 25 percent leave.

'It is partly wrong to compare artificially depressed controlled rents with present market trends The only comparison for prices of flats is to compare them with prices for houses

'The shortage of housing stock and the constraints on development of new townships has led to abnormally high prices for both houses and flats.'

Mr Kennedy admitted that some prices for flats were 'ridiculous,' but he forecast that the market would soon settle down, 'bringing more realistic prices, particularly when building societies begin to examine asking prices for flats and curb loans.

'People are paying good prices for sectional title flats,' said Mr Haddon Steer of a leading estate agency, Steer and Co 'But they are paying what the market can afford'

Mr Steer gave examples of rents before and after sectional title of flats.

	Rental before sectional title R pm	Rental capitalised R
(F1)	167	16 700
(F2)	106	10 600
(F3)	167	16 700

He said estate agents helped developers of blocks of flats to determine prices.

'I appreciate the concern of tenants who are being offered their flats under sectional title at high prices. But they have been paying "historical" rents and now they must pay according to supply and demand in this field.'

A valuator, Mr S J Wright of the Board of Executors, said prices for flats were keeping up with those of houses.

Sale price on sectional title R	Subsequently re-let at R
32 500	320
25 000	220
32 000	310

The best way to arrive at selling prices was by comparison with other units already sold, taking into account location and age.

50 new homes

A TOTAL of 99 building plans, to the value of R1 513 610, was passed by the Bellville Municipality in July Of these 35 were for homes and the balance for alterations and additions to existing dwellings, such as extra rooms, walls and swimming pools.

A total of 15 home building plans to the value of R226 910 was passed by the Milnerton Municipality in July. They varied in cost from R12 100 to R30 000 The largest plan to be passed during this period was for a R297 260 factory in Montagu Drive which is to be built for Ferris Instrumentation.

Watchdog will help coloured housing

29/9/80

CAPE TOWN — An ombudsman will be appointed in the Department of Community Development to solve coloured people's accommodation problems which could not be cleared up on a local level

The Minister of Coloured Relations and of Community Development, Mr Marais Steyn, said in Cape Town yesterday that the post would be filled by a senior official

This was one of the results of the weekend talks between the Minister and a deputation from the Associations of Executive Committees throughout the country The Minister described the meeting as "one of the pleasantest and friendliest" he had had in a long time

Mr David Curry, chairman of the Cape Association of Executive Committees and deputy chairman of the delegation, said the meeting was a success because it opened channels for further discussions on a regular basis — Sapa

Ownership preferable — residents

Municipal Reporter

MITCHELL'S Plain residents would prefer every family in the area to have a home of its own, but they also appreciated the need for rented housing to clear the backlog which had accumulated over the years

This was said yesterday by the secretary of the Combined Mitchell's Plain Ratepayers' Associations (Compra), Mr Eddy Kai, after a row which erupted over whether more houses should be made available for sale

The controversy was sparked off this week when Mitchell's Plain Housing Sales Limited, the private agency engaged by the City Council to sell houses on its behalf, accused the council of under-estimating the demand for home ownership and urged that more houses be made available for sale The company receives R90 for every house it sells for the council

The chairman of the council's housing committee, Mrs Eulalie Stott, immediately hit back saying that the council had a duty to provide rented housing to more than 20 000 families on the waiting list

The housing committee vice-chairman, Mr Solm Yach, backed this up when he stated that more than 60 percent of the 20 000 could not afford to buy homes in spite of the reduction in interest rates announced by the government recently

Quoting from a statement drawn up on the issue, Mr Kai said that the centre-piece of Compra policy was low-cost home ownership, and this had been urged from public platforms and raised with both the city council and the Department of Community Development

Inherent advantages of home ownership

Inherent advantages of home ownership were the promotion of community stability and of home pride, fixed monthly housing expenses over the years — unlike rentals which must inevitably increase — compulsory saving for hard-pressed working people, and capital appreciation in spite of inflation

The ratepayers' association acknowledged that people who rented homes were as much "our brethren" as fellow home-owners and did not wish to foster any animosity between buyers and those who rented by suggesting that the latter were less home proud

However, Mr Kai said, "we clearly and categorically have stated our opposition to forced removals under the Group Areas Act which led to people being put into rented homes in for instance Lentegeur, one of Mitchell's Plain's "suburbs"

"We wish to express strong opposition to what clearly appears to be psychological coercion in moving people from District Six to Lentegeur at unprecedented low rental levels .. and seriously question the genuineness of statements that these residents had been moved by 'free choice' "

Mr Kai said he himself lived in a home-ownership unit in a block with a preponderance of tenants, but he had no qualms and there was absolute harmony among neighbours

Although Compra preferred home ownership at low cost, it was appreciated that many people on the council's waiting list earned less than R150 monthly, which qualified them for rent payments of only five percent of their income It would simply not be possible for these people to pay the higher bond instalment

(26)

Cape Herald 23/8/80

Before you move there, make sure you can afford it

IF you intend moving to Mitchells Plain you should be quite certain that you can afford at least R120 a month for rates and rents, says City Councillor Mrs Lulane Scott, the chairman of the Housing Committee.

Families differ in size, and different families have different financial commitments, so obviously it's difficult to estimate what is the average monthly expense of living in Mitchells Plain.

But every householder has to pay bond repayments, rates, electricity and water.

In addition, Mrs Stott says, provision should be made for 'unexpected emergencies' — and that means putting away an amount of R5 to R10 a month.

All that adds up to about R120 a month, which is the bare minimum every prospective Mitchells Plain homeowner should work from.

Of course there are other costs involved. Transport, for one, can take up a sizeable slice of one's income

Few people gave the cost of housing as one of the reasons why they had to leave the Plain — it's the other hidden costs, they say, that make the difference.

TRAGEDY OF MITCHELLS PLAIN'S LOSERS...

Moving out . . .

● A FAMILIAR SCENE in Mitchells Plain. A bakkie loaded with furniture and the broken dreams of a family.

● PEOPLE are moving into Mitchells Plain at an unprecedented rate But, sadly, they're also moving out—or being being moved out — because they simply can't afford to stay there

Arrears on house repayments in Mitchells Plain have long since topped the R1-million mark. and homeowners are running up debts of R400, R600 and R1 000

'We don't evict people unless we've given them a million chances,' says the chairman of the City Council's Housing Committee, Mrs Eulalie Stott.

'Be where do we draw the line?'

Where DO they draw the line? And why do people run up such huge debts?

Cape Herald staffers **ANTHONY DOMAN** and **ANEEZ SALIE** asked a few people who had just been evicted for their views

He's 'back to square one'

23/8/80

'I AM now back to square one,' Mr Erik McCabe, recently evicted from Mitchells Plain, said this week.

He had been shunted around from garage to servants' quarters to single rooms in search of accommodation for his family, until he decided on Mitchell's Plain in December 1978.

He went in search of 'the promise of better living'.

But 18 months later, on July 29, he was back on the streets without a roof over his head.

This is his story:

'I was staying with my family in all sorts of places in Kuils River and Lotus River and eventually ended up with my in-laws.

'The people from the welfare came around and told us to move because we were too crowded.

'I looked out for a good environment in which my wife, child and I could live a better life I saw these posters bearing the promise of a better life in Mitchells Plain and decided I would move there

'I did not have the deposit and borrowed it from my company. I repaid it at R40 a month.

Then five of his brothers-in-law and sisters-in-law moved in. The eldest was 16. Their mother had died some time back and their father had left home

'From there things went downhill all the time, until I landed in arrears with my "rent" (monthly payments to the City Council for the purchase of the house).'

EVICTED

In May he was evicted from his Rocklands home. He owed the City Council R680. They allowed him back after he paid half of the amount immediately with the balance to be paid back at R100 a month.

However, Mr McCabe again landed in arrears and was finally evicted on July 29.

He slept in his broken-down car for two nights before his sister took him and his family in at her Manenberg home which consisted of only one room, a lounge, kitchen, bathroom and toilet.

Mr McCabe brings home R260 a month. His wife started work in February and added R200 to the family coffers.

ALMOST HALF

Almost half of the combined income of R460 went to paying for the house and the arrears of these payments.

'But I would say to people who want to move to Mitchells Plain that they should not only be financially prepared but matured enough to accept that no matter what, your "rent", comes first'

Found belongings on the pavement

'AFTER having lived here for just on a year, I honestly don't see how anybody who is legally able to live here can actually afford to live here.'

Speaking was a man who was on his way out of Mitchells Plain. A man who arrived home one evening to find his belongings on the pavement: earlier that day the City Council had moved in to evict him because he owed more than R400.

He didn't want his name mentioned. 'I have enough problems as it is,' he said, packing what remained of his furniture on to a van.

'Anyway, I had decided to move out of here,' he said. 'My father-in-law has offered to put me up. We stayed with him before we came here.'

NO WARNING

'I don't have anything against Mitchells Plain.

'The only complaint I have is that I wish the council could have given me some warning. The first I knew of my eviction was when I arrived home from work.

'But I'm sorry to say we just couldn't afford to stay in Mitchells Plain.'

22 000 families 'waiting'

(124)

C. 18/8/83

Staff Reporter

THE chairwoman of the Council Housing Committee, Mrs Eulalie Stott, said last night there were 22 000 families waiting for houses, some of whom had been on waiting lists for more than 12 years

Commenting on a statement by the general manager of the Mitchell's Plain housing-sales company, Mr E F H Keersemaker, who said more houses should be made available for sale, Mrs Stott said the council had always had both a waiting list for home ownership and renting, and applicants were free to choose which they wanted

Unfortunately, when the council ran out of land permissible for renting other than at Mitchell's Plain, they were unable to provide for "those in the greatest need" — namely those with the lowest income

Consequently, for nearly seven years many houses available for renting, because of a government requirement that squatters get preference, had not been available for the renting waiting list

She said "They are sleeping under a table in somebody else's living room Some children are boarding with one relation while other children are with other relatives while they are unwelcome guests in a kind person's house"

The council had been urging reduced interest rates for renting and home ownership and therefore was delighted that as from the July 1, interest rates for families with an income of less than R250 had gone to 5½ percent she said

● **Demand for houses 'underestimated', page 9**

Demand for houses 'underestimated'

C. T. 18/8/80 (124)

Municipal Reporter

THE authorities have seriously underestimated the demand of home-ownership in the coloured community and it will not be long before there are no more houses available for sale in Mitchell's Plain

This is the view of Mr E F H Keersemaker, the general manager of the Mitchell's Plain housing sales company which is the sole agent for the city council

He said yesterday that the present stock of unsold houses was just over 400 and at the end of this month there would be no more houses for sale other than those still to be handed over by the contractors over the next four months, about 700 houses

Set aside for renting

Present contracts for construction at Mitchell's Plain are for a total of 11 500 houses These, however, were set aside for renting purposes and it appeared that a large section of the coloured community who prefer home ownership, would be left out altogether

Homes could now be purchased with bond interest rates from as low as five percent and the difference between the monthly rental and the monthly bond redemption would be minimal

The obvious choice would therefore be home ownership, Mr Keersemaker said

He also expressed the view that home ownership and rental areas should not be mixed since there were differing attitudes towards upkeep and improvement

Current demand for housing

With the current demand for housing in Mitchell's Plain far exceeding anything the contractors would be handing over, a good case existed to retain that area as a home-ownership area till demand no longer exceeded supply

Mr Keersemaker said that it seemed the authorities had seriously under-estimated the demand for home-ownership

The authorities had created all the necessary conditions to promote home ownership such as inexpensive public transport, reduced interest rates, the provision of all amenities such as tarred roads, pavements, schools, clinics, parks and libraries

At the time when all these have become available, demand for home ownership was at its peak, and this demand may not be satisfied, he said

- Total sales for July were 1 008

Legal action over eviction notices

Staff Reporter

THE District Six Rent, Residents' and Ratepayers' Association, which represents residents in the area, has approached the Supreme Court to have the eviction notices issued by the Community Development Board declared invalid

In the Notice of Motion lodged with the Supreme Court yesterday, the Community Development Board is listed as the first respondent and its regional representative, Mr J W Walters, as the second respondent They have 21 days in which to file answering affidavits

The association claims that eviction notices were issued without suitable alternative accommodation being made available to the residents as specified in the Group Areas Act of 1966, and challenges the authority of Mr Walters to take possession of property in District Six from which residents have been evicted

Father Basil van Rensburg, an executive member of the association and parish priest in District Six, said in a founding affidavit that residents had been issued with notices entitled "Termination of Lease", "Termination of Occupation" and "Intention to take Possession of Property" by the Community Development Board, in which they were advised to vacate their properties The words "alternative accommodation will be offered to you" were added in pen-and-ink at the foot of the notices

"The effect of such notices is that residents are being threatened with eviction without actually having received alternative accommodation at the time of the notice

"Our association believes this practice is contrary both to the spirit and the letter of the law in terms of the Group Areas Act, since suitable alternative housing should have been made available to the affected persons before notices were served on them," Father Van Rensburg said

He said that in terms of Section 23 (read with Section 26) of the Group Areas Act of 1966, tenants could not be made to vacate District Six unless the Minister of Community Development or his deputy "has considered the question of the availability of suitable alternative accommodation for them"

Residents who received the eviction notices often left their homes without alternative accommodation, out of fear and desperation, or took occupation of unsuitable accommodation. This led to discomfort and impoverishment through excessive costs for housing in dangerous areas, the affidavit said

Alternative housing

Father Van Rensburg said that since District Six was declared a white group area on February 11, 1966, residents had been approached by officials of the Department of Community Development and offered and shown alternative housing Suitable premises had been accepted and most people had been shown two or three alternatives

Lately however, the department had withdrawn its offer of two or three alternative houses and now offered only one house at the most But most alternative accommodation had been rejected by residents

Pensioners stream to advice centre

Staff Reporter

THE Sea Point Advice Centre has been inundated with inquiries from around the Peninsula about rent control, accommodation and pensions since the first advice clinic was held last Saturday, Mr Colin Eglin, MP for Sea Point, said yesterday

Mr Eglin is personally conducting advice clinics every Saturday morning this month

"On the first Saturday I saw close to 60 people individually and on a group basis," he said In addition, Mr Eglin is seeing people by appointment at 15-minute intervals during the week

Most of the inquiries were about accommodation and rent

"The essential problem is insecurity caused by evictions or the threat of evictions, the sale of units under sectional title, the reduction in the number of units available for rent and the sharp increase in rents in the Sea Point/ Green Point area "

Mr Eglin said he had become increasingly aware of the plight of the elderly who are living on pensions or the interest on their savings

A number of people Mr Eglin has seen have become eligible for pensions under the new increased means test limit which comes into effect on October 1 There were also people who had been living on capital and who now qualified for a pension These people had been referred to the Department of Social Welfare and Pensions

Mr Eglin said people who wished to see him should contact the Advice Centre at ☎44 3232 for an appointement

The Saturday clinics, which are being held at the centre, 206 Medical Centre, corner of St John's and Kloof roads from 9 30 am to 11 30 am, are held on a group basis

Y AUGUST 15 1980

Coloured housing problem 'serious'

15/8/80 ARGUS

(124)

From a Staff Reporter

OUDTSHOORN.—Unless something is done to alleviate the coloured housing problem there will be serious trouble in the Western Cape, Mr I N G Hampshire, chairman of the Divisional Council of the Cape said today.

Mr Hampshire was proposing a motion at the congress of the Association of Divisional Councils that urgent representation be made to the Government to find a solution in the interest of stability in society. The motion was passed unanimously.

The Divisional Council of the Cape has built 24 000 houses under the categories of home-ownership, economic and sub-economic houses.

'UNHOUSABLE'

'We are now tackling the "unhousable" — that category where the minimum income expected to put a roof over a family is not sufficient,' Mr Hampshire said

The council had approached the Dept of Community Developmenbt but had been told action should be delayed until a report of the committee of inquiry into alleged housing losses by local authorities was received

In an interview afterwards Mr Hampshire said many people could not afford conventional housing and unless something was done, Cape Town would have a Calcutta-type situation with people sleeping on the streets

Earlier yesterday Mr Hampshire withdrew a motion calling for an instruction manual on civil defence after Mr W Bouwer, MEC for local government announced that such a publication put together by the Defence Force, the Provincial Administration and the municipalities would be out by the end of the year

'Govt has no home for free enterprise'

RDM 11/8/80

By REG RUMNEY
Property Editor

CONSTRAINTS on prospective coloured home owners in the Cape give the lie to Government rhetoric about free enterprise, claims a writer in the latest issue of Sash, official magazine of the Black Sash

M Nash writes "According to free enterprise, if you want to become a home owner and have the necessary cash or credit, you 'shop around' until you find what you want and can afford, in the area you prefer

"Not so the prospective coloured home owner in Cape Town He or she operates under constraints markedly inconsistent with free enterprise"

These constraints pointed "to the credibility gap between Government rhetoric about free enterprise and its actual programme of black and brown homeownership", says the writer

"In practice there is a heavy admixture of State socialism (expressed in planning, modes of construction, financing, etc) and control "

Focusing on Mitchell's Plain, the extensive coloured housing showpiece 26km south-east of Cape Town's central business district, the writer lists a number of these "constraints"

Among them are that

- Area is assigned according to race, and the effective choice for most of Cape Town's coloureds "has to be Mitchell's Plain",
- Most of the housing stock for selection is in the "mass-produced 'little boxes' at the Plain",
- Because only two-thirds of the 20 000 or more coloured families on the waiting list for Cape Town city council housing have less than the minimum income necessary for survival at the Plain — "realistically" R350 to R400 a month — better-off coloured families in rented council housing are being forced on to the Plain so that less well-off families can move into township flats,
- Selling prices are "lower at the Plain than elsewhere, but price is only provisional and liable to increase as the scheme has to be self-financing, so additional developmental or administration costs are shared out among all homeowners",
- On 10 000 of the houses completed in 1977, the 9,25% interest rate on the balance of housing loan was pushed up by an extra 4% finance charge on a "contractor-financed contract" with contractor Besterecta — adding R1 000 to the cost of those houses,
- The terms of the contracts have been "described by an attorney as heavily weighted in favour of the interests of the seller, i e the Cape Town City Council",

The writer says the sliding scale of repayment, though at first sight benevolent, tempts people who would not qualify for a loan according to usual building society criteria

It begins low to assist young couples with small children and builds up after 15 to 20 years to double the starting rate But this means families are accumulating debt during the first 10 years

There is a low deposit of R100, even on a R14 000 house, and the article says there have been rumours of people lending even this small amount to families unable to afford it, for the sake of commission on sale or signing up a hire purchase agreement

Other points

- While prices are low, so are standards of construction and finish,
- Although R2 800 to R3 000 is built into the cost of each dwelling to cover developmental costs and amenities such as roads, water, sewerage, schools, sports grounds and community halls, there is a shortage of indoor meeting places, swimming pools and libraries, and some of the designs of existing facilities are inappropriate,
- Although there has been a much higher level of consultation than has been usual in State housing projects, the "big" decisions are made by the authorities Even in a matter as minor as the location of the railway ticket office, opinions of residents have been ignored

Giving details of sales and rentals the article says "The small Divisional Council section (of Mitchell's Plain) Woodlands comprises 369 ownership and 1 070 rental units

"So far the City Council section is entirely ownership and (there were) 10 741 sales to January 3, 1980 and 2 389 houses unsold"

There is "no clarity as to who wil cover the interest on capital and other costs incurred through houses standing empty (probably R2-million in 1979-80)

"Repossessions totalled 179 at January 1, 1980, with 40% of home owners in arrears to the tune of R833 000."

Bus transport at Mitchell's Plain is inadequate and forces the added cost of car ownership on the home owners, the article claims

A railway is to come into service this year has raised fears, it says, of overcrowding and crime on third class coaches

FIRST PLAIN PLOTS FOR SALE

(124) 9/8/80 ARGUS

ALAN COOPER, Property Editor

THE first serviced plots to come up for sale at Mitchell's Plain — 17 at Westridge — will be put up for tender shortly, the City Engineer Mr J G Brand has announced. Another 100 will also be sold at Strandfontein and a further 1 000 in Portland in 1982.

The 17 erven are concentrated in several small groupings within already developed portions of Westridge Purchasers will be able to erect houses of their own choice on these plots and transfer will be available.

'These plots will be for single dwellings and will be available to individuals who qualify under the National Housing Code by earning up to R540 a month,' said Mr H G Hofmeyr, Assistant Town Clerk Housing.

'Both he and Mr Brand pointed to the delays in obtaining transfer for serviced plots and for erected houses occasioned by the difficulties of registration of the 69 townships at the Plain and the final assessment of house costs. While the Surveyor-General had given approval for most of the townships, the cost problem still prevented legal transfer for houses already built

'This cost problem applies to the older sections of the Plain,' said Mr Hofmeyr, 'but we anticipate that future sections to be developed will be registered within six months of sale and transfer will be possible.'

More than 100 serviced erven at Strandfontein will be released for sale once restrictions on the original township conditions have been removed,' said Mr Brand 'Negotiations are proceeding about these plots between the South African Railways, the Department of Agricultural Credit and Land Tenure and the City Council'

Further serviced erven are being prepared in Portland, another Plain suburb It is anticipated that at least 1 000 serviced erven will be up for sale there in 1982

DEPARTEMENT VAN GEMEENSKAPSBOU

No 1622 8 Augustus 1980

KENNISGEWING INGEVOLGE ARTIKEL 6 (5) VAN DIE WET OP DIE VOORKOMING VAN ONREGMATIGE PLAKKERY, 1951 (WET 52 VAN 1951)

NOODKAMP TE OPWAG IN DIE LANDELIKE GEBIED VAN DIE AFDELING KENHARDT, LANDDROSDISTRIK GROBLERSHOOP

Kragtens die bevoegdheid aan my verleen by artikel 6 (5) van die Wet op die Voorkoming van Onregmatige Plakkery, 1951 (Wet 52 van 1951), verklaar ek, Stephanus Jacobus Marais Steyn, Minister van Gemeenskapsbou, hierby dat die Noodkamp wat ingevolge artikel 6 (1) van die voormelde Wet te Opwag in die landelike gebied van die afdeling Kenhardt, binne die landdrosdistrik Groblershoop opgerig is en beskryf is in Goewermentskennisgewing 773 van 7 Mei 1976 met ingang van datum van afkondiging van hierdie kennisgewing, nie meer 'n Noodkamp is vir die doeleindes van genoemde artikel 6 van voormelde Wet nie

S J M STEYN, Minister van Gemeenskapsbou

DEPARTMENT OF COMMUNITY DEVELOPMENT

No 1622 8 August 1980

NOTICE IN TERMS OF SECTION 6 (5) OF THE PREVENTION OF ILLEGAL SQUATTING ACT, 1951 (ACT 52 OF 1951)

EMERGENCY CAMP AT OPWAG IN THE RURAL AREA OF KENHARDT, MAGISTERIAL DISTRICT OF GROBLERSHOOP

Under the powers vested in me by section 6 (5) of the Prevention of Illegal Squatting Act, 1951 (Act 52 of 1951), I, Stephanus Jacobus Marais Steyn, Minister of Community Development, hereby declare that the Emergency Camp, established in terms of section 6 (1) of the said Act at Opwag in the rural area of Kenhardt, in the Magisterial District of Groblershoop and described in Government Notice 773 of 7 May 1976, shall, with effect from the date of the publication hereof, no longer be an Emergency Camp for the purpose of the said section 6 of the above-mentioned Act

S J M STEYN, Minister of Community Development

2/8/80 ARGUS (124)

Plans for 82 houses

A TOTAL of 82 house plans to the value of R1 727 890 were approved by the Building Survey Branch of the Cape Town City Council during the period July 1—14. The value of the individual plans varied from R8 730 to R79 760.

Also approved were a number of large building contracts, the largest being a school in Mitchell's Plain for R550 000, council depot offices at Mitchell's Plain for R300 000, and alterations to the SA Turf Club costing R300 000.

Langa dwellers not evicted

C. Times 1/8/80 (124)

Staff Reporter

LANGA barracks-dwellers were not evicted yesterday by the Peninsula Administration Board in spite of a notice which they received last week

In a notice from the board they were told that they had to vacate the barracks or face prosecution

About 18 women who live at the barracks said that they had come to the Peninsula because there were better medical facilities available in the city

Child still sick

One of the women, who declined to be named, said she did not know where she would go as she had not found alternative accommodation

My child is still sick, yet when I showed its medical certificate to the authorities, they just ignored it," she said

The woman said that the authorities had complained that the dwellers had told the press that they were living in unhealthy conditions

Many of the dwellers do not know where they will stay when evicted They said that they had spent the entire weekend looking for places, but unsuccessfully

They appealed to authorities for a month's notice to look for other accommodation or to remain till their children had recovered from various illnesses

An Anglican lay preacher from Hout Bay, Sister Ann Andrews, who helped the squatters when they were moved from Kardoessloot last month, said she hoped that in spite of the eviction notices, the board would not send the people to a place where there was no adequate medical treatment

The chief director of the administration board, Mr A A Louw, refused to comment He said he had given all the pertinent details to an afternoon newspaper

You can't afford to rent any more

CAPE TIMES (Southern Times) 31/7/80

124

By JIM KIDMAN

HOUSEHOLDERS should be warned: If you own the property you live in, improve it now. If you rent it, at all costs make an attempt to purchase it.

For owners and lessees the news is equally bad. Building costs could double within the next two years, and renting a two-room or three-room flat could mean payments of anything between R250 and R350 a month

Rent control will probably have disappeared entirely by 1983 and lessors will be charging what the market can stand

And the market can stand just about anything Flat accommodation is in a dire position of undersupply Fear of further rent control, now being rapidly phased out, has inhibited development of new flats, since developers development has taken place

Flats have become even scarcer as more and more have been sold on sectional title

As Mr Haddon Steer, director of one of the Cape's oldest (101 years) property company puts it "We are about to enter — probably have already entered — an accommodation revolution

Obsolete

"The idea of moving into a flat, and paying rent year after year, is obsolete It's like booking passage on a mailboat between Cape Town and Southampton — something of the past"

He said once rent control had been removed, owners had to limit rent rises to 10 percent a year for two years After that the owner can charge what the market will stand In this respect the figure of R250 to R350 may even prove to be modest

"The rule of thumb for assessing a person's ability to make

payments on a bond or to pay rent has always been that the sum should not exceed 25 percent of his income," Mr Steer says

"In an inflationary economy that already points to an increase in rents But in two years' time, who is to say that the yardstick will still be a quarter of income It might be as high as 33 percent"

Renovations

The home-owner is also caught up in the accommodation revolution If extensions or renovations are required, work done now may cost only half of what it will do in 1982

Building costs that are conservatively estimated at 22 percent more than last year, are now increasing at a rate of between three and five percent a month It's hard to pin down just how much the price of materials is rising, bu the latter figure could be the more accurate one

This year building costs have the ability to rise between 35 and 40 percent Given the same climate the following year, and the inevitable compounding effect, a 100 percent spiral on today's costs is not out of the question by any means

The message is plain Tenants run the danger of being priced out of their flats Home-owners will find that the extensions planned to increase the value of their property are limited, perhaps halved, by soaring costs

It's not a temporary situation It's a look at a grim future where the realities hold an inevitability that cannot be ignored

Repayment changes at the Plain

31/7/80 ARGUS (124)

Property Editor

HUNDREDS of residents at Mitchell's Plain received Government notices this week informing them that their monthly repayments were to be either increased or reduced in a 'rationalisation' of interest on loan moneys provided for the houses

"The recent announcement that lower interest rates would be available for houses for lower income groups at the Plain has confused some of the existing residents," said Mr G R Hofmeyr Assistant Town Clerk (Housing) of the Cape Town Municipality "The two issues are not related"

He explained that the Government had revised the housing code rates Interest rates had been changed to bring uniformity for loans for houses erected some time ago

"The Government is entitled to vary interest rates on loans for housing," he said

UPS, DOWNS

In this case it had brought down interest rates which were higher than nine percent — the current lending rate, and brought some up from eight percent to nine

The new interest rates will come into force from November 1.

A Plain resident complained today that he had been told his monthly repayments from November 1 would be raised from R72,14 to R77,17 with interest rates raised from 8 5 percent to nine percent

He asked whether this increase was to pay for those with lower incomes who would be able to buy houses at a lower rate of interest

This was denied by Mr Hofmeyr, who said that until recently houses at the Plain were sold at the current economic rate of interest The Government, in order to encourage home ownership among lower income groups, had changed interest rates for those buying houses from July 1

From July 1 there have been three levels for interest rates People earning less than R350 a month would pay interest at five percent, those earning from R350 to R450 seven percent and those earning above that limit nine percent

The new interest rates would also be applied to the council's letting scheme

14 000 houses sold at Plain

Municipal Reporter

SALES to date of houses at Mitchell's Plain have topped the 14 000 mark — but approximately 5 000 buyers are in arrears with their monthly payments Of these nearly 500 people are behind six months or more

Meanwhile, there has been an upsurge in sales, and for this month alone it is expected that about 400 new families will have moved in In the present project a total of 17 400 units is envisaged This means that housing for more than 2 000 families can still be provided.

Mr S Goreham, chief accountant of the City Council's housing department, said that since Mitchell's Plain was established four years ago, more than 400 houses had been repossessed as people could not keep up with their payments, or, in a small number of cases, when they simply decided to move elsewhere

Questioned on the issue of evictions, Mr Goreham said that residents were given ample warning, and every effort was made to avoid "actual physical eviction"

He expressed the belief that many people fell behind in their payments because of too many hire-purchase commitments These were people who had been living in rooms, moved into their new bigger homes and were suddenly confronted with the problem of furnishing these houses

He added that a drive to obtain the co-operation of employers to deduct monthly payments on the stop-order system had not been very successful If the system was used, it would ensure that at least the "roof over the head" was paid as a top priority

The upsurge in sales at Mitchell's Plain is being attributed to the introduction of the train service and the reduced interest rates since the beginning of this month

Atlantis citizens may soon get financial relief

Cape Times 27/7/80 (124)

By NEVILLE FRANSMAN

LONG-SOUGHT financial relief for the embattled citizens of Atlantis is in the offing when new reduced rates for housing come into operation on October 1 in terms of a recent government announcement

Details were not available yesterday, as much of the paper-work has still to be completed The accounts of more than 3 000 people have to be reprocessed to establish how much their present monthly payments will be reduced

Last year angry residents complained bitterly about high rent, water and electricity accounts The Divisional Council of the Cape local authority of Atlantis, 45 km north of Cape Town, promised to launch an investigation

Cheaper

Yesterday Mr P S Burger, project director of Atlantis, said that the water rate was still cheaper than Cape Town's, although little could be done about electricity charges as these were laid down by Escom and meters had been tested and only one had been found to be faulty

However, relief would be granted when reduced rentals became operative on October 1 No details were available yet

Mr Burger expressed great optimism for the future of Atlantis, meanwhile — the government-conceived city which is expected to house 500 000 coloured people by the turn of the century

With 3 400 homes, flats and maisonettes presently occupied, the population is nearly 20 500 By November another 600 houses will have been completed and tenders have been or are still to be invited for another 1 175 homes before the end of the year

Forty-six industries have been established, 12 factories are under construction and a further 11 industrialists have indicated that they wish to establish themselves in Atlantis About 4 500 people are employed, with another 1 000 in the general infrastructure such as teachers, council employees and building contract workers

A major boost to industry was given with the establishment of a giant diesel engine-manufacturing undertaking, which will give employment to 1 500 people

Questioned about houses standing empty and the problem of vandalism, Mr Burger said that a developing community spirit and police activity had been able to cope

There were always about 150 homes empty at any given time, but this was to cope with a sudden influx of workers in the event of a new industry opening up

Employers generally co-operated, deducting rentals from wages and ensuring that few people were behind with payments Since August 1975, when the first people moved in, only 29 houses had been repossessed, he said

A major problem encountered daily by Atlantis residents was the lack of retail outlets, particularly supermarkets Checkers is expected to be the first major chain to open there

Tenders for a large business centre are in the offing The centre would include accommodation for doctors, administrative offices small shops, banks and building societies

Also being planned are a hotel, cinema, magistrates' courts building and a new police station (the last mentioned is now in a converted house)

At present only two doctors practise in Atlantis, but a day hospital has been treating 4 000 patients a month A clinic has been established in a house, but a new building should become a reality next year

Mr Burger conceded that approximately 35 percent of Atlantis's working population still commuted to the city, and these were the people hardest-hit travel- and time-wise, and financially

Meanwhile, efforts were being made continuously to make life easier for the inhabitants For instance, a magistrate's court sat in Atlantis every Monday, old-age pension payouts were now made locally, and arrangements have been made for joint collection of maintenance payments from husbands to wives

Mr Burger expressed the hope that more service industry businessmen, such as electricians, would come to Atlantis

Township rents linked to earnings

C. Times 24/7/80

By ANDILE NTEYI

THE new rent formula for the Nyanga Extension – the township built for the Crossroads residents – will be based on the earnings of the breadwinners

This was disclosed in Nyanga East yesterday by the director of development of the Department of Community Development, Mr F Gerber in a meeting with the Crossroads Executive Committee, Department of Co-operation and Development officials and Peninsula Administration Board officials

The rents are A breadwinner who earns less than R50 will pay R18,20, while a breadwinner earning between R50 and R100 will pay R20,70 and those earning between R100 and R150 will pay R23,20

He said the rent would be the same irrespective of the number of rooms in a house The service charge had been included in the rents This charge would be increased in future, but the rent would always be calculated according to the salary

The basic rent is five percent of the salary and the rest is the service charge

It means a person earning R100 a month will pay R5 in basic rent and R10 70 in service charge The minimum rent will be R2,50 per month

Mr Gerber said the formula would result in a decrease in the previous rent of R34,34 for a three-bedroomed house, R32 07 for a two-roomed house and R24,61 for a one-bedroomed house

A total of 2 731 houses will be built but according to official figures there are about 4 800 families at present living in Crossroads

The chairman of the Crossroads Committee, Mr W Memani, said the committee could not accept the plan before consulting the residents

Cape black homes go up at 10 a day

RDM 23/7/80 (124)

Own Correspondent

CAPE TOWN — Houses are being built at the rate of 10 to 12 a day in the R14-million township project on the Cape Flats, Nyanga Two

The first 100 of the nearly 2 000 houses being built in phase one of the scheme are expected to be ready for occupation by the end of August

The township is the first to be built for blacks in the Western Cape for nearly 20 years It is intended to accommodate, among others, residents of the Crossroads shanty town The Nyanga Two homes are going up on a 75ha site between Guguletu and Nyanga

Dr Julian Evenwell, managing-director of the construction company contracted to build the township, said yesterday that 100 houses had been roofed and another 50 were ready for roofing All major underground services had been completed, and the initial water-connection problems were now being overcome

He said road works would begin within three weeks

Dr Evenwell said his company hoped to have handed over all the houses in the first phase of the project by September next year

"I am pleased to say we have had no serious problems or hold-ups One only has to mention that this is for the people of Crossroads and everything possible is done to ensure that things proceed without a hitch"

Most of the houses will have three bedrooms, about 10% two bedrooms and a quarter one-bedroom

Nyanga Two is to have tarred roads, kerbing and concrete pavements, lighting, waterborne sewerage and water reticulation

The brick houses are being fitted with asbestos or tiled roofs, verandas and screen walls for wind protection and privacy

Shops, sport facilities, schools, parks and a community hall are also to be provided under the contract

C. Times 23/7/80

100 new homes nearly finished

(124)

HOUSES being built in the R14-million township project Nyanga Two, on the Cape Flats, are going up at the rate of 10 to 12 a day, and the first 100 of the nearly 2 000 houses being constructed in the first phase of the scheme are expected to be ready for occupation by the end of next month

The township is the first to be built for blacks in the Western Cape in nearly 20 years

It is intended to accommodate residents of the Crossroads shanty-town, among others, in the Nyanga Two houses which are being erected on a 75ha site between Guguletu and Nyanga

The managing director of the construction company contracted to build the township, Dr Julian Evenwell, said yesterday that 100 of the houses had already been roofed and another 50 were ready for roofing All major underground services had been completed and initial water-connection problems were now being overcome

Roadworks in the township would begin in the next three weeks, he added

Dr Evenwell said the company hoped to have handed over all the houses in the first phase of the project by September next year

'I am pleased to say we have had no serious problems or holdups In fact we have had the fullest co-operation and assistance from all quarters One only has to mention that this is for the people of Crossroads and everything possible is done to ensure that things proceed without a hitch

Most houses in the township will have three bedrooms, about one-third of them detached and the rest semi-detached Ten percent of the houses will be two-bedroomed and 25 percent one-bedroomed

Nyanga Two is to have tarred roads, kerbing and concrete pavements, lighting, water-borne sewage and water reticulation

The brick houses are being fitted with asbestos or tiled roofs, verandas and screen walls for wind protection and privacy

Shops, sport facilities, schools, parks and a community hall are also to be provided under the contract

Department of Community Development plans provide for 4 000 trees in the township, as well as landscaping and the fencing-off of play areas

Mr Eddie Hanekom, the general foreman in the Nyanga Two project, left, discusses a feature of one of the 100 near-completed three-roomed houses in the township yesterday with Mr Roelie Serdyn, of the main contracting company

HOUSING

Two revolutions in one

343

(24) FM 18/7/80

Details of SA's first urban site-and-service self-help housing scheme — to be established by Piet Koornhof's Department of Community Development at Inanda township near Durban — were disclosed to residents at the weekend

The scheme is revolutionary in more ways than one

Not only is it a turnabout in traditional SA planning strategy It is also something of a slap in the face for Marais Steyn's Department of Community Development, which has long opposed the concept

To date, government has decided what is good for the people, when it comes to the provision of housing for blacks But at Inanda, Co-operation and Development's officials are planning with the people rather than for them

The people themselves showed how they felt when at a special meeting called by Co-operation and Development at the weekend, 5 000 residents enthusiastically supported the scheme

The welcome new planning has been formulated by the Department of Co-operation and Development in conjunction with the Urban Foundation who are co-ordinating a brief for the replanning of the greater Inanda area, of which the present scheme is part

The plan provides for the ultimate resettlement of 30 000 families, although only 4 500 sites have been demarcated for the first phase Alan Mountain, regional director of the Urban Foundation (Natal) is quick to emphasise that resettlement is definitely *not* compulsory People living in the existing informal settlement of Inanda will be given the option of either remaining where they are or moving to the new area No one will be compelled to move

But most will probably want to do so Conditions in the existing settlement are so bad — two water taps for 100 000 people — that typhoid broke out earlier this year which threatened the health of both the community as well as the Durban metropolitan area At present the only supplies of fresh water are brought in by mobile tankers It is therefore not surprising that surveys undertaken by Co-operation and Development have revealed that people living in the existing settlement are eager to move

Co-operation and Development realising that they were sitting on a political landmine have moved fast to come up with a viable answer

Now it's all systems go — the community was requested at Sunday's meeting to form an ad-hoc committee and to report back to Commissioner Charles Purvis in two weeks so that the re-housing process can begin

The inability of the present housing delivery system to provide houses at a rate which matches the exponentially increasing demand is widely recognised by housing experts There has long been consensus that SA's housing problems cannot be solved using conventional methods and that the site-and-service self-help approach was the only realistic alternative But pleas for alternative solutions fell on deaf ears

Current estimates are that it would cost about R600m to solve the existing back-log in the Durban area alone and the failure to actively encourage the mobilisation of private capital to augment limited available public funds has exacerbated the problem

Says Errol Haarhof, senior lecturer in architecture at Durban University "There are nearly half-a-million people living in informal settlements in the Durban region " So clearly an urgent solution is necessary

In the past two months roads and basic service infrastructure have been laid and in the past two weeks 5 000 pit latrine toilets have appeared across the rolling hills — initially sugar cane fields belonging to the SA Development Trust Pipes for water reticulation have been laid, although initially one stand pipe will service every six dwelling units The plan makes provision for the upgrading of services and ultimately each house will have its independent water supply

The upgrading of both dwelling units and services will take place as incomes rise

Although the major constraint has been time Co-operation and Development has eliminated red tape in commendable haste to get the scheme off the ground

Deed of grant

The plan makes provision for security of tenure which is of fundamental importance to the ongoing success of any upgrading project Initially stands will be sold on a guaranteed lease system, but when the township is eventually proclaimed site holders will be given a deed of grant which is a similar type of tenure to freehold, but exists in homeland areas Inanda is a released area which means that it falls neither under the jurisdiction of Durban nor KwaZulu At present it falls under the jurisdiction of the magistrate of Verulam

Initially, the scheme will provide 5 000 serviced plots of a minimum size 200 m² on which residents will erect their own temporary accommodation In time, they will embark on the building of their permanent and final homes

Says Mountain "At present no time limit has been set but it is hoped that this will occur within two years According to Paul Andrews, SA's low-income housing guru," the central axiom of this approach to the formulation of housing policy is that, given certain basic preconditions including access to financial and technical resources, people are inherently capable of providing their own shelter and improving their living environment over time

Now people will be able to provide housing for themselves at a pace which suits their income and aspirations The permanent units will be built to conform to specified minimum standards which have not been finally worked out However it is essential that the standards set

Rows of toilets mark SA's first site-and-service housing scheme — slap in face for Marais Steyn

Barracks clean-up

124

(Continued from Page 1)

the barracks was the scene of

- Gross overcrowding,
- Inadequate toilet facilities,
- An inadequate water supply, and
- Inadequate ventilation and lighting

UNFIT

He pointed out that even if these faults were rectified, he would still consider the barracks unfit for human occupation

'These buildings must be demolished,' he said

He added that officials of the board expected to complete 'processing' the squatters in about two weeks Those who qualified to stay in the Western Cape would be housed either at Nyanga or Crossroads, and the rest would be sent back to the homelands

TOILETS

Visiting the barracks today The Argus found that 11 portable toilets had been installed in the compound for the use of women and children, while toilets for the men were provided in the ablution blocks adjacent to the barracks

The toilets are cleared twice daily, and there is also a regular rubbish removal service

PADLOCKS

However, all the toilets have been 'appropriated' by individual families, who have installed their personal padlocks on the doors, and there was still evidence that people were performing their toilets in the open compound

Because of this, one family in the barracks is without a toilet, and a man approached Mr N G Lawrence, assistant director of labour in the compound today, to have another installed He promised to attend to it

WATER SUPPLY

Trucks moved in and out of the compound tipping sand to fill waterlogged depressions, and workmen were installing piping for additional water supply

Mr Lawrence conceded today that the barracks was 'shocking accommodation, which has been condemned,' and pointed out that it was only being used as temporary accommodation

'These people should not even be here Officially I am not even allowed to house them in the barracks, and should have put most of them straight on to a train back to Transkei

NEED HELP

'But when I became aware that they needed help, and that some of them were under medical care, I had to do something, and the only place I had available was the barracks,' Mr Lawrence said

9/7/80

Clean-up starts at Langa barracks

ARGUS

124

THE site of the Langa barracks today was a hive of activity as Western Cape Administration Board workers levelled ground to drain standing water, installed piping for water supply and removed piles of rubbish

No intensive clean-up campaign, however, could ever mask the pervading air of dereliction or obliterate the lingering stench of over-used toilets, neglect and overcrowding experienced by the 60 people installed in the barracks after the destruction of their squatter homes at Kardoessloot in Hout Bay

The clean-up campaign was instituted by the WCAB on instructions from Cape Town's Medical Officer of Health, Dr R J Coogan, who described the barracks as 'unfit for human habitation' and 'in real danger of becoming an immediate health hazard'

INSPECTION

Dr Coogan said today that the WCAB had 'reacted with remarkable alacrity' in beginning the clean-up Inspectors of his department were at the barracks, and he expected their report later today

Dr Coogan's recommendations arose out of an urgent investigation conducted by his department, in which it was found that

(Continued on Page 3, col 8)

New interest rates today

CAPE TIMES 1/7/80 (60) (124)

Municipal Reporter

PEOPLE earning up to R450 a month will be able to buy homes at Mitchell's Plain at reduced rates of interest from today

The Department of Community Development has speeded up its scheme to subsidize home loans for lower income groups and the City Council has been told to go ahead and sell houses at Mitchell s Plain according to the new formula which was to have been introduced on October 1

The new deal enables a purchaser earning up to R350 a month to obtain a loan to buy a National Housing Fund-financed house at five percent interest

Buyers earning between R350 and R450 may obtain loans at seven percent

It is understood, however, that people who signed deeds of sale before the new formula was announced last month, will not benefit from the reduced rates They will continue to pay 9,25 percent interest on their loans and new buyers earning between R450 and R540 will pay the current "economic" interest rate which at present is also around nine percent

The formula also provides for a system of income-linked rentals and practically everyone living in state financed housing and earning less than R450 a month can look forward to a rent decrease from October 1

Both sides 'win' in rent debate

Cape Times 21/6/80 (124)

Chief Reporter

BOTH SIDES "won" in a debate in Cape Town yesterday on the phasing-out of rent control, in that the motions put to the audience by the two speakers — one of them for and the other against the lifting of rent-control — were both adopted

Mr Sam Gross, past president of the Green and Sea Point Ratepayers' and Residents' Association and a legal authority on rent control, argued against the phasing-out of this control, which he said would hit the elderly particularly

His opponent was Mr Nigel Mandy, a councillor of the South African Property Owners' Association (SAPOA) and a former general manager of the Carlton Centre, Johannesburg, who flew to Cape Town to take part in the debate

Held under the auspices of the Institute of Citizenship and under the chairmanship of Mr Gerald Gordon, QC, the debate was on the theme "that this meeting condemns the phasing-out of rent control and calls on the government to appoint a commission of inquiry to investigate the effects thereof"

When this was put to the meeting as a motion, it was adopted by 34 votes to 27 But a separate motion proposed by Mr Mandy was also adopted — unanimously

This read "That this meeting expresses concern at the plight of pensioners and others struggling to exist on fixed incomes in a time of inflation It urges the government to give additional practical assistance in cases of need, in ways that would not penalize the suppliers of rental housing, nor discourage the creation of additional housing supplies by the private sector"

238 000 families face 'unlimited rental'

Mr Gross said that with the elimination of rent and tenancy control, 238 000 families in South Africa would be deprived of protection against "unlimited rental and ejectment"

He added "Tenants who have lived in flats for many years and some not so long are the victims of this decree Their course and way of established life are broken and they are now facing a form of vagrancy — uprooted and with no fixed and certain place of abode

"To add to the flat-dwellers' predicament there is considerable agitation about the possible loss of their homes due to the block of flats in which they live being sold for resale under the Sectional Title scheme"

Mr Mandy countered that it was a misconception that owners were "grasping landlords" Rent control had for many years had a stultifying effect on housing development in South Africa

"If 238 000 families are to lose their protection with the phasing-out of rent control, what about the even-greater number of people, including young couples, who are without accommodation at all?

"Rent control is the best method invented by man to destroy housing development The Fouche Commission found that the Rent Control Act had had to be amended 25 times over the years — and it still cannot be made to work It has no regard for the landlord's interests — and why should the landlord be penalized in this way? Why should he have to subsidize the tenant, as he has to in so many cases?

"Let us help needy people directly, and not by way of virtual theft from the landlord"

(124) 27/6/80

HOUSING (304) (124) FM

Squatters survey

27/6/80

Shortage of accommodation in the black townships is not the only reason people settle elsewhere. Often people prefer to live where they feel there is more space, a higher degree of security of tenure and privacy.

Moreover people living in squatter settlements have not usually come in from rural areas as is generally supposed but are either former township dwellers or have been born there or lived in the area for a long time.

These two points emerge strongly from a study of informal settlement in the Durban area published by the Natal region of the SA Institute of Race Relations which has collated recent research findings on the subject.

At Dube Farm it was found that fewer than a third of household heads could be considered recent rural migrants. 53 were former township dwellers, 36 had been moving around in the peri-urban area and the balance had been born there. A study of Mdukazi revealed that only 15 of inhabitants had come from distant rural areas and 75 were either from urban or peri-urban areas.

Considering the battle to get a house and the lengthy waiting lists (8 000 at Umlazi and 500 at KwaMasha) it seems surprising that those who have succeeded are prepared to give it up.

Complaints

When asked to talk about the problems that existed at KwaMashu, 61 of the sample respondents referred to the poor relationship that existed between the residents and the community administration, placing this at the top of a list of 10 grievances. It is only fair to point out that the study was completed before KwaMashu was incorporated into KwaZulu. Other complaints were about high rentals, night raids, residential insecurity and communication between residents and the authorities.

Those who had moved out believed that conditions were better in their new quarters, that they had more space and privacy and a place of their own. Rentals were not significantly lower than in the townships. The number of people living in these informal settlements around Durban varies from 300 000 to 750 000 depending on the definition of boundaries. And the number are increasing. In Mdukazi, a spontaneous settlement lying to the south of Durban and adjoining Umlazi, the population is estimated to have increased from 11 716 to 27 000 between June 1977 and October 1978 in the short period of 15 months. The number of structures over the same period increased from an estimated 1 650 to 3 595, the report says.

As there are only three water taps for Mdukazi's entire population it is no wonder health authorities are concerned. At Inanda lack of water and sanitation services was the direct cause of a typhoid outbreak resulting in several deaths.

The lesson is obvious. Housing demands cannot be met. Therefore settlements are an inevitable part of the peri-urban scene and should be treated as such by providing and planning for their elementary needs.

R1m Kewtown building scheme

Cape Times 27/6/90 (124)

Staff Reporter

KEWTOWN, hitherto a dormitory suburb of Greater Cape Town, is to receive a "heart' of its own for the first time — a multi-purpose community centre which will give it a natural focal point for its residents activities

The community centre which will be in Dr Abdurahman Avenue, is part of a R1m building scheme announced yesterday by Mobil Oil Southern Africa, which for years was the only sponsor of the Build A Better Society (Babs) community-improvement project in Kewtown

The first head of the Kewtown Babs project, Mr George Gibbs, is now a community-affairs executive with the company

The company, in close liaison with Babs and Cape Town City Council, will start building 37 duplex and 13 single level houses in August, and provide "the required assistance" to enable the community centre to be established the company's director of relations Mr Berwick Nicol, told newsmen yesterday

Mr Nicol praised Babs for the "valuable and selfless' work it was doing, and said the project would "help people who would not ordinarily obtain this type of accommodation"

"This project, the first of its kind in South Africa, will give such people a sound motive to remain and contribute to the uplift of their community instead of moving out of it "

Mr G Hofmeyr, the Assistant Town Clerk (Housing), praised Mobil for its contribution and expressed the hope that other concerns would "also become involved in socially beneficial projects, and in particular in the provision of homes for the less affluent among us"

Because of the financial aid, he added, rentals for the houses in the scheme would be lower than those the City Council was forced to charge for housing of similar size and quality

Tentative plans

Since development of the Babs scheme the City Council had prepared tentative plans for a housing scheme for the balance of Dr Abdurahman Avenue

Mr Gibbs said after yesterday's announcement that the community centre had been designed to serve the community in the widest possible sense

The idea had been to create a community centre "placed strategically, so that with the municipal library and the day hospital and so on it will form a town centre for Kewtown'

Among other things the centre will be used for

- A playschool accommodating 100 children,
- A religious-instruction centre for Muslims and Christians,
- A soup kitchen for a feeding programme which has been started in co-operation with several local schools,
- Training volunteer part-time Babs community workers,
- Ballet classes,
- Sports-club activities,
- Weddings,
- Old-age club activities, and
- Meetings of the local Alcoholics Anonymous

Cape Times 13/6/80 (124)

The flat tenant and the Sectional Titles Act

By ROGER WILLIAMS
Chief Reporter

TO MANY thousands of flat-dwellers in the Cape Peninsula, a high proportion of them elderly people who have been in their present homes for many years, the term Sectional Title has recently assumed a sinister connotation, fraught with fear of the future, frustration and insecurity

The recently amended Sectional Titles Act and the further phasing-out of rent control are seen as threats to the residential security of countless people, particularly in the high-density flatland areas such as Sea Point, who have already had to, or who fear having to move out of flats that are being offered for sale by the owners

Mrs A van Dyk, deputy director of the SA National Council for the Aged, said yesterday "This is becoming a tragic state of affairs in which elderly people have become vulnerable, with few options open to them

"We have asked our affiliated organizations throughout the country to provide us with facts and figures with which we can present the problem to the Departments of Community Development and of Social Welfare and Pensions."

More flats than ever are being offered for sale by Sectional Title, and for many tenants who cannot afford to buy the flats they have been renting this has meant having to move not only out of their flats but also out of the areas in which they have chosen to live and in which they are part of the community

In many cases it has also meant a falling-off in living standards

Colonel H S Matthee, chairman of the Cape Town Rent Board, said that since the end of last year his office had been inundated with queries from tenants, particularly elderly people, and from attorneys and agents about the practical application of the phasing-out of rent control

"Basically, these people want to know just where they stand, and in replying to them we tell them what the legal position is "

In the recent debate in Parliament on the Sectional Titles Amendment Bill, Opposition spokesmen for flatland constituencies said the measure would in particular hit pensioners, who could find themselves homeless if they were unable to find alternative accommodation at rentals they could afford

And the chairman of Cape Town City Council's housing committee, Mrs Eulalie Stott, gave a warning that this measure might well pressurize people into buying homes they could not really afford

Mr Sam Gross, an attorney who for many years has acted on behalf of flat-dwellers on rental and other issues, said the life of tenants of flats and also of houses had become one of "harassment, fear, confusion and frustration.

A retired Sea Point couple whose flat is among the many being offered for sale by sectional title scan the flats to let" columns of a newspaper in the hope of finding a suitable new home

"Till now such tenants were protected under the Rent Control Act

"The lawmakers have obviously not estimated the sweeping effect of the amendment introduced at the current session of Parliament to the Sectional Titles Act, which deletes the protection given to tenants in rent-controlled premises. This comes into operation in April 1981

"Effectively, there is a moratorium till then in favour of tenants who are affected by the lifting of rent control from their blocks of flats "

Mr Gross said many blocks of flats in the Peninsula and elsewhere were affected by the change in the Act and the owners, speculators and entrepreneurs had been "extremely busy" issuing letters to tenants informing them that the blocks of flats in which they live are being sold under the Sectional Title scheme.

"The tenants are offered these flats at certain prices. In many cases these prices are enormously inflated, and the tenant has now been placed in a dilemma. He must either buy at the offered price or face the prospect of vacating the flat at any time he is called on to do so by another purchaser.

"The moratorium is of little consolation to him, and his worry is intensified "

Mr Gross said some relief from the present fears, worries and tensions was urgently called for, and this should take the form of a promise of an indefinite extension of the moratorium — "or to a fixed future date when more housing will become available".

● Mr Joe Abel, managing director of a property company with a widely-spread portfolio, said there was no doubt that the phasing out of rent control had weakened the tenant's position.

"But then it is not the State's duty to subsidize people living in Sea Point who can only afford to live say in Rosebank "

In a reference to the Sectional Titles Act Mr Abel said South Africa was only following a living pattern prevalent throughout the world

Ownership of property was an established way of life in a free-enterprise society, and in the Sectional Titles Act the government was giving people an opportunity to own their homes, where they may not otherwise have an opportunity to do so.

"From the owner's point of view it is an opportunity to capitalize, and it is giving a greater number of people a chance to build a hedge against inflation

"There is nothing wrong with Sectional Title. It is just unfortunate that there has been this avalanche effect "

Housing subsidy scheme welcomed

DAILY DISP 13/6/80 (124)

EAST LONDON — The news of the government's state housing subsidisation scheme which will effectively reduce rates in Community Development areas was welcomed yesterday by coloured and Indian leaders and the East London municipality

The new scheme will benefit thousands of whites, coloureds and Asians

The chairman of the Coloured Management Committee, Mr I H Nash was not available yesterday but one of the senior members, Mr J F Temmers welcomed the announcement This is what we as a management committee had been fighting for all these years ' He said most of the coloured community would benefit

Mr Temmers said in view of the fact that the management committee and the East London city council were at loggerheads over the council's proposed rent increases in the coloured areas, he was hoping that the new reduction in rents would solve that problem

The chairman of the Indian Management Committee Mr Hariial I Parbhoo said the announcement came at an appropriate time when it could encourage lower income groups to become homeowner conscious "It gives a fair chance to people in the lower income groups to own their own home "

Mr Parbhoo said he felt the lower income groups should take full advantage of the situation He added that people who had not yet completed a rental or income survey form should immediately contact the housing department of the municipality

He said the management committee appreciated this very welcome gesture in these inflationary times

'This will be an advantage to the families in our community who are battling to make ends meet They should not delay in making use of the offer which would be a big help to the poorer people

The chairman of the housing portfolio in the city council, Mrs Elsabe Kemp said she knew two weeks ago that the announcement was coming but was pleasantly surprised that it would come into effect on October 1

'We are very thrilled about this tremendous news Mrs Kemp said the lower income groups would benefit substantially by the new scheme and it could also serve to solve the squatting problem She said the new minimum rent of R2,50 a month would put houses within reach of anyone If people can get a house for R2 50 which anyone should be able to afford why should they want to squat'

Mrs Kemp said the new scheme could also help to reduce the municipality's rental arrears problem If rentals are lower those people who had been in arrears with the old rents might well be able to afford the new ones, she said

She added that exact details of the new scheme were still awaited from Pretoria and would be studied as soon as they arrived DDR

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Back to school for [illegible]

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ORT-RECORD
LOCK-SEQ-NO

PRESIDENTS of Woodlands Housing Plan are going back to school to save themselves from being evicted through falling behind with their rents.

The 'school' in this case is a Saturday afternoon budget planning class run by concerned executive members of the Woodlands Residents' Association in response to the news that community tenants were to be evicted.

In fact, the Divisional Council agreed to a stay of evictions provided the people concerned attended the classes, filled in a special budget form drawn up by the association, and committed themselves to sorting out their rent backlog.

Many of the Woodlands tenants were on the point of being evicted because some had lost their jobs while others were saddled with huge debts.

Toress their plight the new budget arrangement calls for them to make rent payments their top priority, and to make a further payment towards their arrears every week.

Other creditors, mostly furniture businesses, have shown a willingness to accept lower instalments on hire purchase debts, and in one case a firm has waived the interest payments on the proviso that they would be offered with a reasonable payment.

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UCT

Rent control lifted on 1 000 flats

Property Editor

TENANTS of more than 1 000 Cape Town flats will be affected by today's proclamation of the third stage of rent decontrol

An Extraordinary Proclamation in a special Government Gazette today lifted rent control from dwellings first occupied between October 21 1949 and December 31 1951

Landlords may raise rents of these flats by 10 percent after giving notice to this effect Tenants on a month's statutory notice may then expect to pay higher rent from July 1 at the earliest Tenants on longer leases will have more breathing space

This third stage of rent decontrol is in line with the Government's assurance to property owners that decontrol will continue However, the Minister has no power to remove further controls on older buildings — those occupied on or before October 20 1949 This will require a special Act of Parliament which is expected to come before Parliament next year

The third phase of rent decontrol is expected to affect a large number of tenants as they are occupying flats built during the post-war property boom

The three stages of rent decontrol now include all buildings, garages and parking areas occupied from October 21 1949 to May 31 1966 Buildings occupied after June 1 1966 were never under control

GOVERNMENT NOTICES

DEPARTMENT OF COMMUNITY DEVELOPMENT

No 1044 23 May 1980

PREVENTION OF ILLEGAL SQUATTING ACT, 1951—IMPLEMENTATION OF THE PROVISIONS OF SECTION 3C (1) IN THE AREAS OF JURISDICTION OF THE DIVISIONAL COUNCIL OUTENIQUA AND THE MUNICIPALITY OF MOSSEL BAY

Under the powers vested in me by section 3C (1) of the Prevention of Illegal Squatting Act, 1951 (Act 52 of 1951), I, Stephanus Jacobus Marais Steyn, Minister of Community Development, hereby declare that any person who intends engaging the services of a person of the Coloured group as defined in section 12 of the Group Areas Act, 1966 (Act 36 of 1966), in the areas of jurisdiction of the Municipality of Mossel Bay and the Divisional Council of Outeniqua, so that such person will be brought into the areas of jurisdiction of one of those local authorities, shall first obtain a certificate in which it is stated that proper housing is available for such person whether within the area of jurisdiction of that local authority or of any other local authority or will be provided by the employer concerned

S J M STEYN, Minister of Community Development

GOEWERMENTSKENNISGEWINGS

DEPARTEMENT VAN GEMEENSKAPSBOU

No 1044 23 Mei 1980

WET OP DIE VOORKOMING VAN ONREGMATIGE PLAKKERY, 1951.—TOEPASSING VAN DIE BEPALINGS VAN ARTIKEL 3C (1) OP DIE REGSGEBIEDE VAN DIE AFDELINGSRAAD OUTENIQUA EN DIE MUNISIPALITEIT VAN MOSSELBAAI

Kragtens die bevoegdheid my verleen by artikel 3C (1) van die Wet op die Voorkoming van Onregmatige Plakkery, 1951 (Wet 52 van 1951), verklaar ek, Stephanus Jacobus Marais Steyn, Minister van Gemeenskapsbou, hierby dat enigiemand wat in die regsgebiede van die Munisipaliteit van Mosselbaai en die Afdelingsraad van Outeniqua 'n persoon van die Gekleurde groep soos omskryf in artikel 12 van die Wet op Groepsgebiede, 1966 (Wet 36 van 1966), in diens wil neem wat sal meebring dat sodanige persoon binne die regsgebiede van een van die betrokke plaaslike owerhede gebring word, vooraf 'n sertifikaat van die plaaslike owerheid moet verkry waarin verklaar word dat behoorlike huisvesting vir sodanige persoon beskikbaar is, hetsy in die plaaslike bestuur se regsgebied of in die regsgebied van 'n ander plaaslike bestuur of deur die betrokke werkgewer verskaf sal word

S J M STEYN, Minister van Gemeenskapsbou

Increases in rents deferred

CT 30/5/80 (124)

Municipal Reporter

THE Cape Town City Council has taken urgent steps to postpone the rent increases which many of its tenants have been asked to pay

This "wonderful news" was announced yesterday by Mrs Eulalie Stott, chairman of the council's housing committee. It followed a telegram from the Department of Community Development authorizing a deferment of the increases

The secretary of the Divisional Council, Mr W R Vivier, said he had received a similar telegram

The increases which have been deferred are those which follow the annual income survey. Rents for people earning less that R150 a month are based on finance charges of one percent while those for people earning between R150 and R250 a month are based on an interest rate of 3,5 percent

People who earn between R250 and R540 have to pay rents based on interest rates of 9,25 percent. This means that people who receive increases often find themselves in a higher bracket and their rents rise sharply

Investigation by housing commission

The effect is particularly marked when their monthly earnings rise above R250. This has led to bitter complaints and the National Housing Commission has been investigating the matter during the past few months

In a statement yesterday Mrs Stott said: "It is my very great pleasure to announce that the Department of Community Development has advised that the rent increases due from June 1 for those council tenants whose incomes have increased through the R150 or R250 per month levels, may be deferred

Tenants who have been asked to pay increases for this reason should therefore pay the rental which applied last month. If in doubt, tenants should discuss the matter with their housing office

Mrs Stott said the biggest increases would have been applied in the new rental schemes of Lavender Hill and Valhalla Park

Those tenants who experienced income, had resulted in decreased rentals being assessed, should pay the reduced rental, she said

Council's tenants to do own repairs

C.T. 30/5/80 (124)

TENANTS in the City Council's vast housing estates will in future be responsible for repairs to the inside of their houses

This represents a major change in City Council policy but brings the council into line with other municipalities, the Divisional Council and the private sector

Mrs Eulalie Stott, chairman of the Housing Committee, said the policy change had been caused by a serious shortage of funds for maintenance work At present the contributions to the repair fund were based on the original capital cost of homes and as many of them were old and had been built for between R500 and R1 000, the income was low and only essential repairs could be undertaken

Mr Norman Osburn said the council should accept that it had failed to carry out all the maintenance that was necessary and he believed tenants would accept the responsibility

Mr Bill Sceales said the people who lived in the houses were often those who did repair work on houses in the most expensive areas of the City and they were capable of helping themselves

To assist them, the council decided to provide essential materials at cost and also to allow tenants to advertise their services as tradesmen with discreet advertisements at their homes

The council already operates stores of essential equipment — from tap washers to door fittings — and essential materials will be sold from these stores where there is no shop in the area selling the required goods

Rent relief likely for subsidized council tenants

Cape Times 2/6/80 (124)

CIVIC DIARY By TONY ROBINSON

IN MAY and June every year, City and Divisional council officials have to harden their hearts in order to implement the annual rent increases that follow the February income surveys

The increases are the result of subsidies falling away as incomes rise and in some cases the effects are unfortunate and even painful

Worst hit are the people whose incomes rise through the R250 a month barrier for this means that their rents rise sharply Where incomes are below R250 a month, rents are based on housing funds advanced at 3.5 percent interest, but once the incomes rise above R250 the rents have to be recalculated based on interest rates of 9,25 percent

"So a man who had his pay increased from, say, R240 to R260 might find that his rent goes up by R25 a month and that he is worse off. Inevitably this leads to a flood of complaints and the officials who have to deal with them are in a helpless position They have no alternative but to follow the regulations laid down by the government housing authorities

Now, suddenly, comes news that the system is to be changed and the increases that were to have come into effect this month may be deferred Mrs Eulalie Stott, chairman of the City Council's Housing Committee, hailed this as "wonderful news"

The long-term implications are not clear but it is obvious that the situation is about to be improved Municipalities have complained bitterly about the big step in rents and the Department of Community Development has got the message

A special committee has been investigating the problem and the Minister of Community Development, Mr Marais Steyn, said recently that an improvement was on the cards

The solutions which have been advocated are the introduction of a new interest rate somewhere between 3,5 percent and 9,25 percent or rents based on a percentage of income It is possible that the National Housing Commission has one of these alternatives in mind

An intermediate interest rate of, say, six percent for people earning more than R250 and less than, say, R350 would help many tenants It would still leave troublesome steps for councils and tenants to negotiate, but they would be smaller and more manageable steps

But wherever it is necessary to draw a line, there will be fortunate people and hard-luck stories

Rents based on, say, a quarter of a tenant's monthly income will avoid these difficulties although problems are inevitable when the system is introduced

The National Housing Commission will meet soon to formulate a new policy and the indications are that tenants will have something to look foward to The only decision made so far is to give local authorities permission to postpone the increases which were due to take effect this month

* * * *

THE Afrikaans version of the first volume of the long-awaited report of the Browne committee of inquiry into municipal finances has appeared at last but it will be some time before it comes into focus

In the first place it is an incomplete document and in the second the 150 000-word volume does not have the customary chapter of conclusions and recommendations, so a thorough study is necessary to grasp the essentials. Nevertheless, some points have emerged clearly and with them a measure of disappointment

Mr Browne, the former Secretary for Finance, says he received strong pleas from provincial administrations, local authorities and other institutions for additional sources of revenue But his commission has rejected any idea of local taxes on personal incomes, turnovers, petrol or even for a share of car-licence revenue

According to the commission, this would not be in the best interest of the country at present.

Another regular plea has been for full rates on State and railway properties but this, too, was rejected Instead, the committee suggested a system of subsidies based on the income from general services. This figure would be subject to a loading of 20 percent for Pretoria and 10 percent for the other provincial capitals

There are also recommendations that will be welcomed and among these is a suggestion that all fire brigades should receive a 40 percent subsidy. There will also be some relief — if the report is accepted — for country towns dependent on their own diesel generators for electricity.

But it will take several days of study and debate to reach some kind of consensus on the implications of the various recommendations.

Behind in payments

Cape Times 3/6/80

124

Staff Reporter

MORE THAN 5 000 Mitchell's Plain home owners are behind with payments on their houses and owe the City Council more than R1-million

According to the monthly schedule of arrears on the council's home ownership schemes considered by the housing committee yesterday, R1,1 m is owed in arrear payments — R1 052 642 of it on homes sold at Mitchell's Plain

The figures, which reflect the position on May 17, show that more than 40 percent of the 11 941 housing accounts at Mitchell's Plain were in arrears In April/May 44 houses were repossessed, bringing the total number of repossessions to 389

(124) 7/6/80 ARGUS

PLAIN HOUSE PURCHASES A BLOW TO DISTRICT SIX

(124)

THE purchase of 600 houses in Mitchell's Plain by the Department of Community Development, to be let at low rentals, has been seen by District Six residents as a crippling blow in their fight to remain in the area.

It is believed the houses were bought from the City Council in an attempt to speed up the removals from District Six which became the symbol of the coloured community's disgust at the application of the Group Areas Act.

The Secretary of the Department of Community Development Mr Louis Fourie, confirmed the purchase of the houses in Mitchell's Plain but said it was not necessarily District Six people who would be moved into the new

SADNESS

'This will enable us to provide more alternative accommodation than before' he said.

But for Mrs Naz Ebrahim, chairman of the District Six Rent Residents' and Ratepayers' Association, it is the hardest blow ever to hit the community.

'For most of the Muslims it will be their last Ramadan in the place of their birth, the sadness in the community is so great,' she said.

Mrs Ebrahim continues to wear a Save District Six button.

RESTORING

'Can you imagine what it is like for us when we drive along De Waal Drive and see what a fine job they are doing in restoring those houses only a stone's throw from our own just because the tenants are white?' she said.

More than 200 families have still to be moved to make way for the proposed campus for the Cape Technikon.

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Housing scheme bonanza

Cape Times 12/6/80 (124)

By DIANA POWELL

THOUSANDS of Cape Town people living in municipal housing estates, including Mitchell's Plain and Atlantis, will benefit from the new formula of rents and interest rates on state-funded homes announced by the government yesterday.

Every tenant earning less than R450 a month can look forward to a decrease in rent from October 1, when the income limit to qualify for subsidized rent will more than double and home-ownership will come within the grasp of vast numbers of South Africans who would never otherwise have been able to afford to buy their own houses

Slash interest rates

Announcing the scheme, the Minister of Community Development, Mr Marais Steyn, said the formula, which will slash interest rates on home loans for low wage earners and link rents to incomes up to R540 a month, would enable even the poorest people to afford homes over 30 years and between R451 and R540, nine percent over 30 years

People earning less than R150 a month will pay five percent of their income with a minimum of R2,50 and no tenant earning less than R540 will have to pay more than R2 in extra rent for every R10 by which his income increases

Rent decrease

The director-general of Community Development, Mr Louis Fouche, said yesterday that all tenants earning less than R450 a month could expect a rent decrease

The formula which, for the first time, would place the logic and method of state-provided housing on a near-ideal basis, would be funded from

One of the first effects of the new deal should be to fill the thousands of City Council home-ownership scheme houses in Mitchell's Plain which are standing empty because neither the council nor its agents can find buyers who can afford them

Interest rates on loans for the purchase of homes built out of National Housing Commission funds — previously pegged at nine percent — will in future range between five percent and the full economic interest rate operational at the time, according to the income of the purchaser

This means a person earning up to R350 a month will pay five percent interest on his loan and between R351 and R450 a month, seven percent

Mr Marais Steyn

First timer

For the first time the government will subsidize the rents of tenants earning up to R540 a month — nearly double the present limit of R250 — and rents will, in future, be based on a percentage of the depreciated replacement cost of a house over 30 or 40 years

People earning between R151 and R250 will pay 3,5 percent of this cost over 40 years, between R251 and R350, five percent over 30 years, between R351 and R450, seven percent the National Housing Fund which stood at R1 500 million, Mr Fouche said

Mr Steyn explained that people with relatively high incomes living in very cheap homes would either have to pay more for the houses or vacate them in favour of poorer people

"I would like to make an urgent but friendly appeal to all tenants to move into houses in line with their earnings so that cheaper houses can be made available to the very poor," he said

12/6/80
Cape Times
124

Action over Grabouw housing

IN the "coloured" part of Grabouw up to 30 people have had to be crammed into two-roomed houses because the municipality has not built a single council house for the past 13 years.

Now an action committee has been formed to take up the matter with the Minister of Community Development, Mr Marais Steyn. The committee, backed by over 2 000 townspeople at a recent meeting, has called on the local Coloured Management Committee to resign.

According to the Town Clerk of Grabouw, Mr V Dudley, the municipality can't afford to build low-rental houses because they wouldn't bring in rates.

He admitted, though, that there was a housing shortage, but said that the municipality had tried to encourage home ownership.

The action committee will be meeting on Thursday in the Gerald Wright Memorial Hall.

Council break down home

Cape Times 3/5/80 (124)

TWO Athlone families spent the night out in the cold and rain last Thursday after Cape Town City Council workers had broken down their makeshift home.

For one of the families, Mrs Monica Wilson and her four children, the situation is one of utter despair. They lived in Vryground before but fear of gangsters forced them to leave. As long as five years ago she applied to the City Council for a house.

From Vryground she moved in with her sister in Manenberg, but was later forced to leave. She spent some time living in the bush.

Finally they ended up on a field in Cashel Avenue, in Athlone where they joined up with another family of five and erected a makeshift home of wood, iron and plastic.

"All we wanted was protection," Mrs Wilson said.

But their stay was short-lived. The Council came last Thursday and tore the place down.

The Chairman of the City Council's Housing Committee, Mrs Eulalie Stott was not available for comment.

Another board loses out

~~2515~~ (124)

RDM 17/5/80

Political Staff

THE ASSEMBLY. — A substantial portion of the R415 318 owing to the Peninsula Administration Board in rent arrears will probably have to be written off because of poorly kept records

The board, which showed an operating loss of nearly R3-million last year, also lost money in the bankrupt Rand Bank, according to the Auditor-General's report on the board's accounts, tabled in Parliament this week.

The report said an audit revealed various weaknesses in the board's rent records, and as a result the recoverability of a "substantial percentage" of outstanding rentals totalling R415 318 appeared to be extremely doubtful

The recoverability of a further R269 991 in Labour Bureau fees, owing to the board in March 1979, could not be assessed because the board's computer system did not provide a meaningful analysis of the terms over which the amounts were outstanding.

124 FM 2/5/80

RESIDENTIAL

Cape market up

Although the Cape residential market sailed ahead last year it never reached the dizzy heights of the Reef (*FM* January 18) In the first quarter of this year it has caught up

Agents euphemistically report that trade is "satisfactory" but, like the reef, a shortage of sellers is causing concern Transfers are going through by the hundred but there's little stock on the books

But that doesn't mean a general shortage of housing, says veteran Geoff Seeff It just means that buyers are having to look further out of town if they want a reasonable selection

Seeff says most salesmen are lucky to have one or two suitable houses to offer And if they find anything on canvass there are usually three or four buyers lined up and the deal is done in 48 hours

But, also like the Reef, the panic sales appear to be over "People have accepted that prices are up," says Seeff, "and they know they must pay If the place is even half suitable they have to make a quick decision"

Although reluctant to disclose figures, Seeff tells the *FM* his turnover for the first quarter was up 20% on the same period in 1979 That, in turn, was up 60% on 1978

SRE's Inge Morris says company turnover of R4 677 064 in February was more than double the figure for February last year In Clifton, where SRE concluded no deals in 1979 four sales grossed R265 100 this year In Camps Bay, another demand area, SRE closed 24 deals in February alone

But if housing is levelling off, the market in flats is still in full swing Investors are leading the way, says Geoff Chait Real Estate's Franz Faber Generally they are taking gross yields of 8-10%

Developers looking for a quick return on sectional title are leading the rush but a good percentage are tenants buying their own flats They have no choice, says Faber, if they want to stay there they must buy to get security of tenure Landlords are loath to give long leases

Call to set up coloured-white municipalities

Argus 28/4/80

(124)

THE time for 'playing with words' is over, and mixed coloured-white municipalities should again be established according to the mayor of Wellington Mr Tinie Malan, a Nationalist supporter

In an interview Mr Malan — a businessman and farmer — said the local government institutions had totally failed to improve relations between whites and coloured people

In fact he said, these relations had deteriorated to the extent that 'an explosive situation' now existed — and the Government seemed insensitive to this

The coloured people prepared to serve on management committees had become alienated from their communities and were scorned by many

'In fact, if it wasn't for the money they are paid I can't see why anyone would serve on these totally ineffectual bodies,' he said

WHITE VIEW

The paradox was that virtually all white municipalities were apparently in favour of bringing coloured people back into the 'white municipalities' — back to where they were, 'and where they had some power

At the 73rd annual meeting of the Municipal Association of the Cape Province held at George earlier this month, Mr Malan was responsible for a motion calling for this and instructing the association's executive to convey this to the Schlebusch commission on a new constitutional dispensation

OLD PHRASES

Mr Malan rose to talk against an earlier motion which, he said had yet again repeated all the old phrases — taking note of steps,' 'adopting a clear position,' and 'emphasising that urgent steps be taken to give training to coloured people in all facets of municipal administration'

He told the congress coloured people did not accept the management committees, that 'these were our people and they belong with us' but also that their children no longer want to have anything to do with us

'I thought I was taking a risk when I said this and that the rural members would shoot me down' Mr Malan said

SUPPORT

'But instead they came up to me — people from the smallest platteland dorpies, as well as the cities — and said this was exactly how they felt'

The outcome was that the congress rejected the original vague motion and unanimously accepted Mr Malan's with its call for the re-establishment of mixed municipalities

The danger signs had been there a long time he said and coloured townships had become political breeding grounds

HOUSING

At Wellington the most pressing problem was housing and for the past five years there had been a waiting list of 1 000

The management committee had tried to have an emergency camp established but this was refused and plans were instead afoot to build a number of houses

'But this will take two years — from laying the roads first to building — and the position will deteriorate much further in the meantime,' Mr Malan said

Crime was rampant and there were regular incidents of gangs of youths attacking people

People were living in kitchens, bathrooms, toilets — often as many as 20 to a room

BOOKS

Mr Malan said he was shocked to hear recently that coloured teachers had 'pleaded with white schools in the town for second hand books — 'just so they can have something to work with'

Schools were overcrowded and at farm schools pupils often stood waiting in the rain for the first session of the day to end so they could go into the classrooms

'And our people are completely out of touch with the crisis When a coloured child starts hurling rocks at us what does he have to lose?'

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Mass shifts sought

Out of sight, out of mind

POST CORRESPONDENT

The Maris Staff, Minister of Community Development, yesterday criticised the Black Sash for speaking to the Press of a conflict-ridden meeting which took place on Wednesday and had effect their action a "publicity stunt".

The meeting between the Minister and three Black Sash delegates was called to discuss the coloured housing situation in the Western Cape and a detailed memorandum by the Sash was used as a basis for discussion.

The memorandum, released to the Press after the meeting, listed flashpoints of the worsening situation and gave striking cases to illustrate the seriousness of the problem.

Commenting yesterday the Minister said: "We had a long talk and exchanged views frankly I don't agree with what they said. We agreed not to make a statement to the Press on this meeting It now appears to be a publicity stunt on their part. I have no other comment"

The memorandum stated the work of the Black Sash as a "contact" organisation had exposed them to the attitudes and reactions of a "wide range of the victims" of the Government policy to coloured housing

The report said the people were aware that the housing shortage was "artifical, unnecessary and a direct product of the discriminatory policy of a white minority government".

"They know that former "slums" which were their humble but cherished homes in Newlands, Kenilworth and Constantia are now trendy "Chelsea" developments sold to middle class whites."

These sales were at considerable profit to the Department of Community Development and white entrepreneurs

"They have warned us that unless there are prompt and significant changes— such as a halt to all Group Areas Removals, creation of enough open residential areas to allow freedom of choice, Government subsidy of the development costs of Mitchells Plain (reducing the price of houses by some 30 percent) — the bottled up anger and resentment, particularly among young people, will find outlet in urban terrorism and the mindless violence of those who feel they have nothing to lose."

The notoriously high rate of violent crime was grim evidence of the destructive effects of uprooting and the removal of over 25 000 families in the Peninsula during the past 25 years, the report said

Flashpoints in coloured housing included:

- Families who have been on local authority waiting lists since 1969 are still not housed because priority is being given to squatters in numbered shacks placed on housing lists in 1974
- Families in squatter camps are compelled to move into council housing which although sub-economic is still beyond their means.

The Black Sash would not comment yesterday but Western Cape regional chairman Mrs J Grover said "we are considering the issue" after hearing the Minister's comment.

Pigsty families are 'happy'

Sunday Times 27/4/80

By RAY JOSEPH

THERE'S no place like home .. even when home is a pigsty.

That seems to be the feeling of 10 black families living in derelict sties near King William's Town

After their "plight" was revealed by the Sunday Times, local officials investigated and found that the "Pig People" are happy

But alternative accommodation, perhaps in a sewerage works, is to be provided if they want to move

King William's Town's director of housing and estates, Mr Chris van den Berg, said this week

"We are trying to do something and we have come up with several alternatives"

Five of the men work at the municipal sewerage farm One temporary solution, for the families of these men, would be to make flats out of an engineroom at the old plant

"But we have a very problematic situation These people have been living there for 10 years and longer They have adapted to that lifestyle and are entirely happy," said Mr Van den Bergh

Although the case of the pigsty people had been a matter of concern to the municipality for many years it would, nevertheless, be wrong to move the people against their will

"We're looking for an all-round solution It is just not a question of moving them there are several other problems which come in

"We have found that, in many cases, many of the ladies living there are not the proper wives of the men working for us"

These people, he said, would have to be provided with accommodation elsewhere "The problem is that their income is not very high and they will have to pay rental

"Also these people are of the Baca tribe, which is not readily accepted by other blacks At one stage we housed them in another township but they came back to the pigsties of their own free will

Steyn told of housing 'flashpoints'

CT 24/4/80 (124)

Staff Reporter

THE Minister of Community Development, Mr Marais Steyn, was warned yesterday of several "flashpoints" in a deteriorating coloured housing situation by a delegation from the Black Sash

The one-hour interview was requested more than a month ago The members of the delegation were Mrs J Grover, chairman of the Cape Western region of the Black Sash, Mrs R N Robb and Dr Margaret Nash

The minister was not available for comment after the interview

A memorandum submitted to Mr Steyn and released to the Cape Times after the meeting, said that despite the spectacular progress in mass housing at Mitchell's Plain, Belhar, Atlantis, Macassar and other areas, the housing situation and environmental conditions in the coloured areas had deteriorated alarmingly over the past two decades and was rapidly becoming intolerable

Too many of the promises by "the agents of destruction" had not been fulfilled, or, when implemented had resulted in increased hardship and frustration Those who now advised patience did not find a hearing

The memorandum listed four "flashpoints" which it illustrated with case histories and said they stemmed directly from state housing policy They were

- Families had been on the council waiting list since 1969 and they had still not been housed because priority was given to squatters
- Families in squatter camps were compelled to move into sub-economic council houses which were beyond their means
- Families in council houses were being pressurized into buying homes at Mitchells Plain or Atlantis and if they were evicted or did a "moonlight flit" when they got into debt they had no hope of getting a council flat again
- Families in District Six were forced to move from adequate homes to areas far from work or into accommodation they could not afford

The memorandum said that while many families had made heroic efforts to adjust, the high crime rate on the Cape Flats was grim evidence of the the destructive effects of the uprooting and removal of more than 25 000 Peninsula families during the past 25 years

All the ills to which people and societies were vulnerable — poverty, malnutrition, disease, alcoholism, illegitimacy, crime and gansterism — had been aggravated beyond measure

The memorandum said the coloured people knew that the housing shortage was unnecessary, especially as there were empty white flats in Brooklyn, Sun Valley and Ottery

They saw that former "slums" which were their humble and cherished homes in Newlands, Kenilworth and Constantia were now trendy Chelsea developments sold to middle class whites at considerable profits by the Department of Community Development and white entrepeneurs

Coloured people had warned the Black Sash that unless there were prompt and significant changes such as a halt to all Group Areas removals, the creation of enough "open" residential areas to allow freedom of choice, government subsidies of the development costs of Mitchell's Plain to reduce the cost of houses by 30 percent, the bottled up anger and resentment, particularly among young people, would find an outlet in "urban terrorism and the mindless violence of those who have nothing to lose"

124 CT244480

Good news for 274

Municipal Reporter

FAMILIES which have been on the City Council's waiting list for rented homes for 10 years or more may soon be given priority treatment

This assurance was given to a recent City Council delegation by the Minister of Community Development, Mr Marais Steyn, and reported to the City Council this week

A total of 274 families have been on the council's waiting list for longer than 10 years

According to the mayor's report on the meeting, Mr Steyn asked the council to submit a specific application to his department to arrange for the priority He undertook to consider it sympathetically

At present the council has to give priority to squatters living in numbered shacks when it has a vacancy in its letting schemes The council has long maintained that this is unfair to those who have been waiting for a house or flat for many years

STU13-9 EXAMINATION RESULTS IN FACULTY COMMERCE AS AT 29 02 80

(26)

24110 CERTIFICATE IN THEORY OF ACCOUNTNCY YEAR : 1

STUD NO	SURNAME	FIRST NAMES	COURSE	DESCRIPTION	SYMBOL
~~158457L~~	~~MORRIS~~	~~KEITH ANTHONY~~	~~910104~~	~~STATISTICS 1C(HALF CROE)~~	~~F~~
154700C	O'BRIEN	MICHAEL CHARLES	106104	ECONOMICS 1B	UP
~~151855K~~	~~PULKER~~	~~KATHY MAY~~	~~106104~~	~~ECONOMICS 1A~~	~~ABS~~
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151989F	SUMMERS	ANGUS STUART	106104 601101		

* TOTAL NUMBER OF STUDENTS 27

DEAN

Housing scheme is ready to roll

(128)

Own Correspondent 16/4/80

PORT ELIZABETH. — Homes costing R20 000 to R30 000 are to be developed by a building society in the first area where 99-year leaseholds will be obtained in the Eastern Cape

A development corporation scheme of four or five show houses, which will be fully furnished, will be built in Fordville where the Ford Motor Company is providing the services and the expertise of an architectural firm

In what is presently a windswept, barren area next to Kwaford, the developers envisage a grassed and beautified suburb of 52 houses erected with building society loans by leaseholders of plots registered under the 99-year scheme

The building society's assistant manager, Mr Denis Creighton, said it was hoped that within two months plans for leasehold rights would be passed

"We have had scores of inquiries for new house loans — some for houses of up to R40 000 — and for loans to buy and improve existing houses There are six definite takers in Fordville where eight to 12 new homes will get off the ground soon," Mr Creighton said

The Khise family spent the day in the rain yesterday after being evicted from their home in Guguletu From left Arnold Khise, G Khise Mrs Jeanette Khise and her baby

CT, 15/4/80

Family evicted in rain

(124)

Staff Reporter

A GUGULETU woman, her five children and their household goods were dumped into the road in the pouring rain yesterday when they were evicted by Western Cape Administration Board officials

Mrs Jeanette Kise, 43, told the Cape Times that she was first evicted from her home in NY 138, Guguletu, on March 31 because she was R218 in arrears with her rent

She has lived in the house since 1968

On April 10 she paid all the money she owed to the Administration Board, but was not given back the keys to the house She used the back door to gain entry to the house.

An Administration Board official confirmed that Mrs Kise had been evicted on March 31. He said she had paid the rent she owed to the Board on April 1 and 8 He said the house had been reallocated to a new tenant early in April.

"We will do our outmost to rehouse the family," he said

Louw hits at homes rating system

(124)

15/11/80

Argus

Staff Reporter

GEORGE — The Administrator of the Cape, Mr Gene Louw, has strongly condemned the municipal rating system which, he said, drove people out of their homes and communities and left others struggling under 'intolerably' high property rates and service charges.

In defence of the ordinary man's right to a roof over his head at reasonable rates, Mr Louw said a new system spreading the burden across the whole community, and not just 'ratepayers' was needed

Opening the Cape Provincial Municipal Association annual congress here last night, the Administrator said the present system of financing municipalities was 'exhausted,' as was the ratepayers' ability to face continually rising rates and service charges.

TENSION

Mr Louw said unless new sources of local revenue were made available to local authorities, there would be 'tension in the relationship between local authorities and the community, and the provision of necessary services would be detrimentally affected'

He looked forward to the release of the Browne Commission report which investigated additional income sources for local authorities, and said until then it was not known whether the report offered the Cape 'hope of urgently needed relief'

The present system of property rates were 'not only tapped to exhaustion but in most cases overtapped,' he said

Mr Louw described as 'a blow that hurt' the news that the Government grant to the Cape for 1980-81 would be between R40-million and R50-million less than that needed

Mr Louw said the Cape comprised 50 percent of the country — larger than the other three provinces together It was sparsely populated, and partly desert, with distances also leading to high administrative costs

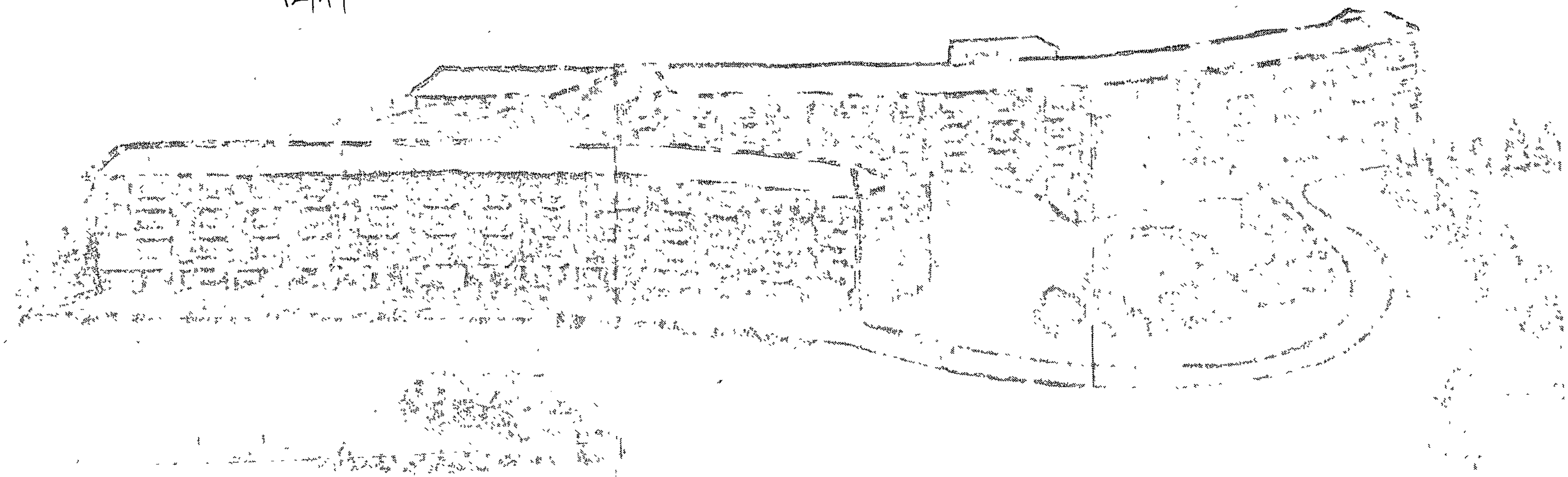
Expended expenditure for 1980-81 was between R40-million and R50 million more than the subsidy provided in this year's national budget.

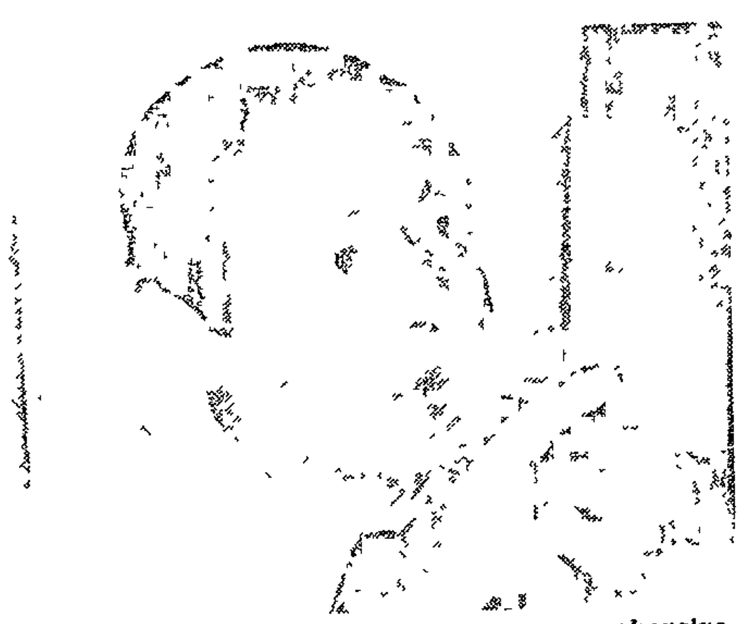
'After drastic paring on our side, we are still about R22-million short

'We are negotiating further with the Treasury and trust that further help will be obtained,' Mr Louw said.

© See Page 5

DAILY DISPATCH
12/4/1950





MR RICHARD MOGG . . . "a one stop comprehensive service centre for the aged."

Eight year dream realised

EAST LONDON — The eight-year-old dream of an Old Timers' Centre for East London senior citizens will be realised in two months when building starts on the all purpose R1 8 million complex in Berea

The brain child of Mrs Beryl Munnik and businessman Mr Richard Mogg who conceived the scheme in 1972, the centre will accommodate 132 senior citizens in 80 single and 26 double flats, and should be completed in about two years

"We've been bashing our heads against all sorts of red tape over the last eight years," said Mr Mogg, chairman of the centre's board of four

The Department of Community Development has authorised a loan of nearly R1,8 million for the complex payable over 40 years, and Mr Mogg said the board hoped to raise funds to meet the shortfall of R15 500 if the department did not grant it

The non-profit institution, sited on the corner of Chamberlain and Jarvis Roads, comprises 106 flats and a day centre where people over 50 will have access to medical care, a library, laundry and hairdressing facilities and a carpentry workshop

"We envisage it as a one-stop comprehensive service centre for the aged, a home substitute which can be visited daily," said Mr Mogg

The centre will also have a hall which will double up as a self-service dining room where residents and club members can buy an inexpensive, wholesome meal daily

People using the centre will be asked to become members — the centre can accommodate 300 members — at R3 a month

Members will be encouraged to pursue hobbies, attend lectures, courses and films, supervised by a part-time social worker and an occupational therapist

More than 640 applicants have applied already to rent flats in the centre

Rentals have not been finalised, but are provisionally pegged at R60 for bachelor flats and R90 for double flats

Each flat has a sink, stove, fridge and a bath with shower Double flats are for married couples only, and women residents must be over 60 and men over 65 Most applicants are in their seventies

Last month, the Old Timers' Centre Board mailed questionnaires to 640 applicants to determine the maximum rental they could afford, and whether they would require domestic help or the services of a doctor or nurse

None of the respondents required medical services, and 91 per cent said they would need domestic help for two hours or less a day

Eighty per cent of applicants for bachelor flats said they were prepared to pay a monthly rental of R60 or more, while 77 per cent of applicants for double flats were prepared to pay at least R90

Six months before the building is completed, the board will employ a social worker who will scrutinise applications to determine whose need is greatest and make recommendations to the board

"The idea is that occupants will be able to live as independently as possible at the centre enjoying friendship, guidance and enrichment," said Mr Mogg — DDR

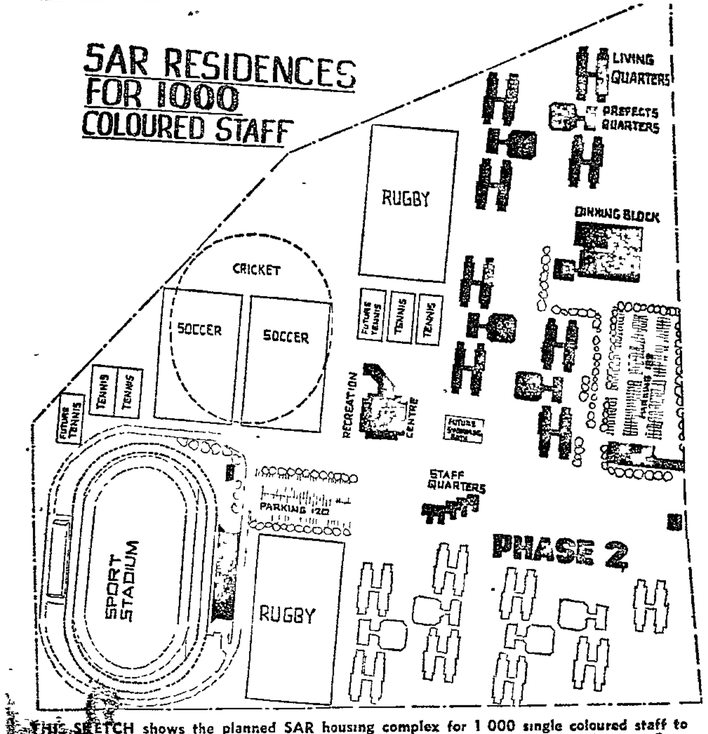
(124) 12/4/80

R6-m COMPLEX FOR 1 000

ALAN COOPER, Property Editor

12/4/80 Argus (124)

A COMPLEX to house 1 000 single coloured railway staff is being planned at Philippi, near Mitchell's Plain. Eventually, it will accommodate 2 000, while nearby will be a massive sports centre for the Western Cape. In all, the first phase will cost R6-million.



THE SKETCH shows the planned SAR housing complex for 1 000 single coloured staff to be built at Philippi. The first phase with the regional sports centre for the Western Cape adjacent to it will cost R6-m. A second phase to house a further 1 000 men is planned for the south of the site as this sketch shows. Phase one is divided into four complexes, each of four three-storey blocks to take 240 men — 60 in a block — while a further 10 will live in the 'prefects' block. Each complex will use the dining block, which will be divided into four. There will also be an indoor sports centre and extensive outdoor sports facilities.

182 flats to rent

LOOKING for a flat? The City Council has 182 flats for white occupation — at Rugby and Ottery. But you have to earn less than R540 a month to qualify for them.

Albow Gardens in Rugby, has at present 138 vacant flats and many have been standing empty for some time despite the enormous pressure at the moment on rented accommodation.

If you earn less than R250 a month you will pay rents from R49,10 to R75,50 for single, two or three bedroomed flats. If you earn from R251 to R540, you will pay rent from R63,45 to R97,50.

'The complex will give the men the most up-to-date and comfortable accommodation,' said a railways spokesman. It will be built on 23 hectares of railway land opposite the planned Philippi station on the new Mitchell's Plain spur which is due to come into operation in June this year.

Designed by SAR architects, the complex emphasises the domestic and not the institutional design in such buildings. Uniformity has to a large extent been avoided.

There will be four units in Phase 1. Each will consist of four three-storey dormitory blocks housing 240. These blocks will be designed with varying lines to avoid uniformity.

Between each pair will be a 'social unit' with quarters for senior staff who will act as 'prefects'. The social unit will include lounges and TV rooms and other amenities.

In all, 250 will be housed in each unit, making a total of 1 000 in the four units.

In the centre will be a dining room block divided into four sections for each of the four living blocks. There will also be an indoor recreation centre. Staff quarters will be sited to the south of the complex while there will be parking for 189 cars.

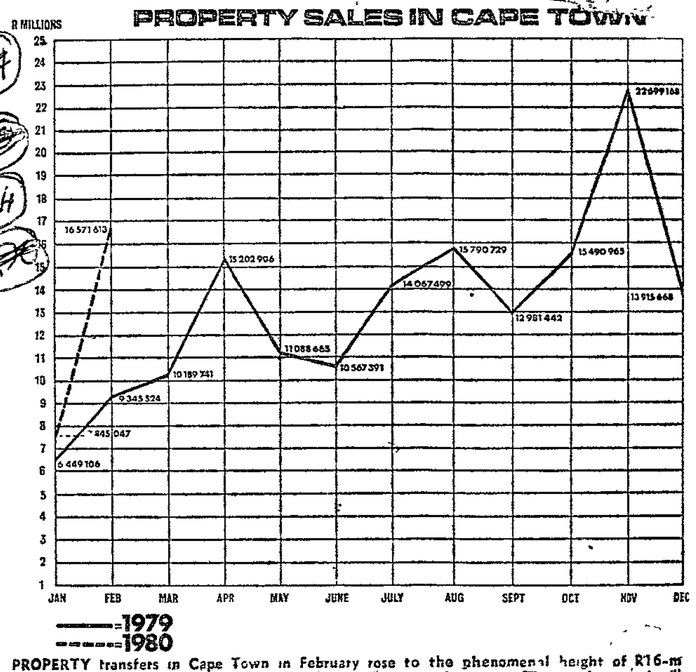
To the south of the scheme will be built Phase 2 which again will house 1 000 staff.

Adjacent to the complex will be built the regional sports centre for the Western Cape. This will include soccer, rugby and cricket grounds, tennis courts and a sports stadium with running and cycle tracks.

The SAR has already spent R200 000 on acquisition of land for the complex. In this new financial year, R1,1-m has been allocated for earthworks for the project while some R6-m will be spent on phase 1. It is hoped to complete phase 1 by 1983.

High prices

HIGH prices were recently fetched for two plots off Alexandra Avenue, Sea Point. They were a 1 092 sq m plot (erf 1263) which was sold by public auction for R28 500, and a 1 648 sq m plot (erf 1433) which was sold by private treaty for R29 650. Both the auction and sale were negotiated by John Marcus and Sons.



PROPERTY transfers in Cape Town in February rose to the phenomenal height of R16-m as this chart shows, 80 percent higher than in February last year. This peak exceeds all previous peaks last year with the exception of November, a record month with R22,6-m of transfers.

Transfers up 80 percent

PROPERTY transfers in Cape Town rose by 80 percent in February this year compared to last.

The 676 property transfers recorded by the Cape Town City Council in February were valued at R16 571 613 with valuation at R10 930 233 — a differential of 51,61 percent.

In February last year transfers totalled R9 345 524 with valuation at R7 001 863, a differential of 33,47 percent.

There were 534 transactions in property and vacant land. Thus not only did the value of transfers nearly double in February this year compared to last but the number of sales increased and more important, the obtaining prices increased in comparison to valuation from 33,47 to 51,61 percent. Selling prices should be at least half again of the valuation figure, according to this

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14-5-85 (124) Daily Dispatch

Pigsty families to move to engine room

KING WILLIAM'S TOWN — From pigsties to a sewerage engine room

That is the next chapter in the life of the inhabitants of "pigsty colony", overlooking the industrial area here

The Nyangani family, residents at the pigsties for the past seven years, could have a better future as Mr John Nyangani's employers, a local tanning factory, intend building a new house for the family

But the other 11 families who live there will move to a disused sewerage engine room, about two kilometres away

The sties, which are situated on the municipality's sewerage farm were no longer in use when families moved in many years ago

The director of housing for the borough council, Mr C J van den Berg, said yesterday "I don't know how the people got into the pigsties, but they have been staying there for many years"

The Nyangani family's accommodation problem was not known to Mr Nyangani's employers, Mr S Dorrington, the managing director of King Tanning, said last night

"It has come as a shock to us to learn of their plight through newspaper reports We do not discuss that sort of thing with our employees," he said

"But John will leave those pigsties within a couple of weeks because we are building a new house for him on the farm," Mr Dorrington said

The tanning company hires the sewerage farm from the council to irrigate its effluent (waste water) Mr Nyangani is in charge on the farm

The council is also considering means of alleviating the problem of the other families who share the pigsties with the Nyangani family

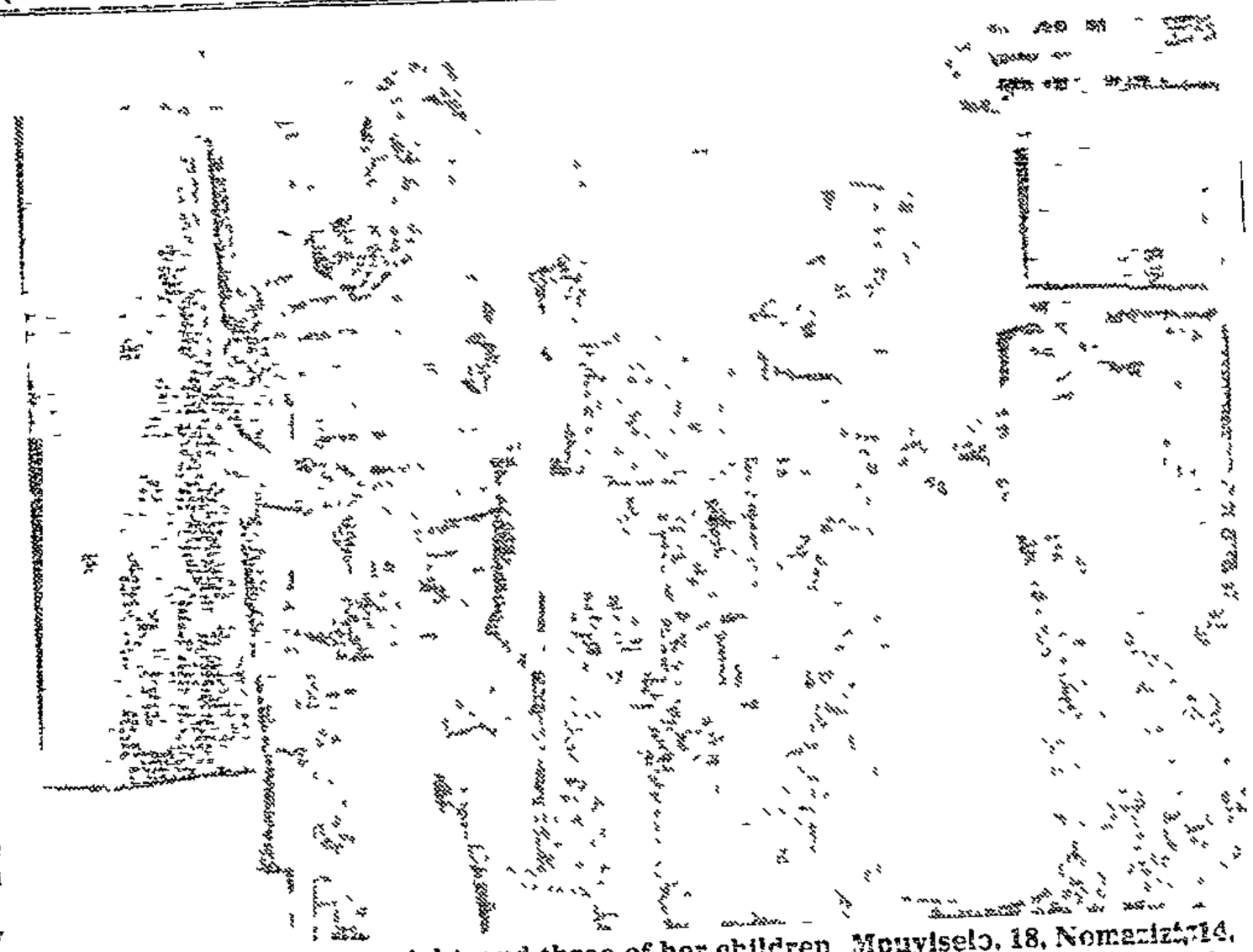
"The old sewerage engine room will be converted into little flats as a short term measure to accommodate the people who work for the council," Mr Van den Berg said

The people he was referring to are Transkei nationals from Mount Frere and work at the sewerage farm

Some families have already moved into the engine room, where there are no partitions and no privacy at all

But, the pigsty families are not unduly worried about their existence

"We lead a life of bliss here No police worry us and we pay no rent," said Miss Nompumelelo Duda — DDR



Mrs Eunice Nyangani, right, and three of her children Mpuyiselo, 18, Nomaziza, 14, and Stonki, 5, in front of their home that used to be a pigsty

Increases: Ratepayers must pay

15/4/80 Argus

~~263~~ 124

Staff Reporter

GEORGE. — Pay increases awarded to municipal staff in Cape Town will have to come out of the pocket of the city's 70 000 ratepayers.

This was said here today by Cape Town City Councillor, Mr P M Friedlander, at the annual congress of the Cape Province Municipal Association.

He said the erosion of local government autonomy, the problem of obtaining dedicated staff and that ratepayers were a municipality's only real source of income, meant a bleak future

Cape Town had a budget of R217-million for nearly a million people.

'The poor old ratepayer All escalations in costs, all increases in salaries — he must carry all these obligations

'We must ask him for more, more, more, until he goes under,' Mr Friedlander added

The Mayor of Milnerton, Mr J Gelb, said local authorities had reached a financial crisis situation

'It is no good going to the ratepayers anymore We must call a halt to escalating rate increases

'Municipalities must find new sources of revenue, perhaps a share of sales tax We must get help,' Mr Gelb said.

● See pages 4 and 5.

Home owners' 'big tax burden'

(124) 15/4/90 Argus

From a Staff Reporter

GEORGE. — Additional financial burdens on municipalities in the Cape, like sales tax, were increasing the financial burden on property owners whose rates were the base of municipal government, the president of the Cape Province Municipal Association, Dr T G Schlebusch, MPC, said last night

Presenting his presidential report at the annual CPMA congress, Dr Schlebusch said to remain financially viable municipalities, instead of promoting home ownership, were forced to increase the financial burden on property owners

'It appears that all we can look forward to in the future are communities of here today, gone tomorrow tenants,' he added

HIGHER STATUS

Speaking about the future of municipal government, Dr Schlebusch said it was being said that municipalities should receive a higher status than merely suppliers of services It was also said that healthy government rested on healthy local government

'Yet when a conference was held to discuss salary structures at various government levels, and we knew that the salaries of municipal executives would be discussed, local government was barred

He said he was also perturbed at the tremendous costs of supplying electricity to outlying ratepayers in many municipal areas

The controversial question of a uniform Escom tariff has been investigated by a CPMA subcommittee.

10/4/80 (124) DD

Council to inspect group housing site

EAST LONDON — The City Council is to conduct an on-site inspection at the Vicent site proposed for the establishment of group housing

The proposed group housing scheme has drawn strong opposition from Vincent residents and they petitioned the council in opposition to the plan in February

The action committee of the council had resolved that an inspection would be held next week and it was hoped the matter would be finalised soon afterwards, the chairman of the committee, Mr Errol Spring, said yesterday

A petition signed by 40 residents of Vincent Place and lower Lake Street was presented to the town clerk in February in reply to an advertisement inviting objections to rezoning 13 Vincent Place for group housing

Private objections were also lodged East London builder, Mr Mike Weyer, plans to construct 15 houses on the plot

Petitioners objected to the scheme because of increased traffic and loss of privacy. — DDR

BD 10/11/80

Nash slams rent increase

EAST LOUDON — The chairman of the Coloured Management Committee, Mr J H Nash, came out strongly yesterday against the East London City Council's proposed rental increases for the economic and sub-economic units in Coloured areas

At the last meeting of the committee it was stated that the rentals would be increased as a means of reducing the deficit on the housing account

Both Mr Nash and the members of his committee said then that it would only make matters worse and disagreed to the increases

The City Council decided to go ahead with the increases but made a provision that persons with an income of below R60 a month would not be affected by the increase

"We have disagreed to the increases but council just went ahead and forced it When this sort of thing happens there is no point in us going on as an action committee," Mr Nash said

The committee decided to ask council for a joint action committee meeting on the matter. — DDR

Rent blow to flat dwellers

(124)

Argus 9/4/80.

Property Editor

THOUSANDS of flat dwellers in Cape Town will be affected when the third phase of rent decontrol is announced — probably a week after Parliament resumes on April 15.

A spokesman for the South African Property Owner Association (Sapoa) said today that the Minister of Community Development, Mr Marais Steyn, was expected to announce the third phase of decontrol this month.

'The Minister gave us a categorical assurance in February that rent decontrol would continue and that the third phase would be announced in April.

'Rent restrictions are expected to be lifted from premises — flats or houses — which were first occupied between 1950 and 1954 During this period a post-war boom in building of flats occurred and it is expected that several thousand living units will be affected,' he said.

The first two phases of rent decontrol were proclaimed in the month of April — in 1978 and last year

The executive committee of Sapoa has appealed to owners of flats due to be released from rent control to 'continue to practise the greatest possible restraint when increasing rents.'

Landlords may increase rents by not more than 10 percent a year for two years after decontrol.

With inflation running at 14 percent, Sapoa recognises that some hardship is being experienced by landlords as well as tenants and this will continue for a 'year or two'.

Societies tie up with Govt

W/E ARGUS 5/4/80

(124)

90 plots offered

MORE than 90 plots in several parts of the Cape are being offered to white buyers by the Department of Community Development.

The plots are being offered in Lansdowne, Lotus River, Brackenfell, Simonstown, Beaufort West, Calvinia, Heidelberg, Malmesbury, Paarl, and Williston among other places. The plots vary in size from 38 sq metres to more than 2 000 sq metres while prices range from R50 for a plot to more than R2 000.

All the plots were occupied by coloured people who were moved in terms of the Group Areas Act.

The Department of Community Development in Cape Town confirmed that numerous inquiries had been received this week about the plots Tenders must be in for plots by April 21.

ALAN COOPER, Property Editor

BUILDING societies are now able to move into the enormous mass housing loan market for coloureds and Asians previously monopolised by the Department of Community Development.

Building societies have agreed in principle to take over some of the mortgage burden of the National Housing Fund to enable more money to be spent on housing for the lower income groups

The executive director of the Association of Building Societies, Mr D Alston, has confirmed this

The Minister of Finance, Senator Owen Horwood in his Budget speech said that the Department of Community Development was investigating methods by which a part of the mortgage burden of the Housing Fund could be transferred to the building society movement in order to channel some of this money to housing for the lower income groups

Mr Alston said that prior to the Budget speech, his association had had two preliminary meetings with the Department of Community Development

'My association agreed in principle to take over the "top end" of loans the department finances and the money so spared would be rechannelled by the department for further housing loans.

'We have not worked out a modus operandi yet,' said Mr Alston He explained that the 'top end' of loans meant loans made to the higher income brackets

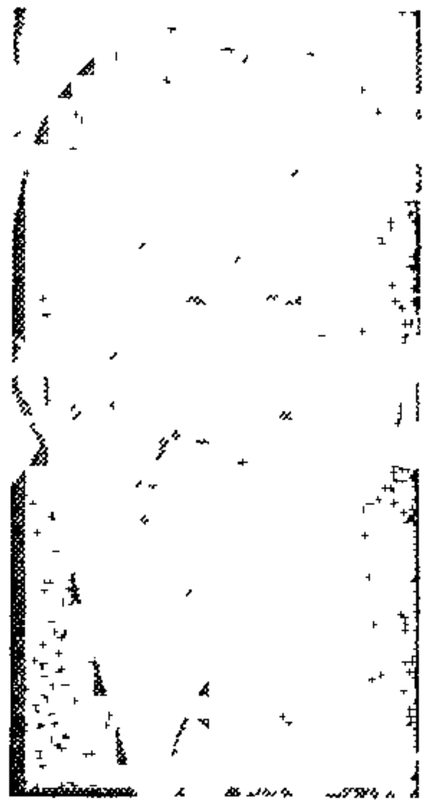
'For instance if the department lent money for housing to those earning, say, R500 a month, the building societies would take over loans for those earning R400 to R500 and the department would concentrate on the lower income-earnings'

He was not sure whether this arrangement would continue for some years

A working committee had been set up but was yet to meet

Mr Alston said that the effect of this arrangement would be to allow the department to spend more money on housing for coloureds and Asians The building society movement was already making loans direct to blacks for housing

It is estimated that the Mitchell's Plain housing loan market is alone worth some R20-million and attracts the higher income earners who would be able to be served by building societies There would be a similar position in Rylands, the Asian district.



MR DENIS R SIMPSON, newly appointed president of the Cape Peninsula Master Builders' and Allied Trades' Association. His two vice-presidents are Mr H P Plum and Mr H Matthias and the treasurer is Mr M Puttergill.

End to housing shortage by 1985 — FOUCHE

WITH necessary funds available the housing shortage for coloureds should be eradicated by 1985, predicts the Secretary for Community Development, Mr L Fouche, in his report for October 1978 to September 1979.

Mr Fouche added that it was estimated that local authorities still had to submit schemes for 50 000 dwellings before the backlog could be wiped out.

The natural population growth made it necessary to erect 12 500 dwelling units annually. During the past two years 39 500 dwelling units had been erected jointly by his department and local authorities.

During the year 6 381 units were built at Mitchell's Plain all in schemes carried out by the Cape Town City Council.

The new contracts for some 11 000 units now awarded would be mainly for persons in the lower income groups who could not afford home ownership schemes. They would be let

Mr Fouche paid tribute to the Cape Town City Engineer, Mr J G Brand, and his staff who had laid out an attractive city with very high standards of housing and services and excellent community facilities, etc, so cheaply that the Department of Community Development and the National Housing Commission were able to finance the entire project in accordance with cost limits and standards.

'Mitchell's Plain provides tangible proof that an attractive city can be built cheaply,' adds Mr Fouche

'It is my conviction that site and service schemes and core houses will never be able to make a meaningful contribution towards solving the country's housing problems,' he wrote. Experiments in these types of housing had led often to expensive failures.

52 houses

HOME building plans to the value of R1 304 520 were passed by the Cape Town City Council between March 11 and 24 This comprises 52 houses varying in cost from between R11 105 and R70 895.

The largest building plan to be passed during this period was for a R388 550 factory and office block in Kinghall Avenue, Epping. The majority of the other plans were for alterations and additions to existing houses and commercial buildings

Plain perpetuates coloured peoples' suffering — claim

(124)

CAPE TIMES 4/4/80

Staff Reporter

MITCHELL'S PLAIN was devised to perpetuate the suffering and inequality of life of the so-called coloured people and thereby keep them subservient, the chairman of the Combined Mitchell's Plain Ratepayers' Association, Mr Chris Stevens, said yesterday.

Mr Stevens was replying to a speech made this week by the rector of the University of the Western Cape, Professor R E van der Ross Professor Van der Ross told the University of Stellenbosch autumn school that the coloured people had been taken for a ride over Mitchell's Plain

'He is not telling us anything new Mr Stevens said You have a colouredstan here whether you like it or not The other tragic thing is that everything points to Mitchell's Plain becoming an autonomous municipality '

The chairman of the City Council's housing committee, Mrs Eulalie Stott said the council was only building at Mitchell's Plain because it was not given any other large area of land on which to build for the thousands of families who are in desperate need of a home

She said the council had requested land on the Cape flats and 13km north of Cape Town between Table Bay and the Tygerberg hills but in October 1971 they were given only Mitchell's Plain

The council was most unhappy with this proposal, she said It was too far from town to be an integral part of the City We would be sending hundreds of thousands of citizens to a remote area at their cost and inconvenience and to the detriment of the existing industrial and commercial areas

The City Council proceeded with Mitchell's Plain only because of its concern for the thousands of people who beg us for houses However, most of them make it clear that they wish to be housed near to where they are presently living because that is where they work, where their friends and relatives live and where they go to school '

She said the council still had to face the consequences of last year's Cabinet decision that there are to be no more coloured residential areas in greater Cape Town and that industrial growth has to take place in Atlantis

The people are always dominated by political decisions she said "The City Council has little control over this '

Lecture 7
Demand and supply. The concept of equilibrium. Consumer and producer surplus. Taxes, subsidies, price discrimination, efficiency.

Class I: BIL2, HIR 11,
Class II: AAE 2.

Lecture 8
Property rights and human behaviour.

Class I: AAE 9, Furobotn & Pejovich, The Economics of Property Rights Ch.3,22.
Class II: N&M 17,19. Furobotn & Pejovich, The Economics of Property Rights Ch. 6,15,19

Lecture 9 & 10
The theory of the Firm. Perfect competition and monopoly. Economic efficiency.

Class I: HIR. 'The Nature of the Firm Economica' 1937
Class II: Alc: s of some recent advances in the theory of the firm". Journal of Industrial Eco -41. Reprinted in Breit & Hochman (eds) Rea omics (2nd ed.) Dryden Press. BIL 8,9.

Lecture 11
I. Market fa d crime, bribery and rent seeking.

Class I: BAI, Aug.1958(Breit & Hochman
Class II: N&I, . 'The Anatomy of Market Failure QJE,
Ap . "Crime and Punishment: An Economic
J. M. Breit & Hochman)

Lecture 12.
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bear the main responsibility for effecting the needed rectifications.

The conclusions

The sessions stressed the necessity for creating a higher degree of sustained interest in the Western Cape economy and its potential by the private entrepreneur and that many of the problems requiring final solution at higher levels could be scaled down in complexity through preliminary consultation at local level by the affected parties; this will also tend to lessen the degree of emotionality often associated with issues relating to this region.

1.3.3 Closed meeting of Western Cape businessmen and other prominent local figures

All associations were requested to invite individuals of their choice who wished to have their views on the Western Cape economic growth potential recorded to a session that was called a "free discussion at a closed meeting" - the Press having been excluded. One hundred and twenty seven delegates attended the meeting which was held on 23 November 1978.

The results obtained

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Protest against rent increase

EAST LONDON — The Parkridge Ratpayers' Association has protested against the City Council's decision to increase housing-scheme rentals

The increases, if approved by the Department of Community Development, apply to the municipality's housing schemes for Coloureds, Indians and whites

A member of the Coloured Management Committee (CMC), Mr D Alexander, said the Ratpayers' Association had asked him to bring the matter up at the next CMC meeting

"The people feel the rental hike is untimely," he said yesterday

"In the wake of the gold boom, where there is still a disparity as far as pensions and wages are concerned, we feel the government should subsidise these housing schemes through the municipality."

The increase for Parkridge residents will be R1,50 a month and is part of an attempt to reduce the current housing deficit of R130 000 in the Coloured area

The Coloured Management Committee objected to the council's proposed increases at their last meeting — DDR

Council announce new rent hikes

EAST LONDON — The City Council has announced widely-spread housing scheme rental increases which, if approved by the Department of Community Development, will come into effect on June 1

The increases are to affect rentals of sub-economic and economic homes in the Coloured, Indian and white housing schemes of the council

In the Coloured areas the increases are expected to reduce the current housing deficit of about R130 000 to about R110 000 this year

The rentals of economic homes in Parkridge are to be increased by R1,50 a unit monthly and those in Buffalo Flats by R2 a unit monthly

The rentals of sub-economic homes in the Coloured areas are to be increased by R1,50 a unit monthly

The housing deficit in the Indian areas is currently more than R15 000 and economic housing scheme rentals there are to be increased by between R1,40 and R2,10 a unit monthly

Rentals of sub-economic homes in the Indian areas will increase by R1 monthly

The City Council resolved at its monthly meeting last night that Indian tenants earning less than R80 a month would be afforded a subsidy of R2 a month, a concession currently only applicable to whites and Coloureds

The council also resolved to review a previous decision to exclude Coloureds with a monthly income below R60 from the increases as well as Indians in the same income group living in sub-economic homes

In the white housing schemes, the rentals of economic homes at Garcia Flats are to be increased by an average of R2 per month

The rentals of sub-economic homes in white areas are to be increased by R1 a month — DDR

TABLE 2

Interest Shown by Leading Farmers in an Efficient Forward Planning Service During the Next Decade

Question[1]	Response[2] to Question	Distribution of Responses[3] Yes %	Uncertain %	No %
A	99,6	72	21	7
B	99,8	74	20	6

1 Q A "Do you consider th years a fast, efficient demanded by local with their complex re

Q.B "Computer-assisted fo could be used by ext future to help loca resource use Would well designed plann offered?"

2 Response rate is expressed 484 farmers in the sample

3 Percentage distribution of in terms of the number of fa to the question

Departmental divisions and bureaucra to have hindered the development formal information systems which ar management control It is suggested tha organization involving extension interes and organized agriculture could be c the effective, long-term transition of systems from the academic to the exte

2 What methodology should guide such an organization? Does an acce for investigating the information Does the MIS concept represent a be could draw together the present eco extension approaches?

At this moment an acceptable theory f information needs of farmers barely ex must be able to indicate how a given sy have "value" as information to a part specific decision situation (Watson) considered that the MIS concept which is information processing represents a b holds the promise of drawing together mic and technical extension approaches sis on the "information" content of ex concept could therefore form the bas guiding the proposed research organizat

99-year lease for E Cape in 3 months

JOHANNESBURG — The 99-year leasehold system for East Cape urban blacks will come into operation in three months time

And many inquiries had been received from the East Cape, according to a country-wide SABC survey released yesterday

The survey showed that in the scheme announced just over a year ago, the only homes to be registered in the names of blacks under the system were all in Soweto

It showed the most serious problems to emerge were delays in dividing land up into sites, the drafting of district plans, approving loans and the registration of deeds

From the point of view of government departments, a considerable number of requirements had to be met and they seemed together with conditions set by building societies to account for further delays in registration

The West Rand Administration Board said 184 deeds had been registered so far, and about 700 applications must still be dealt with About 30 000 houses and stands were for sale in various parts of Soweto

In Alexandra, on the north-eastern outskirts of Johannesburg, no houses had been sold yet, but the chairman of the town ship's liaison committee, the Rev Sam Butt, said there was nonetheless a great deal of interest in the scheme

Alexandra was in the process of re-planning, and once the master plan had been completed, this would serve as a basis for the registration of deeds

The surveying of sites in the area falling under the Orange Vaal Administration Board was completed two months ago, but even though quite a number of applications had been received, only a few houses had been sold

No houses had become available yet in any of the other areas controlled by administration boards

On the East Rand, surveying was not complete and there were problems concerned with legal aspects of the registration of units In the West ern Transvaal, the first plans would probably be approved within a month, and in the bitbveld region, Free State and Northern Cape, no plans were available yet

The investigation had shown that few black people in the Free State and Northern Cape's board areas were interested in the 99 year leasehold system

In the Northern Transvaal and Natal, no title deeds had been registered yet owing to uncertainty about consolidation plans for the black states

The 99-year leasehold system was not applicable to the Western Cape — SAPA

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Post 1/4/80

Urban blacks not buying homes—survey

VERY few blacks in urban areas have so far bought houses under the 99-year leasehold system, according to a countrywide survey by the South African Broadcasting Corporation released in Johannesburg yesterday.

The survey said the scheme was announced just over a year ago The only homes to be registered in the names of blacks under the system were all in Soweto.

It showed that the most serious problems to emerge were delays in dividing land up into sites, the drafting of district plans, approving loans and the registration of loans

From the point of view of Government departments, a considerable number of requirements had to be met and they seemed, together with conditions set by building societies, to account for further delays in registration

INTEREST

The West Rand Administration Board said 184 deeds had been registered so far, and about 700 applications must still be but even though quite a number of applications had been received only a few houses had been sold

No houses had become available yet in any of the other areas controlled by administration boards

On the East Rand, surveying was not yet completed and there were problems concerned with legal aspects of the registration of units In the Western Transvaal, the first plans would probably be approved within a month, and in the Highveld region, Free State and Northern Cape no plans were available yet

The investigation had shown that few black people in the Free State and Northern Cape's board areas were interested in the 99-year leasehold system

In the Northern Transvaal and Natal, no title deeds had been registered yet owing to uncertainty about consolidation plans for the black states

Many enquiries had been received in the Eastern Cape, but the system would be operating only in about three month's time The 99-year leasehold system was not applicable to the Western Cape. — Sapa.

dealt with About 30 000 houses and stands were for sale in various parts of Soweto

In Alexandra, on the north-eastern outskirts of Johannesburg, no houses had been sold yet, but the chairman of the township's Liaison Committee, the Reverend Sam Buti, said there—was nonetheless a great deal of interest in the scheme

Alexandra was in the process of re-planning, and once the master plan had been completed, this would serve as a basis for the registration of deeds

The surveying of sites in the area falling under the Orange-Vaal Administration Board was completed two months ago

Steyn urges united stand

KING WILLIAM'S TOWN — Breidbach is a testimony to the fact that mutual trust and confidence was still possible in a world where nations and people viewed each other with hostility and distrust, the Minister of Community Development, Mr Marais Steyn, said here yesterday

Opening the multi-million rand Breidbach housing scheme for Coloureds, Mr Steyn said "This township stands as a monument to the co-operation that exists between the various parties involved

"As I look around Breidbach, I see the beginnings of a sound community, a community which caters for all regardless of the size of their income — a community which makes provision for you to rent, buy or build your own home and be justifiably proud of your achievements both as an individual and as a community"

Mr Steyn said Coloureds were South Africans and they must play their own role in the future of the country

"We are all South Africans and we must all stand together", he said

Mr Steyn said he understood the needs of education at Breidbach and said he was going to examine the possibility of obtaining more ground for schools

Crossroads replies to Koornhof

By LIZ McGREGOR

CROSSROADS RESIDENTS are deeply concerned at the high rentals quoted for the houses in the new township They say only a tiny minority will be able to afford to move there unless the rents are drastically reduced

The Crossroads Committee last night rejected some of the answers given by the Minister of Co-operation and Development Dr Piet Koornhof, to questions put to him about Crossroads by the Cape Times

The points they made were

● **Dr Koornhof** said there were enough Crossroads families who could afford to fill the 1 662 houses being built for them as phase one of the plan to rehouse Crossroads people

COMMITTEE The rents for these houses are R24 61 for a one-bedroomed house, R33 for a two-bedroomed house and R34,71 for a three-bedroomed house Many Crossroads people are unemployed, while most have problems trying simply to feed and clothe their families They cannot afford such high rents

● **Dr Koornhof** denied that the committee's request for impartial observers to be present at the processing of Crossroads residents requiring 12-month extensions to their permits had been rejected

COMMITTEE We were told to suggest an impartial observer that would be acceptable to both us and the authorities We suggested Mrs Noel Robb of the Black Sash This was rejected with no reason given and, the next thing we knew, a Mr Kweza from the Urban Foundation was acting as the impartial observer.

● **Dr Koornhof** said he had made it clear in his initial statement about the Crossroads "reprieve" last April that the new Crossroads would be declared a black residential area This had been agreed to by the Committee

COMMITTEE We never agreed to this It is totally contrary to the spirit of our negotiations with Dr Koornhof If the new Crossroads were to be declared a black area, whites would have to get permissions to visit us We want people to be able to come and go as they like We have many white friends

At a meeting last night between high-ranking officials of the Western Cape Administration Board and the Crossroads Committee it was agreed that a survey of those Crossroads residents who had been excluded from the original survey would be held towards the end of next month

The committee was warned that Crossroads would be proclaimed a township in the near future and it would then come under the control of the Administration Board

CRC HOUSES

Uncle Tom cabins

Some five years ago five official residences were built for executive members of the Coloured Persons Representative Council (CRC) adjacent to Bellville and the CRC parliamentary chambers in the exclusive Cape Town coloured suburb of Belhar. But four of the five have been empty since 1975, when they were vacated by members of the leading party in the council, except for a brief period last year when one was occupied by Sonny Leon.

In 1975 when the Labour Party came to power, a unanimous executive decision was taken to boycott the use of the lavish houses.

According to the Reverend Alan Hendrikse, the current Labour Party leader: "We considered that there were much higher priorities for government expenditure than the construction of expensive housing for a few members of the CRC executive."

The affluence of the "suburban dream" houses, located next to the squalor and abject poverty of the now-demolished Modderdam squatter camps highlighted the chronic shortage of coloured housing. And there was the jarring contrast to the general living conditions of the coloured electorate.

Says Norman Middleton, CRC executive member: "Rather than spending all that money on prestige housing, government could have expended it far more usefully on squatter housing. Despite all our protests, the only answer we received from government was that the whole question of coloured housing was receiving immediate attention."

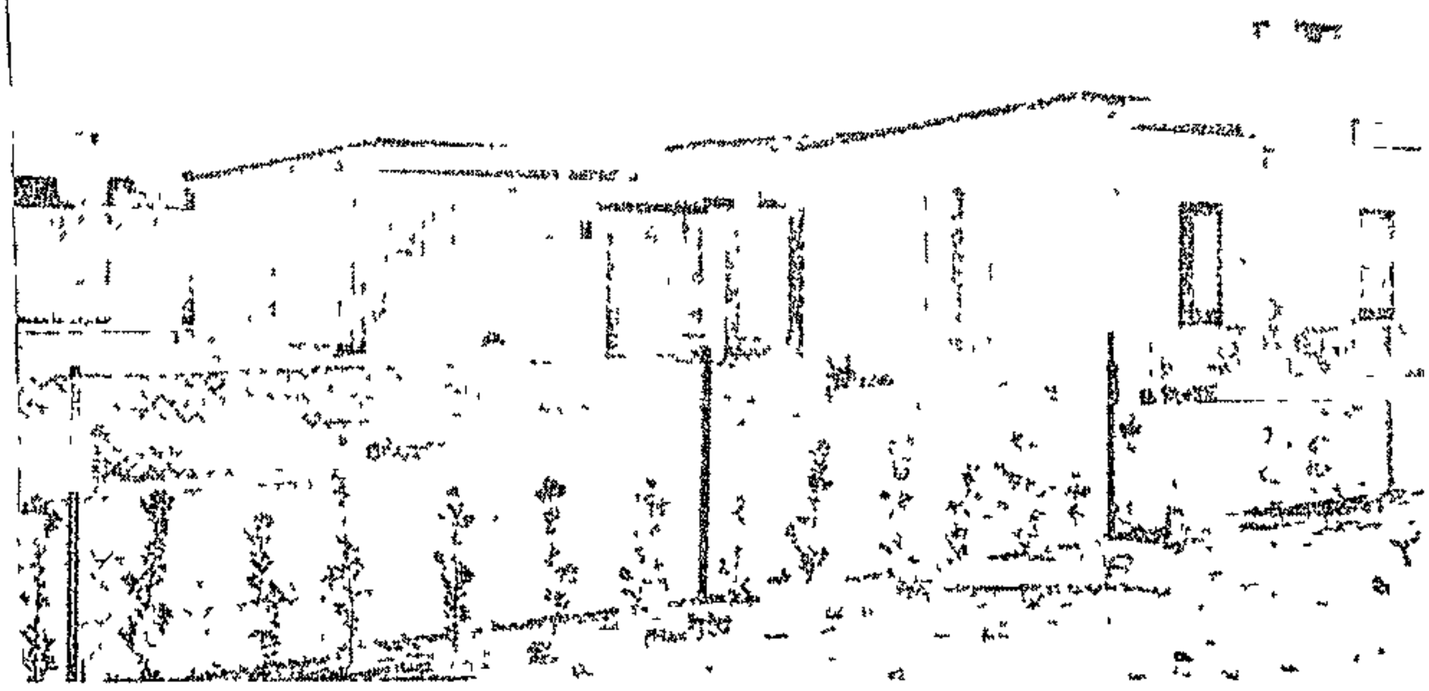
Four of the five houses are still vacant. Alathea Jansen, government-appointed chairman of the CRC, has lived in the fifth for five years.

The homes cost the taxpayer R234 499, but today would cost about R440 000 to replace, according to a spokesman for a large home building company.

Despite the refusal by members of the executive to occupy these buildings, they have been compelled to pay a compulsory rental of R38 a month, automatically deducted from their salaries. Requests to let the houses have been turned down. One was by Dr Richard van der Ross, Rector of the University of the Western Cape, who requested housing for his staff and students.

David Curry, an executive member also eligible for this accommodation, says scornfully: "I prefer to live in Stellenbosch. As a political question those houses are completely irrelevant. What is the point of building houses for so-called cabinet ministers in a so-called separate coloured Parliament when it's all going to end soon anyway? I consider it part of the pipe dream of separate development which will also have to end. Just as the CRC parliament building is a complete waste of taxpayers' money, used only for about three weeks a year, so are these houses."

The CRC is about to be replaced by the non-elected Coloured Persons Council, so perhaps tenants for the empty houses will soon be appointed.



Desirable residence standing empty for five years

Financial Mail March 21 1980

Council unable to carry housing burden alone

THE chairman of the Divisional Council of the Cape, Mr I N G Hampshire said this week that local authorities – the council specifically — could not alone carry the financial burden of providing housing Relief from other sources would have to be provided, he said

Mr Hampshire was addressing a committee appointed by the Minister of Community Development Mr Marais Steyn, to investigate the financial difficulties facing local authorities charged with the provision of housing from National Housing Funds

The terms of reference of the committee are to investigate alleged operating losses suffered by local authorities as a result of the provision of housing and ancillary facilities and to advise the minister of ways to finance these losses

Mr Hampshire said the council was the third-biggest supplier of housing in the Republic and the second-biggest supplier of coloured housing and was busy with two of the biggest housing schemes in the country — the redevelopment of the Elsie's River area at an estimated cost of R84 m and the development of the Atlantis extension

UCT

AS AT 29 02 80 PAGE 1 12010

EXAMINATION RESULTS IN FACULTY ARTS

STU13-9 12010 LOWER DIPLOMA IN LIBRARIANSHIP YEAR : 1

STUD NO	SURNAME	FIRST NAMES	COURSE	SYMBOL	DESCRIPTION
~~140980P~~	~~WUHRING-UHLE~~	~~URSEL~~	~~118101~~	~~(50) 1 3~~	~~CULTURAL HISTORY OF W.E. I UP~~
159075H	ELEERS	CHARLES PETER	118101	(50) 1 3	CULTURAL HISTORY OF W.E. I UP

* TOTAL NUMBER OF STUDENTS 2

DEAN

81/243/12 CT 20/3/80

New tenants' association to fight rent increases

Staff Reporter

FRUSTRATION at rent increases and overcrowded conditions in homes has culminated in the formation of the Duinefontein Tenants' Association by Manenberg residents.

For years, residents have been complaining individually about the lack of pavements and the fact that two taps and two toilets situated in backyards have to be shared by four families, but there has been little response from the authorities.

Now, with the establishment of a representative body, residents are confident that their grievances will not fall on deaf ears.

Mrs Ellvera van Rensburg, chairman of the DTA, said a meeting was called three weeks ago and the result was the formation of the tenants' association. More than 600 people attended and it was clear that grievances were not isolated.

"The association was formed to discuss and act not only on housing problems, but also on social problems," she told the Cape Times yesterday.

"People here have to pay up to R40 a month for a house with two rooms, a kitchen and dining room and no dividing doors. There is no privacy."

The motivation for the formation of the DTA came from the director of Shawco in Manenberg, Mr Rushdi Magiet.

With the help of students from the University of Cape Town and the University of the Western Cape, a six-month door-to-door survey was held.

It was found that there was a need for a body representing the people of Duinefontein/Manenberg.

At the first meeting, there was an outcry over rents and now the residents are sending a letter of protest to the Cape Town City Council. The letter was signed by over 800 people in the area.

Another grievance was that for the past 15 years, in spite of having their rents increased annually, the houses have not been painted.

The city ucouncil's director of housing, Mr H Bloom, yesterday rejected both claims.

He said shared toilets and taps serving rows of up to eight houses were characteristic of the "dual occupancy-type houses", which were the "cheapest of the cheap" houses built for poorer people.

However, this type of house was restricted to Factreton, Bonteheuwel, Heideveld and Manenberg and was converted to a three-bedroomed house when people moved out. He said there was a paint-programme operating on a rotational basis every four to five years.

Manenberg's population was given by Mr Bloom as 36 000.

STUC-9 EXAMINATION RESULTS IN FACULTY ARTS AS AT 29 02 80 PAGE 1 14210

1-2510 B.A./BEGRAFNAMES DIE (SPEECH & DRAMA) YEAR : 1

STUD NO	SURNAME	FIRST NAMES	COURSE	DESCRIPTION	SYMBOL			
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* TOTAL NUMBER OF STUDENTS 2

REGISTRAR (ACADEMIC) DEAN

12 years on the list, and still waiting

(124) RDM 14/3/80

Labour Correspondent

CLOSE attention was focused on housing conditions in several parts of the country in fact papers presented to the Black Sash conference this week

One paper dealt with the shortgage of housing for coloured people in Cape Town who earn less than R150 per month

It pointed out that

- No houses had been built since 1972 for this group of people to rent.
- Many people whose names had been on the waiting list since 1968 had no immediate hope of being housed

The paper said squatters whose names were put on City Council lists in 1974 were being housed before those who had been waiting since 1968.

But the paper argued that squatters were often very comfortably housed near the places of work, and would often rather remain squatting than be housed in small houses miles from their work at rentals they could not afford

We feel no squatters houd be re-housed until their turn comes," the paper said

Those who had been forced to squat illegally since 1974 should not have their shacks demolished until alternative housing was available Also, nobody should be evicted until alternative housing was available, however illegal their accomodation

A crash programme to provide sub-economic housing near the centre of Cape Town was suggested

Mitchell's Plain, a "showpiece" home ownership development for coloureds, also came under fire in another fact paper

To survive there, families needed a minimum income of R3250 to R400 a month But two-thirds of the 20 000 families on the waiting list were well below that economic level, it claimed

Therefore, "force filtering" was being used to get better-off families out of rented City Council accomodation into the Plain so that others could move into township flats

Criticisms of Mitchell's Plain included low standars of construction and finish inadequate transport and a "woeful" shortgage of amenities

29 02 80 PAGE 2 SYMBOL 13010 980) OF W.E. 1 3 UP 2-

124

COLOURED HOUSING

Fitting them in

The coloured housing shortage in the Cape Peninsula will never be satisfactorily solved until the restrictions imposed by the iniquitous Group Areas Act are either eased or removed Present policy is causing an acute shortage of land for coloured housing, though there are reported to be about 40 000 plots available in white areas

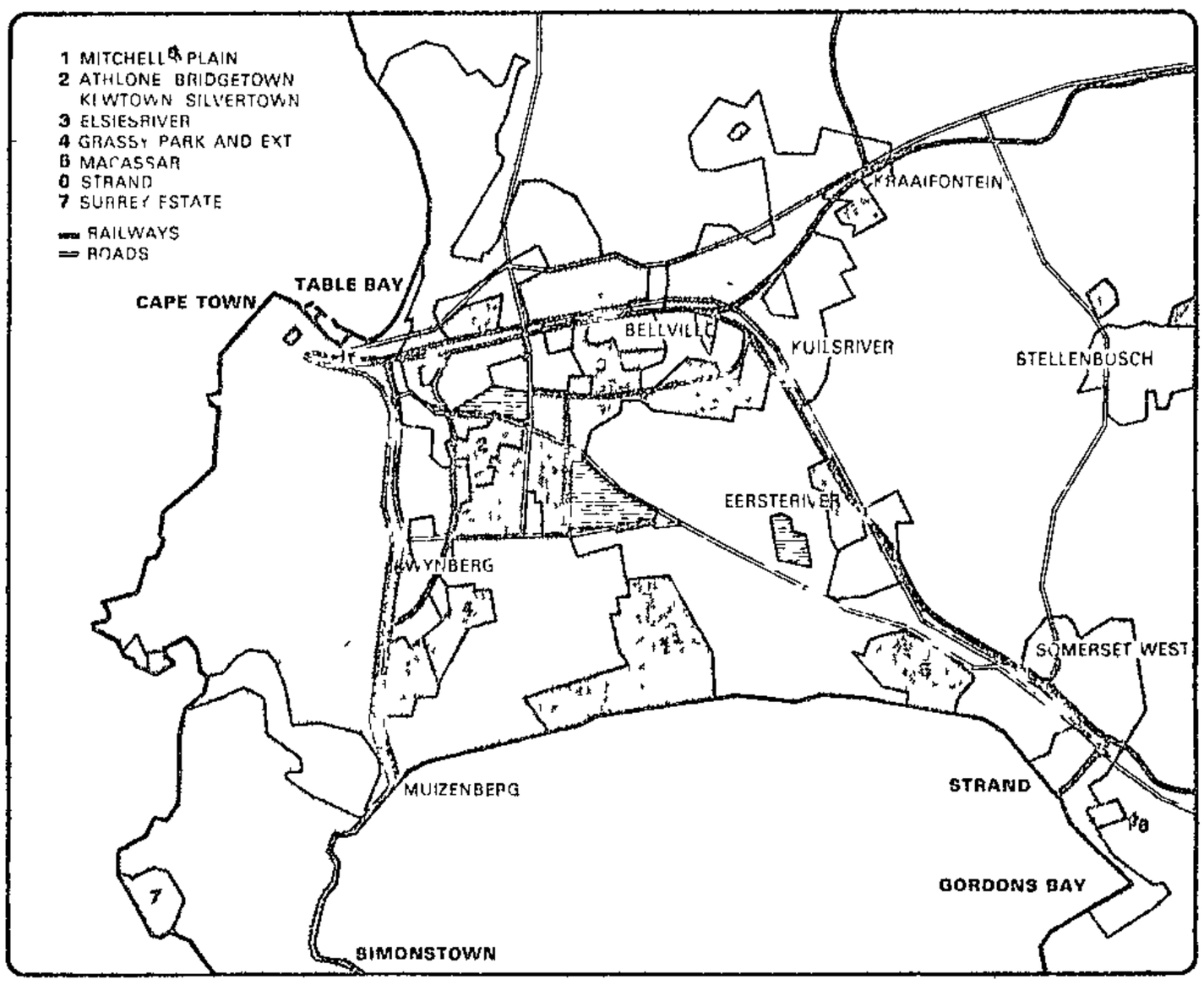
Nevertheless, several new schemes have been announced recently aimed at alleviating the coloured housing shortage And there are signs of a more flexible and realistic approach in some of the authorities' thinking — for instance, about renting and encouraging private building The intention is to meet the needs of both the lower income groups, and those whose incomes are too high to qualify for State-subsidised schemes

The new schemes include

- R96m from the Department of Community Development for 11 400 houses, plus 1 140 serviced plots at Mitchells Plain, for the City Council
- R14m from the National Housing Fund for 1 798 houses for coloureds and Asians
- Six "townships" for private housing round the corner from Mitchells Plain have been approved by the Divisional Council
- R7,5m for the City Council for 770 houses on the Athlone golf course

Mitchells Plain (Planned to accommodate 250 000 people by 1984 when fully completed) So far, there are about 12 000 houses occupied, with 70 000 people living there Although there has been criticism that some 2 800 houses are still vacant (the two-bedroomed houses, particularly, have not proved popular), and a few have been repossessed, houses are being delivered to the City Council by the contractors at an average rate of 600 a month, and are selling at about 400 to 500 a month, with 600 in November

The R96m has been awarded in three contracts to contractors already working on the Plain Besterecta, Ilco Homes and Model Developments Contracts are to be completed in 30 months The usual escalation clauses are not applicable, and the supply of labour and materials are not foreseen as a problem, so these houses are very low in cost at today's prices The scheme will accommodate about 60 000-70 000 people, "but," says City Engineer Jan Brand, "I hope there will be more money forthcoming in the meantime"



Instead of the previous arrangements — by which houses at Mitchells Plain have been for sale only to people (breadwinners) with monthly incomes up to R540 and a ceiling of R14 000 per house — this time the City Council is going to build some for *renting* and/or sale Also, for the first time, some sub-economic houses will be available for renting to families where the breadwinner's monthly income is under R150 This should slightly relieve the pressure on low-income housing in Cape Town Also, for the first time, serviced plots will soon be made available to people who want to build their own houses Many of these plots will be in the Strandfontein area Income restrictions do not apply in regard to the sale of plots

The National Housing Fund grant of R14m is mainly for sub-economic houses and minor improvements in various areas These include R3m for 506 sub-economic houses at Atlantis, and the start of a new scheme at Protea Park, R4,7m for 1 000 sub-economic houses at Hanover Park, and R1m for 182 sub-economic houses at Vredenberg, Saldanha (which is outside the Cape Peninsula)

In a recent review of the housing situation, Brand, besides strongly urging the case for more and cheaper and for coloureds, made several constructive proposals

- To promote home ownership the development of a new fiscal policy to lessen the disparity between the present low rentals of older houses and high loan repayments if a house is purchased This could be done "by rebating interest rates while incomes are low, say, 0,5% for every R50 income a month when monthly earnings are less than R500 This would mean that, with a household monthly income of only R250, a home could be purchased with repayments based on an interest rate 2,5% less than the present economic rate of 9,25%
- To stimulate coloured business Group Areas legislation must be amended to remove the restrictions on coloured business in white areas The Riekert Commission and the Erika Theron Commission both recommended this, subject to certain conditions
- To minimise excessive travelling employment and economic activity must be promoted and stimulated in selected areas close to, or within, housing estates And town planning regulations must be reassessed to allow greater freedom for the poor to augment their incomes

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HOUSING & HOSTELS — CAPE

8 JAN. 1981 —— 30 Sept. 1981

Fingoes fight for freehold rights

Own Correspondent

PORT ELIZABETH — Negotiations with the Government for the restoration of freehold title deeds to blacks in Grahamstown's Fingo Village have reached an advanced stage, the village ratepayers' chairman, Mr B B Zondani, said yesterday

In an interview, Mr Zondani, who is also chairman of the Grahamstown Parents' Committee, said he would disclose the contents of his correspondence with the Government at a series of meetings with village residents on his return from Cape Town

Mr Zondani leaves Grahamstown today for meetings with Grahamstown residents working in Gugulethu and Langa He will report on the restoration of Fingo Village to its rightful owners and on negotiations with the Government.

The Government decided last year to allow blacks to remain plot-owners in Fingo Village, including areas previously earmarked for Indian and coloured occupation

Mr Zondani said they had fought to keep Fingo Village for blacks and now were determined to fight for the retention of the freehold rights granted by Queen Victoria in 1856

Efforts were being made to buy back properties sold to the Department of Community Development and coloured buyers

"We are against the 99-year leasehold scheme and the loss of our freehold title deeds"

It's Atlantis or nothing for house-seekers

(124) Argus. 9/1/81

MANY coloured people in the Peninsula who desperately want homes of their own are faced with a Hobson's Choice Move to Atlantis or do without a house

When 615 new houses became available in Atlantis at the end of last year, they were snapped almost overnight in a rush by thousands of people to obtain homes of their own.

And this, it appears, will be the pattern for the next few years Until the Divisional Council housing schemes get the approval of the Department of Community Development and are constructed, many of the 8 861 families on the council's waiting list have no choice It's Atlantis or a long wait for a house in the Peninsula

Exceptions are people on the waiting list who stay either in Elsies River oor Ocean View Homes are being constructed in these areas now and there are 273 houses under construction in Belhar, for the few who will be lucky enough to obtain one

Now even hopes of people who are prepared to move to Atlantis have been frustrated by a Divisional Council decision not to take applications from the general waiting list until the growing demand by industrialists for homes for their workers has been met

HOPES DASHED

The hopes of many thousands planning to move to Mitchell's Plain were also dashed recently when the Cape Town City Council decided not to allow people living in Divisional Council areas to move to the municipal area

Mr D Maneveldt, principal housing manager of the Divisional Council, said people who worked in Atlantis were being given priority when it came to homes there

Mr Maneveldt said that when an industrialist 'opened shop' in Atlantis he was approached by the council for an estimate of the number of employees who would work there and how many would want to live there

The council then made provision for these people

Mr Maneveldt said the following housing projects besides Elsies River and Atlantis had been planned

● In Ocean View 478 houses were under construction for people from Ocean View and for squatters in the South Peninsula, 364 in Grassy Park were still awaiting approval, 273 in Belhar were under construction and 4 549 were waiting for approval in Belhar

Mr Maneveldt denied that the Divisional Council was trying to house most of the people in Atlantis

The allocation of homes in Atlantis had been temporarily stopped last month after all the homes had been sold

Coloured committee rejects rent increase

EAST LONDON — The Coloured Management Committee last night resolved to reject the increase in rent which became effective from January 1

In addition the committee resolved that they should be consulted in matters of this nature and that they should form a committee to formulate a rental structure

This followed after Mr A V Green said the public tagged the committee members as sell-outs

He said the committee had been misled by council officials to believe the rent would only increase by between R2 and R3

The vice-chairman, Mr J F Temmers, said the committee had been given the impression that hardship cases would be looked into when the rent increase came into effect

"Our main concern was for the pensioners and we stressed it to the housing manager that such increases should not affect pensioners," he said

It was debatable whether the increases had been justified Officials and councillors had used the CMC members to increase the rent

"When notices were sent out the people should have been told how their rental increased and that it also included water and light "

Mr W George said the committee members did not understand the implications of the new rent four days when they agreed to accept the increases

Mr George said a meeting was to have been held on December 22 to discuss the new increases before they came into effect on January 1

However, when he and the other committee members arrived the chairman, Mr D Alexander and the vice-chairman Mr Temmers failed to attend and he subsequently heard the meeting had been cancelled

Another member, Mr R Phillips, said at a meeting on November 26 a decision was taken that the committee members would address tenants residing in Windvridge Flats on the abuse of the use of water and lights which could lead to rent increases

However, the following day he discovered the City Council was informing the tenants by letter of the new rent increases

Mr Green said it was a breach of trust on the part of the Council He said his only deduction was that the coloured community had no choice of their own

"We have been forced into townships which were previously called locations Since these township belong to the government we cannot buy our own homes Tenants who cannot afford to pay the increased rentals are evicted from their homes," he said

Mr F L Seegers, another committee member, asked how people could buy a semi-detached home He said buying a home in Pefferville was out of the question because it comprised mostly maisonettes He appealed that the municipality should in future refrain from building semi-detached and freehold maisonettes

Mrs Kemp appealed to the CMC members to encourage people to buy their own homes

According to a report in the CMC minutes of a meeting held on November 26, 1980, the Director of Housing, Mr K M Martinsen, had told CMC members that a tremendous volume of calculations had been necessary to calculate the rentals of the various house types in the various income groups throughout the housing schemes

He said the housing account in 1979 showed a deficit of approximately R1 5 000 and the projected deficit until the end of 1980 was R1[illegible]

In 1981 it was estimated on the present rental calculations that the deficit would amount to approximately R250 000

The total loss on the housing account was carried by ratepayers and it was impossible for the council to recover R100 000 from rentals to balance the budget

A R20 716 deficit reflected against Charles Lloyd Township This was basically the result of the fact that 41 houses were occupied by blacks and that the area was under the control of the Administration Board

Negotiations, however, were continuing with the Board for the taking over of these 41 homes by the municipality, but the area had not yet been deproclaimed for coloured occupation, he said — DDR

PD 15/1/81

CMC rent rejection to be tabled

EAST LONDON — The Coloured Management Committee's decision to rescind their original acceptance of rent increase will be tabled before the Action Committee with a full report from the Director of Housing

The CMC at their monthly meeting held on Tuesday resolved to reject the increase in rent which became effective from January 1

The committee had previously accepted the increased rental

Mrs M E Kemp, Housing Councillor, said after the CMC accepted the rent increase this was put to the Action Committee who in turn accepted their recommendation after which it was put to a full council meeting where it was further accepted

She could not at this stage say whether or not the Action Committee would support the CMC's rejection so that the matter could be referred to Community Development — DDR

MIGRANT LABOUR FM 16/1/81

Monumental folly?

(124)

Nineteenth century prisons are hardly noted for their hospitality But right in the heart of Cape Town's dockyards, a prison designed for 320 white males in 1896 is now being used by the SAR & H to house up to 1 100 of its contract workers The fortress-like building is on a ridge overlooking the Alfred Basin and is easily visible from the windows of the affluent Green Point and Sea Point white homes on Signal Hill

Construction of the Breakwater prison was started by convicts in 1896 and completed in 1901 Although some minor alterations have been made, no major structural changes have been undertaken In 1970 it was declared a national monument Used as a military prison during the Boer War, it has been used by SAR & H as a compound for migrant labour since 1927

Security is tight The original jail wall, topped with broken bottles and bearing inscriptions from Boer War prisoners, still surrounds the building A watchman guards the wire entrance gates night and day and women are not allowed inside The only crime inmates have committed is to be prisoners of a system that condemns them to a permanent lifestyle of being "single" Although contracts are renewed annually, a "long-life sentence" is not unusual One resident told the *FM* that he had been living in the jail for over 20 years

The iniquities of the migrant labour system are compounded by a lack of attention to the physical comforts of the workers There are eight dormitories each for up to 48 men on the upper level and 33 cells on the lower level The cells accommodate up to 12 men each and are still in their original form This only accounts for 780 inmates, but SAR officials say they can accommodate 1 100 — which suggests tight packing at times The migrants are employed in seasonal labour in the docks and as a result the number living in Breakwater fluctuates

The dormitories are stark and sterile and have no furniture, fixtures or fittings, save for wire mesh lockers and long rows of steel double-bunks with thin foam mattresses There are no partitions and no privacy The cells are similarly furnished

All windows are located on the interior walls and overlook the central courtyard Some of the original barred prison windows still remain They do not open but cast adequate light into the living areas during the day At night a few inadequate, but centrally placed bare bulbs illuminate the space In the dormitories viewed by the *FM* only three windows opened partially These windows and the door supplied the only ventilation for the needs of 48 men The lack of ventilation is compounded by asbestos roofing, which makes the living spaces extremely unpleasant in summer The cells are not much better One window, opening partially, and the door were the only sources of fresh air for 12 men

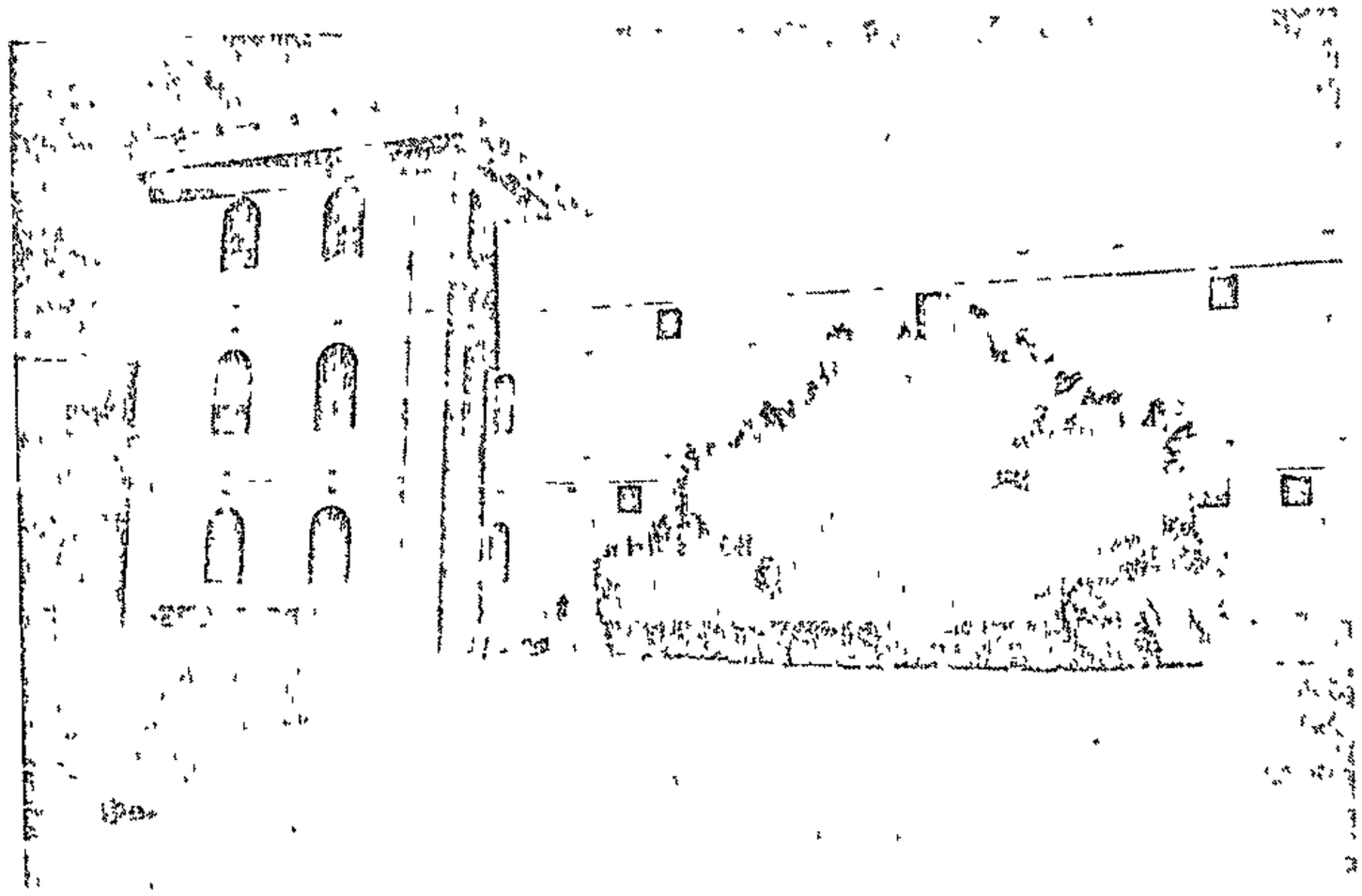
The *FM* was told that "the dormitories are cold and draughty in winter As a result, the men tend to huddle towards the extremities of the room to avoid sleeping opposite the centrally placed inward opening doors through which rain is driven"

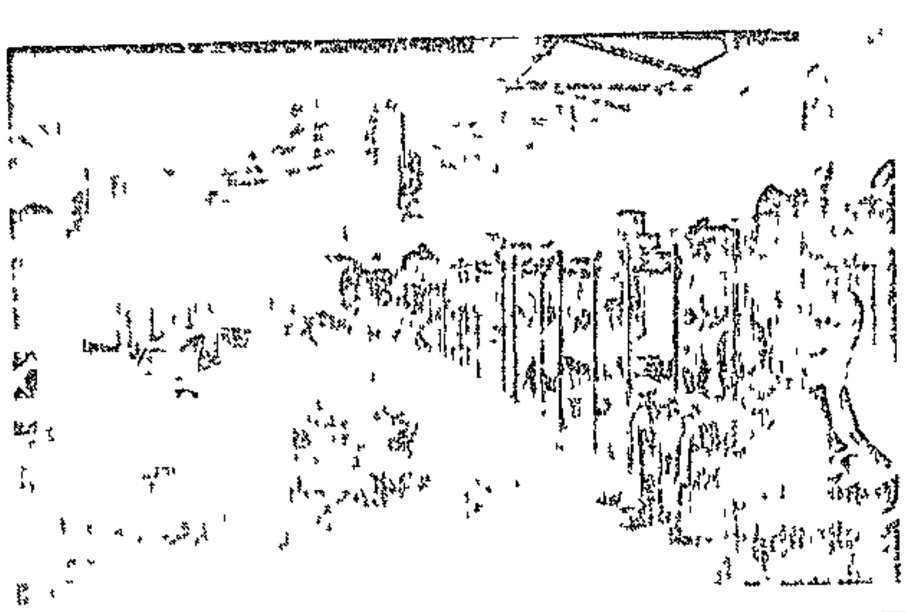
There are no cooking facilities and food is supplied from a kitchen just outside the jail walls

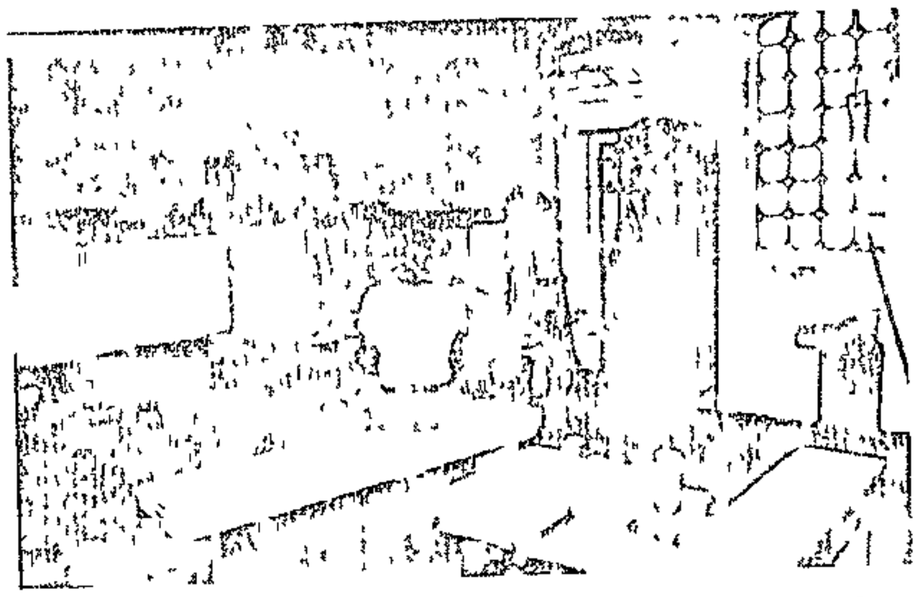
Some attempts at modernisation have been made by SAR Tiles have been laid on the dormitory floors An ablution block with hot water showers a recreation hall and a beerhall have been built in the centre of the courtyard

Railway officials contend that their plans for improvements are continually thwarted by the fact that the building is a national monument and the SA Monuments Council is not amenable to major changes However Brian Basset, chief professional officer of the SA National Monuments Council denies Railways has ever asked for changes "In fact we encourage the upgrading of buildings," he says

The need to find acceptable solutions to SA's housing problem is urgent Government has increasingly stressed the role that the private sector and employers should and could play in finding solutions It is time for the state as a large employer to put its money where its mouth is and set an example to the private sector of what can be done







Breakwater prison (above) houses up to 1 100 migrants in bleak discomfort

'PROTECTION' FOR SOME

Argus 17/1/81

(124)

Alan Cooper, Property Editor

A 'BIZARRE SITUATION' has been revealed by complaints from tenants whose incomes are below the limits set for 'protected tenants' and who live in flats which have never been under rent control. They cannot claim protection against rent increases because the buildings were erected after 1966.

At present tenants in controlled and decontrolled flats can enjoy protection against rent increases in terms of income limits laid down by the Housing Act Tenants qualify if they were in occupation at the time of the relevant decontrol proclamation These limits are

- R360 for a single unmarried tenant.
- R630 for a married tenant.

The tenant has to prove his or her income to the landlord

'This amounts to discrimination' a tenant of a block of flats built in 1970 said today 'Why should low-income tenants in controlled flats enjoy this protection because of the age of the flats when people such as myself living in newer flats cannot claim protection at all?'

He said he was retired with a total income of R467 a month derived from interest on savings

He and his wife moved into their present flat in June 1979 at a monthly rent of R91 On January 1 it was raised to R101, on August 1 it was raised again to R119 and notice has been given that it will be increased yet again from February 1 to R136

In a letter to the Department of Community Development he writes 'I now find myself in the bizarre position of qualifying financially for protection as our income is R163 below the limit set for married couples by your department but at the same time being disqualified from 'protected tenant' status because I happen to live in a building that was not completed until 1970

'This matter must concern a great many elder citizens besides myself,' he adds.

Allocation of houses — delay fear

Argus 19/1/81

(124)

Divisional Council Reporter

COLOURED management committees want to be consulted about the allocation of houses to tenants in the Divisional Council area.

But the Housing Committee will advise the council, at its next meeting on January 27, not to agree to this.

The management committees have told the council that they believe houses have been allocated to the wrong people in some instances.

But the Housing Committee has pointed out that a large number of houses are allocated 'as soon as they come off the production line'.

It believes that it would cause unnecessary delays if management committees had to be consulted and that the allocation is best left to the council's officials.

● The Divisional Council of the Cape has lost nearly R75 000 in 'irrecoverable rentals' from tenants who have absconded or been evicted in the past year.

This amounts to less than 2 percent of the rents due to the council, which totalled more than R5-million during the year.

The money will come from the council's Irrecoverable Rentals Fund, which is contributed to by tenants through their rents, and not from the general rates.

There was R380 161,66 in the fund at the end of 1979 and a further R255 029 will be added to it at the end of the present financial year.

HOUSING SCHEME

● The council may copy a low cost 'site and service' housing scheme in the Free State under which people are allowed to build their own houses in stages as they can afford to do so.

A report on the scheme, under which 650 stands, with water, sewerage and electricity have been made available to black people was considered by the council's Housing Committee and will come before the council at its next meeting.

● A creche built by the Citizens' Housing League at Lavistown has cost R168 815, which is R13 337 more than originally estimated.

The Divisional Council of the Cape has been advised by its engineer, Mr M K Botha, to support the league's application for an increased loan from the National Housing Commission.

ARCHITECTURE

Lewis

B M Hertzog Prize
best final year student.

Lewis

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) in the subject
ure (or Quantity
best student of
don Prize

edgold

year.
best woman student
l Memorial Prize

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ncial Institute

ECTURE

THE ARGUS, THURSDAY JANUARY 22 1981

Argus 22/1/81

Homes for 100 000

124

At least 100 000 people in the Western Cape have been moved from shacks into housing over the past five years according to Mr L Fouche Director General of the Department of Community Development and State Auxiliary Services

Almost 30 000 squatters have been rehoused in homes built to proper standards with services

Of the 26 530 squatter units put up in the Western Cape in 1974 16 208 had been cleared and 10 322 remained

Just over 24 000 of the 26 530 squatter units had been in the Western Cape's urban areas and by the end of last year 15 267 had been cleared

In Cape Town's municipal area only 1 806 squatter units of the 6 218 units that had existed in 1974 remained

In the Cape Peninsula, we — and when I talk about we I mean the department and local authorities — have provided houses on an unprecedented scale,' Mr Fouche said in an interview

West areas like Bothasig Valhalla parts of Elsies River and Macassar have been developed and areas like Mitchells Plain have made something like 20 000 people home owners' he said

Of about 30 000 families living in squatter houses in 1974, only about 8 000 remained

He said that his department and local authorities had spent about R100-million over the past five years on the provision of housing for the Cape's coloured community

CHEMI

L Menegaldo

Drawing.
best classwork in Engineering
Awarded to the student with the
Sammy Sacks Memorial Prize

Civil Engineering.

J H Rens

Professor George Menzies Prize
Awarded on results of final
examinations to the best male
student in Land Surveying or

B F McClelland
J H Rens
D P Weeks
T J Cummings
P M Salmon

Fourth Year (Gold Medal)

Miss N C Davidson

Third Year (Silver Medal)

Miss G C Littlewort

Second Year (Bronze Medal)

Corporation Medals
For the best student in each
of the 2nd, 3rd and final years.

FACULTY OF ENGINEERING

Plea to State on Plain arrears

Argus 22/1/81 (124)

Municipal Reporter

THE Government is to be asked to make the new interest rates which became applicable to homes in Mitchell's Plain last year retrospective to the development's beginnings in 1976

The effect of this move would be to drastically cut the arrear payments of nearly R1-million owed by more than 6 000 homeowners

When the first houses were occupied money from National Housing funds had to be repaid at the economic rate of interest — more than 9 percent

The Government changed its policy last year and, from June 1980 new homeowners had to pay interest on a sliding scale according to their income

WRITTEN OFF

Those earning less than R350 a month pay five percent those earning between R350 and R450 seven percent and those earning between R450 and R650 a month nine per cent

It has been pointed out to the City Council's Finance Committee which has approved the approach to the Government that the State recently wrote off R3m in arrears in Soweto

Following a recent meeting between the council's Housing Committee and the various Mitchell's Plain ratepayer bodies several other problems will be raised with the Government

MEETING

A meeting will be held with the Director General for Community Development and State Auxiliary Services to discuss the transition from tenant to homeowner particularly for those earning less than R250 a month to try and find a solution to the arrears problems

Other matters to be discussed will by the State's attitude to the sale of church sites which used to be sold for a nominal R2 and must now be sold at cost

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FACULTY OF ENGINEERING

Corporation Medals
For the best student in each of the 2nd, 3rd and final years.

Second Year (Bronze Medal)

Miss G C Littlewort

Third Year (Silver Medal)

Miss N C Davidson

Fourth Year (Gold Medal)

P M Salmon
T J Cumming
D P Weeks
J H Rens
B F McClelland

Sammy Sacks Memorial Prize
Awarded to the student with the best classwork in Engineering Drawing.

L Menegaldo

A E & C I Prize

J H Rens

Professor George Menzies Prize
Awarded on results of final examinations to the best male student in Land Surveying or Civil Engineering.

G L Cragg

For the first year student obtaining the highest average mark.

No permit for family who crossed PE's yellow line

S. Express (124)

● Happily at home in the Chinese area of Port Elizabeth — Mr Dennis Basson, his wife Veronica, and their children, Dennis and Wesley outside the house they are hoping to buy

GROUP AREAS LAWS PUT BASSONS' HOME SECURITY AT RISK

By CLIFF FOSTER and GILLIAN POW CHONG

A WHITE Port Elizabeth family who have set up home in the area of Kabega proclaimed for Chinese have been refused a permit to live there.

Mr and Mrs Dennis Basson are in the process of buying their home in Petersvale Road, Kabega, and applied for the kind of permit Chinese people must get to live in a White area — but the permit has been refused They have now appealed to the Minister of Community Development to reconsider their decision and allow them to stay

The Department of Community Development at one stage threatened to call in the police and have them thrown out, but so far the family is staying put

Probably the whole of the Chinese community — as well as many Whites — will back their fight It was clear this week that the Bassons' situation could well lead to, or hasten, a change in the group areas law applying to Chinese people in Port Elizabeth

The Bassons' position highlights the extraordinary predicament of this small Chinese enclave in the city's western suburbs — the last "proclaimed" Chinese area left in South Africa

Many young Chinese people — whose parents were moved there against their will under the Group Areas Act — have since gone to "White" areas as permits have become available

This has left empty properties in the proclaimed area, because only Chinese have been allowed to buy there and they prefer to live in suburbs of their choice — invariably

The three-bedroom, two-bathroom house they are buying cost R25 000 and a bond has been arranged through a building society, subject to the permit being granted

Mr Basson said "It's taken me four years to save money for a house like this I don't want to move back into a flat I want permission to stay here"

Mr Basson and his wife Veronica have two children, Dennis, five, and Wesley, nine months

"We have already bought Dennis's uniform for the local school," said Veronica, "and we have spent money decorating the house"

The Bassons have consulted their city councillor, Mr James Kleynhans, who referred them to a lawyer The lawyer was in the process of writing to the Department of Community Development

A spokesman for ther department in Port Elizabeth said he had decided "to see the Bassons through" for the time being and allow them to stay for possibly two weeks

The deputy Director of Community Development in Pretoria Mr Van der Vyver, said

S Express 124 25/1/81

"White"

Others would like to move out but cannot find buyers for their houses in the proclaimed area

Chinese couples will not buy houses which they fear they may never be able to sell In fact, only one property has changed hands since the zone was established.

The best any prospective seller can hope for is a rock bottom price unless the area is deproclaimed.

If the area is deproclaimed, it could mean the end of the permit system for Chinese people in Port Elizabeth. Their "zone" in Kabega would then become the same as all other "White" areas

Meanwhile, outside the proclaimed area, Whites — like the Bassons — are hunting for homes.

The boundary surrounding this area is invisible. Whites live right across the street from the Bassons — one side of Petersvale Road is for Chinese and the other for Whites.

A little further down this same street, across an ordinary suburban junction, are Chinese families living among Whites in a "White" area

On the stoeps and in the gardens throughout this whole section of the western suburbs, Whites and Chinese socialise.

Some of the Bassons' closest friends are Chinese

"We have got Chinese friends around the corner. As soon as we moved in we were made to feel welcome by the Chinese people," said Mr Basson

Kabega was the last proclaimed Chinese area in South Africa Uitenhage was "deproclaimed" in 1979, and Kimberley some time before that These were small communities which were not considered "viable".

Port Elizabeth, he said, had one of the oldest Chinese areas and nobody had yet made an application for its deproclamation.

As for Whites being granted permits to live there, he said, this would have to be considered in relation to "the change in the character of the situation" — meaning the situation flowing from the availability of permits for Chinese people.

Mr Van der Vyver, who was asked if Whites would be allowed to rent properties in the area — especially empty flats — later phoned to say his department was having a fresh look at the matter.

How did the Basson family come to move into their house in the first place?

Quite by accident.

The estate agent who conducted a showhouse there, the one they want to buy which was visited by several White couples, did not explain that it was in the Chinese area.

The agent, a Mr Kritzinger of Active Brokers, said he had checked with the municipality and the Department of Community Development to see if the house was in the Chinese area, and both authorities said they didn't know.

He refused to name the people to whom he had referred

City Council to investigate crime

Municipal Reporter

AN ad hoc committee which will investigate and report on the combating of crime in the municipal area has been appointed by the Cape Town City Council

The appointment of the committee is the result of a motion proposed last year by Mr David Bloomberg that Cape Town form a full time civic constabulary for crime prevention

The committee will be headed by Mr Bloomberg and its members were appointed after a lengthy debate at yesterday's monthly council meeting.

The members are the Deputy Mayor, Mr M J van Zyl, the chairman of the council's executive, Mr Bill Peters, Mr R M Friedlander, Mr John Muir and Mrs Eulalie Stott

The committee will examine the efficacy and present deployment of law enforcement personnel who form part of the municipality's approved establishment and to consider whether their respective functions constitute a necessary top priority rating in the present circumstances

Argus 30/1/81 (263)

Move to widen rates rebates

Argus 30/1/81 (124)

Municipal Reporter

A MOVE to include the owners and occupiers of flats and terrace houses among those ratepayers who receive a 20 percent rates rebate got off the ground at yesterday's meeting of the Cape Town City Council

The council passed a motion introduced by Mr R F Hurly that the executive committee investigate widening the scope of the rebate to include flats and terrace houses

During the debate Mr Hurly said that when the council passed the 20 percent rebate last year it was a matter of urgency and there had been little time to propose amendments.

Council objects to limit on facilities

Municipal Reporter

THE City Council made it clear yesterday that it is not satisfied with the Department of Education's 'string attached' permission to open Cape Town facilities to all races

After months of negotiation and requests for permission, the department has given permission for the majority of the City Council's sports amenities to be used on a multiracial basis for 'inter club' sports meetings

The department has added verbally that multiracial sport would be allowed 'as long as it was on a competitive basis'

The council yesterday passed a recommendation that 'further representation be made to the department for the unrestricted use by all racial groups of the facilities in question'

NOT NEW

The council also decided yesterday to ask its amenities and health committee to consider setting aside times for training sessions at the Newlands and Long Street swimming baths for clubs of all race groups

The public would be able to use the baths during these periods if they wished to do so

During yesterday's council debate Mr Frank van der Velde said the council had in fact been given nothing new and should not accept anything but unrestricted use of sports facilities by all race groups

Ward Two councillor Mr J S Rabinowitz said the effect of the council's move would be to create 'the sort of thing that happened at Sea Point beaches this summer'

He asked that his vote be recorded against the recommendation.

FINE ART & ARCHITECTURE

ARCHITECTURE

Cape Provincial Institute of Architects' Prize
For the best student in :-

Sixth Year

P F Dunckley

Helen Gardner Travel Prize
For a student who has satisfactorily completed 1st, 2nd and 3rd major courses.

P A Rapoport

Molly Gohl Memorial Prize
For the best woman student in third year.

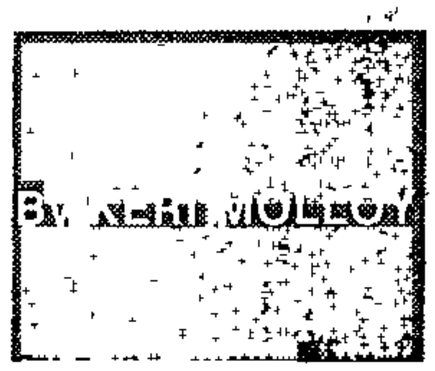
Miss C Treadold

FORCED OUT

Argus 31/1/81

(124)

Widow must leave home of 20 years



THE weekend after an announcement in Parliament that phasing out rent control is to stop, an elderly Mouille Point widow is to be evicted from her home after 20 years

Mrs Sylvia Hessel is one of several tenants of Vredenhof flats on the beachfront at Mouille Point who refused to move out of the block on January 31.

This week, in the Supreme Court, an application by four companies in the Propcor Group to evict Mrs Hessel and another tenant, Mr G Duncan-Traill, was granted.

Yesterday, a petition for the urgent intervention by the Minister of Community Development, Mr Pen Kotze, was lodged on behalf of the tenants 'in view of the desperate situation'.

The petition requests the Minister to reinstate the block as a property subject to the provision of the Rent Control Act of 1976. The Minister's decision is awaited.

Vredenhof was phased out from rent control early last year Mr Kotze told the Assembly this week that the Government had decided to halt the phasing out until it was satisfied that the housing situation was no longer exploitable.

IN MILLIONS

Gains from sales by sectional title run into millions

Propcor Trust is a company which specialises in sectional title. On the beachfront of Mouille Point alone, there are several blocks of flats being sold by Propcor as single units.

When Weekend Argus approached Mrs Hessel yesterday, she said she still had nowhere to go Weeping, she said on the telephone her health had been affected and she could not see a reporter

In papers before the Supreme Court on Tuesday, she said: 'I have nowhere else to go, I am unable to find any other accommodation in Cape Town

'Flat units are at a premium and are virtually unobtainable for persons in my earning bracket If therefore, I should be evicted before the legislation is passed, I will suffer irreparable harm.'

'THEY'RE SPECULATORS'

Mrs Hessel said it was incorrect to say the applicants were property developers.

'I state that they are property speculators. To the best of my knowledge and belief, the applicants have in no way developed or improved the block of flats at any stage'

Of the original 18 tenants in Vredenhof, 10 refused to move out by the end of January

Mr Napthali Novick, a director of Propcor Trust, said they had chosen the cases of Mrs Hessel and Mr Duncan-Traill to take to court in order to avoid unnecessary court cases for all the tenants.

'WENT OUT OF WAY'

He said Mrs Hessel had been offered alternative homes 'She went out of her way to resist the notices that she would have to vacate her flat and convinced other people that they didn't have to leave'

● The South African Institute of Estate Agents has come out in support of the Government decision to freeze the last stage of rent control.

FINE ARCHITECTURE

C. Herald

How 14 people live in 2 rooms

124

31/1/81

HOW DO 14 people eat, wash and sleep in two small rooms stuffed with their belongings? The answer is, simply, that they cannot. They eat in relays, wash outside and some of them have to sleep on the floor.

This is the problem facing Mrs Lamie Booysen, her husband, seven adult children, her daughter-in-law and her four grandchildren (ranging in age from five months to six years) each day in their tiny, dilapidated two-roomed home in Adamsvale.

They used to have a shack used as an extra bedroom at the back of their home until recently, but had to pull it down after being warned to do so by their landlords

Now they all crowd into the two rooms each of which are about four by four metres in size

There is no electricity, no water inside the houses, the toilet blocks are merely walled in holes in the ground and the tap shared by about a dozen households runs at a drip

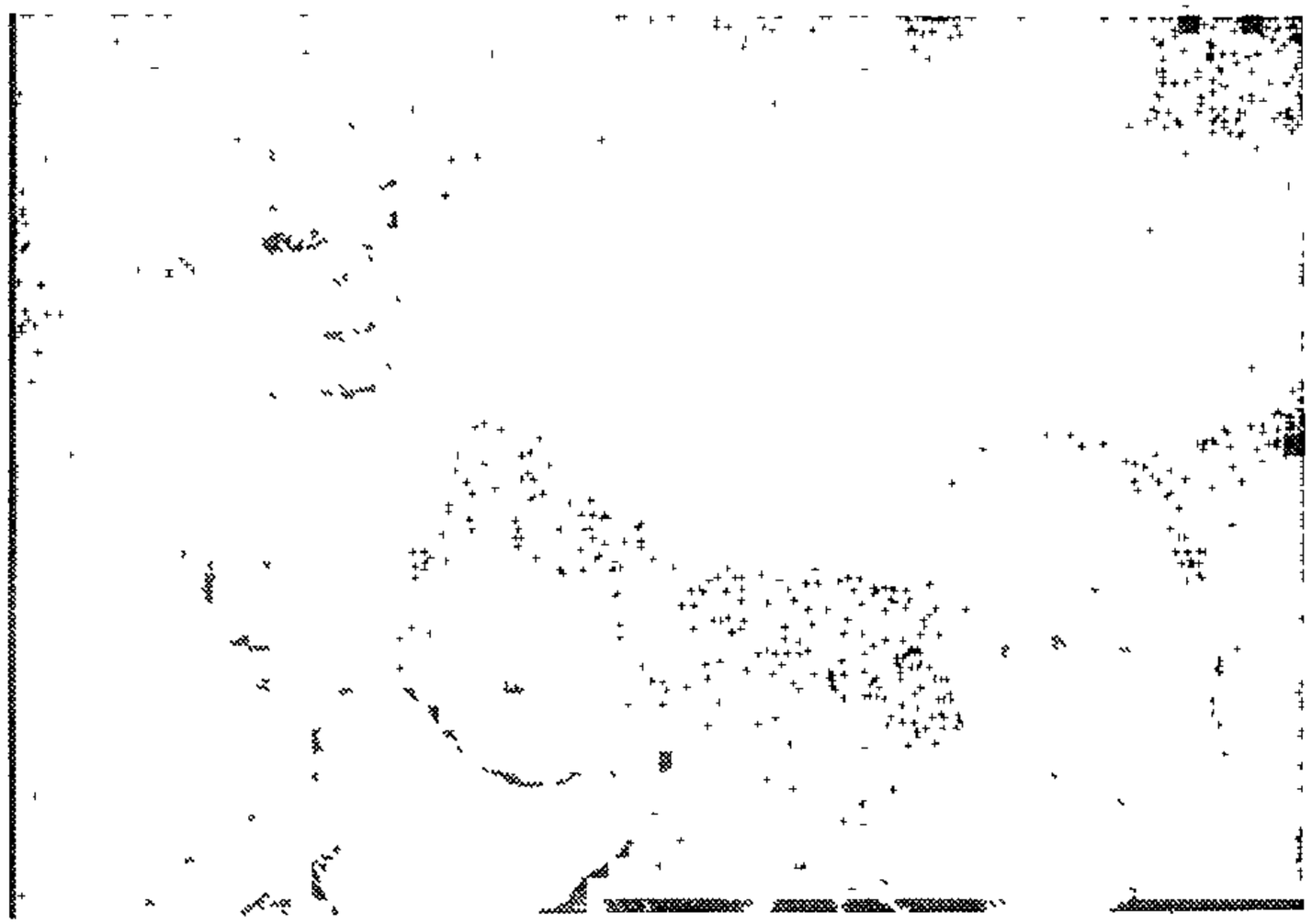
CASE

and is about 200 metres away from the houses

One room contains a double bed, two wardrobes, a table, a kitchen dresser, two chairs and a small table This leaves just enough room for four people to sleep on the floor

The other room contains a coal stove, a paraffin refrigerator, a wardrobe, double bunks, a table another dresser, a cupboard and two chairs

'The only people who are not part of my immediate family are my daughter-in-law and my grandchildren Even if they leave there will still be nine adults left who are part of the immediate family'



● DEBORAH BOOYSEN (left) with her baby, Pam, and her mother-in-law, Mrs Lamie Booysen. By next week Deborah will have to go.

Pregnant mum sleeps on the floor

AT NUMBER 8, Adamsvale, the home of Willem Matjan, seven adults and three children crowd into the tiny two-roomed house One is a pregnant mother who, with her children, has to sleep on the floor

She is Mrs Una Matjan, wife of Willem Jnr She told us 'My husband has gone to the Paarl East rent office several times in search of a better home for our family Every time he comes back with the same story, that we are on the waiting list I don't know where we will go if we have to leave here.'

CASE

Willem is not the only son who has worn out shoe leather in a desperate search for a home. His brother, Johannes works within a kilometre of the Matjan home

He lives with his parents, while his wife and family live in Retreat. 'If we have to live somewhere else, I will probably have to give up my work,' he said

He has tried the Paarl Divisional Council, the Paarl Municipality and the Department of Community Development in efforts to get a home where he and his family could be together — with no success

He says he has developed a kidney complaint as a result of the bad conditions.

'These houses are so leaky that when it rains you may as well be outside because so much water drips on to you when you are sleeping'

He claims that in a recent attempt to paint the house he pulled a roller over the wall and on the down stroke a large slab of plaster came with it

'When we get visitors at night they have to be turned away because they can't get into the house unless they go stepping over several people sleeping on the floor,' Johannes said.

A dozen families face the threat of eviction

NOWHERE TO GO?

C. Herald 31/1/81

IT'S the end of the road for a dozen families in Adamsvale this week. They face eviction from their humble homes at the end of a dusty road on the outskirts of Paarl. (124)

They are in a no win situation

They are the married sons and daughters of the people who rent the homes in Adamsvale According to the owners and, in terms of a legal notice they received last week, they have to vacate the homes in which some have lived for the past 25 years

The local authority, the Paarl Divisional Council, cannot help because they have no houses under their control

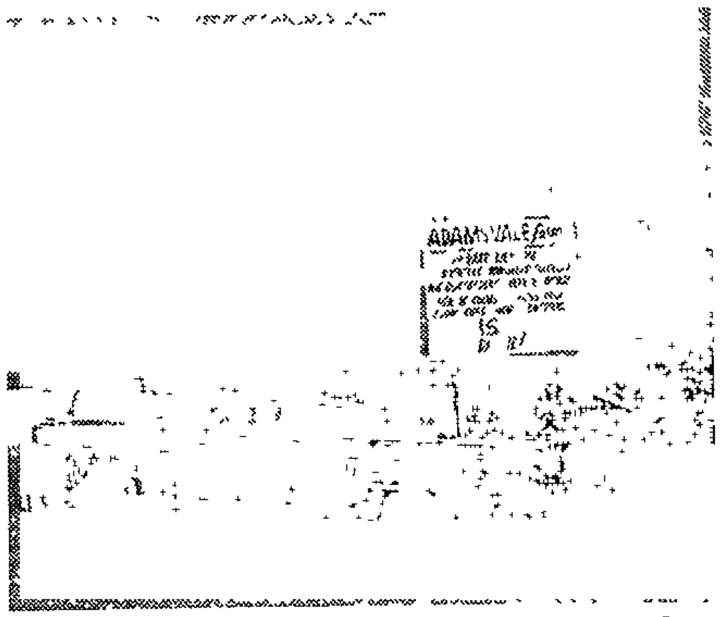
The adjacent Paarl Municipality, says they have 1 000 people waiting for homes and are not building new houses at present

Houses for renting in the Paarl area are snapped up almost before they come on to the market — and in any case they cannot afford the high rentals

WORK

Most of the affected people work in the area and have no idea what they will do if they have to leave their homes

The original renters of the homes refuse to meet the demands of the legal notices and put the alleged disqualified people



'ADAMSVALE . . . no "venters", noboarders. Tresspassers will be prosecuted.'

— most of whom are their kin — out on the streets However, they are waiting anxiously to find out what the consequences of their actions will be when the deadline is passed on January 27

A Rent Board inspector poured cold water on any hopes of help from their side 'If the eviction notices have been served, there's nothing we can do

'Legal action is the only recourse I can see if they intend having the eviction stayed,' he said

The name 'Adamsvale' comes from the Adams family who own the farm They also run a bus service, sell wood and own the only two shops at the settlement

For their R1 a week, plus 50c for water, the inhabitants get two tiny rooms.

The 50 or so houses were built in 1948. By present day standards, they fall short of even the lowest requirements for sub-economic housing But people are living there

The owners of the property, Christie and Smuts Adams, at first threatened to charge Cape Herald's team with trespassing They then invited the reporters to their homes to explain their side of the story

The brothers inherited the farm from their late father, Moos Adams and found that the portion of land on which the little settlement stood was 'frozen' — neither a white nor a coloured Group Area — so they weren't at all keen to develop the area

CONTROLLED

Because it was built before 1949 it was rent controlled — so they couldn't raise the rent without legal problems

The water bill, they said, cost them a fortune too

Then came visits from Divisional Council inspectors and finally, they said, they were ordered to see that illegally erected shacks were demolished and that 'disqualified' people were evicted

'We even had to pay a fine because of that,' one of the brothers said

Divisional Council secretary Mr J M de Jager says he doesn't know of any written orders from his council for the Adamses to evict people He also said that as far as he knew they were not fined

The brothers say that, while they would like to develop the area, their hands are tied because the property is frozen

'We're not the bad guys,' they protest 'We would like to help these people, but we have no choice Our futures are at stake'

The dreaded notices

THE notices began arriving about a week ago.

In terse legal wording they said simply: 'We have been approached by the landlord of the premises at present being occupied by you.

'It appears that unqualified persons are at present living with you in the house concerned and your attention is drawn to the fact that the premises were let to you for accommodation for yourself and your immediate family members only.

'This serves to inform you that all unqualified persons have to leave the premises within 14 days from the date of this letter (January 13), failwhich legal steps will be set in motion against you for breach of contract'

The reactions quickly changed from 'They can't be serious' to shock, and then, in many cases, anger.

People said they'd received the letters only on the 18th or 19th. That gave them less than the already short two weeks' notice.

On studying the letter, another query cropped up 'Contract' What contract? At least two of the families we spoke to said they had never signed a rent contract or agreement

There also seemed to be confusion about the phrase 'immediate families' Immediate family is normally taken to mean sons and daughters—married or single, with or without children. In the landlord's view, it means anyone who is no longer a minor.

FINE ART & ARCHITECTURE

Cape Provincial Institute of Architects' Prize
For the best student in :-

Sixth Year

P F Dunckley

Helen Gardner Travel Prize
For a student who has satisfactorily completed 1st, 2nd and 3rd major courses.

P A Rappoport

Molly Gohl Memorial Prize
For the best woman at [illegible]

Tenants refuse to move out

Argus 2/2/81 (124)

TENANTS of a Mouille Point block of flats which was sold by sectional title are staying put, in spite of eviction orders which fell due at the weekend

'They're panicky but as far as I know none has moved out They're still awaiting a reply from the Minister of Community Development,' their attorney said today

He was referring to a petition which was lodged with the Minister of Community Development, Mr Pen Kotze, on Friday

It called for his urgent intervention and requested him to reinstate the block, Vredenhof Flats, on the beachfront, Mouille Point, as a property subject to the provision of the Rent Control Act

One of the tenants, Mr G Duncan-Traill, said the petitioners including a pregnant woman, were scared and worried. He said he would stay 'until the bitter end'

The petitioners also include three widows, one of whom has lived in the block for 26 years and another 20 years.

They claimed they were victims of the process of the conversion of rented flats into sectional title units and submitted that the total resale revenue of an estimated R324 000 from a purchase price of R150 000 was 'preposterous, exorbitant, inequitable and not in the public interest'

NO REPAIRS

They said the Propcor Group who bought the block for sale by sectional title, had carried out no improvements to the property

The document signed by seven people, said the petitioners felt 'harassed, insecure and trapped' by the effect of the phasing out of Vredenhof from the provisions of the Rent Control Act

A spokesman for the Department of Community Development said that the matter was being investigated and the petitioners would have an answer as soon as possible 'It is being regarded as a matter of priority,' he said today.

Tenants told to go, can stay longer

ARGUS 4/2/81

124

THE owners of a block of flats on the Mouille Point beachfront, which was sold under sectional title, have granted tenants threatened with eviction at the weekend, an extension of occupancy.

The extension has been granted, according to the owners 'in the light of so-termed hardship, which is disputed'

A PRIORITY

Ten tenants of Vredenhof Flats petitioned the Minister of Community Development, Mr Pen Kotze, on Friday, asking him to urgently reinstate the block as a property liable to provisions of the Rent Control Act. They have been anxiously awaiting a reply.

A spokesman for the department said earlier this week that the matter was being regarded as a priority.

In a statement released today, Propcor Trust which bought the block for sectional title development last year, said three of the tenants had been given fresh notice to vacate the premises, expiring on May 31. This would effectively have given them each a period of eight months to find accommodation.

Two tenants, Mrs Sylvia Hessell and Mr G Duncan-Traill, against whom judgments were awarded in the Supreme Court last week, have been given further extensions without

(Continued on Page 3, col 6)

ARGUS 4/2/81

Tenants

124

(Continued from Page 1)

prejudice to find alternative accommodation

According to the statement, three tenants have moved and a fourth has indicated that he will leave his flat on February 10

The owners were 'well-satisfied they were at all times acting responsibly and in accordance with their legal entitlement in a free enterprise system'

Solar heat for all in township

ARGUS 5/4/81

(95) (84) (124)

EVERY house in the Durbanville township of Morningstar is to get a solar heater in what is thought to be the first project of its kind in South Africa

The idea originated when parishioners at the local Presbyterian Church found that a planned electrification scheme for the coloured township did not include the provision of geysers

A three-man steering committee was appointed

R60 000

Mr Graham Williams, a church elder and member of the committee, said today 'The people of Morningstar and of Durbanville itself will collect R60 000 to provide the 157 solar heating units

With approval from the town council, businesses and individuals will be invited to buy sponsorships in the heaters

The heaters will be provided at cost by an oil company This, plus installation, will be about R400

Mr Williams said the town council's electrification plan included only light points

'This way the township will be provided with cost-free hot water for life'

Family housing units

Hans 3 Quest Col 115 11/2/81

100 Mr S S VAN DER MERWE asked the Minister of Community Development and State Auxiliary Services:

(1) How many family housing units for Coloured persons were built in the Cape Peninsula during 1980 with the assistance of his Department,

(2) what was the estimated shortage of housing for Coloured families in the Cape Peninsula at the end of that year?

The MINISTER OF COMMUNITY DEVELOPMENT AND STATE AUXILIARY SERVICES.

(1) 7 314.

(2) 18 838.

Rent arrears: plea to halt legal action

DD 11/2/87

EAST LONDON — The coloured Management Committee last night resolved at its monthly meeting that the City Council's Treasury Department should not take legal action to recover arrear rentals from pensioners and breadwinners of families who were unemployed

This followed discussions after the committee was presented with a list of names of people who were still in arrears with their rentals

The Treasury Department intends to act against 28 tenants who failed to respond to previous requests to offset their arrears

A further 103 tenants can expect action to be taken against them later The matter will be handed over to the city council's attorneys to collect the arrear rentals

Of the 131 tenants listed the average arrears per tenant varies from R30 to R392,20.

The chairman, Mr Daniel Alexander, questioned the logic of handing the tenants over to the attorneys

He believed that legal action would make it more difficult as tenants would also have to pay an additional collection fee

He said tenants could not afford this Mr Alexander also asked who was to blame for the backlog in rentals

"Why did the city council not discover in time there were people accruing substantial arrears and why were these tenants not timeously approached about their arrears'" Mr Alexander asked

"Surely there must be negligence by officials who deal with these matters daily," he said

He also asked the council why a person residing in Panmure and who earned over R600 only paid R23 rent a month while tenants living in similar houses at Buffalo flats and near Pefferville had to pay R86 per month despite lower earnings.

Mr A V. Green, a committee member, said that because he did not get his monthly CMC allowance in time the council should also grant these tenants grace

It was felt there were genuine cases where tenants tried to offset their arrears while others were simply not heeding the pleas of the committee members who had gone to see them

Mr J. L Segers said he went to see four tenants in Parkside and despite of all his efforts these tenants had not responded

Mr R. Phillips then moved that the council follow the example of the Port Elizabeth Housing office whereby tenants received three warnings by letters — the last being the final warning — before action was taken if tenants did not respond. — DDR

CHEM

Funds allocated for work on sportsfield

DD 11/2/87

EAST LONDON — The Coloured Management Committee has been told that R170 720 has been provided in the current estimates for the completion of the levelling of the new Buffalo Flats sportsfield and construction of embankments for the future cycle track

A report from the Director of Parks and Amenities, Mr J Odell, said plans and revised estimates of R188 400 had been received from the City Engineer's Department

"It will be recalled that an amount of R90 311 was provided in the estimates for the construction of the security wall around the stadium The cost of the wall was, however, reduced to R43 588 and in consultation with the City Treasurer it is recommended that the increased amount of R17 680 to complete the levelling of the sportsfield and the construction of the embankments for the future cycle track be met from the savings from the reduced costs of the security wall," the report said — DDR

Road to be lit up

EAST LONDON — Coloured Management Committee members have been told the City Electrical Department will spend R4 500 to provide street lighting on the upper Greenpoint Road in Buffalo Flats

The deputy City Electrical Engineer, Mr H D. Beck, said the amount had been provided for in this year's capital estimates

The lighting will consist of 125 watt mercury vapour discharge luminaries mounted on wooden poles. — DDR

Keep off politics, members told

EAST LONDON — The chairman of the Coloured Management Committee, Mr D. Alexander, warned members to refrain from making political speeches at their meeting

He was responding to a scathing attack launched by another member, Mr A. V. Green, on the government for depriving blacks of the vote in South Africa

Mr Alexander said members should leave such speeches to politicians If any member felt he was not happy serving on the committee he should resign

He appealed to members to confine themselves to the agenda and nothing else — DDR

Corporation Medals
For the best student in each

FACULTY OF ENGINEERING

Port Elizabeth: Coloured houses

168 Mr T ARONSON asked the Minister of Community Development and State Auxiliary Services

Whether there have been any changes in the (a) number of houses to be built, and (b) estimated amount to be spent, in each year under the five-year plan for the building of Coloured houses in Port Elizabeth, referred to in his reply to Question No 269 on 26 March 1980 if so, what changes?

The MINISTER OF COMMUNITY DEVELOPMENT AND STATE AUXILIARY SERVICES:

Yes

Depending on the availability of funds the following housing projects for Coloureds will be undertaken by the City Council of Port Elizabeth up to 1985

Project	Number of dwelling units	Estimated cost	Expected date of completion
Extension 21, Bethelsdorp	557	R5 576 380	1982
Emendal			
Phase 1	998	R23 904 356	1982
Phase 2	2 291	R40 000 000	1984-85

I wish to draw the hon member's attention to the fact that the housing project of 162 dwellings at Durban Road was completed during 1980

S. Tribune 22/2/81

KEI MINISTER'S PIGSTY HOUSE

124

QUEUEING for the toilet, a dilapidated building with blocked drain pipes and unhealthy conditions, an unkempt garden plus exorbitant rents

That's the misery of 25 tenants occupying the Madeira Street home in Umtata owned by Transkei's Minister of Health, Chief D. D. T. Ndamase

Their appalling living conditions are soon to end. Their landlord chief has given them a month's notice — all because some dared to run to the Press with their complaints

Chief Ndamase had a 30-day eviction notice served on them earlier this week and now the mostly civil servant tenants are worried about accommodation in the capital where rents are high and accommodation scarce.

The tenants were frightened to talk about their complaints for fear of victimisation but they confirmed they paid R60 a room, had no kitchen and had to share the bathroom and toilet

Chief Ndamase bought the house from the Transkei Development Corporation last March Before that it belonged to Transkei hotel r Paddy Coogan

It has six rooms in the main house which is occupied by 11 people who share the bathroom and toilet They also share it with a guard and caretaker who occupy two shacks in the backyard.

CHEM

J H Rens

lize

t year student

e highest average

lemorial Prize

e student with the

k in Engineering

Professor George Menzies Prize
Awarded on results of final
examinations to the best male
student in Land Surveying or
Civil Engineering.

Third Year (Silver Medal)

Miss G C Littlewort

Second Year (Bronze Medal)

For the best student in each
of the 2nd, 3rd and final years.

Corporation Medals

FACULTY OF ENGINEERING

P M Salmon
T J Cumming
D P Weeks
J H Rens
B F McClelland

Miss N C Davidson

Fourth Year (Gold Medal)

CT 23/2/81

Left high and dry by water project

(124)

Staff Reporter

A MAJOR reconstuction project in Bishop Lavis to rebuild all the roads and lay new curbs and sewerage and water systems is responsible for the periodic interruption of the area's water supply, according to a Citizens' Housing League official

The deputy general manager (works) of the league, which is responsible for maintenance in the area, Mr J G Viljoen, said it would take another year to complete the project, which was costing R8½-million rand

On Thursday evening, two angry Bishop Lavis residents telephoned the Cape Times to complain that their water supply had been cut off since early afternoon

Mr Viljoen said yesterday that a pipe had burst about 4 pm on Thursday and workers had struggled for several hours to repair it

Mr Viljoen conceded that this had happened "often" in the past year, although to his knowledge, it had not happened during the past four months

The reason was that they were busy with a major reconstruction project in the area which would provide new sewerage, water and rebuild all the roads

He said it was "quite possible" that no-one answered the emergency number given, as the owner of the phone had died and his replacement had not yet been able to get a telephone

However, Mr Viljoen said he had now made his own number available for emergencies

age

CHEMICAL

J H Rens

Sammy Sacks Memorial Prize
Awarded to the student with the best classwork in Engineering

Miss N C Davidson

Fourth Year (Gold Medal)

P M Salmon
T J Cumming
D P Weeks
J H Rens
B F McClelland

Professor George Menzies Prize
Awarded on results of final examinations to the best male student in Land Surveying or Civil Engineering.

FACULTY OF ENGINEERING

Corporation Medals
For the best student in each of the 2nd, 3rd and final years.

Second Year (Bronze Medal)

Miss G C Littlewort

Third Year (Silver Medal)

Fight to stop evictions

C. Herald 28/2/81

~~81~~ 124

THE fate of the residents of Adamsvale — who face eviction from their overcrowded homes in the tiny settlement near Paarl with nowhere to go — still hangs in the balance but people are rallying to their cause.

So far a firm of lawyers has offered free legal aid, a local minister is planning a public meeting to discuss the crisis situation in Paarl housing and the Paarl Labour Party are also lending a hand.

Recently Cape Herald reported that a number of people in Adamsvale — which is owned by the Adams brothers — were told to get rid of 'disqualified' people living in their houses

However, most of the 'disqualified' people are the adult sons and daughters of the original tenants.

They have nowhere to go because they live in the area controlled by the Paarl Divisional Council which has no housing stock, and neighbouring Paarl municipality have a housing waiting list of over 1 000 families with no new houses being built.

The residents refused to budge and the deadline passed without any action being taken by the landlords

Now two of the families, the Wearleys and the Louws, have received summonses to appear in court and they now face legal action

Mr Chris Geoff, a Paarl lawyer, has taken up the case on their behalf

The Rev Abraham Maart of the Bethel Congregational Church is planning a public meeting to discuss the local housing shortage

'Housing is such a great problem in Paarl and at the moment I think it is reaching crisis proportions' he said

INVOLVED

The Paarl branch of the Labour Party has also been involved with the people of Adamsvale since Cape Herald highlighted their plight

'We have been making attempts to settle the dispute and if the worst comes to the worst we are also helping the people in finding alternative accommodation' said Mr Barend Andrews, branch chairman.

They may be able to buy their homes

C. Herald 28/2/81 (124)

105 TENANTS presently paying rent in economic houses in Hanover Park could buy their homes if the City Council gives them the green light at its monthly meeting this week.

The houses were originally intended for home ownership when they were built. It is believed that most of them are situated in a block between Newfields and Mountview.

The houses will be sold for between about R8 000 and R12 000 and if the tenants decide to buy their repayments over 30 years could be less than they are paying in rent at the moment in some cases.

A circular will be sent to the tenants concerned giving them the option to buy. However, if they decide not to buy the circular emphasises 'the council will permit you to remain in occupation as its tenant on the same terms as at present.'

Those who decide to buy will have to pay a deposit of R300 and an administration fee and insurance premium not exceeding R15. They will also have to pay water, electricity and a rates bill which will not be more than R180 a year at present.

Tenants will be given 30 days from the time the circular is sent out to decide if they want to buy.

Why should we pay – ask angry tenants

(124) C. Herald 28/2/81

Upkeep of homes now an added burden

'WHY should we pay extra for repairs to our homes?' was the reaction from City Council tenants after the news that they may have to see to maintenance themselves in future.

At present the City Council takes care of the repairs to their houses, but the chairman of the Council's Housing Committee, Mrs Eulalie Stott, said the present maintenance fund was not enough The council would have to hand over responsibility for maintenance to their tenants

Residents associations have blamed the claimed lack of funds on the Council's 'pennywise, pound foolish' spending

They also say residents would reject the new maintenance lease

'People do not want to pay for their own maintenance, said a spokesperson for the Dunefontein Tenants Association (DTA).

BLAMING

'They are prepared to pay for the odd broken window pane, but not for damage caused by the deteriorating houses That is the responsibility of the council,' she said

Residents' associations in Kensington, Hanover Park, Bokmakierie, Kewton and Bridgetown claim that the maintenance fund is not being properly shared out by the council

A survey done by the Hanover Park Civic Association (Hapca) recently found that people rejected the new lease.

'The council is beautifying the white areas at the expense of the black community,' said a spokesman for Hapca

He used the Good Hope Centre as an example

'If people pay for their own maintenance it will be so much more of a burden,' he said

LEASE

A spokesman for the Bokmakierie, Bridgetown, Silvertown and Kewtown Residents' Association (BBSK) said people would not take the new lease lying down.

'They would never be able to pay for the repairs to their houses, because of the bad state they are in

'People also feel the houses belong to the Council who should take full responsibility for the maintenance

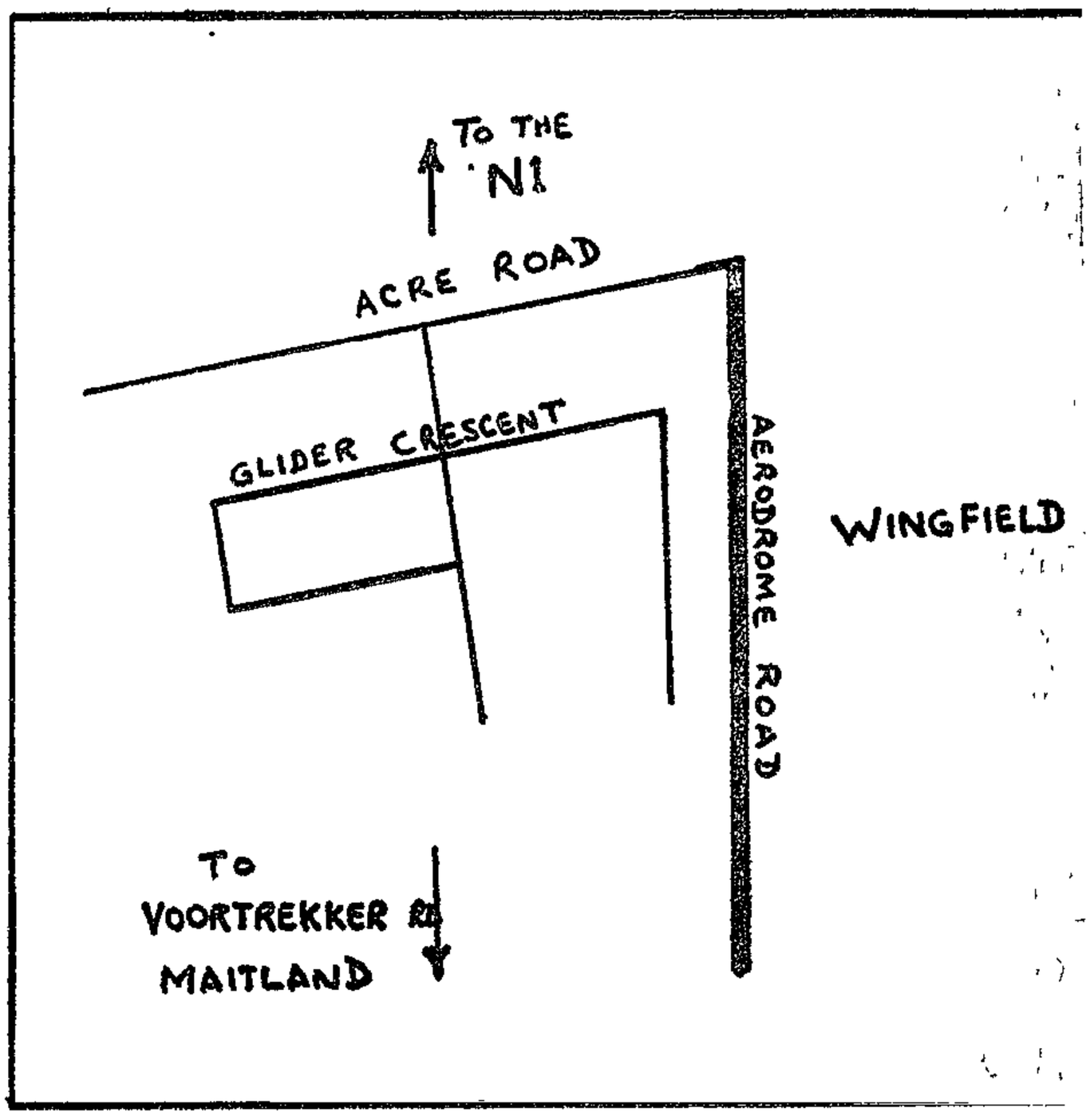
'They have been spending too much money on white elephants at the expense of the poor people,' he said

The spokesman pointed out that a survey done by BBSK showed that tenants' complaints about maintenance never received much, if any response from the Council

'People feel when the new lease is implemented they would have to pay for repairs reported before the lease,' he said.

The street of terror

C. Herald 28/2/81 (124)



'YOU'RE taking your life into your own hands. I wouldn't set my foot there' is the kind of response we received when we told people we would be visiting a short street with a big reputation — Glider Crescent.

Glider Crescent is a horse-shoe shaped road made up of semi-detached two- and four-roomed houses in the far corner of the City Council housing scheme in Factreton.

In the centre there is a play park for children which has a battered jungle jim, a see-saw and a merry-go-round Half the playthings have been removed The playing area is a series of dongas

Immediately one is struck by the abnormally high number of people of all ages, either sitting about in front of their houses, on the pavement or walking about in the streets.

Drunk

On this particular morning two people — one man and a woman — were lying at different places on the dusty pavements — dead drunk.

Its the kind of place where little boys — in this case around 12 years of age — can be seen running around the neighbourhood delivering bottles of wine to houses rather like the milkman delivers milk

High fences — up to two metres high are not unusual. Houses are either freshly painted or in a terrible state of neglect, and they have been painted all colours of the rainbow in the residents' attempt to assert their individual identities in the otherwise drab rows of semis.

As one walks around the crescent one is aware of numerous pairs of eyes following one around. We discovered afterwards that people were deciding whether we were policemen, City Council officials or management committee politicians — all equally unpopular.

People were not eager to talk. One man we approached was leaning over his fence watering his garden 'I don't know anything about this place' he said staring resolutely at his sunflowers.

● RECENTLY two men were sentenced to death for the murder of a policeman, and three of their mates were sentenced to long jail sentences for their part in the attack on the policeman and his woman companion.

The addresses of two of the men were given as Glider Crescent, Factreton, and the others come from the same area but a different street.

Glider Crescent is in the furthest corner of Factreton — furthest from Cape Town, that is.

On one side it is bounded by the disused Wingfield Aerodrome and the parliamentarians' 'village' of Acacia Park (from which it is separated, understandably, by a high fence).

The national road to the north passes by on the northern side. And the other two sides give access towards the main road at Maitland.

A Cape Herald reporter went along to Glider Crescent last week to experience for himself the atmosphere of that part of the world, to discover whether lawlessness was a way of life there and, if so, why. This article describes what he found.

Tiny

Another man sitting in the sun looked more promising We approached him in the hope that he could tell us about life in Glider Crescent Not unexpectedly he replied: 'I don't know much about this place. Ask someone else'

We have more luck with one of the women sitting outside the houses She invites us into her tiny two-roomed semi, jam-packed with furniture and with little space left for walking.

As we talk, an obviously drunk woman comes in, bumps into the wardrobe, stumbles into a table and retreats into the second room from where she animatedly joins into the conversation

The first woman says 'Why should I tell you about the people's problems here, I have enough of my own My husband is underpaid, I have to look after my baby granddaughter, my son-in-law was killed recently and she' — pointing to the second woman — 'drinks'.

Eventually we meet an old woman who has lived in the area for about 13-years 'It was nice living here before but now it is too rough and I don't dare open my door at night', she said.

She tells of two people who were killed in the area in the last week. 'One man, a decent fellow, was stabbed at the bebop (dance) around the corner because the skollies asked him something and didn t like the answer'

'Another boy was stabbed just in the next road last week — on his mother's doorstep' As she speaks another old man interrupts 'And the police shot another man dead just around the corner last night'.

Gunshots

'Oh! That explains the gunshots we heard in the middle of the night', the old woman says. 'You know a lot of people seem to have guns around here'.

And another thing, we have a big problem with the young men smoking dagga around here but I don't let them smoke in front of my door because the police warned us that if they catch people smoking dagga in front of your house they will get the council to put you out'.

'But that doesn't stop them'.

The woman who gets a R62-a-month pension, and pays R30,30 a month in rent, was nearly evicted from her home recently through a council error

Notice

'We received a notice from the council saying we were to be evicted I rushed to the rent office and when the officials there checked my case they found that the notice had been issued in error. And they are supposed to be there to help you'' she exclaimed.

As we chat two chickens take a walk through the

house the cat eyes them hungrily.

'Now look at this'. She shows us a letter asking her to register for a management committee election 'Every year they ask me to vote and I do. But not any more I am sick of their promises'

Petitions

'Every time they come around with petitions and tell us if we sign the rent will come down but the rent still goes up I will never vote for them again,' she said angrily.

As we leave she shows us a large gash in the door. 'Skollies threw a brick at the door because I wouldn't open up one night'.

'Yes, it's a rough place these days and I would like to live somewhere else. But where can a pensioner go these days?' she asked

Struck it

As we were leaving Glider Crescent, a little toddler, not more than two-and-a-half bricks high, ran up to the moving car, struck it, and shouted after us 'Voetsek' which I suppose sums up the kind of welcome one can expect there on a bright and sunny February morning.

28/2/81

C Herald

(124)

R3,5-m Kew Town scheme

Argus 4/3/81

(124)

DETAILS of a R3,5-million scheme to upgrade blocks of municipal flats at Kew Town and provide 102 new homes were discussed by the Cape Town City Council's Housing Committee yesterday

The scheme has been prepared in conjunction with a R1-million scheme funded by an international oil company in close liaison with the Build A Better Society (Babs) community organisation, which will provide 50 new homes and a community centre on adjoining land.

DANGEROUS

The Babs scheme was approved by the council in June last year.

Yesterday, the City Engineer, Mr J G Brand, submitted his scheme to build 100 three-bedroomed houses between Klapperbos Street and Cross Boulevard, and two more to the east of Cross Boulevard.

Hundreds homeless after Langa evictions

Argus 10/3/81

124

AN estimated 600 people, including a four year-old with both legs in plaster, were evicted from the Langa barracks yesterday

The residents are being cleared from the barracks to allow a private company to convert the building into housing for employees

Most who have been left homeless by the evictions are former squatters from Hout Bay, Killarney and Table View

Many claim that the Western Cape Administration Board promised them jobs and accommodation if they voluntarily broke down their shacks in these areas

They also claim they were given official assurances that no one receiving medical attention would be evicted from the barracks

TEMPORARY

The chief director of the board, Mr A A Louw, said today that some residents had been given temporary permission to remain in the barracks to receive medical treatment.

'This has been going on for months Those who are there illegally, and some others accommodated temporarily, have overstayed their welcome'.

The building had been allocated months ago to an employer to convert it into suitable housing for employees, he said

When an Argus team visited the barracks yesterday a large group of people were sitting outside among their possessions, with nowhere to go

SURVEY

Mr Louw said no alternative accommodation had been found He did not know how many were affected by the evictions

A nursing survey last year at the barracks showed, however, that about 600 people were housed there soon after Hout Bay squatters were moved to the barracks last year, Cape Town's Medical Officer of Health, Dr R J Coogan, declared the building unfit for human habitation and ordered the board to improve conditions

Mr Alias Mqoboli said yesterday that when he was taken from Hout Bay to the barracks last year, board inspectors had promised that he would not be moved again

He said he had worked as a fisherman at Hout Bay for 10 years but was now classified as a contract labourer

ANGRY

He said he was angry, and had nowhere to stay

Mrs Frances Mentanie said she had moved to the barracks when evicted from her home in Zone 5, Langa last year

She had stayed in a kitchen at the back with her sister, brother-in law, husband and four children

One child, Nkosona 4 had had an operation last week

'We don't know what to do The child has to go to hospital on Tuesday'

Mrs Evelyn Stwayi said that she and her seven children had been sent to the barracks from Table View last year

FACILITIES

'They told us to come here because there was water and toilets. We were told to stay for a while because they were looking for a place for us Now I don't know what we will do'

Mr Joel Flara, 61, said he had been promised he would not be moved from the barracks when he moved from Hout Bay

He was legally employed by a construction company.

His wife was pregnant, and they had three children

Those evicted cannot return to squatting, and it is described as virtually impossible to find accommodation in the African townships

THIS four-year-old boy, crippled and with both legs in plaster, is among about 600 people who were left homeless after evictions at Langa yesterday

Barracks dwellers forced outdoors

CT 12/3/81 (124)

Staff Reporter

ABOUT 100 people who were evicted from Langa Barracks on Monday have been sleeping outdoors for the past three days

One of those evicted, Mrs Francis Mentani, said yesterday she had been sleeping in the bushes with her three-year-old son, Nkosane, to avoid arrest

She said she had to take him to a doctor yesterday because he had caught a chill from sleeping in the bushes She could have left Cape Town if her son was not receiving treatment

Other people evicted from the barracks said they had been housed in that area by the Western Cape Administration Board after being moved from Schotsche Kloof in Cape Town

One of them said they had been moved into the barracks about two years ago and the Western Cape Administration Board had promised to give them better accommodation

The woman said they had been sleeping next to their furniture outside and had nowhere to go

"Some of us are employed and since we have been evicted we cannot go to work as we must watch our furniture," she said The children had not been attending school as they could not wash because they had no washing facilities

Dwellers who have come from Hout Bay and Killarney squatter camps have not yet been evicted They say they have been given till next week to move out of the barracks and do not know where they will go

The chief director of the board Mr A A Louw, yesterday declined to comment but said he would release a statement later this week

60 HELD IN DAWN RAID ON LANGA

Argus 12/3/81 (~~206~~) (~~307~~) (~~340~~) (124)

THREE MEN allegedly fell from the roof of the Langa barracks today during a pre-dawn pass raid in which more than 60 were arrested.

An unconscious man was admitted to Conradie Hospital.

An official at the Langa Commissioners Court said today that those arrested would appear in court tomorrow

Not seen

The chief director of the Western Cape Administration Board, Mr A A Louw, said he was not prepared to give information about the raid, but that a 'factual statement on the situation at the Langa barracks' was available at his office

At the time of going to press, The Argus had not seen the statement

Mr Louw said he had 'heard that one person jumped from the roof of the building this morning'

According to a witness, Mrs Monica Sikhunana, the raid started about 5 am

Riot police, board inspectors and uniformed police surrounded the barracks

People fled when they saw the raiding party

Some fled to the roof of the single-storey building Inspectors followed and beat the men on the roof, she said

Allegation

A man hung from the gutter and, according to Mrs Sikhunana, an inspector stamped on the gutter and the man fell to the ground

She said the men on the ground were beaten again aid dragged to a truck

Relatives of those arrested went to the Langa police station

Two of the men who allegedly fell from the roof were not there

One was Mr Zandisile Ngqokweni Mrs Sikhunana

(Continued on Page 3, col 7)

Argus 12/3/81 (24) (~~307~~) (~~206~~) (~~340~~)

Langa

(Continued from Page 1)

believes he was seriously injured.

Meanwhile, those people evicted from the barracks on Monday have returned there to sleep 'because they have nowhere else to go'.

They move their belongings out of the building during the day and store them in the barracks at night

The barracks are to be cleared and handed over to a private company to be renovated for their employees

A police spokesman confirmed the presence of police during the raid

He said police were aware of only one person being injured when he leapt from a roof.

The man, who is about 30, had no external injuries, he said

DD 13/3/81 (124)

Council plan to cut delay in house sales

EAST LONDON — The municipality has devised a plan to reduce the delay when residents paying monthly instalments on their homes in municipal housing schemes wish to sell their homes.

A spokesman at the municipal housing office said the delay was caused mainly by a clause in the deed of sale which referred to the council's waiver of pre-emptive right.

He said the waiver of pre-emptive right meant that any resident who purchased a house in a municipal housing scheme and still owed arears must first offer it back to the council if he intended selling the house

After the council at a meeting decided not to rebuy the house, application was made to the Department of Community Development for approval for the council to waive its pre-emptive right and allow the person to sell the property to any prospective buyer, he said

In order to circumvent this delay the Action Committee resolved to authorise the Director of Housing and Estates, Mr K Martinsen, to submit recommendations regarding the waiver of the pre-emptive right direct to the DCD for approval

Mr Martinsen could then issue the waiver on behalf of the council after DCD approval

The Coloured Management Committee at its monthly meeting supported the Action Committee's resolution

The city council said it wanted to expedite applications to the DCD to enable the owner to dispose of a property where he had effected substantial improvements

It was also considered not to be in the council's interest or the purchaser's to exercise a pre-emptive right where substantial improvements had been effected

It was also felt that where the purchaser had not effected improvements to the property, the council would treat each case on its merits and exercise its pre-emptive right if it considered this action warranted

The Deputy Town Clerk, Mr L Kumm, said the clause referring to the pre-emptive right was added in the deed of sale to prevent people speculating when they sold their houses

A Buffalo Flats resident, Mr A Windvogel, said the council's new plan was a step in the right direction and he was certain the community would welcome this new move

"It would mean that we would not have to wait up to three months before we got approval from council to re-sell our property," he said — DDR

17 plots for sale at Mitchell's Plain

CT 12/3/81 (124 1981)

Municipal Reporter

A NEW phase in the housing operation at Mitchell's Plain began yesterday with the announcement that 17 plots in Westridge are up for sale to coloured people earning less that R650 monthly, who wish to build their own homes

The plots varying in size between 412 and 1 003 sq m, will go for between R6 592 and R16 048

Questioned about what appeared to be relatively high land prices, at least to people who earn less that R650 monthly a council spokesman explained yesterday that they were based on the bare cost to the council of providing land with the services such as tarred streets and sewerage These services, he said were above normal standards for townships

This means that a buyer would pay about R16 a square metre for land in Mitchell's Plain

Within the next three months it was hoped to put up for sale to all-comers — not only those earning less than R650 — many other plots the first two batches being at Strandfontein and Portland These plots would be sold by public tender or auction

There will be strict control and the plots will be sold on a one-a-customer basis

The terms are 10 percent deposit and the balance on transfer A dwelling will have to be erected and occupied within two years

Those without sufficient cash would have to turn to building societies for aid and with current costs in mind, it would appear as if prospective landowners would have to be able to raise between R15 000 and R20 000 — in cash and bond back up — before buying a plot in Mitchell s Plain and building there would be a viable proposition

43 in court after raid on Langa

CT 14/3/81 (307) (340) (206) (124)

Staff Reporter

FORTY—THREE people appeared in the Langa Commisioner's Court yesterday following a raid by officials of the Western Cape Administration Board on Wednesday morning

During the hearings, two defence attorneys placed on record their dissatisfaction with the attitude of the chief prosecutor, Mr J J Fourie

Mr J Hendry, a defence attorney, complained to the magistrate, Mr L van Wyk, that Mr Fourie had refused to allow him to check on a number of his clients

Two overseas observers were present during the hearings

Twenty people were charged with being in the Peninsula for more than 72 hours without permission and for not being in possession of identity documents.

Nine were found guilty on both counts and six were fined R60 (or 60 days) on the first count and R10 (or 10 days) on the second and three were fined R50 (or 50 days) on the first count and R10 (or 10 days) on the second

The six were Johnson Gcunu, Mathews Ncoza, Allan Mentani, Mofobe Ncaza, Elliot Ngxamile and William Feni. The three were Constance Ndolo, Freddie Ntloya and Ernest Sola

Mirriam Makeleni and Temba Mpanza were found guilty of being in the area illegaly and were cautioned and discharged for not being in possession of a identity documents. Makeleni was fined R60 (or 60 days) and Mpanza R30 (or 30 days)

Gladys Mgedle was also found guilty on the first charge and fined R30 (or 30 days)

Makhandile Khomeni, Blossom Mtyopho and Victor Mzane were cautioned and discharged

Mrs Mtyopho's seven-month-old baby was brought to her during an adjournment She had been in custody after having been arrested and taken to jail without the baby

She pleaded guilty to being in the Peninsula for longer than 72 hours and told the court she had come to Cape Town to fetch the belongings of her sister, who had died

She was told to leave the Peninsula by Sunday

Mr Mzane told the court that he had come to Cape Town to look for his mother, but did not find her He said he did not have relatives in Transkei and the Commissioner, Mr L Van Wyk, referred him to the Aid Centre

The first charge was withdrawn against Bennet Rasmeni and he was found guilty on the second charge and fined R10 (or 10 days)

Six were charged with being in the main barracks without the permision of the superintendent

Gloria Roji was found guilty and fined R10 (or 10 days), charges against Mr Abednigo Siyoko were withdrawn and Mr Kennedy Nogi was discharged

The cases against four others will be heard on Monday

Two were released on R10 bail They are Monica Makaluti and Buzile Ganda

Four were charged with trespassing and for not being in possession of identity documents They were Nontembiso Khohleni, Ntombizodwa Damane, Sydney Mguga and Mathew Nonkuwa

Three were charged for being in the area illegally The case against Jacob Mgwadla was withdrawn and Abel Nkehle and Hilton Gaga were each fined R60 (or 60 days)

The case against C Classen was also postponed until Monday He claimed to be coloured and was asked to bring his identity documents on Monday

CT 13/3/81

Man hurt in fall from roof during police raid

(340) (124) (206) (307)

By CHRIS BARRON

A MAN who was taken unconscious to Conradie Hospital, after he fell from the roof of the Langa barracks while fleeing from police during a pre-dawn raid yesterday, will face a charge when he recovers.

This was confirmed last night by the Divisional Commissioner of Police for the Western Cape, Brigadier D B Nothnagel, who said the man, one of 60 arrested during the raid would probably be charged with illegally occupying the building

The raid, which began at 5am and involved riot police, uniformed police and Western Cape Administration Board officials, followed the eviction of an estimated nearly 600 people from the Langa barracks on Monday

Last night the chairman of the South African Institute of Race Relations, Mrs Daphne Wilson, criticized the "abusive and aggressive treatment" which she said she had personally witnessed being meted out to residents of the barracks during yesterday s raid

In a statement she said one could "only be appalled at the raid" and that it was "frightening to think that people whose only 'crimes' are that they wish to live as families or be here to find work, should be thus hounded and abused"

Same employers

She said she had personally interviewed a number of those who had been housed in the barracks and that many of the men had been working for as long as 15 years for the same employers

Many of these, she continued, had been born in Cape Town or Paarl

'Nearly all of their wives had extended permission to be here to receive hospital treatment, and many of those who had been moved from Hout Bay to Langa had been with their husbands for several years

Calling conditions in the Langa barracks "uninviting", Mrs Wilson said that clearly no one would choose to live there unless desperate for accommodation

Insult to injury

The backlog in accommodation for black people was "disgraceful", she said

"People who give of their labour deserve to be housed decently It is adding insult to injury to subject them to abuses and agressive treatment such as we saw meted out '

Meanwhile, a dispute has arisen between the Western Cape Administration Board and community workers as to the number of people evicted from the Langa barracks on Monday.

In a statement last night the chief director of the board, Mr A A Louw, denied that "anywhere near" as many as 600 people had been given their marching orders

While he was unable to be more specific, he estimated that the number involved was nearer the 100 mark

Not same people

Those evicted, he said, were not the same people who had been moved into the barracks by the board last year, but others who had gained "forceful entry" and were in the building "illegally"

Community workers who have been working with the residents in the barracks say, however that only a small number of these people constitute those who were moved into the barracks by the board

The majority, they claim, are people who moved there on their own accord because they "had absolutely nowhere else to go '

One of the workers explained that the barracks contained 24 rooms and that the rooms housed an average of seven families each This meant there were "well over" 600 people living in the barracks and that at least 400 must have been evicted on Monday

CT 14/3/81

'Disgust' at raid in Langa

Staff Reporter

THE chairman of the South African Institute of Race Relations, Mrs Daphne Wilson, pointed out yesterday that she had not personally witnessed Thursday's pre-dawn raid by Western Cape Administration Board officials on the Langa barracks

She said this impression might have been conveyed in a statement she issued on the day of the raid

"But this does not in any way detract from the disgust I feel at the raid having taken place", she said

Mrs Wilson emphasized that she stood by the rest of her statement, in which she referred to "the abuses and aggressive treatment" meted out to residents of the barracks

Argus 17/3/8 (124) (263)

Reprieve on light account payments

Divisional Council Reporter

LOTUS RIVER residents who received their electricity accounts from the Divisional Council of the Cape only a few days before payment was due have been given an extension of time until the end of the month

This was decided yesterday when angry tenants invaded the Divisional Council offices to protest

A spokesman for the council said there had been trouble with the computer, which had caused a delay in sending out the accounts

And it appeared that, although they had been posted on March 4, some had taken until the beginning of last week to reach the tenants Payment was due on March 13

'In the circumstances we have given the people in this particular area until March 31 to pay,' he said.

'We would have decided this on the strength of a telephone call, there was no need for the people to come here'

Man is fined, held again

CT 17/3/81

124

Staff Reporter

A MAN who was yesterday fined R10 (or 10 days) in the Langa Commisioner's Court on a charge of trespassing, was rearrested just as he was about to pay the fine

Buzile Ganta was charged with being in the Peninsula for more than 72 hours without obtaining a permit, failing to produce his identity document and tresspassing at the Langa Barracks

His arrest followed the raid at the barracks last Wednesday when 60 people were held

Yesterday the first charge was withdrawn, he was cautioned and discharged on the second and fined R10 (or 10 days) on the last charge

An inspector of the Western Province Administration Board, Mr P J Smit, told the court he had arrested Ganta at the barracks about 6 30 am on Wednesday

Defence counsel for Ganta, Mr B Pienaar, told the court his client intended to lay charges against the Administration Board

When he was asked why he had stayed at the compound, Ganta told the court his wife came to Cape Town for medical treatment and he had to stay with her at the barracks

He was then found guilty and was sentenced Before he could pay the fine, an Administration Board inspector told him he was being arrested for resisting arrest

Ganta decided not to pay the fine and was taken back into custody

The commisioner was Mr L van Wyk and Mr W Mgumane prosecuted

Argus 19/3/81

(124)

Council drops home-repair plan

CAPE TOWN City Council's Housing Committee is to drop the proposed home maintenance lease scheme, the committee chairman, Mrs Eulalie Stott, said today

It will, however, apply to new tenants or those transferred from one council home to another

The scheme would have meant that all tenants were responsible for the care and repair of council homes.

Mrs Stott said the council believed the lease agreement would not work

40 YEARS

The council had maintained its homes for 40 years Tenants felt this was a council responsibility, and their attitude could not be expected to change

A feeling that they would not be able to maintain their homes had been confirmed at a meeting with the Bokmakierie, Bridgetown, Silvertown and Kew Town Residents' Association (BBSK)

Mrs Stott said the lease would apply to new tenants or those transferred from one home to another

'STUCK'

'The Housing Committee is now again stuck with having far too little money to maintain the homes correctly

'The residents' association was invited by the committee because it was hoped they could offer a solution'

Although no solution had been worked out, she was glad the committee had had an opportunity to meet the association

She said asking the Government for a loan would mean increased rents, and this residents could not afford

The committee decision comes after the BSSK and the Kensington/Factreton Ratepayers' and Tenants' Association had said they would refuse to pay the maintenance cost, or sign the lease if it were introduced

Tenants will continue to pay a small percentage of their rents towards a maintenance fund, and the council will take care of repairs.

In terms of the new lease, tenants would have paid for interior painting, plumbing, leaking taps, wastepipes, cracked cisterns, light bulbs and fuses, and damaged doors and windows

'Prison preferable to homelands'

Argus 19/3/81

~~260~~ ~~240~~ 124

PRISON would be a better prospect than returning to the homelands for most of the residents facing eviction from the Langa barracks.

This was the feeling of residents interviewed at the barracks yesterday

They have been given until Monday to evacuate the squalid and overcrowded main barracks in Langa

'You don't think we would be living in a place like this if we had a home to go to,' a woman said

In spite of pass raids at the barracks last week, about 60 people were arrested in a pre-dawn swoop by Administration Board inspectors and riot police There are still more than 500 people staying there, according to a list of families supplied by a resident

Most of the residents are former squatters from Hout Bay, Killarney and Table View.

ASSURANCES

Many claim the board promised them jobs and accommodation if they voluntarily broke down their shacks in these areas They also claim that they were given official assurances that no one receiving medical attention would be evicted from the barracks

The residents were given temporary permits to stay at the barracks when they were moved from squatter camps.

The chief director of the board, Mr A A Louw, said they had overstayed their welcome The barracks were to be renovated by two private companies to house their employees.

The residents said they had nowhere else to go and the homelands were no alternative.

'We don't have homes to go to in Transkei There are few medical facilities and sickness is rife There is little food and starvation and poverty are common,' according to the residents

Mr Louw said it was originally explained to the residents that the accommodation was temporary to enable them to

● Receive medical treatment in the case of people who were receiving treatment at the time of removal from the squatter camps

● Obtain free rail warrants to return to their place of origin.

He said it eventually transpired that those people who were offered free rail warrants refused them

The residents spoken to yesterday said they would rather go to Pollsmoor Prison than to the homelands ●

Kraaifontein told to pay 10 pc levy to meet rates debt

(124) Argus 20/3/81

Provincial Reporter

KRAAIFONTEIN'S municipal rates have not kept pace with rising inflation and service costs, and the Administrator and the Provincial Executive Committee have decided that a 10 percent rate levy must be imposed this year to wipe out the backlog.

This was announced in a Press statement last night by Mr W Bouwer, MEC in charge of local government, after the decision to impose a 10 percent levy this year had been reconsidered by the Provincial Executive Committee at Kraaifontein's request.

Mr Bouwer said he and the Administrator, Mr Gene Louw, saw a deputation from Kraaifontein Municipality

'The Administrator undertook to go into the matter again in depth The Executive Committee, after re-consideration, resolved that the 10 percent rate levy should, in fact, be imposed'

Mr Bouwer dealing with Kraaifontein's finances since 1975, said the present accumulated surplus of R549 000 had been made possible by financial assistance of R942 744 from the Cape Provincial Administration

At the same time, outstanding rates and service charges at December 31 1979 amounted to R826 455, and would probably be even higher for the end of 1980 Some arrear accounts dated back to the 1960s, and substantial amounts might have to be written off as irrecoverable

Mr Bouwer added 'The position is that during recent years Kraaifontein Municipality has not levied adequate rates to keep pace with the high costs of services rendered and to make provision for inflation'

During the years 1978-80, for example, there was a rates increase of only four percent in spite of the inflation rate in those years

The Argus files show that by comparison with the four percent increase in rates in Kraaifontein in 1979, the increases were 12,99 percent in Bellville, 11,88 percent in Parow, 10,18 percent in Simon's Town and 9,5 percent in Goodwood

Council drops lease scheme

(263) (144) (124) CT 19/3/81

Staff Reporter

THE City Council's Housing Committee yesterday agreed that new lease agreements which will make occupiers responsible for most of the maintenance of council dwellings, should apply only to new tenants or those who transfer from one council unit to another

The decision came after the Housing Committee met a deputation from four affected areas, jointly represented by the Bokmakierie, Bridgetown, Silvertown, Kewtown, (BBSK) Residents' Association, yesterday morning

The deputation told the council that tenants in the area would refuse to pay for the maintenance of houses which they felt had been neglected by the City Council for years

Close to 40 000 families in 18 housing estates would have been affected had the council gone ahead with the implementation of the new lease agreement

In a memorandum presented to yesterday's housing committee meeting, the association demanded that the council drop the proposed new lease and retain the old

Housing Committee chairman Mrs Eulalie Stott, said last night that the council was glad that the association had come to come to give its views on the matter

"They made it clear that there was just no way people could afford the high costs of maintenance We decided not to apply the new lease agreement to existing tenants and to make representation to the National Housing Commisssion to find a solution to the problem

"We told the deputation the alternatives were to do nothing to go on asking the government to increase the contribution of tenants to the maintenance reserve funds (which would mean a rent increase), to ask tenants to do their own maintenance as is done under all other housing authorities or to continue inadequate maintenance "

She added that for the past three years, the council had been doing only what was known as "essential" maintenance But the income from maintenance charges could not keep pace with rising costs of material and labour

Yesterday's decision is a reversal of a decision taken in May last year that new and existing tenants be made responsible for internal maintenance and some items of external maintenance

The residents' deputation was the culmination of mounting pressure from residents associations in other Cape Flats townships including Factreton Manenberg and Hanover Park

In the memorandum presented to the committee yesterday, the BBSK Residents' Association explained that a fee for maintenance had been included in the rent for the last 40 years since houses were first built in these areas

They accused the council of having effected very few repairs which led to deteriorating conditions

It is our right to live in decent homes We therefore request that the money allocated to the council be used for the benefit of all and not on the construction and maintenance of buildings such as the Cape Town Civic Centre and the Good Hope Centre "

Grievances listed in the association's memorandum related to ceilings which had become mouldy and subsequently rotted due to water seepage through the gaps between age-worn skirting boards, cracked walls through which water seeped causing dampness and low quality doors incapable of withstanding weathering with door frames and skirting boards needing repair

MR COLIN EGLIN, PFP spokesman on community development, speaks to residents at the main barracks in Langa during a fact-finding mission today

Argus 20/3/81

Help for 61 at Langa barracks

ALTERNATIVE accomodation has been promised to 61 of the people facing eviction from the Langa main barracks, according to Mr Colin Eglin, the PFP's spokesman on community development matters

He said this during a tour of the barracks today Mr Eglin was accompanied by his secretary, Mrs Joan Fowle, and the chief labour officer of the Western Cape Administration Board, Mr G N Lawrence

'ORIGINS'

People crowded around Mr Eglin. He told those who had valid medical certificates to take them to the board's offices with their travel documents where their cases would be heard.

Mr Eglin said the problem at the barracks was a human one and had its origins in the impoverishment of the homelands, the

(Continued on page 3, col 1)

Kew Town stink is dying down

C. Herald 21/3/81 (124)

RESIDENTS of Koodoo Street in Kew Town who raised a stink last week because the City Council was dumping wet foul smelling rubbish near their homes can breathe again.

The City's Director of Cleansing, Mr A H Blumenthal, has announced that dumping at the site is over — for this year anyway

Last week Cape Herald reported that residents were angry because of the smell from the rubbish dump and the flies that invaded their homes after the council started dumping the rubbish at the site about 100 metres from the houses in Koodoo Street

Health inspectors immediately visited the site and discovered that fly breeding was taking place They ordered immediate spraying of the dump

EXPLAINED

Mr Blumenthal explained how the unusually high number of flies — described by one resident as the worst she had experienced in 24 years — came about this year

He said that the site was used for the council's compost manufacturing operation Pulverized refuse was brought from the processing plant and seaweed was added to enrich it

The seaweed is buried deep in the heap and covered with refuse When it decomposes it generates heat which normally kills breeding flies

What went wrong this year is that flies came in with the seaweed from the beach Mr Blumenthal said They were allowed to breed and this resulted in the unusually high number of flies in the area

Couple die in shack blaze

C. Herald 21/3/81

124

A SHACK BLAZE — believed to have been started by a toppled candle — claimed the lives of a middle-aged couple in Bishop Lavis on Saturday night.

The shack, in the backyard of the Steyn family in Keurberg Road, started shortly after 10 pm.

A neighbour Mr Patrick McGowan, whose quick action helped stop the fire from spreading said he was sleeping at the time the blaze started.

'Our dog started barking and my wife got up to find out what was wrong. When she looked out the window she saw three-metre high flames in our neighbour's backyard'

'I leapt up and used my garden hose to stop it from spreading to our backyard,' Mr McGowan said

EFFORTS

By this time other neighbours had come to help and it took nearly an hour before the fire was put out The fire brigade arrived about half an hour later.

In spite of the efforts by neighbours the couple could not be rescued in time and they died in the blaze

On Monday morning the woman was identified at the State Mortuary in Salt River as Diana Moses, 44, while the man is believed to be a Mr Charles Kruger

Most Langa residents would like to forget March 1960

Day of horror

C. Herald 21/3/81

~~206~~ 340 ~~124~~ ~~307~~

By RYLAND FISHER

MONDAY March 21 1960 is a day that most people would like to forget, but it is still fresh in the memories of many Langa residents and people all over the world.

It was the start of a week in which many people were to be killed and many more injured in Langa and Sharpeville when thousands of people went on a land-wide non-violent anti-pass campaign urged by the Pan African Congress

They were also told to demand a wage of at least £8 3s 4d a week

Official sources gave the number of fatalities at Sharpeville at more than 68 and at Langa at more than three people

Brutality

Mr Wilson Sapepa, of Langa, tries not to think about what happened 21 years ago

'I cannot account every detail, as it happened so long ago, but the most vivid picture in my mind is the brutality of the police and the soldiers as they shot unarmed and defenceless people,' he said.

Mr Sapepa recalls a confrontation with the authorities over grievances and the people being told they should meet at the Langa Flats where a Government official would address them

'On that Monday afternoon thousands of people converged on the flats, waiting for the spokesman from the Government People were standing on the field in front of the flats Others were in houses in the flats Some were even sitting on the roofs.

'At about 5 pm we were surrounded by policemen and soldiers with Saracen armoured cars

'Police started to baton-charge and people were running in all directions Immediately thereafter the soldiers opened fire on the people

People were fleeing in all directions Some of those sitting on the roofs had to jump for their lives

'But the people did not want to take this lying down and showed their resistance by burning police vehicles assaulting policemen and burning the pass office

'A number of people were injured and some were killed

'On hearing the news about the killings at Sharpeville the people were further aggravated

'That night there was total darkness in the townships and a police communique restrained people from going out.

'This resulted in a massive work strike and the burning of passes by most people as a direct protest against the underhand tactics used by the Government in response to the legitimate rights and demands of the people

Exiled

'However, a strike could not be sustained because the police went from door to door and the men were forcibly driven to work

'This was followed by a spate of arrests Many people were just picked up, beaten up and jailed to tell who were behind the protest

'Many people were forced to leave the country and go into exile'

On the afternoon of March 21, 1960, Mrs Eunice Mkize saw a 'never-ending crowd of people' carrying Philip Kgosana, regional secretary of the PAC, moving in the direction of the Langa Flats

Soon afterwards she saw thousands of people fleeing in all directions from the flats

'There were police vehicles everywhere one looked,' she said

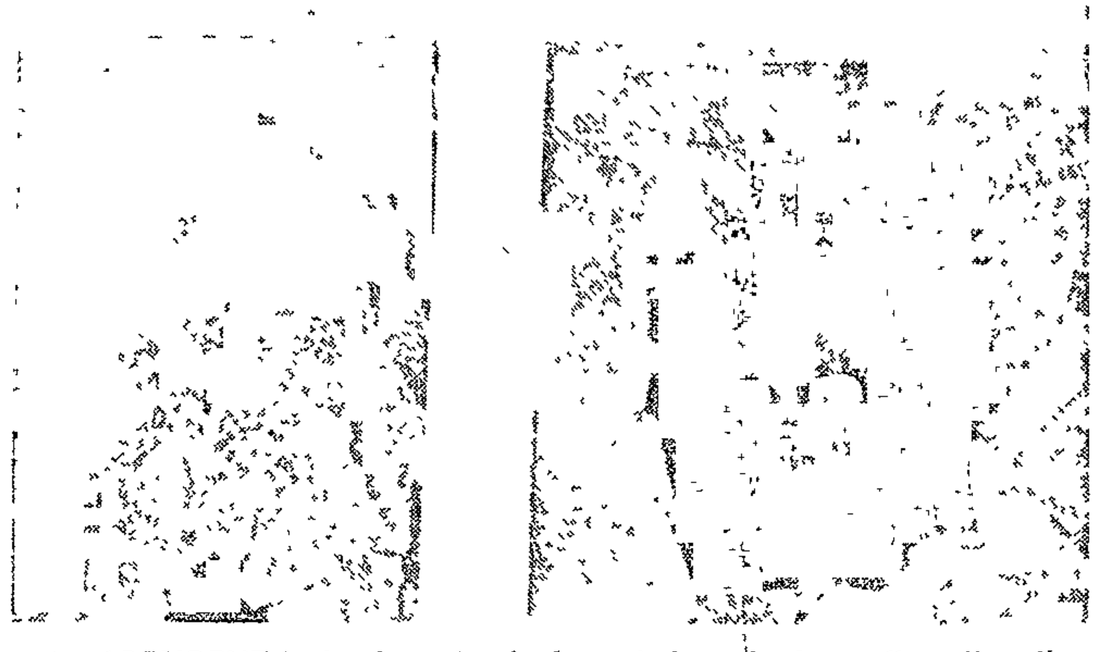
'My husband had gone to the shop and my only fear was that he was going to get hurt Every time I had to peep out to see where he was until he eventually came home

'What followed was a terrible night I don't really want to talk about it

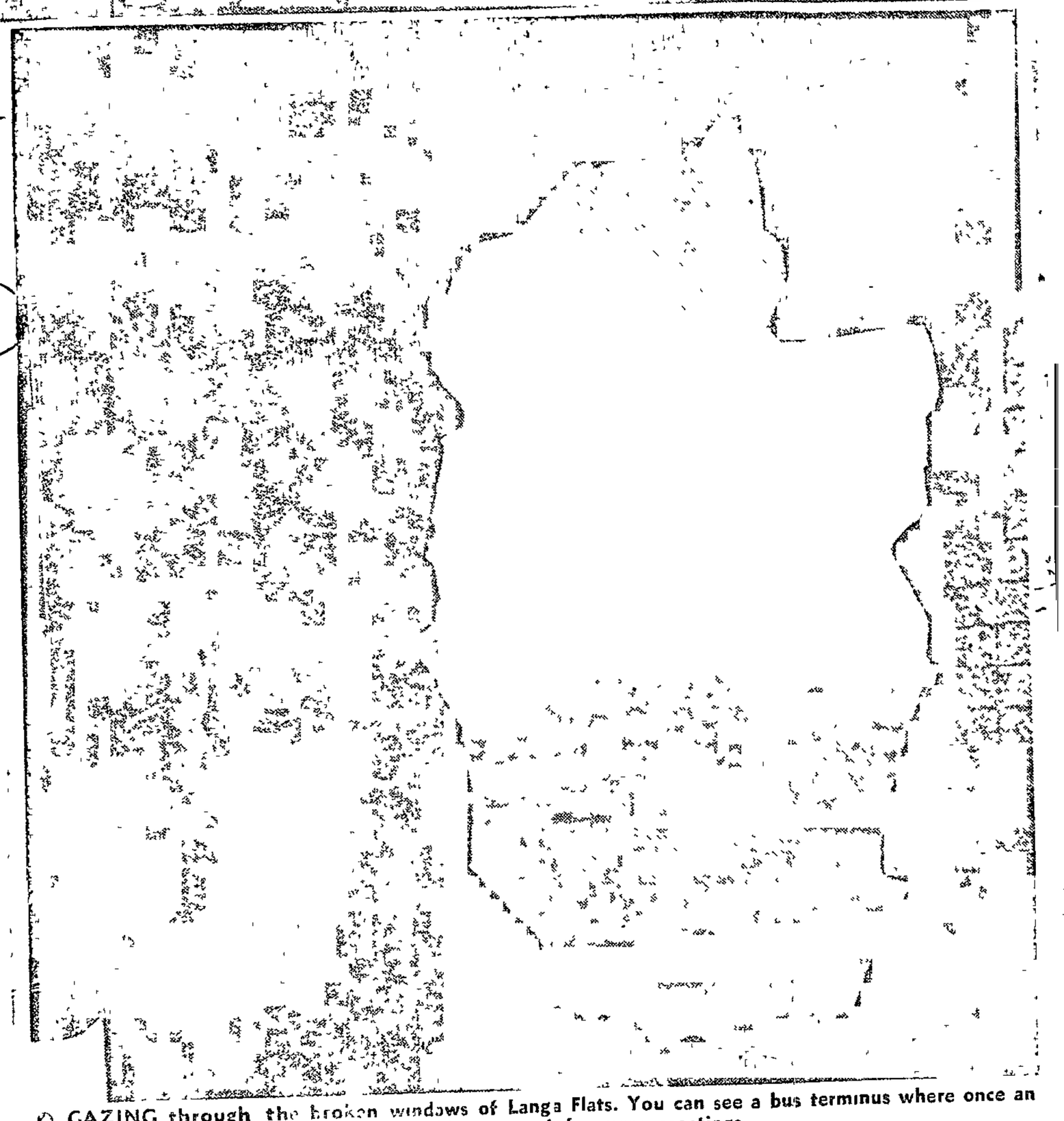
'While the ambulances were looking for bodies the police were shooting.

'People were crawling over the fields to get home I opened my backyard and found some people had even crawled into my yard because we were so near to the flats

'That day I would rather want to forget,' she said.



● ARESIDENT looks through a broken window of a Langa flat, allegedly caused by police and soldiers shooting on March 21 1960.



○ GAZING through the broken windows of Langa Flats. You can see a bus terminus where once an open field was used for mass meetings.

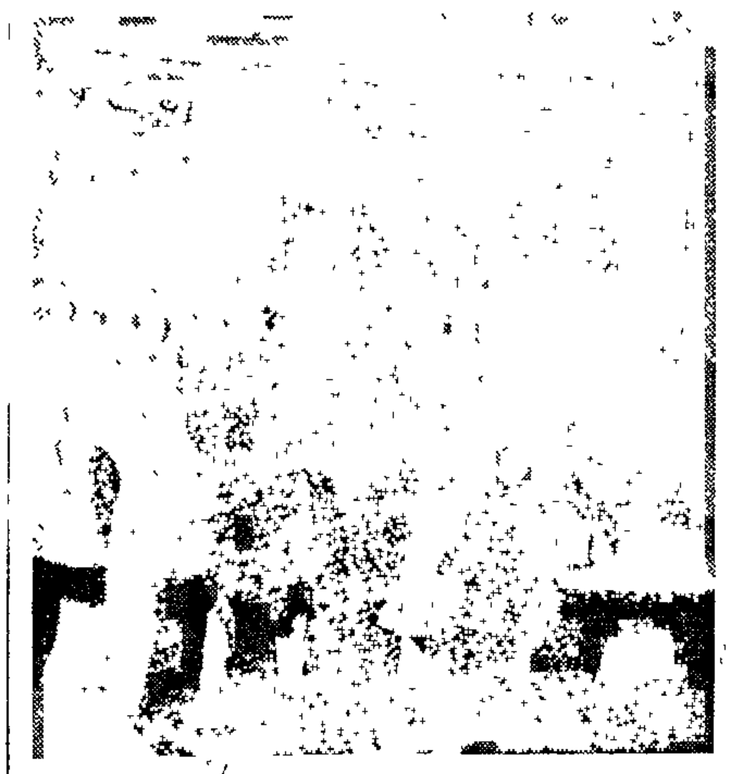
Herald team blocked in by Administration Board vans

Langa-wide pass raids

C Herald 21/3/81 (124)

~~206~~ ~~340~~ ~~309~~ ~~124~~

FRIDAY MARCH 13, lived up to its 'unlucky' reputation for several people when Western Cape Administration Board inspectors went on pass raids all over Langa, arresting several people, including women, and people who had just arrived from the Transkei by bus.



● A WOMAN is taken to a WCAB van during a raid in Jungle Walk last week.

A Cape Herald team, who had witnessed a pass raid in New Flats Jungle Walk were told to leave the area immediately or they would be prosecuted — after being held up by W C A B inspectors for about half an hour

At about 9 15 on Friday morning five WCAB vans rushed in the direction of New Flats

The vans blocked off all the entrances and black and white inspectors jumped out to ask people for their passes

Armed

Several people, including women, were bundled into the backs of vans under the supervision of armed white inspectors.

Most of the people at the flats were those who had just arrived from the Transkei by bus, and had not yet had time to obtain permits to be in the area.

After about ten minutes the vans left and drove in the direction of the men's hostels

Blocked in

At Zone 20 the Cape Herald team was blocked in by four WCAB vans and held up for about half an hour without being given a reason

An inspector, Mr J M du Toit, said they were waiting for clarification from head office

'I don't like people to follow me when I'm doing my work,' he said

Eventually a senior inspector Terblanche arrived and told the Cape Herald to leave immediately or they would be prosecuted under Section 43 of the Blacks (Urban Areas) Consolidation Act, 25 of 1945.

Offence

In terms of this Act it s an offence to 'assault, resist or wilfully obstruct, hinder or interfere with an authorised officer in the exercise of his powers or the performance of his duties or functions'

Pass raids were common in Langa last week and many people were arrested

In a pre-dawn raid on Thursday more than 60 people were arrested and several people were injured when they allegedly jumped from the roof of the Langa Barracks.

Most of the people who had been evicted from the Barracks last Monday moved their belongings into the Barracks at night when they sleep and then put them outside during the day because they have nowhere to go

● **SUPERVISING the raid is an armed inspector, watched by curious Langa residents. Vans blocked off flat entrances and inspectors asked people for their passes.**

New plots available in Mitchells Plain

C. Herald 21/3/81

124

THE first batch of serviced plots in Westridge, Mitchells Plain, is available to wo[illegible] home builders who earn less than R650 a month.

Altogether 17 fully serviced plots which have facilities like street lights, drainage and sewerage are being offered by the City Council

The plots vary between 412 and 1 003 square metres in size and between R6 592 and R16 048 in price The zoning of these properties is single dwelling

Houses would have to be built on the plots within two years

Assistant Town Clerk Mr H G Hofmeyr said that similar properties would soon be available elsewhere in Mitchells Plain.

In Strandfontein 100 plots and in Portlands 195 plots would be available in two or three months' time.

TENDER

The plots in these areas would be available by tender or auction to the highest tender with no income qualifications Mr Hofmeyr said that 1 200 plots are available provided [illegible] The demand is as extensive

Loans for the plots can be obtained from the National Housing Fund and buyers' building societies and employers Buyers have to put down 10 percent and the rest on transfer.

A building society spokesman said that 'it is ridiculous to offer a loan of R16 000 to a person who earns less than R650 a month.'

Guitar festival

A NATIONAL Guitar Festival will be held in Jonannesburg in July and will provide a unique opportunity for those who enjoy listening to and playing the guitar.

The festival named Youth in Harmony is sponsored by a group of companies as part of their commitment to further the interest in music in South Africa A spokesman said 'The concept of the festival has been pegged to the guitar as it is the youth's most popular instrument. The idea is to bring people of all colours, backgrounds and cultures through a common interest, the guitar'

The festival will cater for everyone, from those interested in medieval music to the progressive jazz enthusiasts

Workshops and lectures on the classical guitar will be conducted by Fritz Buss and Tessa Ziegler

Interested parties should contact Maureen Andrews at Adcock-Ingram in Johannesburg (011) 724-1651

(124) Argus 24/3/81

Petition to ban high-rise flats

Divisional Council Reporter

THE seafront at Table View may be ruined by tall blocks of flats, residents told The Argus yesterday

A petition calling for a height restriction of three storeys is being circulated and an organiser, Mr Rolf Junger, said it was intended to ask the Administrator, Mr Gene Louw, to ban high flats

'This is a beautiful stretch of beach with superb views, to which thousands of visitors flock in summer,' he said.

'If we are not careful a line of high blocks of flats will be built along the entire stretch

'Already one new block has been built up to five storeys and we understand it will be 10 storeys high.'

Mr Jünger said that he and other residents had bought plots, trusting an estate agent that there was a three-storey height restriction

'The agent who sold my plot was Mr Fanie Kotze, who was Mayor of Milnerton at the time,' he said

Mr Kotze was not available for comment but his wife, interviewed by telephone at their office, said she remembered there had been a three-storey height restriction when the plots were sold

'But things like height restrictions can be changed'

The town clerk of Milnerton, Mr J S de Villiers, however, said· 'There is no height restriction and developers are perfectly within their rights to build up to 10 storeys.

'This was decided years ago when the Table View planning scheme was accepted There has been no change as far as I can remember

'I have heard that there are petitions. We cannot take away the developers' rights'

In neighbouring Bloubergstrand, which comes in the area of the Divisional Council, no new development is allowed above three storeys and most of it is restricted to two storeys

There is one high-rise block But a council spokesman said. 'That tall monstrosity is not the fault of this council. We were overruled by a previous administrator years ago over this one development.

'Eleven metres is the maximum height.'

CT 24/3/81

Barracks: Deadline expires

(124) (346)

ABOUT 300 residents of the Langa Main Barracks were confused about their future as the deadline for their eviction passed yesterday

Residents from the Hout Bay and Killarney squatter camps who were housed at the barracks by the Western Cape Administration Board after the camps had been demolished last year said in interviews yesterday that they did not know what would happen to them

Some people have been given accommodation by the Administration Board, according to a spokesman for the board He said accommodation had been given to 61 people who had valid reasons to be in the Peninsula

The people involved would have to pay rent, but the board had not determined how much

Many residents interviewed yesterday said they were having difficulty finding accomodation

(124) CT 27/3/81

Learning to run a home

Staff Reporter

FIFTY Kewtown families, who will soon have their own homes for the first time in their lives thanks to a R1m housing project in Abdurahman Avenue, are being trained to handle the new responsibilities they will acquire with their new houses.

Construction started recently on the project's 37 duplex and 13 single-level houses — but the R12 000 training programme has been proceeding since September last year, and will continue till April 1982.

The housing project and training programme are being financed by Mobil Oil Southern Africa, which developed the idea in association with Build A Better Society (Babs), a community-improvement scheme which has been operating in Kewtown since the early 1970s

The training programme was launched because Babs planners were determined to avoid the traumatic effects experienced by new householders in some other projects. Many had no experience of running their own homes because they had never known anything but overcrowded housing with two or more families sharing a house.

Because they were not equipped to deal with the complications and higher costs of running an independent household, new home-owners often found themselves faced with large rent arrears and related problems

The programme also expresses the Mobil/Babs housing philosophy that shelter is not an end in itself but a means to social development.

The programme has several overlapping phases, and got off the ground in September last year with selection of the 50 families

Establishing the selection criteria, says Mr Philip Romanovsky of Babs, was "a hell of a difficult job"

In accordance with the Babs self-help philosophy, however, members of the community were involved in establishing the criteria, and a large degree of unanimity was obtained

This was followed by individual and group discussions with the selected families on the financial, legal, physical and social aspects of home-ownership.

The next phase, scheduled to last from this month to June, consists of the formation of a home-owners' association to ensure participation in all decisions affecting the immediate environment

Yet another phase, planned for the April-June period, is aimed at creating an "enriched and stable environment" by personalizing the homes and trying to group residents according to their preferences and common interests

A start will be made on training residents in gardening and landscaping, and the chances of establishing building co-operatives will be examined.

CT 27/3/81 (124) (206) (346) (93)

Certificates claim denied

Staff Reporters

ALLEGATIONS made by Langa Barracks residents on Tuesday, that doctors had been advised not to issue more medical certificates to them, have been denied by a spokesman for the Western Cape Administration Board.

Mr G Lawrence said the charge was "totally unfounded"

Many of the women who stayed at the barracks claimed that doctors at the Red Cross Hospital refused to give them medical certificate because the administration board asked them not to issue the certificate to the barracks dwellers

One of the women, Mrs Ivy Maqelesa, told the Langa Commisioner's Court on Tuesday that an administration board official, a Mr Swart, had confiscated her medical certificate and told her he was going to ask a doctor at the Red Cross Hospital not to issue a medical certificate to her

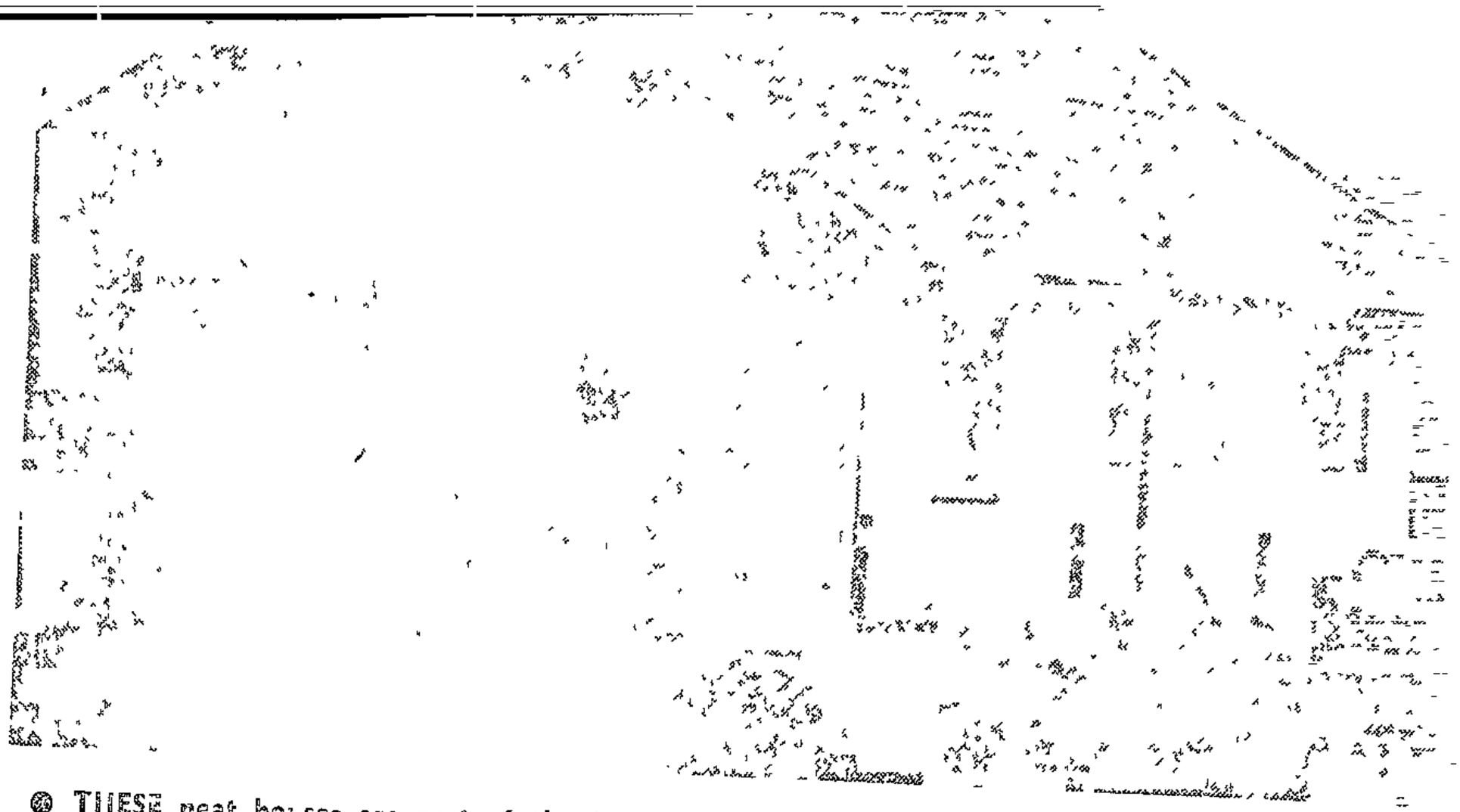
However, Mr Lawrence said "No administration board officials are in a position to dictate to doctors whom they should or should not treat"

Mr Lawrence added that residents had been approached individually on two separate occasions by officials of the administration board to ascertain whether they had further medical extensions Those who claimed they had were unable to produce the necessary certificates, he said

He gave the assurance that any people who did have the required medical certificates and who showed them to officials at the administration board offices would be given permission to stay on in the area for the duration of their medical treatment, which would be arranged for them, and that accommodation would be organized for them during this period

On Tuesday, some residents claimed that a man refused them entry to the barracks to fetch their possessions

This allegation was also denied by Mr Lawrence He said a man had been left at the entrance to the barracks and residents who wished to get their belongings would be allowed in for that purpose



THESE neat houses are part of the home-ownership scheme provided by the Divisional Council in Grassy Park.

The bustle of Busy Corner

C. Herald 28/3/81 124

EIGHTY years ago Grassy Park had one link with the rest of Cape Town — and that was a muddy track between Plumstead and Southfield which was virtually unusable in winter.

These days the area has become one where time is very important — nobody has any to spare.

Grassy Park's cosmopolitan area, Busy Corner, has become rather like Cape Town's Grand Parade on Saturday morning, the only difference being that every day in Grassy Park's business area is like Parade day.

The first families settled in Zeekoevlei (as Grassy Park was then known) in the early 1900s, and by 1911 there were 20 families scattered around the area.

In that year the first church services were held, and in 1912 the first school was opened.

This was known as the All Saint's Mission School, now the Grassy Park English Church. The school had an enrolment of 23 pupils and one teacher for the first five years.

Only in 1926 did the next school come, when the A.N.C. Church and DRC opened schools in the area. But they are no more, having closed down recently.

Only in 1942 was the first state school in the area opened. This is now the Lotus River Primary School. It was to be five years before the next one came. Now there are 20 primary schools and three senior secondary schools in the area.

The last 70 years has seen Grassy Park change from overgrown bush and veld to a well ordered residential and business area of about 65 000.

SHOP

The first shop was built in 1917 on the corner of Victoria and Klip roads. This shop 'the Key of the Flats' is still there. Next came the 'Boomwinkel' (because of its red walls) built by the Ishack family. The area also had its own baker.

Grassy Park got its first Post Office in the early '20s. It was housed in a little cottage opposite the cemetery in Klip Road. After many movies it has now settled in Reddy Avenue.

Chris is one of Grassy Park's characters...

EVERY area has its characters, and Grassy Park is no exception. Take Chris Sloster for instance.

As a nipper he was in the Sunday school and Boys' Brigade and played in their soccer teams. From there he went to Spenston, and later to Grassy Park's own soccer club, Crusaders.

At cricket he is also known as a batsman in a hurry. Playing for Victoria he once hit a century in 19 minutes, and on another occasion he made 185 in 30 minutes.

Today he is secretary of the Western Province Christmas Choir Board, arranging competitions for among others, Grassy Park choirs.

In the unlikely event of the local community forgetting him, his family's name will live on Sloster Avenue, which runs parallel to First Avenue, between Perth Road and Cyster Close.

Mean: R19,70 a week.

Range: R 6,41 to R34,40.

TABLE 22 (a)

Distribution of workers according to family income per head

(R per week)

Family income per head	Number of workers	Cumulative %
0 - 1,00	0	3,85
1,01 - 2,00	5	16,15
2,01 - 3,00	16	34,62
3,01 - 4,00	24	53,85
4,01 - 5,00	25	66,15
5,01 - 6,00	16	74,62
6,01 - 7,00	11	77,69
7,01 - 8,00		81,54
8,01 - 9,00		85,38
9,01 - 10,00		100,00
> 10,00		
TOTAL		

Mean: R6,18 a week.

Range: R1,80 to R20,47.

Note: 1) that 13 of t > R10 category are single men,

2) that 30 fami ncome in kind, often in the form of stic worker, to which no value has

It is remarkable that even wh given to some payments in kind, 70 families (54 perc er person per week, and 111 families (85 percent) get

Rent rise: council to meet

EAST LONDON — The Duncan Village Community Council will hold a special meeting to discuss one of the burning issues in the township on Monday

The chairman of the council, Mr T T Matuntuta, said the vital issue was the proposed increase in service charges to meet the deficit estimated at more than R800 000 in the 1981-82 financial year

At the last meeting of the council the director of finance in the Eastern Cape Administration Board, Mr J Alberts, said whether Duncan Village was to be dis-established later or not, there were essential services which had to be paid for but the community council was in the red

Mr Matuntuta said the increase in rents was a "burning issue" which had to be tackled with caution

The council would discuss the matter fully and then decide later with a view to meeting the Minister of Cooperation and Development, Dr P Koornhof

The question of robes for councillors would be discussed, Mr Matuntuta said

Since the establishment of the community council in 1979 councillors have not been provided with robes when they debate in their chamber —DDR

II. Gill Westcott: "Obstacles to the Development of Transkei Agriculture" S.A.L.D.R.U. Farm Labour Conference 26 September 1976, Paper No.26 p.17.

12. Information from Jeff Thomas. EDA Fieldmaker Natal.

13. C. Board op. cit. p.43 and p.45.

14. G. Westcott op. cit. p.17 and 18.

15. 10 families have full economic units.
22 families have half economic units.
200 have one morgen plots.
... and more than 300 have no fields at all.

16. This is due partly t
Thornhill.

17. Colin Bundy. "The E
South African Peasa
No.285, October 197
c.1890-1914: "Passi
"Roots of Rural Pov
sons. Heinemann 19

18. Bundy in African Aff

19. Ibid p.378ff.

20. Quoted in Majeke "Rd
p.134.

21. Francis Wilson. "Fa
South Africa" ed. b
Oxford University P

22. Quoted in Merle Lipt
cultures?" S.A.L.D
September 1976 p.1

23. Bundy in "Roots of F

24. Ibid p.217.

25. Monica Wilson "The
in "Oxford History of South
ed. by M. Wilson
and L. Thompson. Oxford University Press. 1971 p.56.

26. Bundy in "Roots of Rural Poverty" p.213.

27. Edward Brett op. cit. p.8.

28. Michael Lipton. "Towards a Theory of Land Reform" in "Agrarian Reform and Agrarian Reformism" ed. by David Lehmann. Faber and Faber 1974 p.302.

29. e.g. Tomlinson: Tomlinson Commission. Government of South Africa 1954.
Merle Lipton: "Two Agricultures. A preliminary comparison of Black farmers and white farmers."
Neil Alcock: 'Thoughts on Kwa-Zulu's Agricultural

Future."

30. Interim Report of Select Committee on Land Tenure in KwaZulu 1975 p.26.

31. Merle Lipton op. cit. p.29 and 30.

32. "Ninety-one per cent of the households in the Ciskei and eighty-five per cent of the households in the Transkei receive an income that is below the Poverty Datum Line". (Basedon surveys in 64 & 68).
J. Maree & P.J. de Vos p.11.
Johann Maree & P.J. de Vos "Under employment, poverty and migrant labour in the Transkei & Ciskei".

Grassy Park

A lot still has to be done

C. Herald 28/3/81

GRASSY PARK residents have been trying for decades to improve living conditions and, while there have been some successes, a lot remains to be done.

On the principle of strength in unity, the Grassy Park Residents' Association and the Lotus River Residents' Association have linked up to form the combined Grassy Park/Lotus River Tenants' Association.

They told Cape Herald of the battles they have fought — and won — and those they still have to fight.

PREVENTED

Perhaps its biggest success was in gaining the reduction — by nearly half — of property rates. This they know will be only temporary relief, because before long the valuation of all properties will rise and the amount payable in rates would rise.

Early last year residents were advised of the increase in valuations, and collective action prevented the authorities from taking immediate action.

The Valuation Court was in fact forced to move from its office in Cape Town to a church in Grassy Park as the Cape Town offices were too small to accommodate the residents' committee.

At this meeting the residents questioned the spending of funds derived from rates.

But the fight hasn't ended yet. Full details of the valuations are apparently still being worked out, and it may be some time before the dust settles.

43. In Philip's preface to "Researches in South Africa". Quoted in Majeke op. cit. p.8.

44. Quoted in A.J. Dachs "Missionary Imperialism - The Case of Bechuanaland" Journal of African History XIII, 4 (1972) p.650.

45. Consider "A second advantage is that the costs of resettlement in Zululand has not reached astronomical proportions. So far the cost of developing one morgen of arable land has varied from R2.62 to R8.36 and the cost of developing an economic unit has varied between R178 and R360. Considering what is involved, these figures are not excessive. In Eastern Nigeria on the other hand, the cost per settler on the farm

(82)

REFERENCES AND NOTES.

1. Christopher Board "The Rehabilitation Programme in the Bantu Areas and its effect on the Agricultural Practices and Rural Life of the Bantu in the Eastern Cape." South African Journal of Economics, 1964 p.37.

2. In many areas one third to half the people had no land even then.

3. This mathematical process is set out clearly in all the plans. cf. also J.B. Mc I Daniel "Rural Resettlement in African Areas". Journal for Geography Vol.3 no.6 p.646 and C. Board op.cit.

senses, stagnation existing in the reserves, it is difficult to condemn projects outright because they are inequitable. In this type of atmosphere they have some value just as occurances which set reactions in motion, even if an action might just be the decision to reject them. They obviously have a certain consentization effect and furthermore some specially motivated poor people have managed to make a go of them. The crucial question here, for both those people who would see projects as the beginning of a process of "Western Development" for members and those who would see their value as a conscient[illegible] is; how far can the projects develop in economi[illegible]

If one accepts that due to lack of resources and growth based on production cannot take place in then one must accept that producer co-operatives able to generate structures able to include any number of people or to foster any on-going chang[illegible] Furthermore the aspect of class differentiation [illegible] significant because this thesis implies that the[illegible] for a few people to be rich and these not from e[illegible] duction, but basically from acting as middleman [illegible] capital and the mass of poor people in the reser[illegible]

C. Herald 28/3/81

Pushing for a better deal

(114) (124) (87)

ONE of the people pushing for a better deal in Grassy Park is Mrs A Davis, who has been a Divisional Council tenant for the past 12 years.

She pays R21 a month for the two-bedroomed dwelling. None of the rooms in the house has a ceiling and one tap, which is situated in the toilet, serves the whole house

Recently the residents had to take over maintenance of the interior of their homes. Then they were given seven days to rebuild their fences The residents have to pay for water too, although their homes are rented

PAY MORE

Those tenants who do have electricity in their homes have to pay more than City Council tenants because the Divisional Council buys electricity from the City Council and passes it on to them 'at a profit' according to a resident in the area.

The conditions tend to increase the crime rate, and the only police station in the area cannot cover the complete area

Another problem is that there are only two day hospitals on Grassy Park's outskirts to serve everyone.

Amenities needed

FOR years Grassy Park's 65 000 residents have been crying out for amenities such as proper pavements and streetlighting which areas built much more recently take for granted

This is what a survey revealed

- ROADS A large number of the roads are untarred although much work is being done on Klip Road and First Avenue To make the roads usable lots more work is needed
- SEWERAGE A large number of houses in the area are still, on the 'bucket system' of night soil removal.
- STREET LIGHTING The main thoroughfares are the only roads which have lighting
- SCHOOLS 20 primary and three high schools serve the area
- CRECHES These are present in a large number
- LIBRARY One library serves the entire area
- SWIMMING POOLS None

10. That the sample of dairy members is better off than the general population at least in terms of agricultural resources is proven by the following figures:
a) In Amathole Location the population was 8 000 in 1970 and yet only 24 people have full economic units and 120 have half economic units. In the dairy sample of 11 people, 2 have full economic units and 4 have half economic units.
b) Icard's survey of rehabilitation in the Alice William's Town District of the Ciskei in 1962 found that there was a high correlation between families selling cream and those with large arable holdings, good accessibility and more people in the family. Board. pg. 45.

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Repairs: Struggle not over'

C. Herald
28/3/81

124 ~~263~~ ~~81~~

ALTHOUGH the Bokmakierie, Bridgetown, Silvertown and Kew Town Residents' Association (BBSK) won a major victory in persuading the City Council to withdraw a new repair lease, the struggle for proper maintenance is 'not yet over.'

Residents at the BBSK meeting heard this last week

After a delegation from BBSK told the council's Housing Committee last week that tenants would not be able to pay for their own maintenance, Committee chairman Mrs Eulalie Stott announced that the proposed lease would not affect old tenants

When it came into effect, it would, however, still affect new tenants and those being transferred to new houses

It was decided that because neither the Council nor the tenants could pay for maintenance the Government would be in the best position to do so

In terms of the present lease the City Council is supposed to see to the maintenance of their houses The Council claimed that they did not have enough funds to do repairs properly.

The Council said they had four choices

- They could put up the rents This was refused by the Government
- They could use rates money
- They could continue doing inadequate maintenance
- They could let tenants pay for their own maintenance

SLUM

BBSK told the City Council that if they let tenants pay for their own repairs, the standard of living of the tenants would drop and the areas would degenerate into a slum

They pointed out that

- More than half the tenants in the four areas earned less than R250 a month,
- Most tenants could only afford the basic necessities,
- Most tenants were pensioners earning about R60 a month,
- Because of the poor service done by the Council many tenants were forced to do maintenance themselves

PAYING BACK

The City Council said they would consider paying back individuals who did their own maintenance where wilful damage had not been done

They also agreed to make available to BBSK debits of maintenance expenditure accounts, after the delegation expressed amazement at the high maintenance expenditure

EMOTIONAL

At an emotional mass meeting on Thursday residents said the 'struggle for proper maintenance is not yet over In fact it is only beginning now'

Residents said they would insist that the Council do their repairs properly

The delegation who had gone to see the Council were applauded

It was mentioned that most of the repairs that needed to be done to the houses were because of age deterioration and not because of wilful damage

An example quoted was Bokmakierie, where faulty wiring had caused several houses to burn down

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4.

founded in Cape Town in 1913. We were founder members of the WFMH in 1948. Nevertheless, mental health services provided mainly custodial care until 1963. Since 1960 and subsequently, commissions of inquiry were appointed, which brought about a new era in mental health in South Africa. The introduction

of Health for the period 1964 - 1976 as well as the same period, available mental health personnel for the annexure is reflected in Table I-II and Graph I of the annexure to this paper. Not withstanding a population increase of 36,6%, there was an absolute decrease in admissions of 26,9% for this period. This decrease can be attributed to the expansion of the outpatients services to the extent of 833,9% for the period 1966-1976.

The shortsightedness in early planning of Mental Health Services led to a belated start in the training

3.

where everybody and everything was interacting, interrelated and inter-dependent. The individual, the family and the group were completely immersed in, and integrated into the creation in its totality. One could call such a society theo-centric, because the pivot of everything is the creator and the Creative Principle. In such a society then, it necessity that all activity and consci both of the individual and of the grou ritual or ceremonial connotation and c

What is seldom recognised is the ext White South Africans, too, are immerse philosophy. Bodenstein (1976) also de "enlightenment" which he calls a "com

dichotomy between worlds material and spi between the individual and society, or between man

This is the wholesome and healing

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Praying for a miracle to help her save home

MISS CYNTHIA ZONDANI of Guguletu is praying for a miracle like the one that recently saved her eyesight. This time she's praying that her home will be saved

Her mother's death last month brought her not only grief but also a notice from the Administration Board to vacate the house in NY 89 where she has lived for almost 20 years

Under the board's housing regulations a house is re-allocated if the tenant dies, moves out or is evicted.

In this case Miss Zondani's mother was the tenant.

'Three days after my mother's funeral an inspector from the board came to the house and confiscated the rent card,' she said

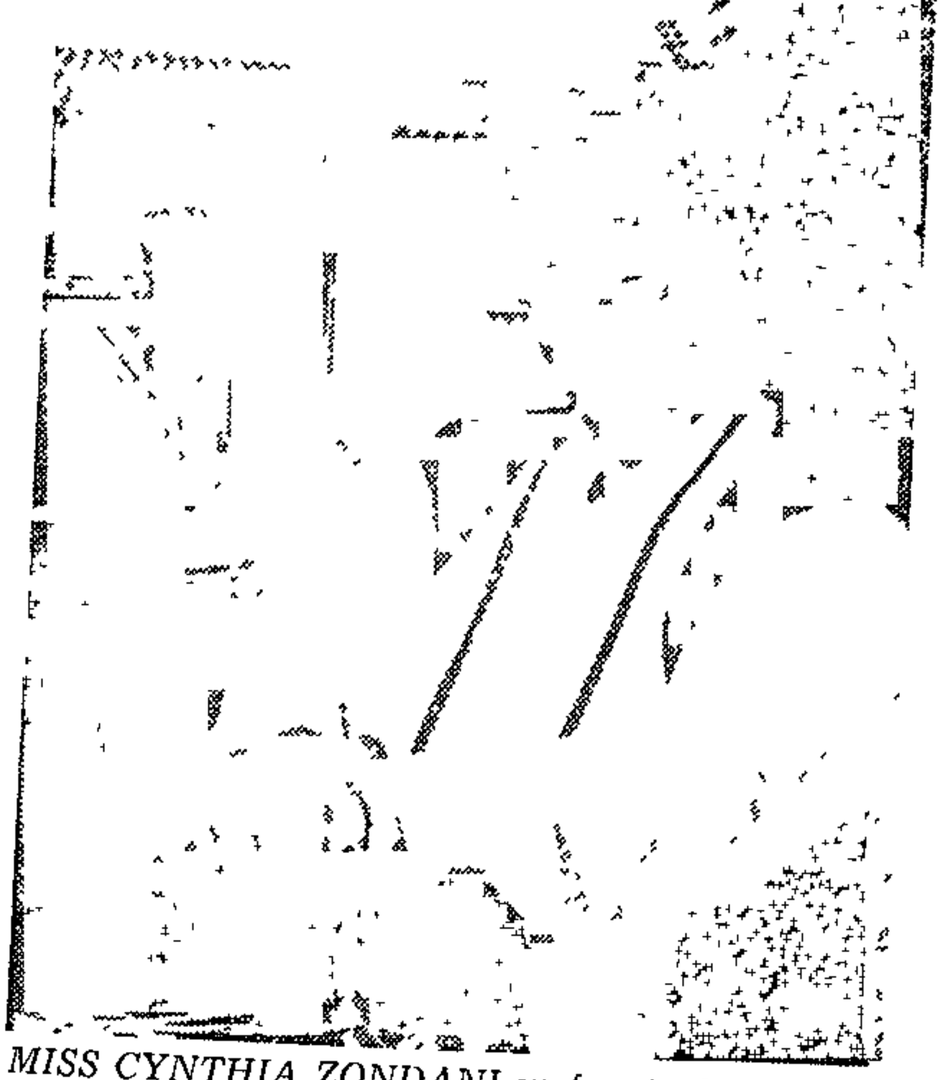
'He told me to report at the housing offices in Guguletu.'

Miss Zondani, 50, said she was told by an official at the housing office that her mother had been listed as the tenant and that the board was not aware of any children staying with her.

DIFFERENT NAME

'He did not believe we were her children because she had the surname of Bongani.

'We were told to vacate the house because it had already been allocated to another family.'



MISS CYNTHIA ZONDANI in front of the house in Guguletu which she has to vacate before the end of April

Miss Zondani said that she, her sister and niece who was staying with her now had nowhere to go.

They were supposed to vacate the house yesterday but had been given an extension until the end of April.

Compounding Miss Zondani's plight is a sister Mrs Peggy Gill, who came from the United States to attend the funeral. She married an American and has lived in New York for 11 years.

'It's very embarrassing to face eviction if you have a sister all the way from America on a visit. I'm beginning to see her luggage in the streets What a story to tell in America,' she said

Miss Zondani said representations on her behalf had been made by a social worker at Groote Schuur Hospital where she had undergone a 'no-hope' operation on her left eye to restore her eyesight She had glaucoma.

She lost her right eye some time ago and for two months was completely blind until the operation in November last year

'I'm praying now that the same miracle that helped the doctors to make me see again will move the board to reconsider my position,' she said

'If parents die their children will have to die with them because where can a half-blind person like me go?'

A spokesman for the board's housing department said the policy was not to allocate houses in the townships to a single person or persons.

'We sympathise with Miss Zondani, but we have thousands of families waiting for homes,' he said.

FM 3/4/81 (124)

BLACK ACCOMMODATION

A bush alternative

The Peninsula Security Guards company and the Cape division of LTA have been placed in an invidious position by government policy Fingers are being pointed at them for their role in rendering 211 people — living in the Langa barracks — homeless

The barracks were built in 1926 to provide accommodation for 2 000 "single" men Last year, the buildings were condemned by Cape Town s MOH Dr Reg Coogan as 'unfit for human habitation,' but last June were offered to Peninsula Security Guards and LTA for conversion to housing for their migrant workers On completion of the upgrading programme, the number of residents will be reduced and the barracks will house only 400 men

Until construction begins the barracks are being used by the Peninsula Administration Board (PAB) to house squatters evicted from Hout Bay Schotsche Kloof Tableview and other areas In addition, numbers were swollen by other victims of Cape Town s housing shortage who "gate-crashed the barracks This week residents were faced with a deadline and told to vacate or face prosecution

Last year eviction notices were served on residents by the board but no action was taken Now, in the wake of raids on the barracks, more than 43 people have been convicted of residing illegally in the area and been fined thousands of rands According to a board official 'The contractors Murray & Roberts cannot start their building programme because people are living there and all reasonable approaches to them asking them to move, have failed

The reality is that these people are faced with no choice — they must return to squatting in the bush with the prospect of repeated removals Illegal residents in the area will risk prosecution and a train-ticket back to the homelands

Says Colin Eglin MP for Sea Point the constituency in which some of the Hout Bay squatters were residing 'This human saga arises from the lack of employment in Transkei Ciskei and rural areas No housing has been provided in Cape Town since 1974 and thousands of squatters have been evicted Housing being built now is for the accommodation of Crossroads residents This is causing a great deal of resentment among other residents who feel they have been in Cape Town legally longer than the Crossroads residents

Allegations are that the board assured many of the illegal residents that alternative accommodation would be provided and they would be helped to register But Alf Louw chief director of the board is adamant that the board has carried out its responsibility He maintains Not a single person has been evicted to date — some were charged with being illegally in the area but not in the barracks

He adds Three categories of people were living in the barracks squatters removed from the bush who were illegally in the area but who required medical attention and were granted temporary accommodation on compassionate grounds squatters legally in the area who were granted temporary accommodation in the barracks until other accommodation could be found — they were re-accommodated either in the townships or the Nyanga transit camp and anti-social elements legally in the area but illegally in the barracks such as youngsters who moved out of their parents homes for their own reasons

Housing shortage

The fact that people moved into condemned buildings voluntarily is not surprising According to a board spokesman There is no housing available only a long waiting-list and tremendous overcrowding — an average of nine people living in a four-roomed house and in some cases 17 to 24 people We have to build 3 000 houses now "

Neither the board nor the companies involved are willing to take responsibility for the people threatened with eviction Says Peninsula Security Guard MD Manuel Gever 'LTA and ourselves have undertaken a project for the conversion and upgrading of a building that was condemned and would otherwise have been demolished I don t think it fair that this be used against us If more employers were prepared to look after their employees, this problem would not exist Obviously there is inadequate accommodation for migrant workers and government isn t doing anything about it — so we are

LTA financial director Colin Wood says 'I have the deepest sympathy for these people We are merely trying to provide improved accommodation for our own staff

MITCHELLS PLAIN (124)

Not as promised

FM 3/4/81

Several home-owning residents of Mitchells Plain have expressed objections to the "types" of people they believe will

AT play in Mitchells Plain . . . choosiness over neighbours

move into the 9 000 homes the council has earmarked for renting While this looks like class discrimination within a racially segregated community, the issue highlights a problem inherent in Mitchells Plain The type of housing provided there was inappropriate in the face of mass need — and all government promises that it would remain "middle-class" have been overtaken, as they were bound to be

It was only to be expected, therefore, that as the necessity to provide rented accommodation for poorer people became apparent, some homeowners would fear the importation of "township" trends — crime, vandalism and violence "The council promised us it wouldn't allow Mitchells Plain to degenerate," claims a resident, who moved there with her family five years ago from Steenberg

However, a senior spokesman for the City Council, which has responsibility for the entire R500m development, says "The houses we're building for renting are neither low-cost nor sub-standard They are of the same standard and specifications as those we have been selling up to now " He adds "The council never gave undertakings that every house in Mitchells Plain would be home-owned "

Occupants of the rented houses will be given the option of purchasing within the first two years of occupation, at the price they would have paid at the date of moving in

The council's long, and growing, list of people waiting for rented homes was a major factor in its decision to offer homes in Mitchells Plain for rent "The coloured people feel, rightly, they have been pushed around," the spokesman says

As for the fears of the homeowners "They are worrying unnecessarily It's like the people from Rondebosch South complaining they don't approve of the residents of Salt River "

Sectional Title abuses continue

3/4/81

STAR

124

By Marion Duncan

As the Government considers tough action to protect flat tenants, politicians and property owners agreed today that tenants were still being exploited by unscrupulous agents and owners.

The city councillor for Hillbrow Mr Simon Chilchik, and the suburb's member of Parliament, Mr Alf Widman, today gave examples of harassment of flat dwellers

They were reacting to a statement from the Minister of Community Development and State Auxiliary Services, Mr Kotze, who yesterday threatened strong action against anyone breaking the laws that protected flat tenants

They were joined by the South African Property Owners Association (Sapoa) which conceded that there were abuses and said the Minister should have put offenders under rent control when the situation was at its worst in the latter half of 1980

Regret

Mr Don Kennedy of Sapoa said 'I regret that he did not do so at that time"

Sapoa opposed rent control as interfering with the free market system and called it a "bad law which people are always trying to circumvent," Mr Kennedy said

He said that the public had been misled on the issue by "uninformed politicians" and he accused agents of perpetrating abuses "sometimes without the knowledge of the flat owners

Examples of abuses were given by Mr Chilchik

- More than 30 families were given notice in Sunny Hoek, Hillbrow, because the block had been bought as accommodation for immigrants
- Old-age pensioners in Orko Court had rent increases of more than 100 percent in a year
- Rent increases in Stellenberg, Anbacar and Everest Court have forced tenants to give notice
- All tenants of Winholm Court were given notice so that the owner could renovate and convert to Sectional Title
- All tenants of Arton Mansions were given notice on the pretext of improvements, again with Sectional Title interest

Both Mr Chilchik and Mr Widman demanded a government commission of inquiry and claimed that lack of Ministerial action was aggravating the situation.

Demand for inquiry after fire engine delay

C. Herald 4/4/81

(124)

GRASSY PARK residents are demanding a full-scale Divisional Council inquiry into the allegedly poor fire-fighting facilities in the area, the chairman of the Grassy Park Civic Association, Mr Brian Ontong, said last week.

Mr Ontong said that the executive of the GPCA had met after the alleged delay of the fire-brigade when a fire destroyed a house two weeks ago and killed a man.

He said that his organisation had called on the Divisional Council to make an inquiry into the fire-fighting facilities in the Grassy Park area

Mr Ontong said the the GPCA wants to know why a white senior officer had to be called from home before the fire brigade could go out

He said they they also demanded a check-up on the fire hydrants in the area

Mr Ontong said that residents also want the Council to recognise civic bodies such as the GPCA

He said that that had been another one of the demands made to the Council

Family's life of hell in the bush

C Herald 4/4/81 (124)

TRAGEDY continues to stalk the Salie family who last year lost a son, Abdurahman, 9, in a motorcar accident and who have now been driven to live in the bush in Ocean View because they cannot find proper accommodation.

● MRS MIRIAM SALIE and her six children, who are living under pathetic conditions in the bush at Ocean View. In the foreground is an open fire on which she cooks, and in the background is a small, blanket-covered area where the family sleeps.

Last year Mrs Miriam Salie was living in squalid conditions with her children — the youngest is two and the eldest 16 — in the bush off Gatesville, Atnlone and later in a dilapidated bus in Surrey Estate

When her plight was highlighted relatives accommodated her in June last year at their already overcrowded Divisional Council flat in Ocean View

The gross overcrowding eventually took its toll and two weeks ago Mrs Salie and family were forced to leave A neighbour provided a weeks accomodation but finally the family was forced back to 'a living hell' in the bush

Open

'We have been out in the open here in Ocean View since Saturday night and frankly I do not think I can take much of this anymore,' said a distraught and exhausted Mrs Salie

The family sleep on blankets and their only protection from the weather is a few branches scattered across two low trees The one metre square 'shelter appears bleak and pathetic.

On Wednesday morning when Cape Herald visited the family, it had rained and the children were huddled around an open fire on which Mrs Salie also has to cook The children looked cold and lost

Scared

Mrs Salie said she was scared out of her wits of being attacked in the bush She had traumatic memories of an attack on her family while they were living in the bush in Surrey Estate

Mrs Salie said she had been on the Divisional Council housing waiting list for about nine years without success

'I went to see the council on Monday but they told me that I had to wait until a three-bedroomed house became available

'They refused to let me occupy a smaller house even though I told them I was living in the bush'

Miss M Nel the council official whom Mrs Salie said she had spoken to was not available for comment on Wednesday morning

Mrs Salie's eldest daughter works in Simon's Town but brings 'home' a low wage A state maintenance grant of R128 a month is the only other income for the family

4/4/81 C. Herald 124

altogether. Although the white sisters appeared to be doing a good job, I was on occasions disappointed with their attitudes to the people they were dealing with.

The primary health care facilities in the town and district were adequate for the task, in fact all the people I spoke to felt that they had easy access to these facilities. My only criticism is that more clinics such as the one at Bethesda could be set up. For instance, one at Kendrew and one at Petersburg, i.e. one to the south and one to the east where small hamlets exist. This type

Sectional title probe call gains momentum

The Housewives League of South Africa and the Progressive Federal Party MP for Yeoville, Mr Harry Schwarz, today joined the call for a commission of inquiry into the current accommodation crisis and into the sectional title and rents legislation

The PFP city councillor for Hillbrow, Mr Simon Chilchick, and Hillbrow MP, Mr Alf Widman, yesterday demanded a government commission after yet another threat of strong action from the Ministry of Community Development and State Auxiliary Services against anyone breaking laws designed to protect tenants

This morning Mr Schwarz joined his party colleagues in the demand. He said he dealt constantly with hundreds of people in his constituency who had been treated badly by landlords and agents

"I think also that the sectional title and rents legislation should be reviewed immediately we get back to Parliament It is obvious that the latest amendment to the sectional title Bill does not solve problems — it creates new ones"

Mr Schwarz said the PFP was concerned about what the government would do on the rents and title issue after the election when tenants could no longer use their votes to register dissatisfaction

The Housewives League [illegible] for a commission of inquiry The League's spokesman on housing, Mrs Muriel Preller, said this morning that it was "essential"

APPENDIX I

RURAL HEALTH SURVEY

1. Age M/F W/C/B/
2. Place of Residence
3. Distance from nearest facility_____kms. Low cost facility_____kms

	LAST EPISODE	PREVIOUS	PREVIOUS
WHEN?			
PROBLEM?			
CHRONIC/ACUTE			
HISTORY			
WHO TOLD FIRST			
TIME ONSET TO Px			
WHERE OBTAINED			
HOW FAR IF NOT NEAREST			
LENGTH OF ILLNESS			
DID Mx HELP			
RECOVERY			
WORK?			
PAY?			
TIME OFF?			
LOSE PAY?			
EASY TO GET OFF?			
INSURED?			
REASONS FOR CHOICE OF FACILITY OR WAITING TO SEE Dr.			
TRADITIONAL HEALERS?			

ILLNESS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Council quits over rents

Star 9/4/81 (124)

Own Correspondent

PORT ELIZABETH — The Community Council of Alexandria, near Port Elizabeth, has resigned en masse in protest over a proposed increase in site rentals which members say residents cannot afford

The chairman, Mr D M Mkele, said the council's decision to oppose the increase was overruled this week by a directive from the East Cape Administration Board

He said many residents were very poor and lived as lodgers in backyard shacks because of the housing shortage

"We had no other option but to resign. Township residents, however, support and are quite pleased with our action," said Mr Mkele

C. Herald 11/4/81 (124)

The old and disabled are the worst off in Langa

By Ryland Fisher

NUMBERS 19 and 20 of the Main Barracks in Langa look like all the other barracks — from a distance. But closer investigation shows that the people living under the squalid conditions there are not like the other residents, but are purely a group of old or disabled people.

The 48 residents (there are 24 men in each of the barracks) are mostly pensioners or people who receive disability grants of between R60 and R80 every two months.

They sleep on wooden beds in crowded unhygienic barracks that are invaded by flies. They have to provide their own blankets and mattresses.

One of their main grievances concern the toilets outside the barracks.

'It is too far for crippled and disabled people to walk,' they say.

FACILITIES

There are few toilet and washing facilities. The communal toilet consists of a long plank constructed over a concrete barrow with water gushing out of drainpipes in the walls.

People are expected to sit on their haunches on a plank in the toilet.

'How can you expect a cripple to sit on these planks?' asked Mr Mlungise Tonisi, 36.

The only washing facilities, that the 48 men must share with all the other residents in the barracks, are communal showers without any separations in between.

There are two water taps with several concrete boxes for refuse inside the washing room.

NO LIGHTS

There are no lights so the residents have to wash in the dark at night.

Because of the deterioration of the concrete floor murky water has formed in the many holes in the room.

The residents complained that their grants were not enough.

'It's difficult to survive on R60 for two months,' said Mr Tose Christian Batyisi, 38 who has suffered from tuberculosis.

'We have to buy and cook our own food,' he said.

SELLING

To supplement his income, Mr Elliot Mabuda, 53, a cripple, is selling fruit and vegetables.

● Mr Frans Maruping, 59, sits on one of the wooden beds.

Most of the men said they were born in Cape Town, while others have 'legal rights' to stay in Cape Town because they have worked here for a long time.

Some of the men said they had lost their wives because 'women don't want disabled men' while others have just become estranged from their families because they have difficulty in going to visit them in Transkei or Ciskei.

Made their lives a misery

C. Herald 11/4/81

124

Uncertainty of their future

THE eviction of people from the Main Barracks at Langa has had its effect on the old and disabled residents at numbers 19 and 20

Residents say they are uncertain about their future because they have heard conflicting reports

Most of the residents would not mind moving if it means going to a place better than the barracks 'In fact any place would be better then here they say

But the eviction of the people from the barracks has left then suspicious

'What if they evict us? Where will we go to then' they ask

WORRIED

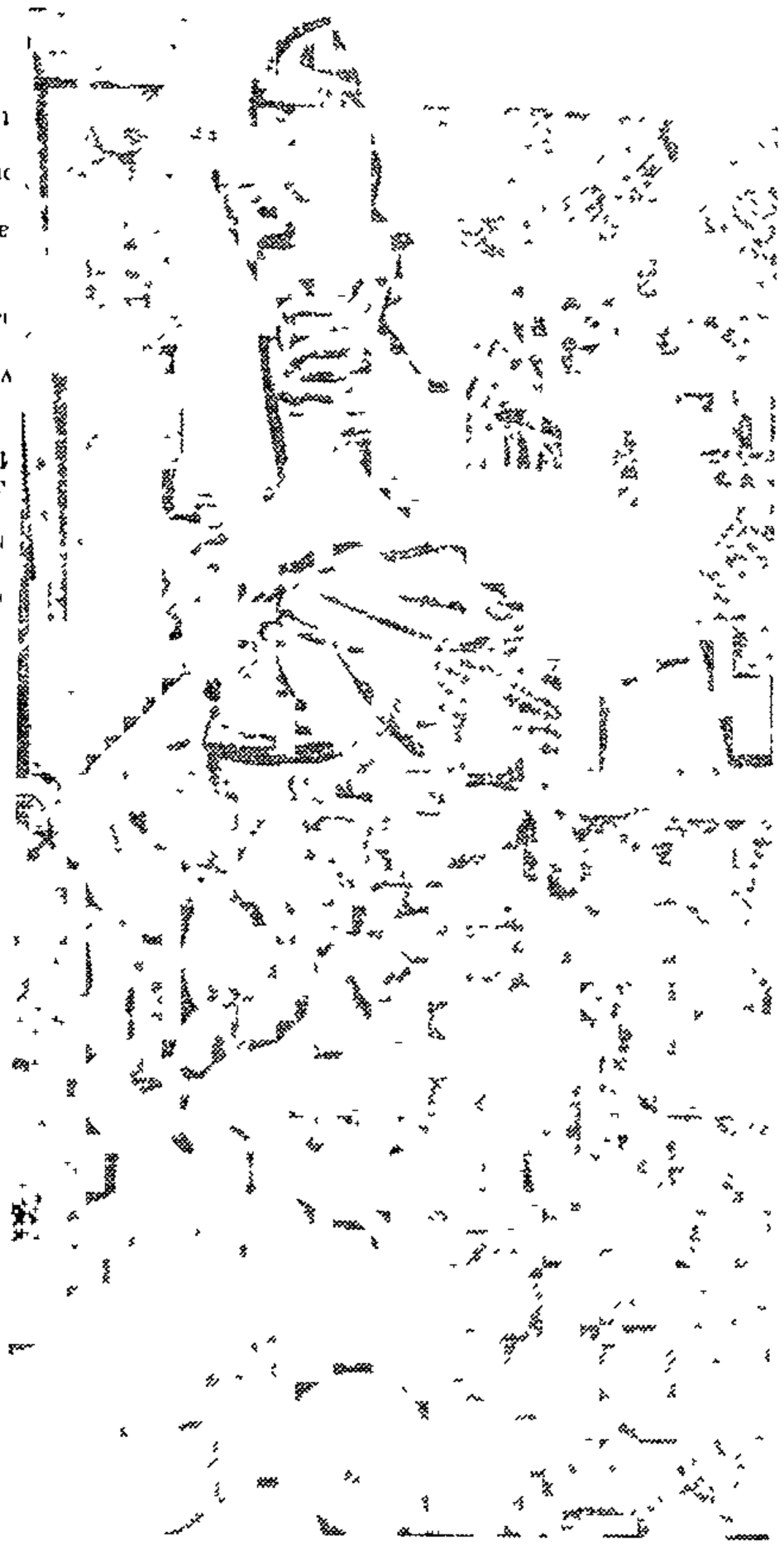
Mr Sam Sidlayi said he was worried

'We have heard talk that we might be moved out of here I do not know where we will be going to then,' he said

Mr Jackson Mguga 60 who stayed in Guguletu before he moved to the barracks in 1975, said he would not mind moving

'I stay here just because I have nowhere else to stay Nobody would prefer these conditions to others,' he said

Mr Harry Goba, 55, said he heard that they would be moved to another hostel where they would have to pay R6 in rent a mont



MR ELLIOT MABUDA — 'My grant is not enough, so I have to sell fruit.'

MR JACKSON MGUGA, 60, and Mr Sam Sidlayi, 61, two of the cripples staying at No 20 Main Barracks.

SMALL GRANT

I do not know how we will manage that because of the small grant we receive We will then have to stretch our R60 (for two months) even further,' he said

Even though the conditions at the barracks are bad most of the men have accepted their fate over the years and have learnt to call it 'home'

Mr Amos Siveli, 60, who lived in the Langa Zones before he moved to the barracks four years ago, said there was only one word to describe the conditions at the barracks 'Terrible

'We need someone to look after us When somebody becomes ill, we do not know what to do And we need somebody to cook for us and keep the place clean

'Maybe if we are moved to another place, we'll have somebody to look after us,' he said hopefully

Hundreds face eviction

(124)

Argus 11/4/87

SOARING property prices and the scarcity of housing for whites have put further pressure on areas in which coloured people have lived for generations, but which they have to vacate in terms of the Group Areas Act.

One such area 'under siege' is Harfield Village in Claremont where more than 100 families face eviction from their homes before the end of the year because white landlords want to develop the properties for white residents.

Since the Group Areas Act was passed 30 years ago, to December 31 last year, 29 337 coloured families have been forced to move in the Peninsula alone. A further 2 735 families still await the order to move.

In Cape Town this week the Prime Minister, Mr P W Botha, attacked Dr Erika Theron, former professor of social work at the University of Cape Town and chairman of the Theron Commission, for calling on the Government to repeal the Group Areas Act.

Mr Botha said the Group Areas Act had been used to take people out of slums and put them in their own communities where they could build on their futures with 'self-respect.'

He said he was tired (sat) of Dr Theron's 'nonsense.'

The Minister of Posts and Telecommunications, Mr Hennie Smit, echoed Mr Botha's views at a meeting in Stellenbosch. He claimed the Group Areas Act had benefited the coloured people.

After proclamation under the Group Areas Act, many houses in areas such as Harfield Village were bought by whites at low prices. Because of the white housing crisis, tenants are now being evicted at an increasing rate so that the houses they occupy can be renovated largely for young white couples.

But many of the coloured families have nowhere to go because of the coloured housing crisis. Those who have been 'lucky' enough to have been offered alternative accommodation view it with trepidation.

(News by A van den Heever, 122 St George's Street, Cape Town)

GROUP AREAS ACT — THIS IS HOW IT HURTS

By ANNAMIA VAN DEN HEEVER

FOUR families, including an elderly, sickly couple, have to move out of the houses they occupy in Norfolk Street, Harfield Village, by the end of the month so that they can be renovated by their white owner for white residents.

Mr Alan Paulsen, 65, has lived in the group of three semi-detached houses since 1935 His wife, Bertha, 58, clearly remembers coming to her home after her wedding in 1942 She brought up her two sons in it

Mrs Paulsen walks with a stick because she has suffered two strokes in the past two years Her memory tends to fail her when she is tired

The second stroke occurred soon after she and her husband received three months' notice to move out

Argus 11/4/81 (124)

'I CRY AND CRY EVERY TIME I THINK ABOUT LEAVING'

Sitting in her comfortable, well-furnished home, tears streamed down her face as she told of her plight. She apologised, 'but I get so worried when I think of it'

She and her husband tried to find accommodation in an aged home in Grassy Park, but were told it was full

After two months of fruitless searching they found a new home only this week — a room in the Belhar home of their nephew.

'KILL HER'

But her neighbour, Mrs Evelyn Young, is worried about her 'The move is going to kill her,' she says

'We have had to help Mr Paulsen a few times to attend to his wife after she had collapsed from sheer worry and stress She gets terribly upset about the move and cries often these days'

Mrs Young, her husband and two young children also face eviction by the end of the month

She was born in the house she lives in Her grandmother grew up in one of the 'semis' She and her husband have found no alternative accommodation yet And their prospects are not good

'I went to the Group (Department of Community Development offices where Group Areas cases are handled) where they told me I was not registered. They said I was lying about living in Claremont.

'Because I'm not registered I'm not entitled to a house.'

While talking Mrs Young was caring for the two-year-old daughter of another neighbour, Mrs Sharon Marthinussen, who had gone to the post office.

Mrs Marthinussen — who is expecting her second child — and her husband live in one of the 'semis' with relatives, a couple and their two children Both families have to move

The Marthinussens have been told there are no houses for them in Mitchell's Plain Accommodation is available in Bonteheuwel, in an area known for its high crime rate

She says her husband had suggested they save up and move to Australia. But she is not happy with the idea.

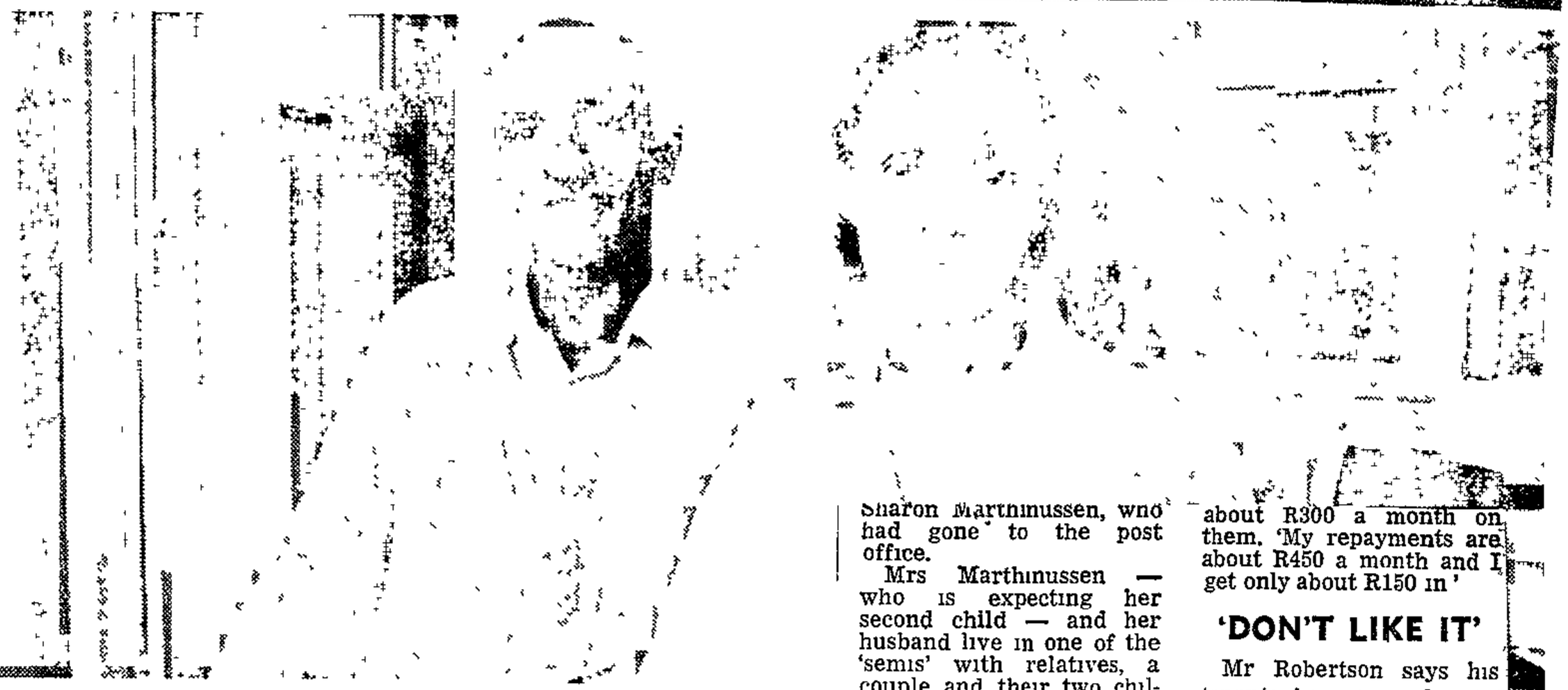
The owner of the houses, Mr Dennis Robertson says he is losing about R300 a month on them. 'My repayments are about R450 a month and I get only about R150 in'

'DON'T LIKE IT'

Mr Robertson says his tenants have waited until the 'last moment' to find alternative accommodation

'I don't like to chuck people out,' he says 'I am prepared to help them with finance to buy their own homes in Mitchell's Plain.'

He would like to move into one of the houses himself because at the moment he is living with his mother-in-law



MR Alan Paulsen and his wife Bertha.

CONSERVATIVE CLAIM GAINS IN RURAL AREAS

CP MAPAHELLAND

DR. A. O. PUGH

Interrupted

...ola is to suspend the existing system

...ations and we know what needs to be done

TRANSFER SNAGS AT PLAIN

Argus 11/4/81

124

Alan Cooper, Property Editor

THE first houses to be sold at Mitchell's Plain — in April 1976 — are now coming up for transfer, but there are considerable snags to final ownership and possibly reselling.

Under the deeds of sale of houses at the Plain the seller, the City Council, specifies that transfer can be taken if

- The purchase price is reduced by at least 10 percent
- That the property must be occupied by the buyer for five years and cannot be offered to any buyer/tenant without the consent of the council

Mr H Bloom, the city's housing manager explained that the five-year clause was purely a pre-emptory right to prevent speculation in buying and selling during those five years.

Owners cannot take transfer under the deed of sale also if 10 percent of the purchase price has not been paid by the monthly instalments.

Then there are two other important qualifications that will delay possible transfer of these first properties to be sold at the Plain.

Firstly transfer can only be granted if the council is in a position to effect transfer that is, the land has been subdivided and approved by the Deeds Office.

He said subdivision of certain portions of the suburbs had already been approved by the Deeds Office but the second qualification [illegible] into the public. No transfer could take place until the final costs of the houses were determined by the council.

A clause in the deed of sale spelt out that when the final purchase price was determined monthly instalments would be adjusted accordingly.

'These final purchase prices will be needed to raise bond for future sales,' he added.

It was possible that some buyers had already paid off the required 10 percent of the provisional price. If for instance a buyer had occupied a R12 000 house and had paid off say R700 a month — R8 [illegible] — he would have paid more than the 10 percent of the R12 000.

Once the first houses have been transferred [illegible] buyer [illegible] sell [illegible] them. A true [illegible] whether [illegible]

Speaking [illegible] the Women's Forum at Stellenbosch [illegible] Mr Theo Kelso, joint manager of Westpro Estates, explained the important conditions in the deeds of sale for the house and said that those wishing to sell their house were advised to use an estate agent.

He emphasised that the present prices for houses were original. In Westridge, it was estimated that the prices might still increase by up to R1 000 and a buyer could insist that the seller deposit this sum in trust to pay the difference between the two prices.

'Value for money'

'VALUE for money in these days of inflated prices,' that is how Val Kuys of Maynard Burgoyne's Tokai office describes Forest Glade, a townhouse development in Tokai.

Six years old, the project has 103 units, all double-storeyed, all on [illegible]

There are three separate designs, the smallest being three bedrooms, two bathrooms, lounge, separate dining room and selling for R43 000.

The next size has three bedrooms and a study with 2½ bathrooms and sells for R45 000 while the largest has three bedrooms and a family room plus other facilities. That [illegible]

Village at Kirstenhof

A NEW village development of seven three-to-four-bedroomed homes is planned at Kirstenhof.

Sited in a cul-de-sac, Churchill Lane Gardens incorporates seven individually designed houses all north-facing. Each house has three to four bedrooms, two bathrooms with one en-suite, a well-equipped kitchen, a dining room with patio and living room [illegible] heading to a brick paved terrace, back tiled [illegible] and garage.

Two of the seven have already been sold. Prices are from R[illegible]

The developer is Dave Stollard and the agent is June Martin Estate Agency. A showhouse will be on view this weekend.

Generations of harmony at Harfield Village

Argus 1/4/81 (124)

A STUDY by a University of Cape Town criminologist has disclosed the social problems which result when established, well-functioning communities are broken up and scattered in areas they do not want to go to.

Mr Don Pinnock of the University's Institute of Criminology compared the old, stable community of Harfield Village to newer coloured housing estates on the Cape Flats

His surveys in Harfield Village show that families have been there for an average of 19 years. Some are third generation villagers whose grandparents had occupied the houses they now live in

In constrast to the new coloured estates there are few social problems in Harfield Village, says Mr Pinnock.

'This could be ascribed to the fact that — as in many of the 'old coloured areas — the community forms a coherent whole because family ties are extremely strong.'

Eighty percent of the villagers have relatives living next door, down the road or around the corner. Some have relatives staying with them.

'Having these extended families has a lot of advantages,' says Mr Pinnock.

'For example, there is always someone to look after the children and discipline them.'

On the Cape Flats, Mr Pinnock found a different picture.

'When the Group Areas Act was passed, the importance of the extended family to the functioning of the community was not really taken into account,' he says.

'Families living together or near each other were split up and put into different houses, sometimes in different areas. The sharing of problems, and services, which was so significant of the old communities, disappeared because people did not know their neighbours'

The confusion and disorientation which resulted from the moves caused numerous social problems, among them rising alcoholism, and illegitimacy.

Increased transport costs and rents forced many mothers to go to work — and leave their children at home with no one to care for them.

The children, bored and without adult supervision, had only other children to turn to This led to the formation of gangs which could be seen as an extension of playgroups, says Mr Pinnock.

The result is that the Cape Flats has one of the highest crime rates in the Western world.

A DE[illegible] PSYCHIATRIC SERVICES IN MAZWELELELAND

INTRODUCTION.

In developing countries, patients with psychiatric illnesses frequently present with somatic complaints ; consequently they may be hidden amongst the patients attending general medical out-patients where they may be over-investigated, misdiagnosed and mismanaged (Giel & Harding 1976)(1).

This is obviously expensive in terms of human and material resources and in order to reduce these costs in our own practice, twice weekly psychiatric clinics were introduced into Mpilo Hospital. Originally the clinics were intended to bridge the gap between Ingutsheni Hospital and the provincial follow-up service which was introduced in 1973 (Buchan and Hudson 1975)(2), but their functions have broadened to include a diagnostic service for the general hospital itself and a considerable amount of psychiatric out-patient treatment.

Figures for the number of cases seen at the clinic each year are set out in Table I.

However, it was by no means certain whether:-

a) in the brief time available a diagnosis could be made with sufficient accuracy to be useful.

b) patients could be adequately managed in an out-patient setting without prior admission to hospital for stabilization on treatment.

In order to clarify these issues it was decided to undertake a prospective study of a small sample of newly referred patients.

Patients and Methods:

During the period 29th November 1977 to 2nd February 1978, 21 clinics were held at which 104 newly referred patients were seen. For the purposes of the study "newly referred" was defined as meaning patients who had had neither in-patient nor out-patient treatment previously - as far as could be ascertained.

/...2

TABLE I

Number of Cases seen at the Psychiatric Out-patient Clinic at Mpilo Hospital.

YEAR	1974	1975	1976	1977
Total Cases Seen	1548	1428	1664	1399
New Cases*	688	672	857	556
Old Cases	860	756	797	843
Cases admitted to Ingutsheni Hospital	284	287	316	278

(* 'New cases' are defined here as patients who had not had a psychiatric illness during the previous year)

RDM 18/4/81 (12)

Four die in shack blaze

CAPE TOWN. — Four men were burnt to death in a blazing shack in Guguletu township early yesterday

A Fire Department spokesman said the fire was believed to have been started by a lighted cigarette or a match. — Sapa

'Christmas at home' pledge to residents of Laingsburg

CAPE TOWN — Laingsburg's redevelopment programme should be completed before Christmas, says Mr Jan Walters, regional representative of the Department of Community Development and Auxiliary Services.

Addressing about 100 people at a meeting of the Western Cape branch of the SA Institute of Housing Management, Mr Walters said 185 buildings in Laingsburg had been destroyed, while 27 others, including some businesses, had been severely damaged but might be repaired.

A new floodline, based on a 100-year cycle, had been drawn roughly down the centre of the town, and all the former privately owned plots would be purchased by the State and probably converted into gardens

A new housing area to replace that destroyed in the flood would be established on the Cape Town side of the river next to the hospital and on the old industrial site

Mr Walters said the damage to farms in the disaster area had been far greater, financially, then in Laingsburg.

"Many farmers do not have a square centimetre of cultivable soil left on their farms — it's right down to bedrock These farmers will be compensated for their loss by the State"

The Government had made about R100-million available for this purpose

The millions of cubic metres of silt deposited during the flood had changed the surrounding landscape considerably, he said, with some farmers finding themselves with two metres of top quality soil on their lands while others had nothing but stones.

The estimated 600 000 cubic metres of silt deposited in Laingsburg itself would be cleared by the middle of June and spread out around the town at a cost of about R750 000

In the meantime, said Mr Walters, temporary homes and services had been supplied to those stricken by the flood — Sapa

DD 15/7/81

CMC undecided on arrear rentals

(124)

EAST LONDON — The Coloured Management Committee was unable to reach a final decision at its monthly meeting last night on how to act against tenants who had failed to pay their arrear rentals, rather than hand them over to the city council's attorneys.

Mr J L Seegers suggested the council investigate disconnection of electricity as motivation for tenants to pay their arrear rentals

However, it was felt that this was not practical as a tenant's electricity had nothing to with the hire of his house and even less so if the tenant had paid his electricity bill

The secretary of the CMC, Mr Ashley Theron, who was supported by Mr Ronnie Phillips, suggested a tenant's house be locked if he owed rent for two months or more

But the chairman of the committee, Mr Daniel Alexander, queried this suggestion and asked whose fault it was that a man was allowed to accrue arrear rentals of over R200 when his monthly rent was only R9

He said a solution had to be found on how to collect these rentals without handing the tenants over to the city council's attorneys.

"Are you gentlemen really suggesting innocent children be locked out of the comfort of their homes?" he asked

Mr Phillips replied that members of the CMC had done everything in their power to reason with tenants to pay their arrear rentals, to no avail

He said it was the duty of a tenant to report to the Parkside housing office if he was ill or unemployed so that the necessary adjustments could be made to his rent

Mr Segers said it was time people realised they could not live in any council house for nothing

The matter was not pursued further although no final decision was reached

On another issue, the CMC was told residents would continue getting late notification of their monthly water and electricity accounts until the municipality bought new cash registers and solved the staff shortage in the city treasurer's department

This was said by an accountant of the treasury department Mr J Harris, in reply to a question about the late circulation of monthly accounts.

Mr Alexander pointed out that these late accounts were causing problems for residents

Mr Harris replied that the treasury department was having problems with equipment and staff shortages.

"We are planning to purchase new cash registers and until our problems are solved, accounts will not be sent out timeously," he said

Mr A V. Green raised complaints from Pefferville residents that the provision of double plugs in kitchens was causing their electricity to be cut off when two stove plates were used.

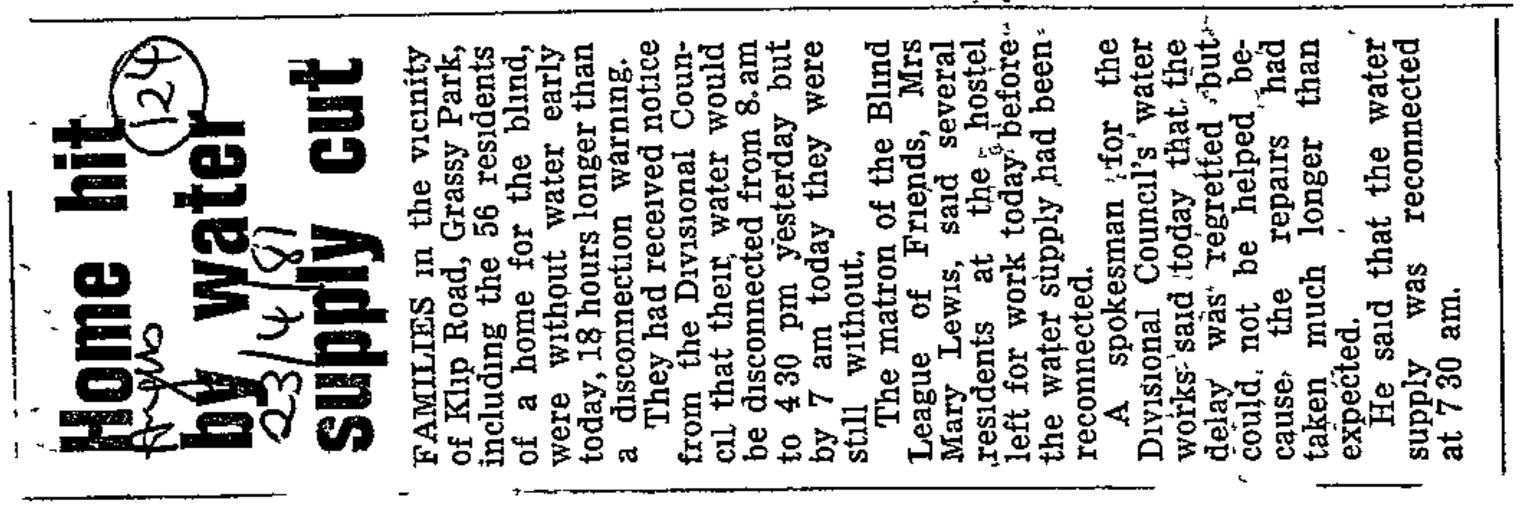
The deputy city electrical engineer, Mr H D Beck, said the main reason for this was incorrect plug connections to appliances in poor condition

The committee resolved to contact officials of the electricity department immediately should the problems continue. — DDR

confidence in the Health-Centre concept.

The location of these Health-Centres was mainly among economically or geographically underprivileged communities. This was in accordance with the recommendations of the NHS Commission to provide health services for all sections of the population, especially the underprivileged ones. In practice, this meant however a Health-Centre service among poor communities, which were usually unable to pay for their medical care and which had a great lack of basic communal infrastructures.

In this way Health-Centres were started all over the country, for example, at Knysna, Grassy Park (Cape Flats), Newlands (Durban.



Home hit by water supply cut

23/4/81

FAMILIES in the vicinity of Klip Road, Grassy Park, including the 56 residents of a home for the blind, were without water early today, 18 hours longer than a disconnection warning.

They had received notice from the Divisional Council that their water would be disconnected from 8.am to 4.30 pm yesterday but by 7 am today they were still without.

The matron of the Blind League of Friends, Mrs Mary Lewis, said several residents at the hostel left for work today before the water supply had been reconnected.

A spokesman for the Divisional Council's water works said today that the delay was regretted but could not be helped because the repairs had taken much longer than expected.

He said that the water supply was reconnected at 7.30 am.

Problems encountered in Health-Centre Practice.

Firstly, there was the problem that none of the Health-Centres has ever been able to function under the favourable circumstances which the NHS Commission envisaged they should do.(IO)

As the recommendations of the NHS Commission about the establishment of a single health authority had not been implemented, great difficulty was experienced by medical officers in Health-Centres to gain co-operation when necessary of hospital and other health services, which fell under local or provincial authorities. There was also the confusing situation that certain people around the Health-Centre had to pay, while

others could get free medical treatment. Because the recommendation of the NHS Commission for free health services and a national tax had been rejected, only indigent patients were entitled to free medical treatment. Moreover, the Medical Association, in order to protect private practice, insisted that those people who did not fall below the means test, should not receive free treatment. Great difficulty existed as to how to devise and apply such a means test, without being arbirtary.

The result was confusion and dissatisfaction among the general public. According to the NHS Commission there should be a special Health Services Personnel Commission to determine conditions of service of the Health-Centre staff. This personnel commission was never established however and the result was that conditions of service offered by the Government Public Service Commission were not so attractive as elsewhere.

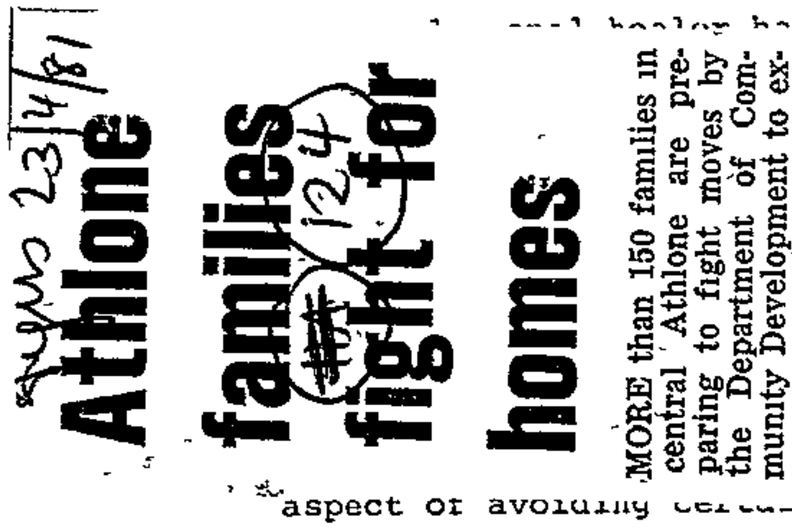
There was also a real shortage of medical and nursing staff in the Health-Centre which was certainly due to the specific character of the underprivileged communities, which seem to have been unattractive for those members, who originated from the well-developed and wealthy section of the population.(IO)

Particularly as far as medical officers were concerned, there seem to have been real problems. The great load of administrative work, especially as far as the intensive area work was concerned, was apparently a frustration for many of them.(II) It was even more difficult to accept this in the face of a huge amount of curative work, unavoidable when starting a health service in a poor and sick community. Many of these medical officers had only had 3 months training at Pholela or Springfield, and the training received at Medical School was not really adequate for the specific circumstances of Health-Centre practice. It is easily understood that a frustrated medical officer, who is the leader of the whole Health-Centre team will not be a very inspiring example for the other team-members.

the head of the family (the man) is responsible for the general well-being of the group. The aged have a place of honour, in the sense that they are the cultural link between the dead and the living.

An important feature of the social position in the tribe is the status the member of the tribe attains, which, according to Hammond-Tooke (1962) depends on birth, sex and age. Children of a chief have potentially higher status than those of commoners.

[illegible] healer has a higher status than [illegible] aspect of avoiding [illegible]



Athlone families fight for homes

MORE than 150 families in central Athlone are preparing to fight moves by the Department of Community Development to expropriate their properties for redevelopment as a business area.

Notices of expropriation were sent to them last week giving them 60 days to indicate the price they wanted for their properties

An urgent meeting has been called for tonight by the Gleemoor Civic Association in Church Street, Athlone, to discuss 'appropriate action'

Another meeting is also being organised at the Athlone Civic Centre on May 5

An angry Mr Solly Fredericks of Church Street, Athlone, said he was prepared to defy any move to expropriate his property

Mr Fredericks completed his five-room home about six months ago.

'What angers me most is that the department gave me special permission to demolish my old house on the same property last year in order to build a new one

'I'm determined to stay,' he said.

Mr Fredericks said he had been staying on the property for more than 30 years

4. Economic System : The economics of the Xhosa are interwoven with their social and religious life. The possession of cattle for example is necessary for full participation in the social and religious life of the tribe. Members of a given patrilineage are expected to farm on ancestral lands. Land is held for members use but not for sale. There are norms for conduct which are designed to protect the social order. To avoid injury to the spiritual

world, rules of conduct are laid down, violation is believed to bring illness or accident to the individual or disaster to the lineage members. Magico-religious beliefs and practices validate the social and economic order. Traditionally there is a dicotomy in Xhosa economics between the male and the female section. Stock-breeding is the responsibility of the male and the Xhosa women are by taboo prohibited to have any contact with cattle fold The cultivation of "mother earth" is put under the care of the woman.

[illegible]ividual : The Xhosa view the [illegible]nd of both the physical and [illegible]he spiritual world comprises [illegible]ngo). The ancestors are the [illegible] God (uQamata). They are [illegible], guidance, throughout life [illegible] into the world of the spirit. Upon his death the individual becomes an ancestor for his decendants.

Thus we see that the society I have briefly described is based on a "mechanical solidarity", if I may quote Emile Durkheim. The day-to-day social relationship is based on a closely knit kin group. Members of a given extended family unit are expected to relate daily on the personal, affective level. The unit is based on friendship, neighbourliness and blood relationship.

Plea for rethink on coloured housing

24/4/81

Labour Reporter

HOUSING should be provided within the Cape Metropolitan Area for a third of the expected one-million increase in the coloured population here over the next 15 years, according to a memorandum by the Cape Employers' Association

The memorandum, to be submitted today to the Guide Plan Committee for the Cape Metropolitan Area, is critical of the Government's Spatial Development Strategy for the Western Cape

In terms of the strategy, no coloured housing should be provided between Kensington and Atlantis As a result, more than one-million coloured people would have to be housed outside the Cape Metropolitan Area

BURDENS

'We believe,' says the association's memorandum, 'that it is in the interests of the economy of the area and of race relations that the Cape Metropolitan Area should be able to retain approximately one-third of this huge total through the setting aside of additional land within the Metropolitan area for coloured housing'

To make the huge area between Kensington and Atlantis a 'no go' area for coloured housing would not only impose severe burdens on the population but would also impose 'severe disabilities on industry and commerce in the Milnerton area

Even if a fast passenger rail service were to link Atlantis to Milnerton, the association argues, it could not serve the needs of industries involving night work

'But we have been unable to obtain any evidence that such a rail service is to be provided,' it adds

'Industry has increasingly to rely on the coloured population group as a source of labour and Milnerton employers are facing severe difficulties in meeting their requirements in the face of the distances coloured personnel have to travel to and from work — a factor that can be removed through the provision of housing nearer their place of employment'

Enough land could be provided within the Metropolitan area, on the West Coast and on the False Bay coastline to accommodate another 300 000 people, the association says

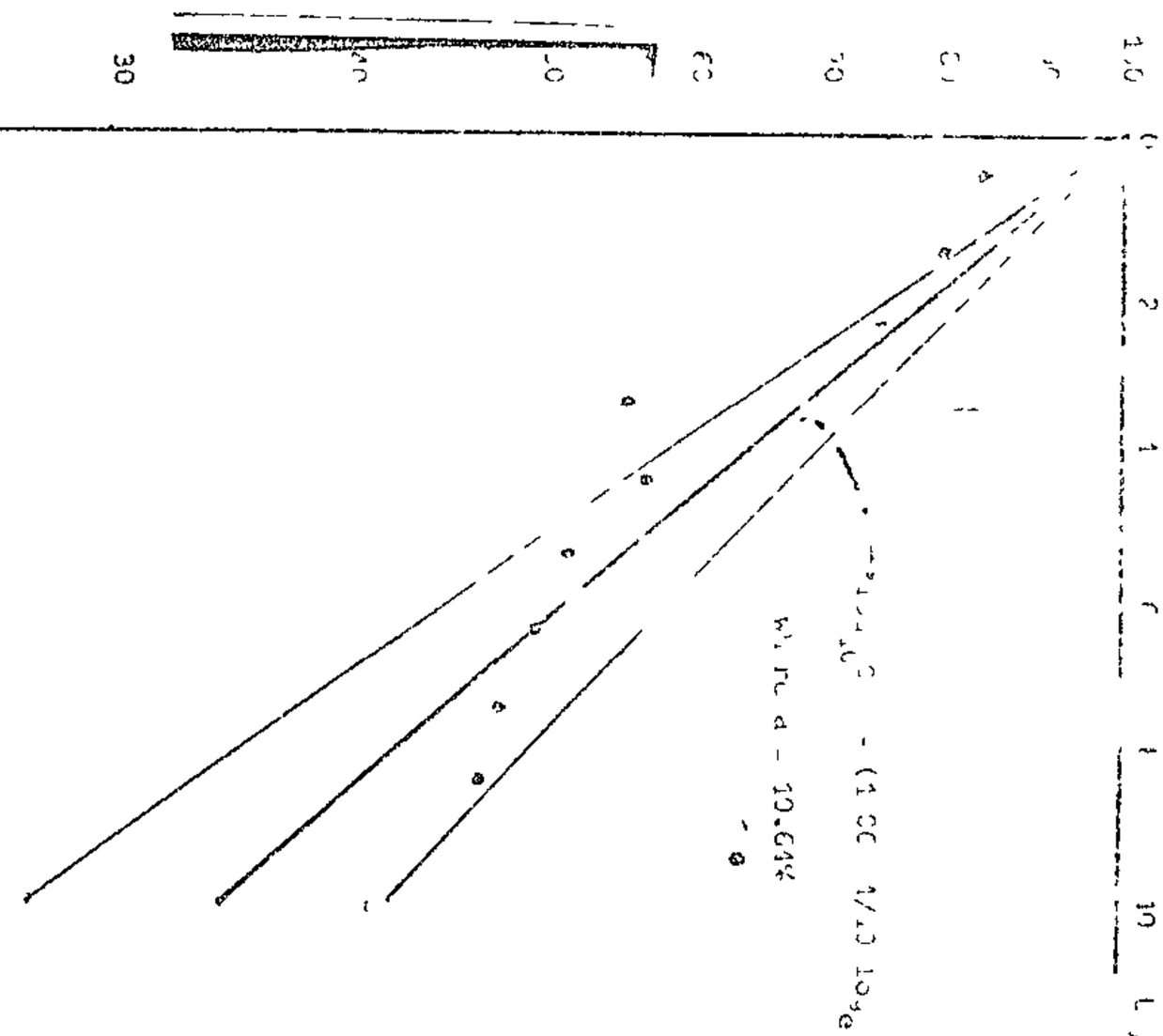
The association welcomes the decentralisation of industry in the Atlantis - Darling - Malmesbury - Saldanha area as a major factor in providing badly needed job opportunities'

However the development of Atlantis should be complementary to the development of the Cape Metropolitan Area

'By keeping an additional 300 000 in the Cape Metropolitan Area not only will the wellbeing and prosperity of the area be boosted but the rate of 'overflow to surrounding areas such as Atlantis will be reduced to more manageable proportions'

FIGURE I

POPULATION BY RACE FOR MILNERTON 1985



Although a very impressive body of facts and figures about alcohol use, misuse and alcoholism have been established over time through the involvement of a wide spectrum of academic disciplines, this enlarged field of knowledge has increased difficulties of conceptualization and communication. One of the major methodological problems concerns the conceptual confusion and vagueness persisting around critical terms such as addiction, alcoholism, addictive drinking. Researchers seem to be talking about different things under the same label and talking about the same thing under different labels.

These conceptual and definitional problems have to a very large extent been responsible for the unsatisfactory level of progress that has taken place since 1920, with regard to establishing certain fundamental and critical laws, models and eventually integrative theories about alcohol problems.

The following examples will suffice:

1. We are not sure that any amount of alcohol will always act as an depressant.
2. We still don't know the whole truth about liver cirrhosis.
3. Our once absolute belief that alcoholism is definitely not hereditary is not so strong anymore.
4. We still have no ultimate answer why certain people become alcoholics and others do not.

I saw it necessary to make this methodological and histori-

cal detour from the formal topic in the event of any delegate being disappointed by the relative inconclusive nature of the existing body of knowledge available in the alcohol

CT 24/4/84

10 000 await homes in Peninsula townships

(~~370~~ 124)

Staff Reporter

A HOUSING crisis is looming in the Peninsula townships of Nyanga, Langa and Guguletu with more than 10 000 people waiting to be accommodated.

The chairman of the Western Cape Administration Board, Brigadier J H van der Westhuizen, confirmed in a statement released yesterday that there were 2 500 families on the official houses waiting list.

The last time the administration board built houses in these areas was in 1972. Since then no houses have been built except in New Crossroads to house families of the Crossroads squatter camp.

Asked how the administration board intended dealing with the situation, he said the board was converting the single quarters hostels in Langa townships into family units.

The single quarters used to house migrant workers from Transkei and Ciskei. Since the hostels are being converted, the migrant workers are being given accommodation by their companies.

He also said that the administration board was planning an extensive housing scheme which would wipe out the waiting list upon completion within three years.

At the end of last month 452 single quarters were converted into 904 family dwellings and a further 398 would still be converted into 796 units, the statement said.

The statement also said that since the Komani case judgment lodgers permits were no longer issued.

In the Komani case last year the Appeal Court set aside the requirement in terms of the Regulation 29(1) that a lodger's permit be obtained before a person is granted permission to live in an urban area.

However, a commissioner at the Langa Commissioner's Court, Mr L van Wyk, ignored the judgment when he found a Nyanga woman, Mrs V Yapi, in the area illegally.

He said the law was not repealed in spite of the Appeal Court decision and the requirement applied as far the Langa Court was concerned.

The sentence against Mrs Yapi was postponed indefinetely.

In the event of any delegate being disappointed by the relative inconclusive nature of the existing body of knowledge available in the alcohol misuse, alcoholic beverages suffering itself, and by a consumption of alcohol will always making great and consistent to cause physical or mental or of physical or social or economic disability"

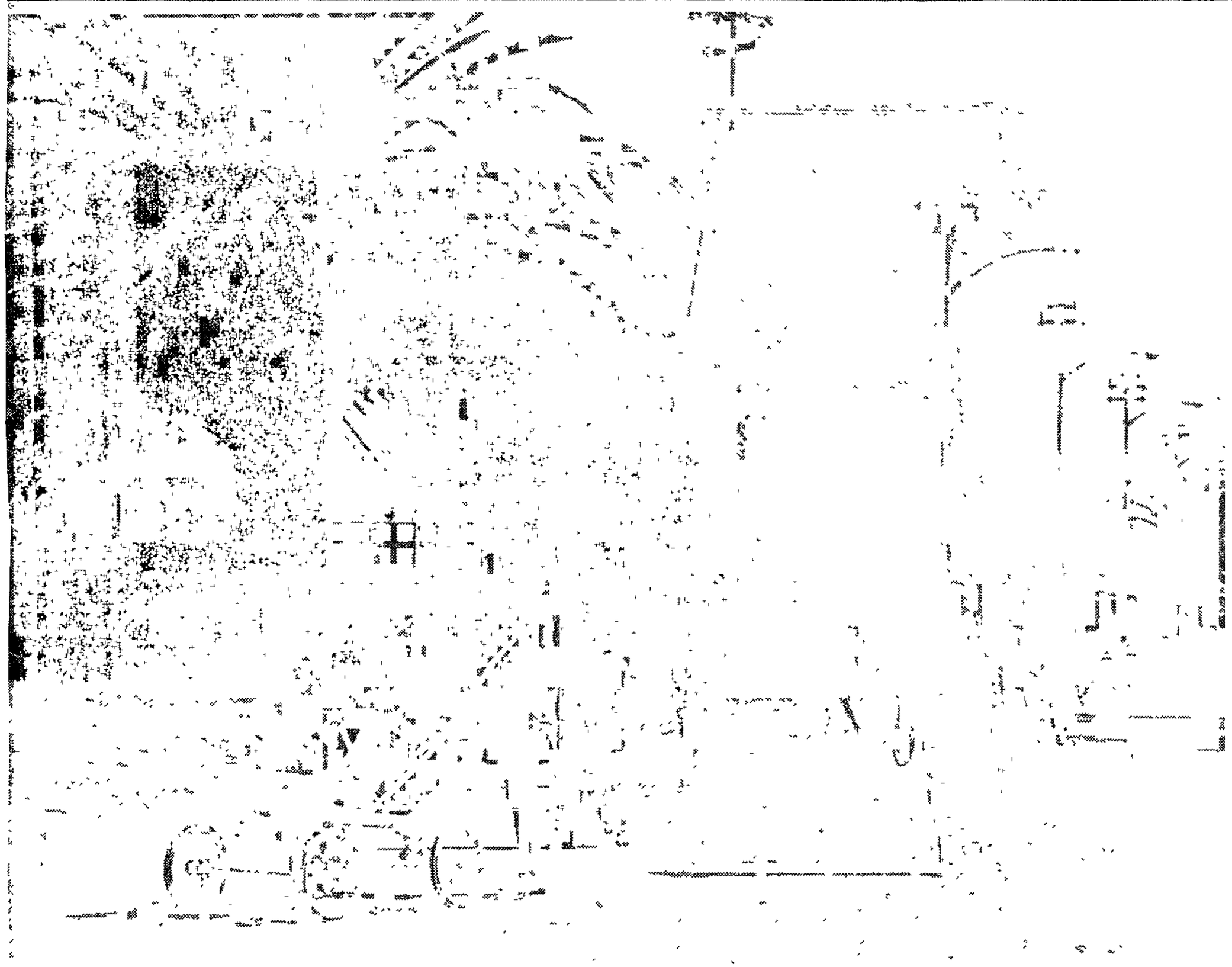
From this rather all-encompassing definition certain key concepts and insights must be accentuated:

1) Alcoholism whether conceptualized as a disease or not,

5/ .....

Bokmakierie, the City Council's oldest

(124) C. Herald 25/4/81



● THEY grow up in the shadow of one of the most beautiful landmarks in the world — the shadow of Table Mountain. But how long do they have to stay in the social shadows?

Very little done to stop the rot...

BOKMAKIERIE is falling to pieces — literally.

The more than 400 sub-economic dwellings — most of them semi-detached — are rapidly beginning to give way to old-age deterioration

And yet, after many promises, the Cape Town City Council has still done nothing about most of the problems in their oldest — and probably worst maintained — township

According to community workers in the area, the lack of diversity of the houses, together with severe overcrowding, give rise to the high crime rate in the area

WATER

Because of old age the roofs and the ceilings of the houses are rotting away, causing water to leak into the houses when it rains.

Gutters and downpipes are broken — and in some cases non-existent — causing puddles to form everywhere

The timber floors have rotted away in many houses In some houses people have fixed their floors themselves, after becoming fed-up with waiting for the City Council to do the repairs

PROMISED

About two years ago, the City Engineer, Mr Jan Brand, promised to make certain improvements to the area

The council would

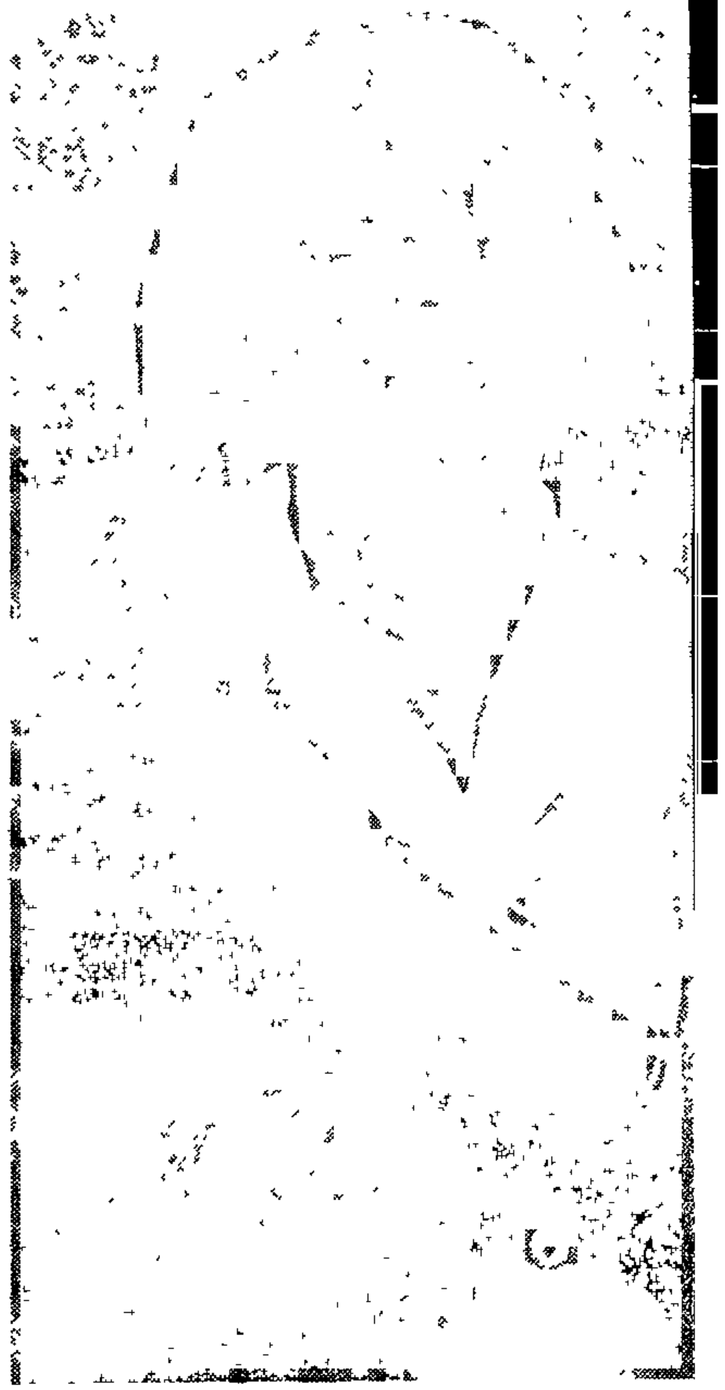
- Replace roofs,
- Repair and replace gutters and downpipes,
- Repair ceilings, steel windows and doors,
- Repair, and if necessary, replace timber floors with concrete floors,
- Repair external plaster surfaces and repaint external areas,
- Replace wire fencing with concrete walls, and
- Completely replace electrical wiring

COST

In most cases this has not been done

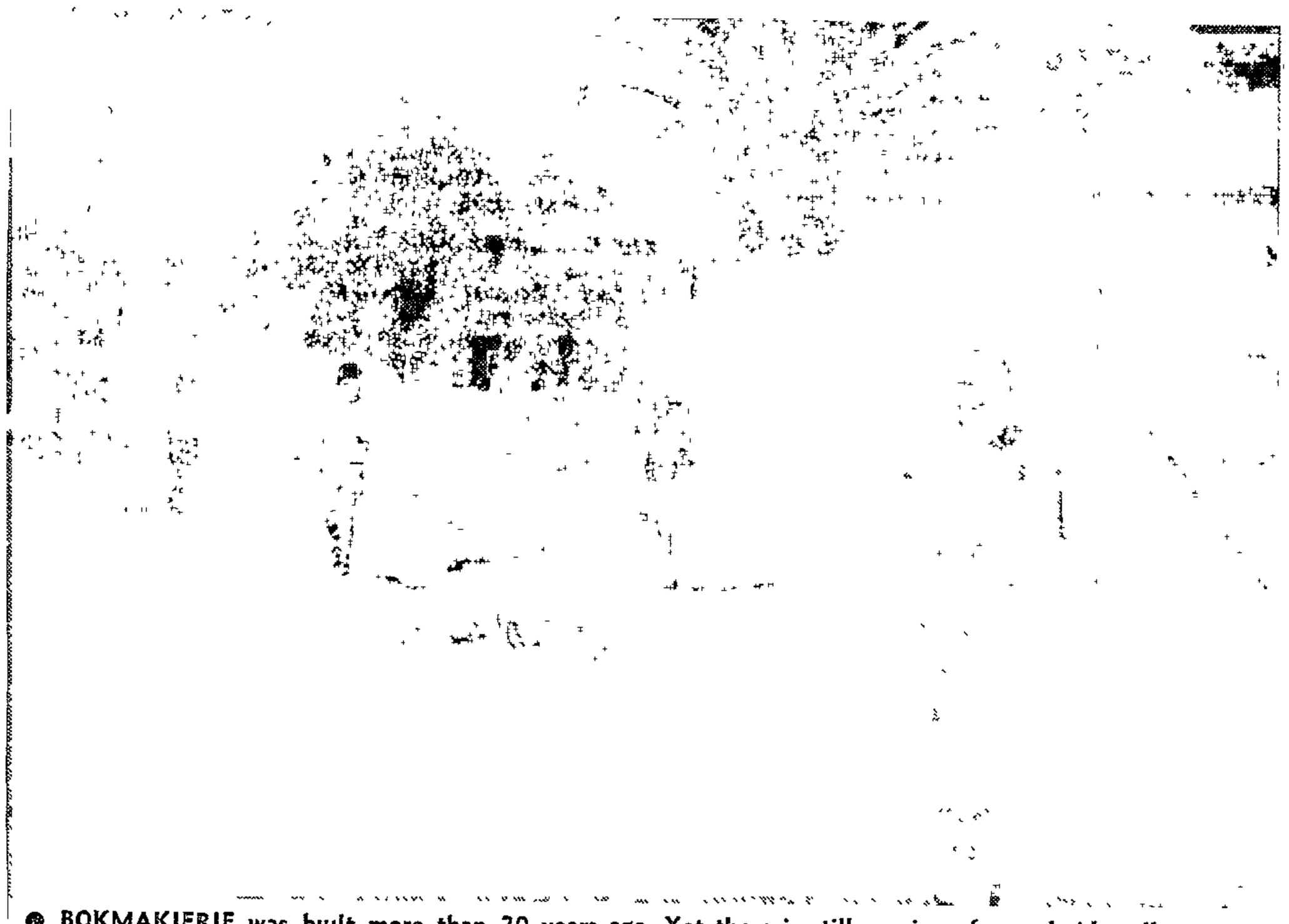
The total cost of the repairs would have been about R1 257 200

The City Engineer, Mr Brand, was not available for comment at the time of going to Press

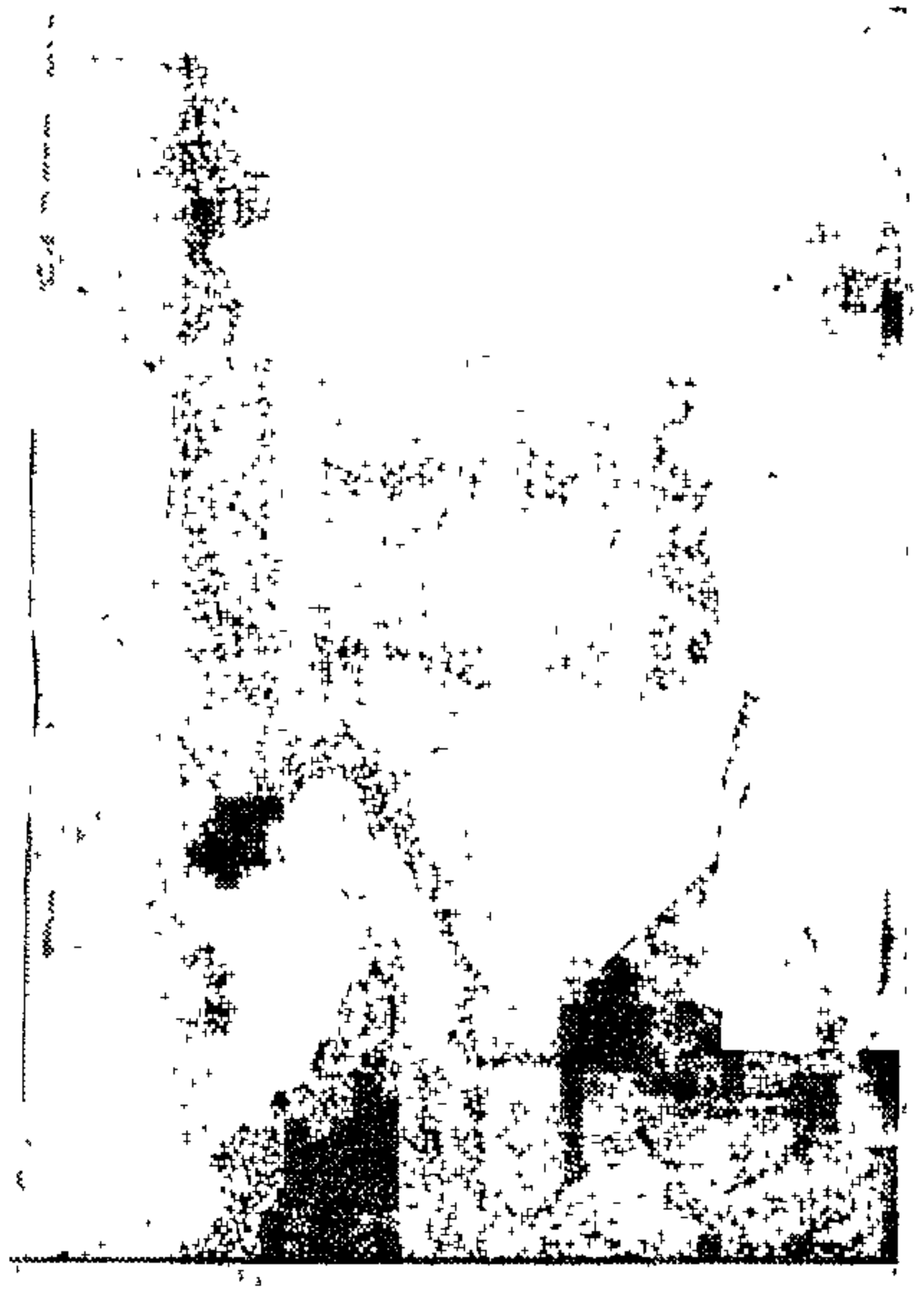


● MRS SOPHIA KAYSER — when it rains in winter she moves out of her bedroom.

(124) C. Herald 25/4/81



● BOKMAKIERIE was built more than 20 years ago. Yet there is still no sign of paved sidewalks.



● MRS FREDA TIFFLOEN and Mrs Josephine Bell, who moved in 51 years ago. She is one of the few people who still remember the good times in Bokmakierie.

Cape Herald
25/4/81
(124)

EVEN the animals show no zest for living in the misery that is Bokmakierie.

C. Herald (124) 25/4/81

Township is literally falling to pieces

C. Herald (124) 25/4/81

Few facilities for 4000 people

EVEN though Bokmakierie is the oldest of the Cape Town City Council's housing schemes — it was built from 1931 to 1935 — there are just as few, if not fewer, facilities for the 4 000 people there than in any of the newer housing schemes

It has been described by community workers as a 'dormitory' type town People live and sleep there, but for the purposes of education, employment and entertainment they have to move out of the area

There is one primary school, a creche and a community health clinic built by the City Health Department

There is one children's playground with a playing field next to it

There is also a small library and a church that is no longer used for conventional religious services, and three shops

SCHOOL

The primary school can take up to 800 pupils, while a great many of the children from the area attend schools in Hazendal or Kew Town

The creche, administered by the City's Health Department, has a waiting list longer than the number of children they care for

There are no high schools in the area

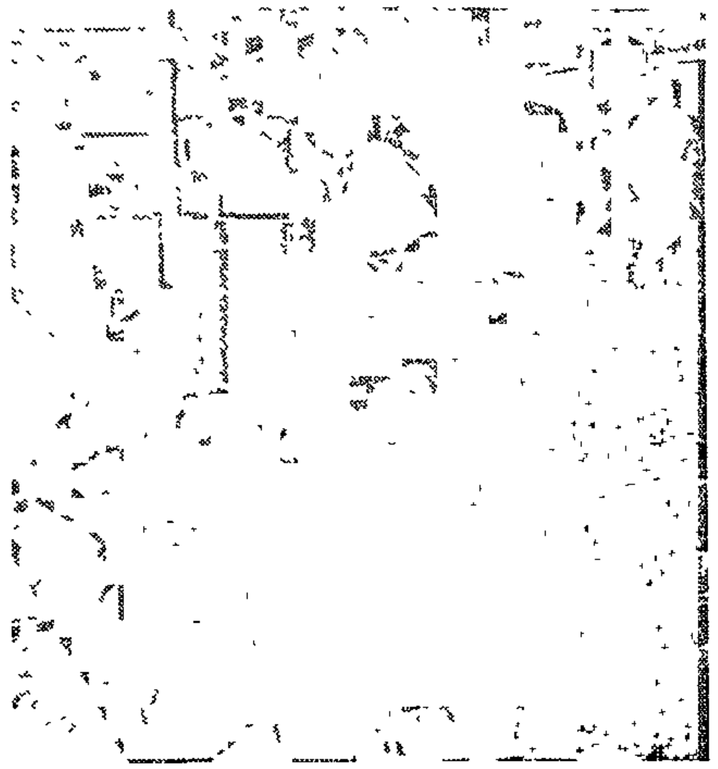
Many of the area's children of schoolgoing age are not enrolled or do not attend school, according to community workers

VACANT LAND

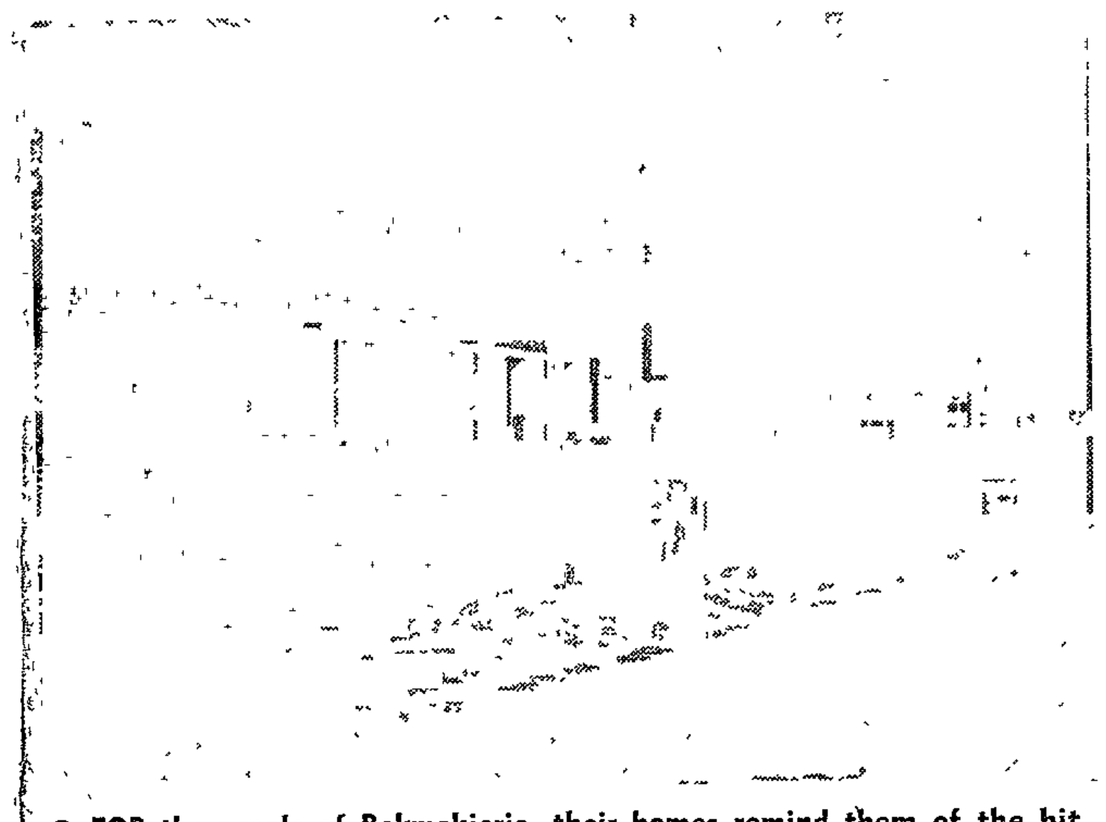
About five soccer clubs and two netball clubs are based in the area and all of them use a vacant piece of land next to the children's park for playing matches

Through over-use the field is in a bad state

Bokmakierie has no community centre



● THIS carriage was once new So was Bokmakierie. Now they both show signs of old age.



● FOR the people of Bokmakierie, their homes remind them of the hit song of many years ago: I Fall To Pieces. Drains, walls, roofs, ceilings, fences, roads — it all adds up to a pretty desolate picture.

Council 'looking for solutions'

THE age and low cost of the Bokmakierie housing scheme presents problems from the Council's point of view when improvements are demanded, says the chairman of the Housing Committee, Mrs Eulalie Stott

She freely admits that the township is not maintained 'the way we would like it to be'

Bringing Bokmakierie up to 'acceptable' standards would cost the Council money, but in the end that cost would have to be recovered — and the tenant would be lumbered with additional costs

'If the houses were refurbished, the cost would put rents up too high,' she said

'The houses there were originally built at very low cost for very poor families'

As with all other Council housing, tenants pay a small percentage of their rents towards a maintenance fund, but with the building costs of the houses being so low the maintenance contributions were low too — as little as R6 a year

'Over the years this maintenance contribution has proved to be inadequate'

'If we were to upgrade Bokmakierie the result would be huge increases in rent — perhaps double what they are at present Tenants would not be prepared to pay this

'So we are left with a dilemma — we can neither do adequate maintenance, nor can we refurbish the houses AND please everybody We are aware of the shortcomings in Bokmakierie and other Council areas, and we are still trying to find solutions

Memories of the good times...

MRS JOSEPHINE BELL, 78, possibly the person who has lived in Bokmakierie longer than anyone else — a full 51 years — has memories of the good times in Bokmakierie.

She moved into Bokmakierie when the rent was still six shillings and the electricity bills still came to ninepence a month

'Everything was still nice in those days Every night at 11 o'clock the lights would go out — and come on only the next morning.

'Now we only have problems The house is falling to pieces, but when one complains, nobody takes any notice

DON'T WORRY

'Now we don't worry any more,' she said

Mrs Bell said her roof was leaking and the toilet system was also out of order

Mrs Sophia Kayser has similar problems Both her kitchen and bedroom ceilings are deteriorating and she has to sometimes move out of her room when it rains in winter.

'The City Council is supposed to keep our houses in a good condition, but we find we have to do it ourselves,' she said.

WORN OUT

Mrs Cynthia Vermaak has had to live with worn out electrical wiring for more than four years.

Every time they try to switch on the kitchen light, it sparks off flames

'We have had to put tape around the switch so that the children cannot play with it when there are no adults around

'If children were to tamper with it, the whole house might burn down,' she said.

Like most of the other residents, she also has a leaking roof and rotting timber floors

Athlone bombshell: 60 days to sell up

C. Herald 25/4/81

(124)

NEARLY 150 families in central Athlone have been given 60 days to sell their houses to the Department of Community Development. The land is needed for redevelopment plans for the area.

Notices of expropriation were delivered on Easter Saturday, April 18, prompting one resident to label them 'rotten Easter eggs'

Residents in the area have indicated that they are going to fight the move, and the Gleemoor Civic Association is organising a mass meeting at the Athlone Civic Centre for May 5

'This thing came out of the blue,' said one resident

'People claiming to be estate agents acting on behalf of the government recently came around looking at the buildings but we didn't attach much importance to them Now we know what it was all about'

NOTICE

account when compensation is determined?

Many homeowners are worried firstly about having to move out and secondly about what compensation they will receive

According to the Expropriation Act, the landowner has to claim compensation within 60 days of being notified failing which the Community Development Board may make an offer to him

If he hasn't replied to that offer within 30 days the Board may apply to an appropriate court' to determine the compensation

VALUE

This will be made up of

- 'Open market value',
- An amount to make good financial loss.
- An additional 10 percent of the final approved amount

The Act emphasises that NO allowance will be made if the property has been taken without the owner's consent

Parsons and Shils (1962 1951 ...

Pluralism and Nationalist Politics in British Guiana Chicago Rand McNally

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S. Times, 26/4/81

108 'no-home people' share classroom

(124)

By MIKE VAN NIEKERK

MORE than a hundred desperate women and children are living in a classroom in Cape Town's Langa township while they wait for an answer to a letter adressed to the Minister of Co-operation and Development, Dr Piet Koornhof

Most of them are legally in the Western Cape but they now have nowhere to go after being evicted last month from Langa hostels — known as 'barracks' — where they lived with their husbands

While the 108 women and children are living at St Francis cultural centre, 66 men are staying at St Cyprian's Church

"We went to the church because they are the only ones who help us" said Mrs Miriam Ntloya

Compassion

And out of compassion Father Matthew Gormley the priest in charge of the St Francis cultural centre, allowed them to move into the only space he had — a small classroom the size of a big lounge

"But it is an impossible situation" said Father Matthew "We all know they cannot stay there for much longer

"They are having meetings every night to find ways of overcoming their situation and they are still waiting for a reply to their letter to the Minister of Co-operation and Development

Nearly two weeks ago the women sent a letter to Dr Piet Koornhof, requesting an urgent meeting to discuss their plight

"Starvation awaits us in Transkei. We can't go there"

The letter, written in Xhosa, began "We are the people who were chased and thrown out of the Main Barracks in Langa"

After criticising the Administration Board of the Western Cape, it ends

"We are still staying at the St Francis Church and do not know where to go We need and want to see you before Thursday"

In March over 600 people were evicted from the barracks to make way for private companies who wanted to renovate them to house their migrant workers

Most of those evicted had come from areas around Killarney and Hout Bay where they were working in the fishing industry

They had been given the assurance that if they moved from their shacks in the bushes they would be housed in the barracks until suitable accommodation could be found

Mrs Ntloya echoed most poignantly the sentiments of the classroom women

"They say we must go back to the Transkei but we cannot There is nothing for us there but starvation

"There is no work, we are far from our husbands and there are no proper medical facilities for our children

"I want to stay here because if my children get sick in Transkei they will just die

"If you take your child to a hospital in the Transkei they put them four to a bed and when they die you get them back in a cardboard box That is not human"

27th November 1980

Director
PROFESSOR JOHN SIMPSON

Mrs M Thesen
Commerce Faculty Officer
201 Leslie Commerce Building
UCT Upper Campus

Dear Mrs Thesen,

EXTERNAL EXAMINERS : MBA XVI 1980/81, PART-TIME, MODULE III

Please include the following for consideration an
as External Examiners, in the next Dean's Circul

Name: Cours

Professor C W I Pistorius Corporate
Graduate School of Business

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UNIVERSITY OF CAPE TOWN

TELEPHONE 4 650 73 TELEGRAMS GRADUUS CAPE TOWN PRIVATE BAG RONDEBOSCH 7700 CAPE

In terms of the notices, the Department may take over the properties within 60 days of the date of the notice.

The latest action by the Department comes after the area bounded by Birdwood Street, Arden Avenue, Lousvale Road and a line running roughly parallel to Carrington Avenue between Lousvale and Birdwood was declared frozen about two months ago.

Further back (about 10 years ago) a smaller section stretching from Arden Avenue was frozen, apparently because of plans to redevelop Athlone's business district.

INCLUDED

Now a substantially bigger portion of Athlone has been included in the expropriation area.

Among the houses affected are many wood-and-iron buildings obviously in need of repair or replacement, but most of the houses are solid brick buildings and a few have been completed as recently as this year.

One or two are, in fact still under construction.

A family who moved into a new house there last December commented, "If they knew they were going to do this why did they allow our building plans to be passed?"

And another who was busy building a house is now faced with a dilemma: Should he complete the house, knowing that in terms of the Act improvements made after the date of notification will NOT be taken into

124

C. Herald 25/4/81.

DD 27/4/81

Wet weekend without a home

(124)

MDANTSANE — A family of nine spent the weekend in intermittent showers outside the Zone 9 superintendent's office here.

Mr and Mrs S. Mzakwa and their seven children — aged between 24 years and 22 months — said they went to the superintendent's office on Friday morning, hoping to get a house they had been promised last June.

Mrs Nosithile Mzakwa said the manager of Mdantsane, Mr I Balk, had given her a letter to take to the superintendent's office last June, giving specific instructions that she be housed.

"Twice I was given numbers of houses I could occupy, but each time I found there were occupants When I returned to the superintendent's office I was assured I would get a house soon," she said.

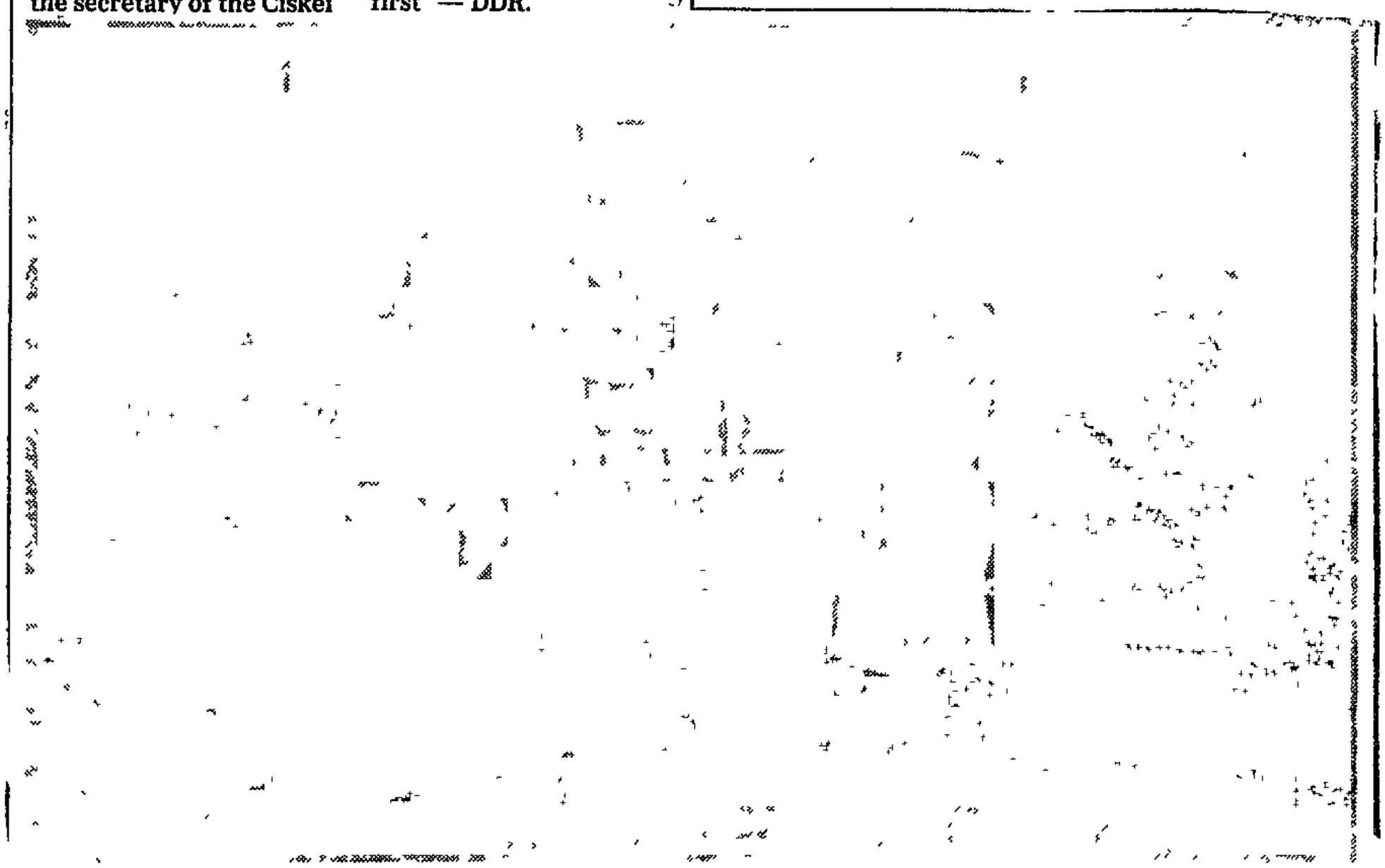
Her efforts to get a house for her family started in 1978 and she received the letter from Mr Balk after she had made representations to the secretary of the Ciskei Central Intelligence Services, Brig Charles Sebe, who had taken the matter up with Mr Balk

Meanwhile, the family lodged in a house in Zone 9, and when they had to leave the place on Friday they took all their belongings to the rent office.

Said Mrs Mzakwa "We waited here for something to happen the whole day and at the end of it we were left here"

Mrs Mzakwa then made representations to Councillor B Mayoyo who had contacted the chairman of the council, Mr M. Z. Lubisi. Mr Lubisi had asked a Councillor Rocolo to try to get a key to open the superintendent's office garage to accommodate the family on Saturday night, but Mr Rocolo could not get the key and they spent another night outside.

Last night Mr Balk said he was unable to comment at this stage as he did not have all the necessary information. He said his office dealt with thousands of cases and he would have to consult with the superintendent concerned first — DDR.



The Mzakwa family sit outside during a light drizzle at the weekend.

This second perspective focuses rather on the sectors of a society the cultural, social, political, and economic[6] David Lockwood has assigned terms to these two levels of analysis The terms he uses are *social integration* and *system integration*

Whereas the problem of social integration focuses attention upon the orderly or conflictful relationships between *actors*, the problem of system integration focuses on the orderly or conflictful relationship between the *parts* of a social system (Lockwood 1964 245)[7]

Social integration can be seen as referring to consensus among these actors, whereas system integration refers to the functional interdependence between the sectors of a society (Cohen 1968 170f)

In a plural society, little social integration is to be expected The different plural groups each form areas of social integration within themselves The existence of consensus (and especially value-consensus) at the societal level becomes highly problematic In a developing plural society, on the other hand, system integration is imperative for the maintenance of social order It is important, thus, to inquire into the goals which are set and pursued in the four sectors of a plural society It is also important to ascertain who sets these collective goals and whether these goals clash with one another (producing system integration problems)

For these reasons, the concept of power is introduced In fact, system

There are other concerns shared by pluralists for which a new pluralist perspective must account In particular, attention needs to be paid to the nature of the plural units in a plural society

Homeless family finds shelter with friends

DD 28/4/81

(124)

MDANTSANE — The Mzakwa family, which spent the weekend at the Zone Nine superintendent's office here, were accommodated by friends last night while members of the township's housing committee worked on ways to provide housing for them

The family's belongings were locked up in the superintendent's office garage

The manager of Mdantsane, Mr I Balk, would only say that the matter was being dealt with by the housing committee

Earlier he had said that housing matters were dealt with by the township council's housing committee and the officials handled only the documents but the final decision on who was accommodated and where, depended on accommodation being made available at the discretion of the committee

The family went to the superintendent's office on Friday morning after the family with whom they had lodged gave them notice to leave

Efforts to contact the secretary of the Ciskei Central Intelligence Services, Brigadier Charles Sebe who, Mrs Nosithile Mzakwa said, had contacted Mr Balk about her problem last year, were unsuccessful yesterday — DDR

UNIVERSITY OF CAPE TOWN

1980 REPORT

OF THE BOARD OF THE FACULTY OF COMMERCE

TO THE UNIVERSITY SENATE

Athlone Feature

'WE WON'T GO'

C. Herald 2/5/81 —Athlone home owners

124

By Anthony Doman

WITH the mass removals from Distr ict Six still fresh in their minds, about 150 Athlone families are facing a removal threat of their own.

A large area of central Athlone, between Aden and Boyd Avenues, has been declared frozen by the Department of Community Development because it is needed for redevelopment plans for the business district

But the residents have dug in their heels Many grew up in the area, some having spent over 60 years there, and a few others have moved in or built houses there recently — and they're not prepared to give up their homes

Official notification of the freezing came in October last year

Many home owners received letters from the Department informing them that the shopping area of Athlone has not grown in such a way that would best serve the community '

The letter goes on to say 'With a view to furthering slum clearance and urban renewal, no further development by individual landowners will be allowed for a period of 10 years '

Then two weeks ago the bombshell came Home owners were given 60 days in which to submit claims for compensation because the Department would be expropriating their properties

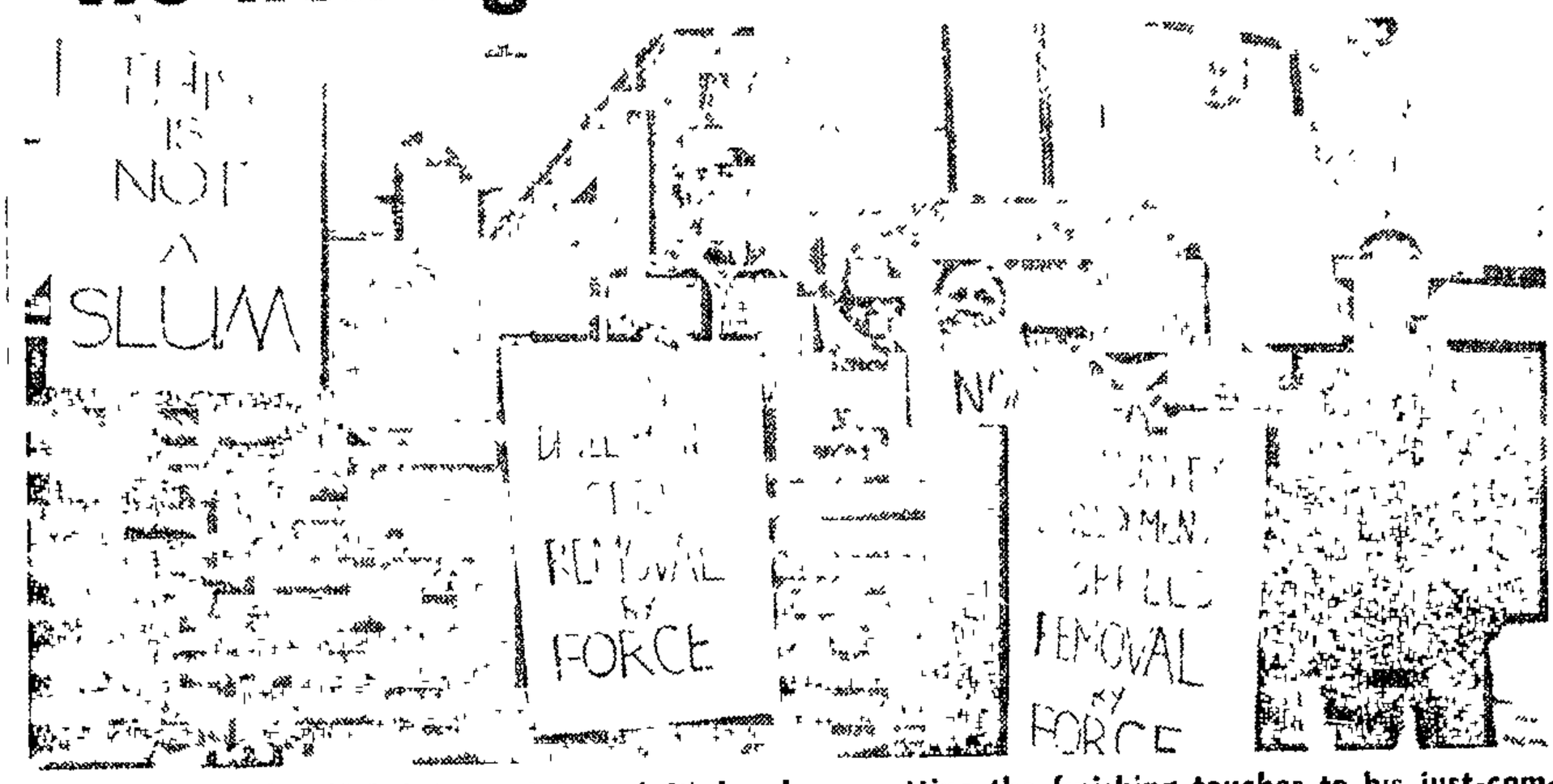
Residents were stung into open opposition

The central area of Athlone had for years been allowed to sprawl without any logical planning, resulting in a woefully inadequate central business district

'Why punish us for their bad planning and lack of foresight?' one homeowner asked

In any event, plans are afoot to mount a campaign against the move, and a public meeting has been organised for the Athlone Civic Centre on May 5

'We won't get out'—Athlone owners



● MR PAT GORRIDON (second from left) has been putting the finishing touches to his just-completed double-storey house — which now has to be sold to the Department of Community Development. Flanking him are his parents, and second from the right is Mr Theodore Loff, a neighbour, whose home is also threatened.

Removal threat: Meeting planned

C Herald 2/5/81 (124)

RESIDENTS in central Athlone have begun mobilising support for their campaign against the threatened mass removal of 150 families because of business area redevelopment

Landowners were given 60 days to sell their properties to the Department of Community Development The orders were contained in a letter from the Department dated April 15

Earlier certain of the residents had been informed by letter that the area had been frozen for 'development purposes' affecting not only the existing business area but also an area to the south — at present occupied by about 150 families some of whom have been there for generations

Homeowners concerned at the threat to their properties are meeting regularly to discuss action and posters have begun appearing on walls and lamp-posts in the area In addition the Gleemoor Civic Association has planned a mass meeting for the Athlone Civic Centre on May 5

EXPECTED

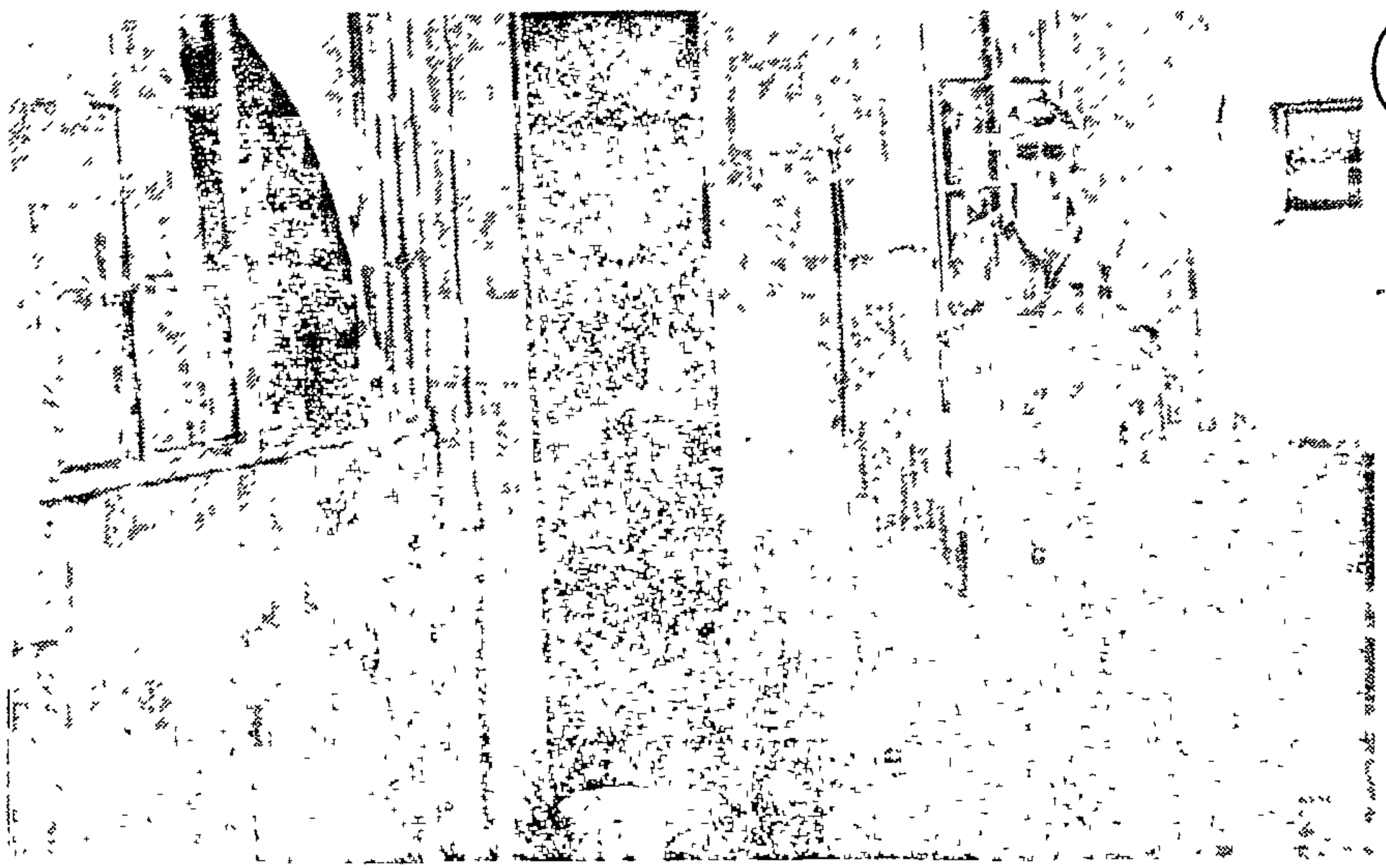
It is generally agreed that Athlone's sprawling central business district badly needs redevelopment but nobody expected it would be so extensive

Clarifying his organisation's stand on the matter Mr Brian MacLeod, the director of the Cape Town Chamber of Commerce, said they had pushed for redevelopment but had never intended to 'uproot people from their homes'

We are extremely sensitive to the interests, not only of the business community, but of the community at large, and we wouldn't be party to mass removals'

'PUT THEM IN STREET' — OFFICIAL

C. Herald 2/5/81 (124) (124) ~~263~~



● MR ABDULLAH MOOKERY outside one of the dwellings the Cape Town City Council has ordered him to demolish.

A WELCOME ESTATE shopkeeper has been ordered to demolish two dwellings in his backyard and to 'pitch the occupants out on the street'.

But I will not How can the Council expect me to be so heartless' asked Mr Abdul Mookerey of 77 Third Street in Welcome Estate

His problems started on Wednesday, April 22, when inspectors of the Squatter Control Department of the Cape Town City Council delivered a notice to him

It stated that the 27-year-old structures were unauthorised because of a change of occupancy In terms of the Prevention of Illegal Squatting Act Mr Mookery was ordered to demolish the wood and iron dwellings before May 6

An official at the Squatter Control Department — who asked not to be named because he was not allowed to talk to the Press — said two of three families living in the two shacks were ordered to leave because they had occupied the dwellings only from March 1980

Because of the change of occupancy on that date the law had to be enforced, he said

Mr Mookery, however denies that the families had moved in at that time

'They have been living here for almost eight years,' he said

One of the occupants threatened with eviction, Mrs Yvonne Philander also denied she had moved in during March 1980

ALL WRONG

'I have been living here for almost eight years The council has got it all wrong The people who were living with me moved out in March 1980,' she said

The official also said Mr Mookery had charged the families R25 rent a month Mr Mookery and Mrs Philander denied this

Mr Mookery added 'When I asked the inspectors where the evicted people should go, they told me that they could sleep in the street

CALLOUS

How can people be so callous' The inspectors seemed to have no feeling no sympathy

I have seen people being hard but not like those inspectors I have always read about these things but could not fully appreciate what it was like Now I do'

p Cuts Prices
eeps them low!

Pay for your own repairs

C Herald
2/5/81

~~263~~ 124

— Council tenants told

ALL 'new' tenants of Cape Town City Council flats and houses are going to have to pay for all internal repairs to their homes, in spite of their protests.

This affects all people moving into a council house for the first time, as well as those who transfer from one council house to another

It was announced in the council's brand new newsletter Housing News, distributed to all council tennants with their monthly rent accounts

The new lease will come into effect from May 1, but the council would still be responsible for external repairs Existing City Council tenants would not be affected by the new lease

More than 33 000 families — including 22 000 on the waiting list and 11 000 awaiting transfer to bigger houses — will be affected

In terms of the new lease agreement, the tenants would have to pay for all interior painting and decorating, plumbing and leaking taps, wastepipes, cracked cisterns, light bulbs and fuses, damaged and broken doors and windows

There will be a council repair service for essential work for tenants Payment will be in advance and all materials will be at the owners' cost Where materials are available from the council, they will be sold to the tenant at cost price

The council was recently forced to drop the repair lease for 'old' tenants after angry community reaction to the lease

NOT ENOUGH

Council claimed they could not afford to repair the houses because there were not enough funds available Residents pay two-and-a-half percent of their rents towards maintenance

At a meeting called to discuss this problem, a delegation from the Bokmakierie, Bridgetown, Silvertown and Kew Town (BBSK) Residents' Association told the Council's Housing Committee that the new lease would be an added burden for the already hardpressed tenants.

Residents at a BBSK meeting heard that although the lease would not apply to old tenants, the 'struggle for maintenance' was not yet over.

In a statement, the Kensington and Factreton Ratepayers and Tenants' Association said families on the waiting list and those being transferred should not be victimised

Argus 5/5/81 (263) (124)

Call for new housing strategy

MRS EULALIE STOTT, chairman of the City Council's housing committee, has called for an urgent review into the plight of hundreds of low-income people who are battling to rent 'reasonably priced' homes or flats

Her call follows a recent plea by the PFP's chief spokesman on housing, Mr Colin Eglin, for an investigation into the growing accommodation crisis in cities and immediate action to initiate a new housing strategy

Mrs Stott said today that the dropping of rent control and the introduction of Sectional Title was forcing the prices of homes and flats outside the reach of lower-income people

She said she was not calling for the reintroduction of the 'old' rent control, but rather a new well-administered rent control which would still allow for a reasonable return for landlords

Mrs Stott said however, that the housing crisis of low income homes for whites was nowhere near the critical crisis which coloured people have been subjected to for the past 20 years

She said if things were not checked and corrected the situation might get much worse

esday, May 6, 1981 ★

City housing crisis looming

CT 6/5/81 (124)

Chief Reporter

RENTALS in some blocks of flats in Cape Town that have come off rent control are said to have rocketed by as much as 70 percent, and authorities on housing sounded a warning yesterday that the rental and accommodation problem in the Peninsula could reach "crisis proportions" within a year

Mr Colin Eglin, MP for Sea Point and the official Opposition's spokesman on housing matters, said the government, with the private sector, should lose no time in taking "concerted and urgent action" to forestall such a crisis

Rent control

"The twin problems of 'availability' and 'affordability' are affecting not only pensioners and less affluent tenants, some of whom are still assisted by rent control, but also many other tenants in the middle income group whose incomes are simply not keeping pace with rising rentals," he said

Mr Eglin said rentals in some uncontrolled blocks had gone up as much as 50 percent in the past year, and that rentals in some blocks that had come off rent control had gone up as much as 70 percent

Mr Sam Gross, a former MPC for Green Point and a legal authority on rent control, associated himself with Mr Eglin's warning and said there had been an "outcry" by tenants of certain blocks of flats in the Main Road, Green Point, and in Mowille Point who had been notified that their rentals were being raised by 60 percent and more

Mr Eglin, who last year personally conducted weekly rent-control advice clinics in his constituency, and who flew to Pretoria in December to discuss uncertainties about sectional-title legislation, said yesterday that there appeared to be "a measure of exploitation" of the present unstable situation

"But the problem goes deeper and wider than the action of a limited number of landlords It will not be solved if the government simply passes on its responsibility to a few property owners to carry

Sharp rise

"The reasons for the current sharp rise in rentals are both of a short-term cyclical and a long-term structural nature

"It is clear that some of the rentals which had been set for rent controlled flats were too low in relation to those which could be obtained on the open market

"In addition to this, very few tenants in rent-controlled flats have leases in which the rentals are fixed, with the result that when rent control is lifted there are few if any ongoing leases and all tenants face the prospect of signing new leases at higher rentals or face the alternative 'notice to vacate'

"Another reason has been the surge towards sectional title units, especially during 1980 when the country was awash with low interest money This reduced the number of units available for letting and created an imbalance between supply and demand

"A third reason has been the higher costs of financing and servicing buildings Mortgage bond interest rates have gone up, maintenance costs have gone up, and municipal rates on flats have gone up no less than 27 percent this year "

But, said Mr Eglin, the most worrying reason of all was the dramatic rise in the cost of providing new flats in the built-up areas of South African cities This was a serious and worrying situation which called for an urgent, top-level investigation in which all interested parties must be properly represented.

Proposals

He added that he had put forward certain proposals for immediate action by the government, including

- Provision of incentives by way of tax or depreciation allowances, or government loans, to encourage the private sector to build more flats and accommodation for people in the lower and middle income groups,
- payment of direct rental subsidies to the aged and the less affluent, so that no one would have to live in fear of eviction or of not having a roof over his head,
- availability of low-interest loans to enable people in the lower and middle income groups to buy their own flats or own their own houses,
- and allowing home and flat owners a tax reduction in respect of interest paid on mortgage bonds up to a certain level.

CT 6/5/81 (124)

60-year lease for blacks

JOHANNESBURG — The government had approved a 60-year leasehold system for blacks in the Western Cape, SABC Radio news reported yesterday

The regional director of the Urban Foundation in the Western Cape, Mr Colin Appleton, said the government had approved the foundation's "Ulunty" housing scheme, where blacks can lease land from the foundation for 30 years, with the option of a further period of 30 years The land had been made available by the Western Cape Administration Board Mr Appleton said the Ulunty Company was financed by the private sector

Mr Appleton said the centre in Guguletu, which cost R600 000 to build, had been completed and would be opened by the chairman of the Anglo American Corporation, Mr Harry Oppenheimer, on May 28 — Sapa

CT 6/5/81

Outcry against expropriation

(124)

Staff Reporter

RESIDENTS from several Cape Flats communities last night attacked the proposed expropriation of properties in Athlone to make way for an extended central business district

At a meeting in the Athlone Civic Centre attended by about 800 people, speakers condemned the proposed removal by the Department of Community Development of 150 families from their homes and called for action to resist the "legal theft of our homes and properties"

In terms of the department's plan, Boyd Avenue in Athlone will be extended up to Birdwood Street bordering the railway line and homes in the surrounding areas will be demolished to make way for a major supermarket and parking complex.

About 150 residents were served with expropriation notices on April 15 and told to sell their properties to the Community Development Board within 60 days.

The chairman of the Gleemoor Civic Association, Mr W Hammond, said black people were "not secure anywhere because we have not got full citizenship rights in our own country"

"We have tried to provide homes for our families here so that they may live securely. Now this is being taken away from us It is the law, but it is not right," he said to loud applause

Three owner-builders living in the area told the meeting that they now faced expropriatrion of their properties and part-built homes after receiving repeated assurances from the City Council that it was " safe" to build in the area

● The secretary of the Western Cape Traders' Association, Mr Kassiem Allie, was refused permission to address the meeting

Argus 6/5/81 (HA 124 Q48)

Athlone crowd ejects 'informer'

ANGRY Athlone residents last night ejected from their meeting a man they believed to be an informer

They searched his briefcase and found a detailed report on the meeting and on the people present

The meeting, at Athlone Civic Centre, was called by the Gleemoor Cape Flats Association to protest about the rezoning of the area from residential to business. It was attended by about 500 people

About 15 minutes before the meeting ended it jolted to a halt when one of the residents told the crowd that the man who was 'sympathetically' addressing them was an informer

Tempers flared and several people were stopped from assaulting the man

After his briefcase had been searched, he was escorted from the meeting

The man, who refused to give his name, then walked outside the centre grounds and joined policemen and a man in plain clothes in a car parked next to a police van.

At the end of the meeting he again entered the building with four policemen and the plain clothes man.

He pointed out several people, left and again got into the car, which drove off only after everybody had left the civic-centre grounds

Before the meeting was interrupted it was resolved that the residents should demand that the rezoning should be withdrawn 'immediately and unconditionally.'

It was also demanded that the expropriation orders should be withdrawn

The residents, in their resolution, also rejected the Department of Community Development, the Group Areas Act and the State

The meeting refused to allow the chairman of the Western Cape Traders' Association, Mr Dawood Khan, to address it because of his association's 'vested interest' in the rezoning.

New deal for black housing

Argus 6/5/81

(124) 27

THE approval of a 60-year lease agreement for blacks in the Western Cape would create a limited housing market among blacks here for the first time, the regional director of the Urban Foundation, Mr Colin Appleton, said today.

Mr Appleton said formal approval had been granted to register a utility company to develop housing for blacks in the Western Cape

The company, known as Uluntu, will have 15 directors — eight from the local black community.

The company has an initial capital injection of R7,5-million provided by the private sector It is hoped to register the company within the next six weeks.

EMPOWERED

The Government has empowered the local community council and the Western Cape Administration Board to enter into 30-year leasehold agreements with the utility company, renewable for a further 30 years.

Uluntu will develop, subdivide, put in services and then sub-let individual erven to tenants.

An individual tenant will be able to sell the sub-lease which will create a limited housing market among blacks in the Western Cape for the first time—and an opportunity of accumulating capital.

Mr Appleton said tenants would have the option of erecting houses in a variety of ways:

- Self-help option.
- A contractable option.
- A combination of the two

He said the company itself would consider the possibility of building spec houses for sub-letting

A home improvement centre in Guguletu has been provided at a cost of R600 000 and Uluntu will have offices there.

Complaints at 100 pc rent rises

Argus 7/5/81 (124)

Property Editor

MORE than 50 complaints from flat tenants about abnormal rent increases have been received by the regional office of the Department of Community Development and Auxiliary Services From June 1, some rents will rise by 100 percent.

The Regional Director, Mr J W A E Walters, said today that his department had received from 50 to 60 complaints about rent increases 'The situation is very serious and our Rent Board is investigating them,' he added

Several blocks of flats were involved. 'The complaints generally did not claim that the proposed rent increases were unreasonable but objected to the increases being put on at one shot'

MINISTER

These complaints, he said, would be forwarded to the Minister, Mr Pen Kotze, who arrived in Cape Town yesterday.

Mr Kotze would not comment on possible action about the complaints when approached today

Mr Kotze recently imposed rent control on two blocks of flats in Pretoria and Johannesburg after complaints about rent increases had been received from tenants His move was at that time supported by the South African Property Owners Association even though it deplored the imposition of rent control

One tenant told me today that in his block of flats on Beach Road, Sea Point, some rents had risen by 100 percent A single bedroom flat with lounge and facilities was going to cost the tenant, a widow, R340 a month from June 1 instead of R170

CONFIRMED

The agent for the flats confirmed the increase but pointed out that they applied only to several flats owned by a trust company which had given instructions for the increases.

The flats had been decontrolled in 1979 and the permissible 10 percent rent increases had been imposed in that year and last year There is no restriction on rent increases after the first two years from decontrol.

CT 7/5/82 (124)

Displacement of people in Athlone 'not meant'

THE director of the Cape Chamber of Commerce, Mr Brian MacLeod, said yesterday the chamber "did not intend the displacement of anyone living in Athlone" when it submitted proposals for the redevelopment of the area's central business district about six years ago

The chamber was one of several organizations attacked at a protest meeting attended by about 800 residents in the Athlone Civic Centre on Tuesday night The organizations were accused of "acting against the interests of the people"

The Department of Community Development, acting on proposals for a renewed and extended business area in Athlone, recently served expropriation notices on 150 families living in the vicinity of Capuchin Street Their homes will be demolished to make way for a major supermarket and parking complex

Mr MacLeod said yesterday that the chamber had recommended road-widening and an off-street parking complex in terms of an original plan, which, he said, did not require the removal of any residents in the area

"We never intended the displacement of people or the expropriation of any property We were only concerned with the revitalization of a depressed business area," he said

The chairman of the Athlone Business and Professional Association, Mr Snabier Seria, said he considered it "inopportune' to respond the residents' accusations The association has been accused of "collaborating in the legal theft of our land and properties '

Mr Seria said the association would meet shortly to discuss the issue and reply to its critics

● An Athlone family affected by the expropriation of properties for the extension of the area's business district has written to the Minister of Community Development, Mr S F Kotze, offering alternative proposals to avoid the displacement of residents

Interdict

Mrs A Allie, of Capuchin Street, said her family would also consider applying for a Supreme Court interdict to prevent the Department of Community Development taking over their property

The department recently told the 150 property owners affected to submit valuations of their properties to the Community Development Board within 60 days and said they would be allowed to remain in their homes as tenants of the department until the buildings were demolished

● Residents affected by the expropriations resolved at a protest meeting on Tuesday night that "the rezoning be withdrawn immediately and unconditionally" It was also decided that residents would not submit valuations of their properties to the Community Development Board and they demanded that the expropriation notices be withdrawn

CT 7/5/81 (124)

Black housing scheme launch

Chief Reporter

MR HARRY Oppenheimer, chairman of the Anglo American Corporation, will in his capacity as chairman of the Urban Foundation formally open the R600 000 Uluntu Centre at Guguletu on June 28

The ceremony will mark the start of a widely welcomed scheme to develop new housing for blacks in the Western Cape.

At a press conference last September it was announced by Mr Jan Steyn, executive director of the Urban Foundation, that a non-profit utility company with initial resources of R7,5 million would be established for this purpose

Mr Colin Appleton, the foundation's regional manager, said yesterday that it was hoped to register this company, to be known as the Uluntu Utility Company, in the next six weeks Most members of the board of directors would be from the black community

The Uluntu Centre would be the administrative hub of the scheme, in which it was hoped a start would be made this year on the first 208 houses

In the meantime the Urban Foundation hoped to attract further investment capital for the project Negotiations were in progress with the Western Cape Administration Board for additional land

● Mr Steyn, when he announced the scheme in September, said there would be a self-help element in the venture, the success of which could prove beneficial not only to the Western Cape but also to the Republic as a whole

He added that the Minister of Co-operation and Deveolopment, Dr Piet Koornhof, had empowered the local community council and the Administration Board to enter into 30-year leasehold agreements with the utility company, renewable for a further 30 years and backed by government guarantees

Mrs Eulalie Stott, chairman of Cape Town City Council's housing committee, has welcomed the housing project as "a very significant step in the right direction"

Harry O to open Cape scheme for black housing

RDM 7/5/81

124

Own Correspondent

CAPE TOWN — Mr Harry Oppenheimer will formally open the R600 000 Uluntu Centre at Guguletu on June 28 in a ceremony to mark the start of a scheme to develop new housing for blacks in the Western Cape

Mr Oppenheimer, chairman of the Anglo American Corporation, will open the centre in his capacity of chairman of the Urban Foundation

At a Press conference last September, it was announced by Mr Jan Steyn, executive director of the Urban Foundation, that a non-profit utility company with initial resources of R7 500 000 would be established to build the new houses

Mr Colin Appleton, the foundation's regional manager, said yesterday that it was hoped to register the company — Uluntu Utility Company — within six weeks Most directors would be from the black community

The Uluntu Centre will be the administrative hub of the scheme, and it is hoped a start will be made this year on the first 208 houses

In the meantime, the Urban Foundation hopes to attract further investment capital for the project Negotiations are in progress with the Western Cape Administration Board for additional land

Mr Steyn said in September that there would be a self-help element in the venture, the success of which could prove beneficial not only to the Western Cape, but South Africa as a whole

He added that the Minister of Co-operation and Development, Dr Piet Koornhof, had empowered the local community council and the administration board to enter into 30-year leasehold agreements with the utility company, renewable for a further 30 years and backed by Government guarantees

Mrs Eulalie Stott, chairman of Cape Town City Council's housing committee, has welcomed the housing project as "a very significant step in the right direction"

Traders back Athlone residents

Argus 8/5/81

ATHLONE traders have rejected the expropriation of properties to make way for extensions to the business area and have come out firmly in support of the residents' fight against the threatened removals

The Department of Community Development last month issued notices to about 150 families giving them 60 days to sell their properties most of which had previously been frozen

They are in the area bordered by Aden Avenue, Louisvale Street, Boyd Avenue and the railway line

In a statement issued after a meeting last night, the traders' official body, the Athlone Business and Professional Association, called for the expropriations to be cancelled and the freezing of the area to be lifted

'MAGNET'

The association said the crux of the problem was the development of a 'magnet' supermarket complex in the area bordered by Aden, Church, Hendricks and Grasmere streets

It is said it had opposed the magnet development when first mooted in 1979 and at one stage had even been asked to leave a top-level meeting with the authorities because of their opposition to the scheme

'It has always been our stand and will always be our stand that we are against expropriations except for purposes of extending roads which we consider natural development.

'As for the area between Aden and Boyd avenues, we asked for it to be zoned a business area and to allow for the free enterprise and market forces to take their course in determining the development'

○ The Western Cape Traders' Association has denied claims that it was party to a plan to expropriate land in Athlone

'We give our full support to the right of the affected people to remain in the area,' the traders said

9/5/81 C. Herald

New house for granny

(124)

ACCOMMODATION problems are over for sickly Hanover Park granny, Mrs Clara Daniels, 44, who was evicted from her home and had to spend 12 days in a pavement tent.

She has been granted another Cape Town City Council house — this time in Valhalla Park

Mrs Daniels, her four daughters and two grandchildren, moved to their new home on Wednesday.

She was evicted after being declared an illegal tenant by the council

Massive rent increases 'gross exploitation'

CT 9/5/81

(124)

Staff Reporter

MR Tian van der Merwe, Progressive Federal Party MP for Green Point, has called on the government to reintroduce rent control at three blocks of flats in his constituency where tenants face 18 percent to 100 percent increases

The flats are Son Vida, Devonshire and Belton, all on Main Road, Green Point

Some tenants have said they may have to vacate their flats following the massive rent increases — R100 in some cases

Describing the rent increases as "gross exploitation", Mr Van der Merwe said the owners had "clearly shown themselves incapable of restraint"

He said there was "no justification whatsoever" for the rent rises because there had been regular increases at all three blocks Rents at Son Vida and Devonshire had gone up within the past 12 months, he said

Mr Fred Heller, of Leonard J Heller (Pty) Ltd, administrative agents for the flats, said yesterday that the increases were aimed at bringing rentals into line with those charged for similar flats

He said increases ranging from 18 percent to 100 percent had been introduced after research into "market rents"

"One does not introduce increases like these lightly," he said

The aim was not to charge "anything which is not reasonable", but to relate rentals to what people were paying in the area

The three blocks were owned by an "investment company", he said, but declined to name the company

In a notice to the tenants, Mr Van der Merwe advised tenants to refuse to pay the increased rentals for the month of June if they had not been given the calendar month's notice stipulated in their leases He said that in many cases the notice of the proposed increases had been hand-delivered to letter boxes on May 2 or even later, followed by a registered letter

He told tenants that he had written to the Minister of Community Development, Mr Pen Kotze, asking for urgent assistance, including the imposition of rent control on the three blocks

"Unfortunately this sort of exploitation has become possible since the government started removing rent control three years ago The minister has, however, indicated that he is prepared to reimpose rent control in extreme cases of exploitation "

Mr Van der Merwe said Devonshire was one of the first blocks to be released from rent control and he suspected that Son Vida had never been subject to rent control

He said he would submit details of the old and new rentals at the flats to Mr Kotze's department

Mr Heller said certified letters notifying tenants of the increases had been posted on April 30 — "before the end of the month" — and as far as he was concerned this satisfied the requirement of the law.

His company had also approached the Department of Community Development when it received reports that tenants had approached the minister

"We are waiting to set up a meeting (with officials), probably at the end of next week, to discuss the matter "

Three die in blaze

Argus 9/5/91

(124)

Weekend Argus Reporter

THREE people were burned to death early today in an Elsies River fire which also destroyed the life savings and belongings of a neighbour who was due to move to a new house on Monday.

Killed in the blaze, which destroyed two shacks, were Mrs Stienie Sampson, 60, her blind son, Bernard Sampson, 31, and a daughter-in-law Mera Windvogel, 26.

A stunned neighbour, Mr Henry Abrahams, said today he had been able to rescue his wife and three children from his burning shack, but had to watch helplessly as furniture he had bought for his new home went up in flames.

Mr Abrahams said he had spent the earlier part of the evening with the Sampsons and had warned them to douse the home-made paraffin lamps before they went to bed.

Athlone protest: 'Spy' kicked out

C. Herald 9/5/81 (124)

Scrap plans say angry residents

MORE than 300 people demanded the scrapping of plans for the redevelopment of central Athlone — which could result in 150 or more losing their homes — at a stormy mass meeting in Athlone on Tuesday night.

About 150 families in central Athlone now have 40 days left before the Department of Community Development finally takes over their properties, which are to be used in the redevelopment of the business district.

Feelings ran high at Tuesday night's meeting, called by the Gleemoor Cape Flats Civic Association in response to widespread anger about the development plans

Two people were hustled out of the hall — one of them forcibly — amid angry jeers and boos.

The meeting itself was characterised by attacks on race laws and organisations which had pushed for Athlone's redevelopment at the expense of established homeowners.

SILENCE

At the start of proceedings everyone observed a few moments' silence for Athlone resident Mr Benny Lodewyk, who died of a heart attack after hearing that his property was being expropriated.

Later speakers referred to the 'wicked' Group Areas and Community Development Acts.

making the people landless and impoverished

'This we see as not coming about by accident but by deliberate design, because by freezing and expropriation the people will be robbed of their land

DEMAND

'We therefore demand the immediate and unconditional withdrawal of the proclamation, together with the expropriation notices.'

● CHEERS — but moments later it was jeers as the speaker was accused of being a 'spy' and kicked out of the meeting.

ground to the redevelopment, the secretary, Mr Ian Viljoen, named organisations which had supported the proposals leading to the planned mass removals They included the Cape Town Chamber of Commerce, the Athlone Business and Professional Association, the Western Cape Traders' Association, the Muslim Assembly, Build A Better Society (BABS) and the Churches' Urban Planning Commission (CUPC)

One of the residents affected, Mr Pat Gorridon, said building plans for his home had been passed in March 1980 He moved into the double-storeyed house at the end of last year, and is in the process of finishing it — yet he has to sell to Community Development

'We're not going to sit still and take this just lying down.'

The chairman of the Athlone Business and Professional Association, Mr Shabier Seria, declined to comment 'Until we have been approached officially on this matter I have no comment,' he said

Western Cape Traders' Association chairman, Mr Dawood Khan denied that they supported the plan

DELIBERATE

The meeting unanimously passed a resolution which reads 'We view this proclamation whereby the area was frozen and the expropriation notices as

Cheers change to violence

CHEERS and applause changed to violence as an alleged 'spy' was bodily thrown out of Tuesday night's meeting.

During question time a man who identified himself as 'Leeuw' addressed the crowd and had them alternately cheering and shouting approval as he spoke about the planned mass removals from Athlone.

But the next speaker demanded to know whether he was an informer' and soon there was a chorus of 'throw him out' and 'spy'

Asked pointedly whether he was an informer, he said 'Not yet,' and then 'No'

Then all hell broke loose as people rushed forward to drag him out of the hall

GRAPPLED

Two or three men grappled with him as he left, others aimed kicks at him, and one had to be restrained from attacking him with a belt

While he was on his way out his briefcase was grabbed from him and the notes he had made on the meeting were read out aloud to the accompaniment of angry shouting

He returned later with police, but no action was taken at the meeting

● Earlier, the secretary of the Western Cape Traders' Association, Mr Cassiem Allie, had been told to get out

NAMED

The Association had been named as one of the organisations encouraging the redevelopment plans.

Mr Allie was shouted down as he tried to speak and when the crowd's mood turned ugly he left amid jeering and booing

The chairman of the Western Cape Traders' Association, Mr Dawood Khan, said on Wednesday that he was all for redevelopment but he had never supported the removal of people.

'How can we support such moves when they are at the expense of our people?' he asked.

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Survey: R400 000 for overdue bills

CT 12/5/81 (263) (44) (44) 124

Staff Reporter

THE City Council collects nearly R400 000 from Mitchells Plain residents who fail to pay their electricity accounts on time according to a survey conducted in the area

But a City Council spokesman estimated that the maximum council could collect in arrears for the year in Mitchells Plain was R120 000

The survey was done with the help of trained researchers by the Electricity Petition Committee (EPC) an ad hoc body formed last year from Mitchells Plain civic associations

It indicated that the majority of the 400 households surveyed in the random sample wanted the due date to be changed from the middle of the month to the 7th of the month

The EPC will discuss these findings with residents at a mass meeting in the area on Thursday night after which a memorandum listing the demands of residents will be submitted to council

As many as 42 percent of those surveyed were late with payments because their accounts fell due on inconvenient dates when many had no money

The EPC says the amount the council receives from overdue payments could be much higher now because the survey was done in December last year when there were fewer households The overdue amounts the households paid ranged from R1 62 to R2 64 which gave an average overdue payment of R1 95 on an average electricity bill of R19 03

By multiplying the average overdue amount paid by the number of residents who paid late, the survey arrived at the total the council received a year on overdue payments

A spokesman for the City Treasurer s Department yesterday disagreed with the survey findings He estimated that the maximum the council could collect in arrears for the year in Mitchells Plain was R120 000 He based this on the amount collected in arrears for the area in April, which was R10 000

He also said that the due date of 1 000 people in Mitchells Plain fell on the 13th of the month, giving them the opportunity to pay at the beginning of the month In spite of this fewer than 50 percent of the residents in this category paid on time

He did not believe that changing the due date to the 7th of the month would necessarily help residents because they would then have to pay their rent or housing loans and electricity accounts on the same day

ERY NIGHT

NIGHT AT THE NEK

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help yourself from our carvery
made up of tender, succulent
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A CARTE ALSO AVAILABLE

BUFFET NIGHT

IGHT AT THE NEK

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Divorcees 'overpay tax'

THOUSANDS of divorced people pay too much income tax according to a Cape Town tax consultancy

If you are the main supporter of the children it is possible to get yourself taxed at rates as they apply to married persons said the managing director of the firm Mr Terry Bubb in a press statement

These rates are much more favourable than the rates applicable to single persons We have cases where a divorced person is the main supporter of the children but has been taxed at a single person s rate by mistake for years

Once the applicaton went through they become eligible for a refund

Mr Bubb also emphasized the need to get the tax return in before May 19

Atlantis 'lacks basic facilities'

CT 12/5/81

Staff Reporter

ATLANTIS Diesel Engines, the biggest employer in Atlantis, has criticized the authorities for failing to provide the basic infrastructure needed to draw labour to the new industrial and residential growth-point on the west coast

The company was finding it difficult to attract workers to Atlantis, due largely to the lack of this infrastructure, Mr O von G Scholtz, ADE's chief executive, financial, said yesterday

He said urban workers, accustomed to having all facilities within easy reach in the city, were daunted by the prospect of "coming to the bush" in Atlantis

He also revealed that an "action committee" formed by industrialists in Atlantis had written to the Decentralisation Board listing their problems

Mr Scholtz was addressing members of the President's Council on a tour of the industrial and coloured residential areas of Atlantis, where officials envisage a population of 500 000 people by the turn of the century

By nightfall

Land is available to coloured, Indian and white entrepreneurs in the Atlantis industrial area, near the new coloured township of Wesfleur Black South Africans permitted to work in Atlantis have to leave by nightfall

Mr Scholtz said the 25 000 residents of Atlantis lacked basic facilities There were no chemists, laundries, banking facilities and the first shop was only recently introduced Banking facilities would be introduced shortly

There was no cinema and only "talk' of a swimmming bath and an hotel

There was a "total void" when it came to housing for employees earning more than R600 a month These people had not been able to buy plots on which to build their own houses, and would only be able to do so at the end of the year

People earning less than R600 a month had been expected to buy houses for which no firm prices had been determined

Single people

No provision had been made for housing single people, who would be playing a big role in the development of Atlantis

Schoolrooms were now being built but there had been complaints of inadequate education facilities

He attributed the delays to lack of understanding of workers' needs and the lack of a central controlling function to coordinate the involvement of local and central government in Atlantis

If his criticism had sounded "blunt", Mr Scholtz said, it was because of the realization that industry and state had to "do the job together" and industry could not do its share without "drastic changes ' by state authorities

Mr Scholtz emphasized yesterday that his comments should not be interpreted as criticism of the work done by Mr Piet Burger, project director for Atlantis, and the Divisional Council

"Perhaps what I have to say will strengthen their arm in doing an even better job '

Dr Schalk van der Merwe, vice-chairman of the President's Council, said later that the positive aspects of Atlantis far outstripped the criticism to which it had been subjected He described the project as an "act of faith in the industrial future of the country"

The ADE project could also be termed an act of faith comparable to the advent of Iscor and Sasol, he told members of the President's Council

Atlantis had been a big success as an experience in "community relations ' and "co-operation between two population groups , said Dr Van der Merwe, who has been associated with the project as Deputy Minister of Coloured Affairs, Minister of Planning, and through his Trade and Industries portfolio

Mr M T de Waal, managing director of the Industrial Development Corporation, said the problems in Atlantis were "quite normal" in any developing area

Cash threat to fire services

Argus 13/5/81 (124)

Argus Bureau

PORT ELIZABETH — If a deadlock between the Port Elizabeth City Council and the East Cape Administration Board is not resolved, the city's black townships will soon have to do without essential fire fighting services

The townships will be without a fire service if the City Council goes ahead with a recommendation from its utilities committee that the fire service be withdrawn unless ECAB help finance it.

At a Press conference, ECAB's chief director, Mr Louis Koch, said the board would not provide a service as suggested by the council's chief fire officer, Mr Brian Estment.

TARIFF

Instead, the council should increase its fire fighting tariff to offset the greater risk of damage to fire engines and equipment

Mr Koch said it was 'unfortunate' that the council had chosen to handle such 'a delicate matter' in the way it had.

He said public statements made by Mr Estment — that firemen were subject to 'verbal and physical abuse' from township residents — would not improve the attitude of residents to the Fire Department

He said the board had refused to provide its own fire service as:

- There was an existing fire service on the periphery of the township
- Fire fighting was a highly specialised service and it would cost at least R250 000 for the board to set up its own service.
- The frequency of fires in the townships did not warrant duplication of existing services.

'When is it dangerous and when is it not? It seems the fire department want a blank cheque from the board and are using the example of abuse as blackmail,' he said.

themselves from the final plan for the area.

Mrs Liz Brown and her husband Mike, whose work makes up a large section of the final report, have rejected the plan because 'we never had in our minds, when planning the re-zoning, that 150 families would lose their homes'

The Department of Community Development plan for Athlone, which has already met fierce opposition, includes the 'freezing' of the area for 10 years; the re-zoning of a section and the expropriation of 150 residential sites.

Mr Brown spent four years working on the project while employed by the City Council and his wife worked both for the council and the Urban Problems Research Unit (UPRU) at the University of Cape Town.

SIMPLE

Speaking from her Clifton home, Mrs Brown said the solution to Athlone's development did not require expropriation.

'It was so simple, all it really required was a two-page report'

She said development in Athlone should be allowed to 'go its natural course' that businesses should be allowed to bid for the residential sites and that the area should be given a general spring-clean.

'Then nobody would lose their homes and everybody would be happy,' Mrs Brown said.

'However when the Department of Community Development came into the picture, everything started to go crazy.'

GOOD FAITH

'They started to treat the project like another District Six They spoke of slum clearance and urban renewal and before anybody knew it, the plans were through.'

Mrs Brown said if she and her husband had been allowed to set up office in Athlone to consult the businessmen and the residents with the view to brightening Athlone, there would have no problems.

She said: 'We did the work in good faith for the people, but it doesn't look like it will end up that way'

Most of the residents in the part that has been rezoned from a residential area to a business district will lose their homes to make way for a parking zone

Already the residents have resolved to fight the expropriation and they have received the backing of two traders' associations, who have also rejected the plans

Part of the area will be used for a largeshopping complex and it is believed that many large chain stores have already been approached.

CSS 1 (Continued)

DAD LIMITED AND ITS SUBSIDIARY

CONSOLIDATED SOURCE AND APPLICATION OF FUNDS STATEMENT FOR THE YEAR ENDED 30 JUNE 05

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Net trading pro		126 900
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Build black homes or I go — Rive

CT 14/5/81

(124)

Own Correspondent

JOHANNESBURG — Mr Louis Rive yesterday threatened to resign as chairman of the Greater Soweto Planning Council by the end of the year unless he could create a dispensation which would allow him to overcome the acute housing shortage in the townships

He made this clear at a press conference and a subsequent interview when he unveiled plans for a "new offensive" to tackle the black housing shortage

In a frank appraisal of the progress made so far in carrying out his government-entrusted mandate of improving the quality of life in the townships, he urged the media and the private sector to help him create the dispensation

He was not very happy with the progress made so far

Dispensation

"Unless I can succeed in creating a dispensation — by implication a different dispensation to what obtains today — which will permit progress at a faster pace than at the moment, I shall go," the former Postmaster-General said

During the press conference, attended by senior officials of the West Rand Administration Board and two community councillors, it emerged that not a single house had been built by the state this year

But a lot of progress had been made in the provision of electricity cables and sewerage

To eliminate the present backlog of black housing throughout the country, R4 100-million would be required without escalation of present costs Up to R20 000-million would be required for black housing until the year 2000 without an escalation in costs Funds remained the crucial factor

Proposals

Mr Rive's proposals were that

- He would approach major employers directly to collaborate in tackling the problems in a way that would bring results in the short and medium terms, to provide housing for their employees or assist them to overcome, to a great degree, the accommodation problem
- Building societies and other financial institutions would also be drawn in
- The new Small Business Development Corporation could play a role, getting potential black entrepreneurs involved in industrial and commercial activity in Soweto
- To upgrade existing facilities, one or more housing bureaus could be established to advise residents — without charge — on technical and semi-technical matters to make improvements at minimal cost

CT 15/5/81

Power bills demand

124

Staff Reporter

MORE THAN 300 Mitchells Plain residents last night demanded that the City Council change the "inconvenient due date" for payment of their electricity accounts to the 7th of each month

The demand was made in a resolution adopted at a meeting in the Lentegeur Civic Centre Residents also resolved that the council be approached to discuss the changing of due dates

The meeting was called by the Electricity Petition Committee, formed from civic associations in Mitchells Plain, to discuss a survey carried out by the committee in January The survey established that the City Council collected nearly R400 000 over a year in arrears penalties from Mitchells Plain residents unable to pay their accounts on the due date in the middle of the month

The resolution said the people of Mitchells Plain had "never asked to come here"

"Mitchells Plain was forced on us — and for it we are paying a high price So many of us are being asked to choose between a plate of food or a roof over our heads"

The motion said residents had no hand in the building of Mitchells Plain and did not ask to be home-owners

"By calling us home-owners, you forced us to pay these high rents, high rates, high water and electricity accounts By forcing us to pay so much money, you had put so much fear in us of losing our houses"

● A speaker from the floor who proposed that residents ask the President's Council and the Minister of Internal Affairs to intercede with the City Council was booed

CT 15/5/81 (124)

Minister petitioned over 60 pc rent rise

Chief Reporter

TENANTS of Belton Flats in Somerset Road, Green Point, whose monthly rentals have been increased by an average of 60 percent, have in a signed petition called on the Minister of Community Development, Mr Pen Kotze, to intervene urgently on their behalf

Through their legal representative, Mr Sam Gross of Arthur E Abrahams and Gross, they have appealed to the minister "to proclaim Belton Flats as a property reinstated under the provisions of the Rent Control Act"

The petition is signed by nine tenants of Belton Flats which, they state, is owned by Laska Investments (Pty) Ltd, the directors of which are Mr J Varkel and Mr T Varkel

Letters received by residents from the administrators of the block have stated that the rents are being put up "due to the increased bond costs, interest, wages and other miscellaneous expenses which must now be paid by the landlord"

'Unreasonable'

The tenants, in their petition to the minister, say "It will be noted that the flats which are now rated at a rental of R160 a month were let as recently as September 1979 at R85 a month — an increase of almost 100 percent in less than three years Other flats which are now fixed with a rental of R180 a month were let at a rental of R85 in June, 1979

"Here, the increase over a period of less than three years is in excess of 100 percent

"Your petitioners respectfully submit that the lessor, in increasing the rentals, has acted unreasonably, avariciously, inequitably and has shown no consideration for the reasonable requirements and welfare of the tenants

"In so doing, the lessor has destroyed the basic good relationship which should exist between lessor and tenants

'Despair'

"In addition, the lessor has created a feeling of despair and alarm among the tenants who are unable to meet the increased rentals The tenants are furthermore unable to obtain alternative accommodation by reason of the shortage of housing in this area or within a reasonable radius from their place of work and employment"

The petitioners say Belton Flats were phased out from the provisions of the Rents Act early in 1979 "The lessor promptly increased the rental by 10 percent, which was the maximum suggested by your predecessor (Mr Marais Steyn)

"The same process applied in November, 1980, when a further 10 percent was added Now that the two years asked for by your predecessor have elapsed, the lessor has seen fit to increase the rentals by approximately 60 percent"

Taken over

The petitioners said the firm Jack Varkel ans Sons (Pty) Ltd acted as owner and agents of the block till recently, when the administration was taken over by the firm Leonard J Heller (Pty) Ltd, and that all the tenants were notified by this company last month that the rentals of their flats would be increased from June 1.

● The tenants added that on May 1 they had "in desperation" sent a memorandum to the regional representative of the Department of Community Development in Cape Town

In this memorandum, a copy of which has been attached to the petition, the flat tenants, after giving details of the rental increases, say the flats contain no built-in cupboards or carpeting and that they are all in need of attention, with such defects as cracked basins, leaking toilets and peeling paintwork

FAMILY OF 10 HAVE SKY AS A ROOF

C. Herald 16/5/81

124

'PLEASE give us a roof over our heads,' is the plea from a Ravensmead family of 10 who are living on an open plot where their home was demolished by the Department of Community Development three weeks ago.

The Snyman family of Leistner Road, Ravensmead, have been unable to find another place after the house they shared with another family was demolished, 'because they did not keep up with their rent payments

They have remained in the debris and the rubble of their former home.

Margaret Snyman, 17, whose one-year-old child has been sleeping with them outside in the cold and the rain, said they never had a proper place in which to live 'for as long as I can remember'

RELIEF

'After living almost everywhere, it was a relief for us when the Hallman family asked us to share this house with them

'My dad paid them every month, but we did not know that they were actually in arrears with their rent We only found out when we were told the house was going to be demolished,' Margaret said

The Hallman family is now living with other people in Ravensmead

Margaret's sister-in-law, Kathy Hermanus, who has four children — ranging in age from ten years to seven months — are also sleeping outside on pieces of foam with only blankets to cover them from the cold

Her youngest child, seven month old Gail sleeps in a pram next to the family's communal 'bed'

Apart from the 'bed' the only other furniture the family have is a kitchen cupboard and a table

Miss Hermanus said that apart from it being cold at night, they also had to sleep outside when it was raining

She fears for the health of her small children, the eldest of whom is at primary school

Her youngest child was rushed to hospital last week because of inflammation of her feet

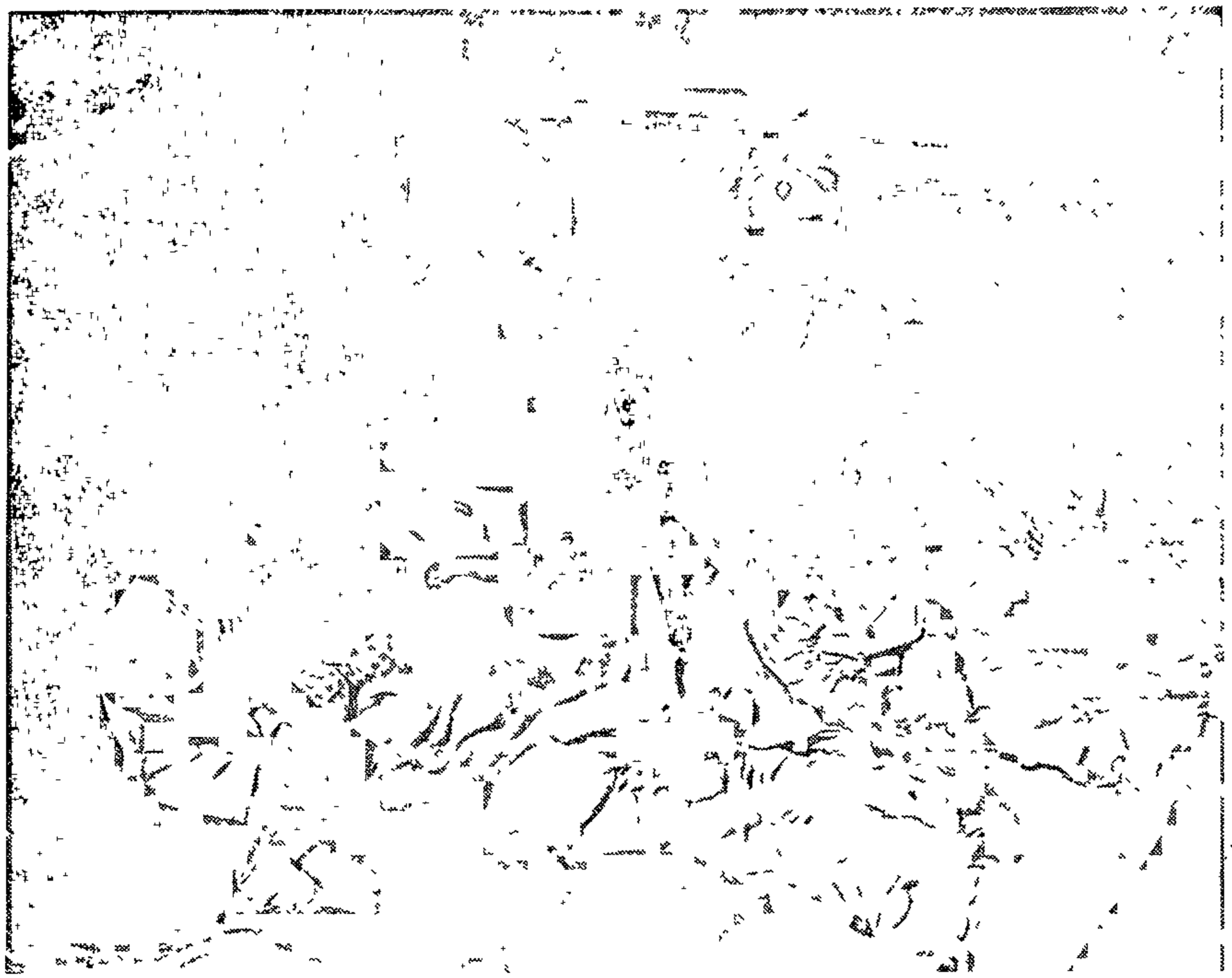
Mrs Dianne Snyman and her husband, Isaac, the only breadwinners in the family, were at work when Cape Herald visited the family last Thursday

A neighbour, Mrs Priscilla Witbooi, said she had been looking 'all over the show' for a place for the Snymans to stay.

We are also trying to help them by giving them food,' she said

Mr J Walters, the regional representative of the Department of Community Development, said the two families have been evicted because they were in arrears

'The house was demolished because the Snymans were living there illegally'



● MISS KATHY HEMANUS, left, and Miss Margaret Snyman with some of their children. From left to right are Joey, four, Charmaine, six, Gail, seven months, and Daniel, one year.

Sky is a roof for family of 10

C. Herald 16/5/81 (124) ~~257~~

'PLEASE give us a roof over our heads,' is the plea from a Ravensmead family of 10 who are living on an open plot where their home was demolished by the Department of Community Development three weeks ago

The Snyman family of Leistner Road, Ravensmead, have been unable to find another place after the house they shared with another family was demolished, because they did not keep up with their rent payments

They have remained in the debris and the rubble of their former home

Margaret Snyman, 17, whose one-year-old child has been sleeping with them outside in the cold and the rain, said they never had a proper place in which to live 'for as long as I can remember'

Mr J Walter, the regional representative of the Department of Community Development, said the two families have been evicted because they were in arrears

C. Herald 16/5/81 (124) (114)

Athlone homes-grab denials all round

BUSINESS and Community organisations have begun hitting back after accusations that they were involved with plans to enlarge and redevelop Athlone's central business area by moving out about 150 families.

Several prominent organisations were named at a mass meeting called by the Gleemoor Cape Flats Civic Association as having supported the redevelopment scheme which threatens the homes of families in a huge chunk of central Athlone.

The Athlone Business and Professional Association said it never supported the expropriation of people's homes and had in fact made alternative proposals which had been rejected.

The chairman of the Western Cape Traders' Association, Mr Dawood Khan, said he 'vigorously' denied allegations that his organisation had been a party to the planned expropriations.

He said: 'The WCTA served on the State committee for the development of the Athlone business centre because we did not want to give the Government a free hand to plan and carve up the economic interests of the businessman without his being there.

'At no stage was there any discussion or decision taken by the State committee to expropriate residential areas to make way for parking areas, as the latest scheme proposes.

'Just as the WCTA has always defended the rights of people to work, to live and to trade wherever they wish, likewise we give our full and unqualified support to defend the rights of the affected people of Athlone.

'We call upon the Government to take their hands off these homes.'

He added that the Association was prepared to support Supreme Court action mooted at last week's meeting against the scheme.

Build a Better Society (BABS), denied it had supported the redevelopment moves. 'We dissociate ourselves from this action,' a spokesman said

The churches 'Urban Planning Commission (CUPC), also named as one of the bodies backing the redevelopment and expropriations, said it had suffered 'considerable public damage' as a result of last Tuesday night's allegations

'We had nothing to do with it,' said the director, Mr Des Adendorff.

'We have never supported or promised to support expropriations.

'It is totally untrue to imply that we have done so.'

● See Page 5.

Abattoir: Mass protest planned

C. Herald 16/5/81 (124)

ANGRY residents of Pineview, Grabouw, who claim they were not consulted about the building of an abattoir in the area, are planning a mass protest to halt what they see as a 'health hazard.'

The new abattoir, which is in the initial stages of building, is situated about 20 metres from the first house in the 'coloured' township of Pineview

The residents believe that the new abattoir — so close to them — will cause a health hazard

Now the residents' Action Committee which represents about 80 percent of the 9 000 residents in the area, says that they are prepared to go all out to stop the further development of the project

AFRAID

The chairman of the Action Committee, Mr Percy Carolus, said that residents were afraid of a fly epidemic and the possible outbreak of pests with the new abattoir in the area.

'The area will be overrun with pests and the flies will cause problems. The waste of the carcasses will have to be burnt out on the site and this will threaten the health of the people,' he said.

Mr Carolus said that the principal grievance of the people was that they had not been consulted when the building of the abattoir was planned.

Mr Carolus said that the residents would rather take action than taking the matter through legal channels, because 'legally there is nothing much we can do'

'Should the project be completed, it will prove the municipality's lack of proper town planning,' he said.

They admit, however, that it is seriously needed in the area

'We need the abattoir, but the site that was chosen, without us being consulted, is definitely not the right one,' he said

According to Mr Carolus, the abattoir was initially planned to have been built in the neighbouring white area, but the move was strongly opposed by the white community

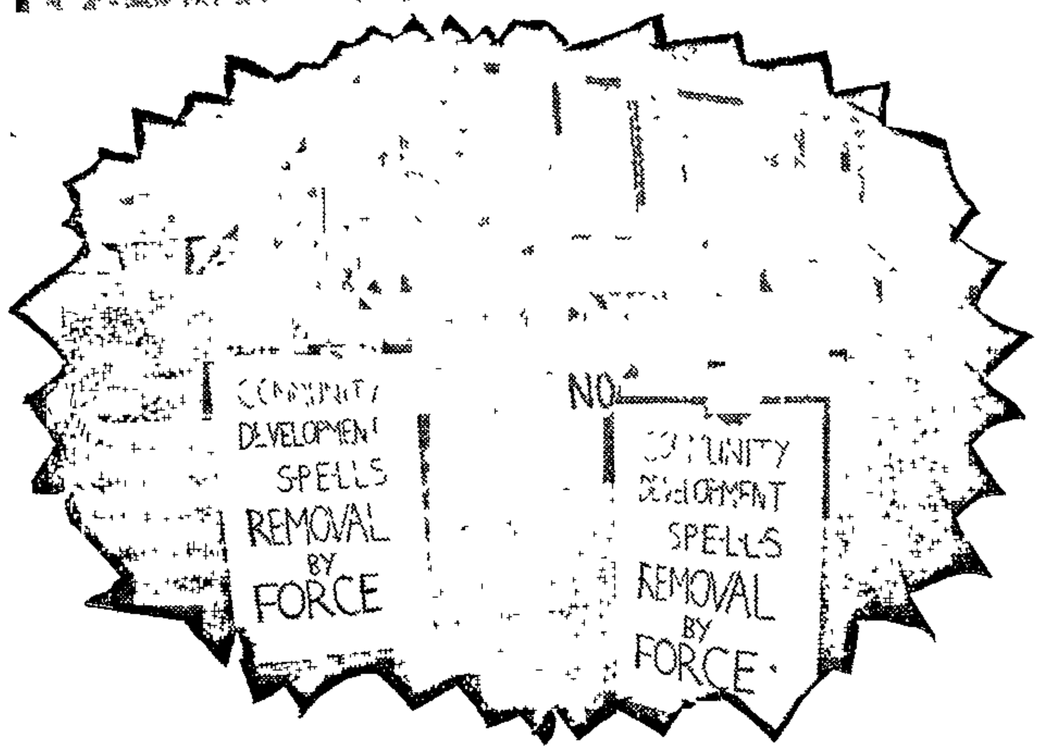
'We are now forced to have the abattoir built in our area,' Mr Carolus said

FORCED

Another problem that faces the residents of Pineview is the fact that the site where the abattoir will eventually be built is within the industrial zone in the area

What's the best way to improve Athlone?

C. Herald 16/5/81 (124)



FLASHBACK: Residents put up posters to show their displeasure at having to move out.

Redevelopment plan stirs hornet's nest

By Anthony Doman

THE planned redevelopment of Athlone's central business district has stirred up a hornet's nest which has already led to widespread bitterness.

In their final stages are plans (in the pipeline for at least 10 years) to turn Athlone from an over-populated under-developed commercial disaster into a totally revamped, revitalised business centre

A noble idea For years Athlone's businessmen — and their customers — have struggled against clogged, narrow access roads, crime, zoning restrictions and hopelessly inadequate parking facilities

Yet for all its drawbacks Athlone still attracts shoppers A Saturday morning there is like Saturday morning nowhere else, with throngs of shoppers and the air filled with hustle and bustle and the cries of the ever-present hawkers.

POTENTIAL

But there is potential for development As it stands at present, Athlone's central business district hasn't grown to keep pace with the needs of its shopping population

The problem then comes up How best to develop Athlone?

Various studies have been undertaken on the area with a view to using the existing facilities to best advantage, and where necessary making changes around the fringes of the central area to stimulate further development.

A glossy publication issued by the Cape Town City Engineer's Department in 1979 (Athlone — A reassessment of schemes relating to the Athlone City sub-centre) puts forward detailed proposals

Central to the proposals is a major drawcard — a 'magnet' — which will provide users of the area facilities which they are will not stop at the present border (as indicated on the accompanying map) and will in fact gobble up another chunk of Athlone in line with the extension of Jan Smuts Drive, stretching down to Carrington Avenue This could involve about 150 families losing their homes.

Naturally residents are violently upset A few examples illustrate their extreme anger (apart from the fact that they are where they want to be and obviously don't want to move just so that some businessman can make money more easily)

- One family moved into their newly-built house a few months ago
- Another family is still busy completing their new house after moving in at the end of last year
- Yet another resident has completed one floor of his double - storeyed house

All of them now have to sell their property to the Department of Community Development.

'Why did the City Council pass my building plans at all?' asked one.

'I've poured all my time and money into my house only to have to sell it to a Government Department for a shopping centre I don't want'

Who DID want it, then, and why did the Department go ahead and expropriate when there were other ways out — ways which were put to a State Committee investigating the redevelopment?

As stated earlier on in this article, there is no doubt that Athlone COULD be improved. It MUST be improved, if businesses are to be allowed to flourish and shoppers allowed the variety and freedom of choice they are allowed at other larger centres

That deals with who wanted it Why the Department acted as it did is something only they can answer but it seems to be traceable to the fact that if they are to pump finance into such a development they are legally bound to have a stake in the deal.

In other words, they can't finance anything on anybody else's property, only on their own.

Which is cold comfort to those who now have to sell up

They're angry — very angry And they're looking for subjects on which to vent their anger In particular, they're accusing businessmen of disregarding the interests of the community and instead only being on the lookout for a fast buck

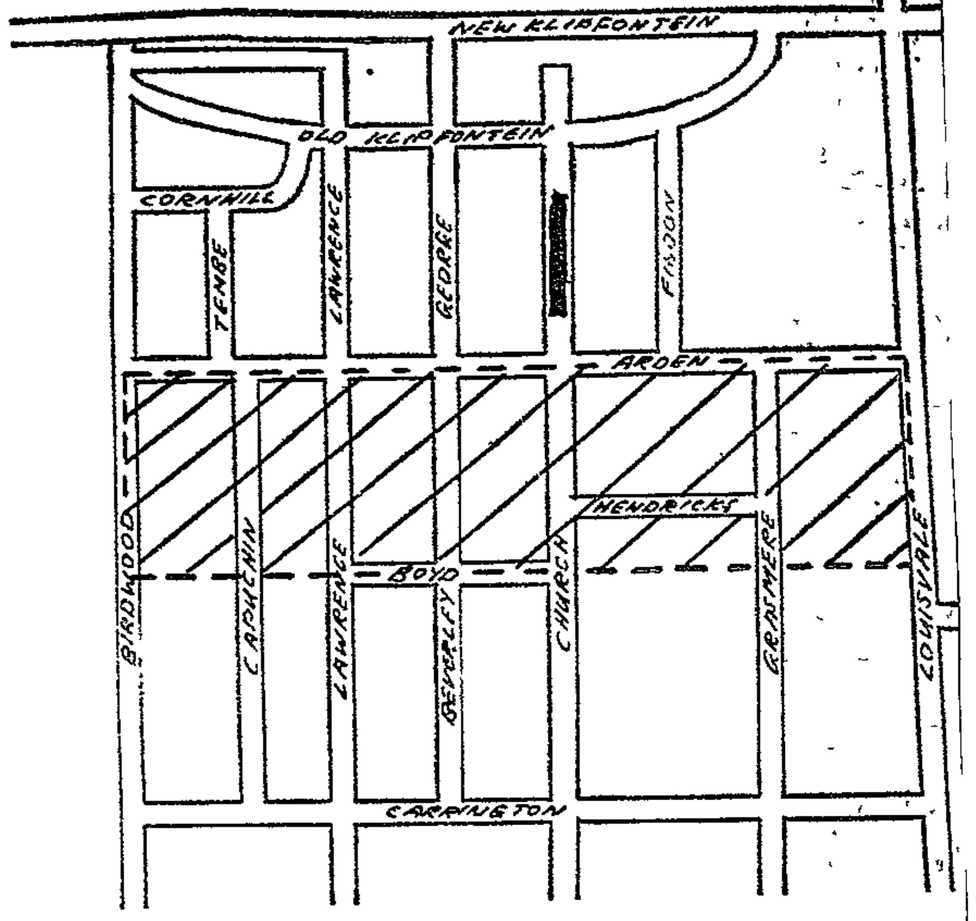
The businessmen, in their turn, have reiterated that development is all very well, but not at the expense of the very people who patronise their establishments.

Placards have sprung up in the area 'Community Development spells removal by force' says one 'This is not a slum' says another

They hold regular meetings They have even consulted senior counsel

They are not going to give up their hard-won property just like that

As one of them said: 'When the time comes, they will be well prepared. So will we'



THE site of Athlone's proposed redevelopment. The central business district is bounded by New Klipfontein Road in the north, Louisvale Road (Jan Smuts Drive extension) in the east, Birdwood Street in the west and Aden Avenue in the south. The area marked by diagonal lines is planned to be taken over by the Department of Community Development for redevelopment into a major shopping centre and suitable parking. An access road will be built along the line of Boyd Avenue, at the bottom of the redeveloped section.

Removals unnecessary — traders

THE Athlone Business and Professional Association says that in spite of claims to the contrary, all along the line they opposed the authorities' redevelopment scheme and they have now called for planned mass removals to be cancelled

They decided at an urgent meeting last Thursday to demand that expropriation of properties be cancelled and that the freezing of the affected area be lifted immediately

They also dissociated themselves from any expropriations and instead came out firmly in support of residents' refusals to move

They explained that they had not been consulted about a City Council reassessment of schemes for the area, and in fact had later rejected proposals contained in the Council report

No development should take place without the prior consultation and approval of both traders and property owners, they had said at the time

The Association had also commissioned the Urban Problems Research Unit (UPRU) of the University of Cape Town to prepare an alternative plan

A detailed statement from the Association explains that in 1979 the Department of Community Development froze all development in the area in terms of the Community Development Act 3 of 1966 They later declared the area an urban renewal area The statement continues

'The department also set up a State Committee consisting of the Provincial Administration, Department of Community Development, Department of Justice, Department of Posts and Telecommunications, South African Railways, the Coloured Development Corporation, the Athlone Management Committee, the City Council and the Western Cape Traders' Association

The Athlone Business and Professional Association was not represented on the State Committee but worked with a technical sub-committee, set up by the State Committee, in order to get the alternative plan drawn up by UPRU approved

'The Association opposed both initial development schemes, and since then it has been our stand to oppose expropriations for any purposes whatsoever except for the development of roads

RIDER

'But there was one important rider (and this can be borne out by a written council minute)' Affected property owners and the Association should be consulted before the implementation of any road closures or other similar redevelopments

'The Magnet (the regional shopping complex) is the crux of the problems the people are experiencing at the moment and minutes of the technical sub-committee's meetings are available to bear out the strong stand we took against the Magnet.

'At the time we publicly inferred that there was some type of collusion taking place because part of the land on which the Magnet would be developed was owned by the Coloured Development Corporation'

'The association asked instead for the affected area to be declared a business area with flat rights (and a waiver for parking — as opposed to the usual system where parking must be provided for flats) and be allowed to develop by free enterprise and free market forces.

The statement concludes 'The association was at no time aware that the property owners had been served with expropriation notices and became aware of the situation only after reports had appeared in the newspapers.

'We wish to state categorically that we want nothing to do with plans by the Department of Community Development to expropriate land in the area'

unable to obtain unless they travel to such other centres as Claremont or Cape Town.

WIDENED

Naturally access would have to be improved, roads widened and so on. Suitable parking areas would have to be provided too.

There's the rub. In order to achieve the necessary space for redevelopment land now owned privately would have to be taken over. To the north, Klipfontein Road provides a barrier to development. To the east the extension of Jan Smuts Drive, and to the west, the railway line, also stand in the way. The only way out, then, is to go south — and that is where the problems arise.

About 30 homes are standing 'in the way of development', as it were. (see map).

Now one solution could have been to rezone the area occupied by those houses for commercial use instead of as residential. If this had been done and the free market system allowed to take its course (the free market system supposedly being a cornerstone of the authorities' attitude) businessmen could have bought over property there for development — or the residents could have stayed if they wanted.

What has happened now is that the Department of Community Development has simply stepped in and expropriated the land. Indications are that they

C Herald
16/5/81
(124)

Call on govt to house 200 homeless

CT 19/5/81

124

Staff Reporter

AN immediate step should be taken by the government to organize accommodation for almost 200 people who spent Saturday night in the open after leaving the Langa churches which had been sheltering them, the regional chairman of the South African Institute of Race Relations, Mrs Daphne Wilson, said yesterday.

In a statement, she said "Dr Koornhof must come and see for himself the plight of these people His pragmatic decision to build a new Crossroads was his answer to a former squatter crisis, another such immediate step is urgently required.

"The men of these families in this homeless plight have jobs and many of them have one-employer long-service records The government must accept that they and their families are entitled to shelter that, after-all, should be the indispensable corollary of any job

"As a preliminary measure, until more houses are built, these people who have been pushed around for so long should at least now have the security of a site and service scheme on land allocated for the purpose

"Residential areas are constantly expanding for whites and coloured people; one only has to look back over the past few decades and see the huge increase in urban sprawl over Bellville, Pinelands, Plumstead and countless other Peninsula areas. Why then should not similar residential increases be permitted for blacks who contribute to the development of this region but who have no accommodation?

"This refusal to accept that Africans are an integral part of the Western Cape economy and that they must inevitably increase in numbers as expansion takes place, is illogical, short-sighted and inhuman

"Where is the sincerity of the Manpower 2000 brochure that talks of the rights of all South Africans, the right to work and the right to security, if these simple, human, workaday rights are denied to people in the Western Cape?

"It is morally wrong to cut people off from the economy that they and their families have helped to create, and to expect them to disappear and starve in so-called 'homelands'

Call to waive rules to beat housing crisis

RDM 19/5/81

(124)

Own Correspondent

CAPE TOWN — Building regulations and town planning requirements "designed essentially for middle-class whites" should be overlooked or waived and a Third World solution applied to the acute housing shortage in South Africa

That is one of the findings of a Cape Divisional Council subcommittee in evidence prepared for the committee of inquiry into alternative methods of housing procurement for the lower-income groups

The inquiry was set up by the Minister of Community Development and State Auxilary Services, Mr Pen Kotze

It is investigating alternatives such as DIY building schemes, site-and-service schemes, core housing and "controlled" squatting

The divisional council subcommittee said it believed "self-build", low-income schemes could not "afford the niceties" of building regulations and town planning requirements

The controls needed were a matter of commonsense, and based on a free choice of fireproof materials, structural stability and basic health requirements

In a report to the full divisional council, which still has to sanction the recommendations, the sub-committee said "the normal First World requirements regarding space about buildings, setbacks from the road boundary and, possibly, height restrictions, will have to be waived or overlooked".

In addition, it proposed permitting and encouraging the establishment of "cottage" industries such as home watch-repairing and food manufacture and sale

Facilitating the provision of unconventional housing required secure tenure, a serviced site, and assistance to build according to plans prepared by some form of authority

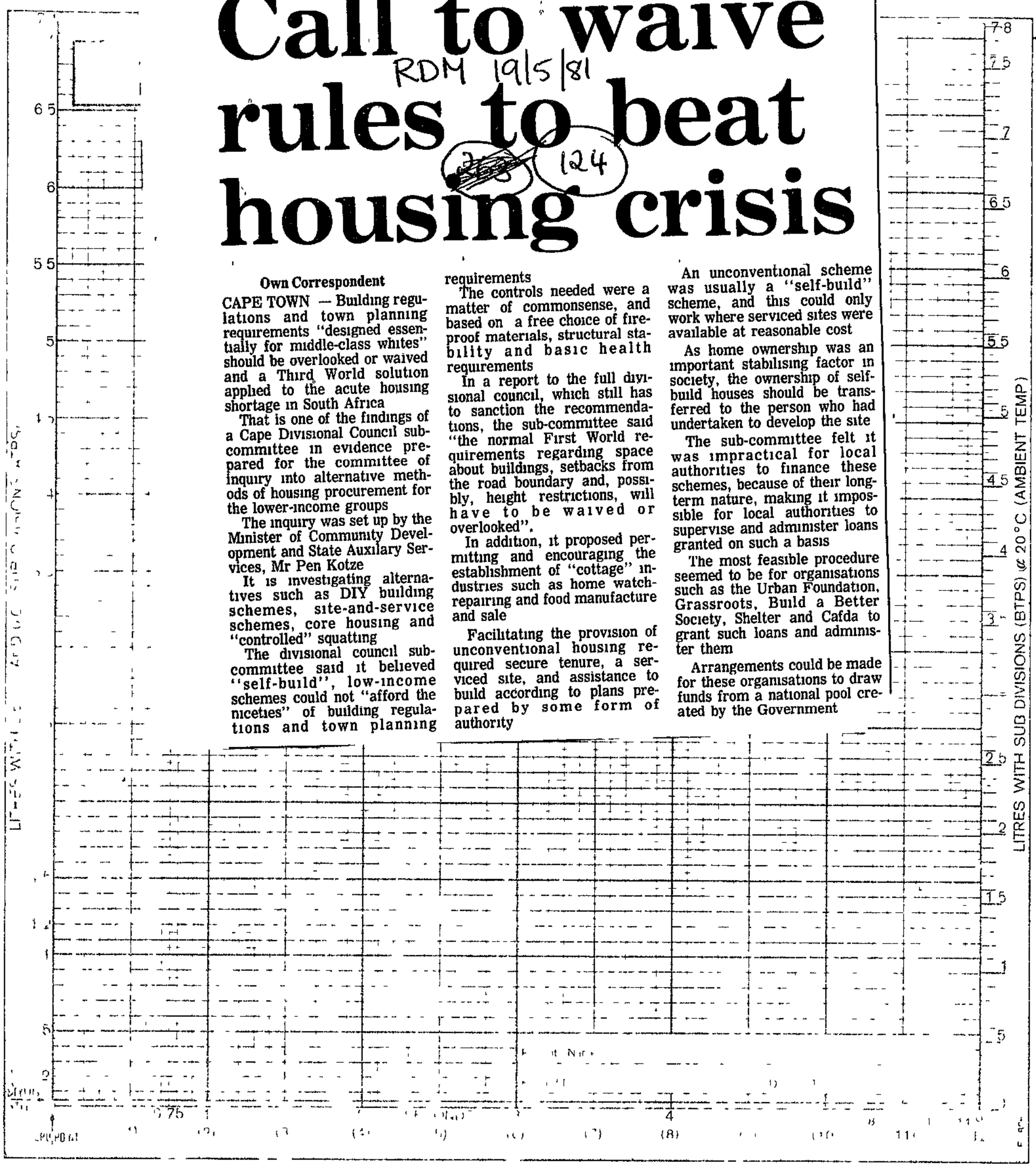
An unconventional scheme was usually a "self-build" scheme, and this could only work where serviced sites were available at reasonable cost

As home ownership was an important stabilising factor in society, the ownership of self-build houses should be transferred to the person who had undertaken to develop the site

The sub-committee felt it was impractical for local authorities to finance these schemes, because of their long-term nature, making it impossible for local authorities to supervise and administer loans granted on such a basis

The most feasible procedure seemed to be for organisations such as the Urban Foundation, Grassroots, Build a Better Society, Shelter and Cafda to grant such loans and administer them

Arrangements could be made for these organisations to draw funds from a national pool created by the Government



20/5/81

Call to save homes

Staff Reporter

THE Western Cape Traders' Association (WCTA) yesterday called on the Department of Community Development to withdraw the expropriation notices served last month on 150 Athlone families

In a resolution passed at the executive meeting of the WCTA, the association made proposals which will be forwarded to the department

The department last month issued notices to about 150 families, giving them 60 days in which to sell their properties The affected families are refusing to do so

The traders resolved that instead of developing Boyd Avenue Extension, Aden Avenue, which already has a direct access to Jan Smuts Drive from Athlone railway line, should be widened and developed

The traders also point out that there was presently vacant land near the railway land which became available after the city health clinic was demolished

They said that traders who had served on the State Committee which had planned the extension of the business area, had not agreed to the expropriation of the properties At no stage had such a decision been taken in the presence of traders

They were responding to allegations from residents that traders had been party to the plan to expropriate their properties

The WCTA executive said that the traders had served on the committee to safeguard the interests of the Athlone traders

CT 20/5/81 (124)

Unfair eviction claim

Staff Reporter

ABOUT 200 Guguletu residents have decided to send a delegation to the authorities of the Peninsula Administration Board to complain about the allegedly unfair eviction of residents from their houses by the Cape Town Community Council

The decision was taken at a meeting called by the Guguletu Residents' Association held on Monday night

Letters written by residents complaining about the community councillors were read to the meeting

One of the letters alleged that a man was evicted from a house because him and his wife were 'separated temporarily"

It was alleged that an unmarried woman was given the house The letter also claimed that when the original occupier of the house went to the administration board offices with his wife, a member of the community council refused to give the house back

One speaker said that the real problem was the shortage of houses She said the delegation sent to the administration board should ask the board to build more houses

It was decided to compile all the grievances and approach the administration board

'Extreme hardship' for low paid

Argus 20/5/81 (124)

PORT ELIZABETH — Anomalies in the formula used to calculate the income based rental for economic houses had led to extreme hardship for people in the R150 to R220 a month income group, the chairman of the Cape Town City Council's Housing Committee, Mrs Eulalie Stott, said here yesterday.

She told the congress that a householder earning less than R150 a month paid R25 a month in rent. But, a householder earning only a few more rands a month had to pay R57 to R60 a month.

Mrs Stott was in favour of a Grahamstown motion that the Government introduce a sliding scale to adjust rentals according to income.

Family on council housing list for 11 years

Argus 22/5/81 (124)

A WOODSTOCK family who spent last night in a parked van after a collapsed wall damaged their home has been on the City Council's housing waiting list for 10 years.

Mr Michael Blench, who escaped serious injury when part of the wall fell on the toilet he was using, has a registration card from the Housing Department dated October 29 1970.

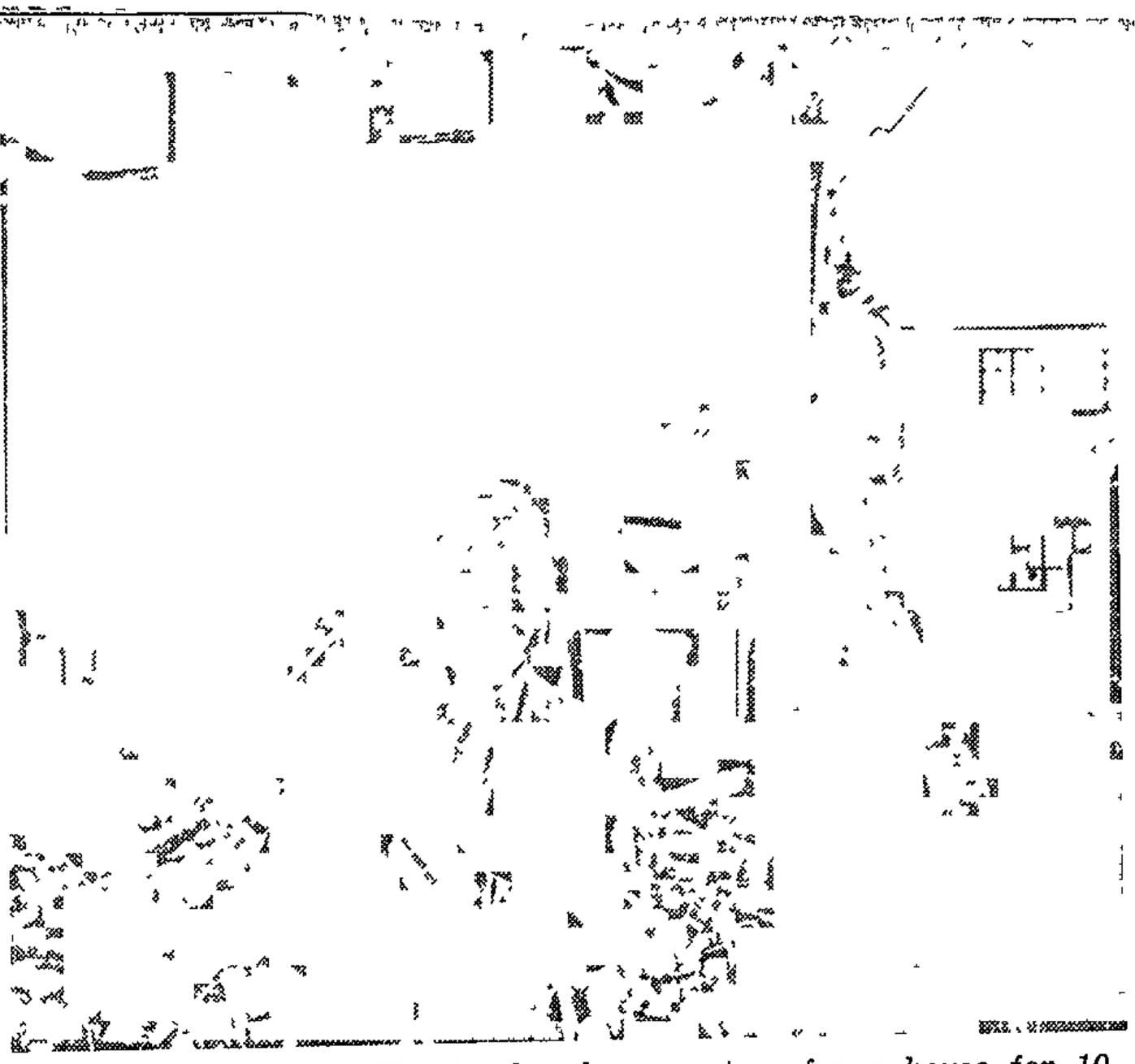
He, his wife and four children and two other families had to be moved from the Maras Building in Sir Lowry Road when strong wind blew down the wall of an old City Tramways shed next door.

There are eight families living in the damaged Maras Building, but most of them have not moved out because they have nowhere to go.

The only person hurt in the incident was Mr Blench who was given hospital treatment for slight injuries to his head, hand and back.

The owner of the two buildings, Mr Raoul Barenblatt, of Bishops Court Drive, Claremont, said he would be organising emergency repairs so that people could go back home.

Mr Barenblatt said he had been repairing Maras Building when the accident happened.



MR MICHAEL BLENCH, who has been waiting for a house for 10 years. In the background is the derelict Maras Building and the crumbled toilet, arrowed, from which he was rescued.

55 'illegal' women sent back to Transkei, Ciskei

CT 23/5/81 (~~206~~ ~~340~~ 124)

Staff Reporter.

FIFTY-FIVE women were repatriated to Transkei and the Ciskei yesterday after being cautioned and discharged at the Langa Commissioner's Court for being in the Peninsula area for more than 72 hours without a permit and/or for not having identity documents

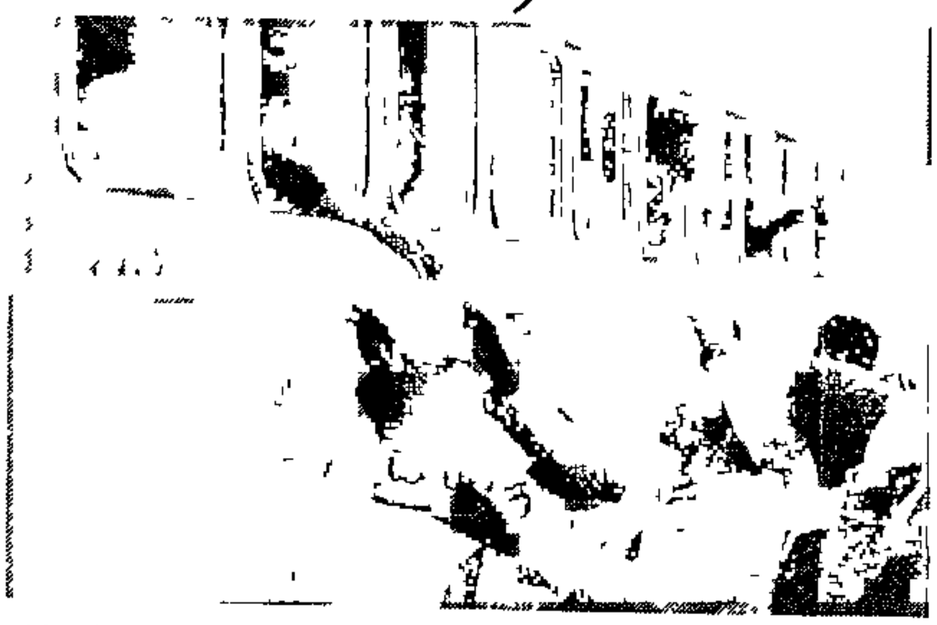
Yesterday morning, the women, who were transported together with their husbands and children from Crossroads to Langa by Peninsula Administration Board trucks, were arrested shortly after arrival at the Langa inspectors' offices

One of the men said an official of the Peninsula Administration Board had told them on Thursday evening that they should come to the Langa administration board offices the next day

The official, he said, had told them that their identity documents would be put in order and they would be granted permits to stay in the Peninsula

The man said the officials who had summoned them had told them a representative of the Minister of Co-operation and Development would address them at Langa

Mr G Lawrence, vice-director of Labour for the Peninsula administration board declined to comment on the allegations when approached by the Cape Times



Husbands and boyfriends say goodbye to the women shortly before the departure of the bus

The Cape Times was told by husbands of the women, who had appeared before the court, that on arrival at Langa, those with permits had been separated from the others, who had then been arrested

Some women refused to plead while one said she did not know whether she was guilty

Some of the women who had been found guilty were asked to board a railway bus which left for Transkei and Ciskei shortly afterwards

One husband said that their pleas to see their wives before the buses left had been refused He said that the women had no money or provisions for the journey

A community worker, Mrs Celeste Roberts, was arrested by police when she allegedly obstructed a bus by standing in front of it but she was later released

The women, many of them in tears, called messages to their husbands , boyfriends and children from the bus windows Only a few men were on the bus

● Men, who were stranded at Langa after their wives had been ordered to be sent back to the homelands, were last night driven back to Crossroads in a special bus ordered for them by Mrs Daphne Wilson, a member of the Institute of Race Relations

'We're unhappy, but not frightened'

Staff Reporter

"WE are unhappy about the situation but we are not frightened They can arrest us but we will stay here till we get our rights"

Mthise Ndotwana clutched her two-year-old daughter as she spoke for seven women in Crossroads who were not deported to the Transkei on Friday

Some of the women had been allowed to stay because their children were under the care of a hospital while others had not been arrested on Friday

The women gathered when the Cape Times visited Crossroads yesterday and said they were not prepared to go to the Transkei

"I first came here in 1978," said Mrs Ndotwana

"I joined my husband who was working in Hout Bay We were married in 1958 but I only saw him once a year

"It was hard living in the Transkei I had to plough the fields and see to my children We are far from doctors and clinics and my children always became ill There is no money in the Transkei

'In Hout Bay, our house was thrown down and we had to move to Langa We were chased away and went to the church From there we were forced to come her to Crossroads

"Now they want us to go back to the Transkei and leave our husbands This is a very unhappy time, she said

The stories of the other women were much the same The general feeling was that they didn t want to go back to the Transkei

"We will rather struggle here and know we have the support of our husbands than go back to nothingness they said

CT 25/5/81 (Ref 3149 124)

Deportations: Two children 'left behind'

ONE of the 55 women deported to the Transkei on Friday was forced to leave two children in Cape Town

Mrs Nofolile Ganta was separated from her children after she had accompanied her husband to the administration offices on Friday

"We left the children in Crossroads and went to the offices where she was arrested by board inspectors her husband Mr Buzile Ganta said yesterday

When he next saw her she was being put on a bus with their baby on her back and was not allowed to fetch her other children he said

In Crossroads yesterday Mr Ganta, with Thandziwe 10 and Sibongile, 5 at his side said he did not know who would care for the children when he went to work this week

"We were very happy on Thursday when we were told to bring our wives and come to the offices on Friday to get passes he said

"The inspectors said there would be workmen who would look after our belongings, so we left everything behind But it was not to be

'They took us to Langa and then came to fetch our belongings without our permission All this was dumped at the office and we later had to sign for our goods

'At the offices a man told us that the men would be given passes but the women would be sent back to the Transkei Our wives were arrested, he said

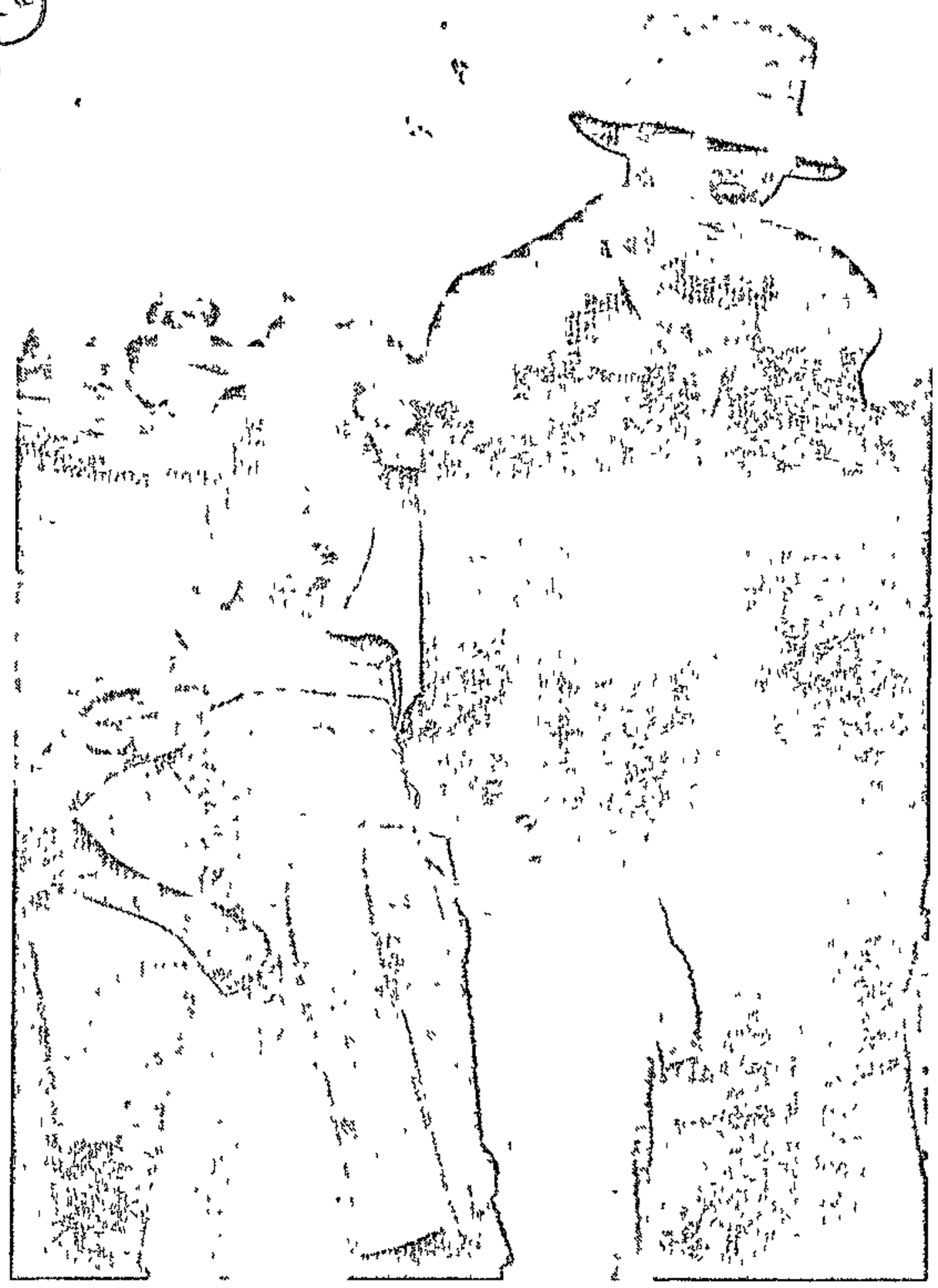
In Crossroads yesterday Mr Elder Mqhekezaa wept as he spoke of his wife and child who had been sent back to the Transkei

"I do know where they are and what is going to happen to them We hear that they are going to be dropped on the Transkeian border How will they get to our relatives in Willowvale?

The Chief Commissioner for the Department of Co-operation and Development Mr T Bezuidenhout, said yesterday that he had addressed the people at the offices on Friday and had assured the men that they would be given passes

'I can t do anything about the women because I have to act according to my instructions he said

"I will immediately investigate the case of the two children who have been left behind I am prepared to make funds available to the father so that he can take his children to his wife" he said



Thandziwe, 10, and her brother Sibongile, 5, clutch on to their father, Mr Buzile Ganta, in Crossroads yesterday They were left behind when their mother was deported to the Transkei on Friday

C.T. 25/5/81

Athlone Mancom denies claims

(30) (RAE) (24)

Staff Reporter

ALLEGATIONS that the Athlone and District Management Committee was party to a decision to force Athlone residents to vacate their properties in favour of a supermarket which the State wished to develop were ludicrous the chairman of the management committee said this week

In a letter to the Cape Times, Mr J J Peters said he felt it was imperative to dispel the allegations

He referred to a May 15 press report which said the plan to extend the Athlone business area — which would force nearly 150 families to sell their properties — was fully approved by the Town Planning Committee, the State Committee and the Athlone and District Management Committee in August last year

Debate

The report said the approvals had been confirmed by the City Engineer, Mr J G Brand who said the proposals had been debated in considerable detail with the representatives of interested bodies

Mr Peters said the management committee had first seen the proposals for the development of the Athlone City subcentre in May, 1979 Later in May the proposals were discussed with the management committee and the presence of the supermarket was discussed in detail

Supermarket

Reservations regarding the presence of the supermarket were expressed at the meeting, but the council hastened to point to the advantages of a supermarket in the business area As a result of the meeting, the overall proposals had been accepted, Mr Peters said

He said the committee never proposed, nor was wholly in favour of a supermarket in Athlone The committee's concentration and emphasis was on improvements to parking and the road system in the area

Mr Peters said he felt it was "grossly unfair to now try to label the committee"

Shock rent rise for Lavis poor

Argus 26/5/81

124

Divisional Council Reporter

TENANTS of the Citizen's Housing League in Bishop Lavis — mostly poor families in sub-economic housing — will be faced with rent increases of at least 72 percent this year to pay for the upgrading of the estate.

And there may be a further increase of from R2 to R5 a month on top of this to pay for 'unexpected,' exceptional' increases in service charges by the city council unless the league can borrow R310 000 over 40 years at an interest rate of one percent a year

The Divisional Council of the Cape heard this at its monthly meeting today when it was advised by the secretary, Mr W R Vivier, to support the league's application to the Department of Community Development for the loan

EXPLANATION

Mr Vivier's report explains that because of improvements and increased rates and services charges 'the rental for the average tenant in Bishop Lavis will in any event increase in 1981 from approximately R15,85 per unit per month to R27,22'

Mr Vivier said the Citizen's Housing League felt this would already cause 'appreciable hardship for a large section of the tenants'

He said the increase in service charges by the city council for sewerage, from R12 000 in 1978 to an estimated R148 500 this year, meant that 'provision must be made now for a further contribution of R310 000 from the tenants of Bishop Lavis.'

Mr Vivier explained that if this money had to be borrowed on the open market at current rates it would mean an additional rent increase of from R2 to R5 a month from tenants.

But if a loan could be obtained from the Department of Community Development the average additional increase for tenants would be only 17c a month

Deported women are back in City

Staff Reporter

ABOUT 27 women who were deported with their children to Transkei last Friday came back to Cape Town yesterday.

The women were deported after they were cautioned and discharged for being in the Peninsula for more than 72 hours without a permit and or for not having document.

Fifty-five people taken back to the homelands in railway buses last week. Others left early on Saturday morning after spending a night in a police cell with their babies.

Interviewed yesterday, one of the women said that on arrival back at Crossroads in the morning they saw inspectors of the Peninsula Administration Board (PAB).

She said the inspectors wanted to arrest them but the husbands "intervened" giving the women an opportunity to "escape" into Crossroads.

Recalling their trip the women said they were dropped in Komga, a town near the South Africa-Transkei border.

She said the deportees refused to get off the bus and told six PAB inspectors who accompanied them that they did not want to as this was not where they lived.

The women claimed that inspectors used dogs to get them out of the bus.

They and they then walked and hiked for more than 100 kilometres to Queenstown. Their babies had sores all over their bodies because they did not have changes of nappies since their clothes had been left in Cape Town.

They also said they had had little to eat because they did not have enough money with them.

In Queenstown they slept at the station's waiting room.

The next day they organised a bus and asked the driver to take them back to Cape Town with a promise that he would be paid on arrival.

One of the women said that an eight months pregnant woman who was with them miscarried during the journey and one baby was very sick.

Contacted for comment the PAB chief superintendent for housing, Mr P J Schelhase referred the Cape Times to the chief director of the board, Mr A A Louw.

Mr Louw referred the Cape Times to the chief commissioner of the Department of Co-operation and Development, Mr Fimo Bezuidenhout, who was unavailable.

Amnesty call for deportees

Staff Reporter

THE South African Government should extend the Republic Festival amnesty to include the deported women and their children and allow them to remain with their husbands, the Progressive Federal Party MPC for Groote Schuur, Mr Jan van Eck, said in a statement yesterday.

After a visit to Crossroads yesterday morning following the return of about 27 women who were deported to Transkei last week, he said the government should show that its compassion was genuine and not bound by ideology.

It had become quite clear people were going to resist the renewed attempt to separate the women from their husbands.

The way in which the government was hounding mothers and children who wanted to be with their husbands and fathers in Crossroads was in sharp contrast to the compassion being shown to 13 000 prisoners who were to be set free in early June as part of Republic Festival amnesty.

While the government shows this compassion on the one hand it simultaneously hounds dozens of black women who merely want to be with their husbands," Mr Van Eck said.

By this action it is turning peace-loving people into criminals."

If the government were serious about the Republic Festival, and if it wanted blacks to participate in the festival, it should give them something to be festive about.

Unless it showed compassion by extending the amnesty violence seemed to be inevitable.

Earlier yesterday community workers and members of the Women's Movement for Peace met officials of the administration board.

One member of the peace movement said that at the meeting they asked the officials not to raid the flats where the women would stay with their husbands.

She and they also asked the board to reconsider the situation.

They had had a long discussion and asked for more time to reach a solution and avoid violence.

CT 28/5/81

(124)

Bursting point, year after year

By WILLEM STEENKAMP

MARRIAGES crumble. Children fail in school because they have nowhere to study. Shrill quarrels erupt morning and evening over who should use the bathroom or the toilet first. People sleep four to a bed, sometimes six to a room.

A weary resident says simply 'I can't stand the noise'

This is the pattern of life in Kewtown one of a number of dormitory suburbs around Cape Town which is overcrowded to bursting-point and has been for many years

Extracts from a report on Kewtown, released by the community-improvement programme Build A Better Society (Babs), make it clear that overcrowding in the township has had serious effects on the quality of life in general and home-life in particular

Facts for the report were gathered by Babs workers while doing a survey during the preparatory stages of a R1 m housing scheme funded by Mobil Oil Southern Africa in co-operation with Babs and the City Council

In a township where the mean monthly income of a head of a household is R161 63 — the majority of household heads being employed in low-paying unskilled occupations — most homes shelter several families ranging from the aged to the very young

Economic circumstances as well as a lack of housing are prime causes of the overcrowding The report states that "only through pooling resources can many of these families (the report notes almost all sub-tenants are related to the household heads) keep up with the steady increase in the cost of living and rely at times on help from related households"

Among the aspects of overcrowding dealt are

Household and family size Statistically speaking, the average Kewtown home surveyed contains just over 13 people, consisting of two or more families

The report notes that in some homes the older children of the couple which first occupied the house about 30 years ago now have children of their own, "and in some cases three generations form family clusters"

Available space Analysis of available space, the report says, shows that only 7 percent of Kewtown dwellings have four rooms whereas 66,1 percent of Kewtown households have eight to 21 members

"In the crowded homes of Kewtown there are not only no facilities for home lessons or quiet diversions but children are exposed to all the activities and disharmony of the adult lives around them with obvious effect As permanent homes, however they do not contribute to social uplift

Stress All respondents perceived their home as being overcrowded Remarks indicated the restricting aspects of limited space on social relationships rearing of children and the carrying out of daily household activities Implicit in many of the spontaneous comments were expressions of social and emotion strain, it says

Some comments were

● '(I have been) married 11 years — 11 years I must wait for a house I can t live like this Too many people make it difficult When they are all here, then you see where there is no place to live"

● "They quarrel every day morning to evening I can t stand the noise — I must go for treatment — they say I must be quiet — I like to be private'

● 'This place is too full Everybody is too cramped I'm under the hospital Staying like this works on a person's nerves"

Personal friction "In the majority of cases respondents did not have the opportunities to withdraw from relationships that had become sufficiently intense to cause conflict," the report says Comments include

● "My sister gives (me) a lot of arguments — says I must go get a place, make a move They have already packed my stuff (they) tell me I'm married, I got no right here

● "Sometimes I just lose my temper Sometimes I think I should chuck them out, then it will be better For the sake of the children I soften my heart"

● "Staying here causes a lot of arguments You fight always with everyone — my father is a difficult man when he takes a drink Then he kicks the children out — even in the rain Then I must fight with them"

Marital relations The lack of privacy and resulting friction has adverse effects on marital stability, the report says "A significant majority remarked that their marriages were in jeopardy of breaking up In most instances of the extended family a married man (or woman) remains a semi-outsider in his wife s (or husband s) family Comments recorded include

● 'If my husband comes back late they moan — (he) must not switch on the lights He goes out just to get out Sometimes he sleeps at his sister's in Manenburg'

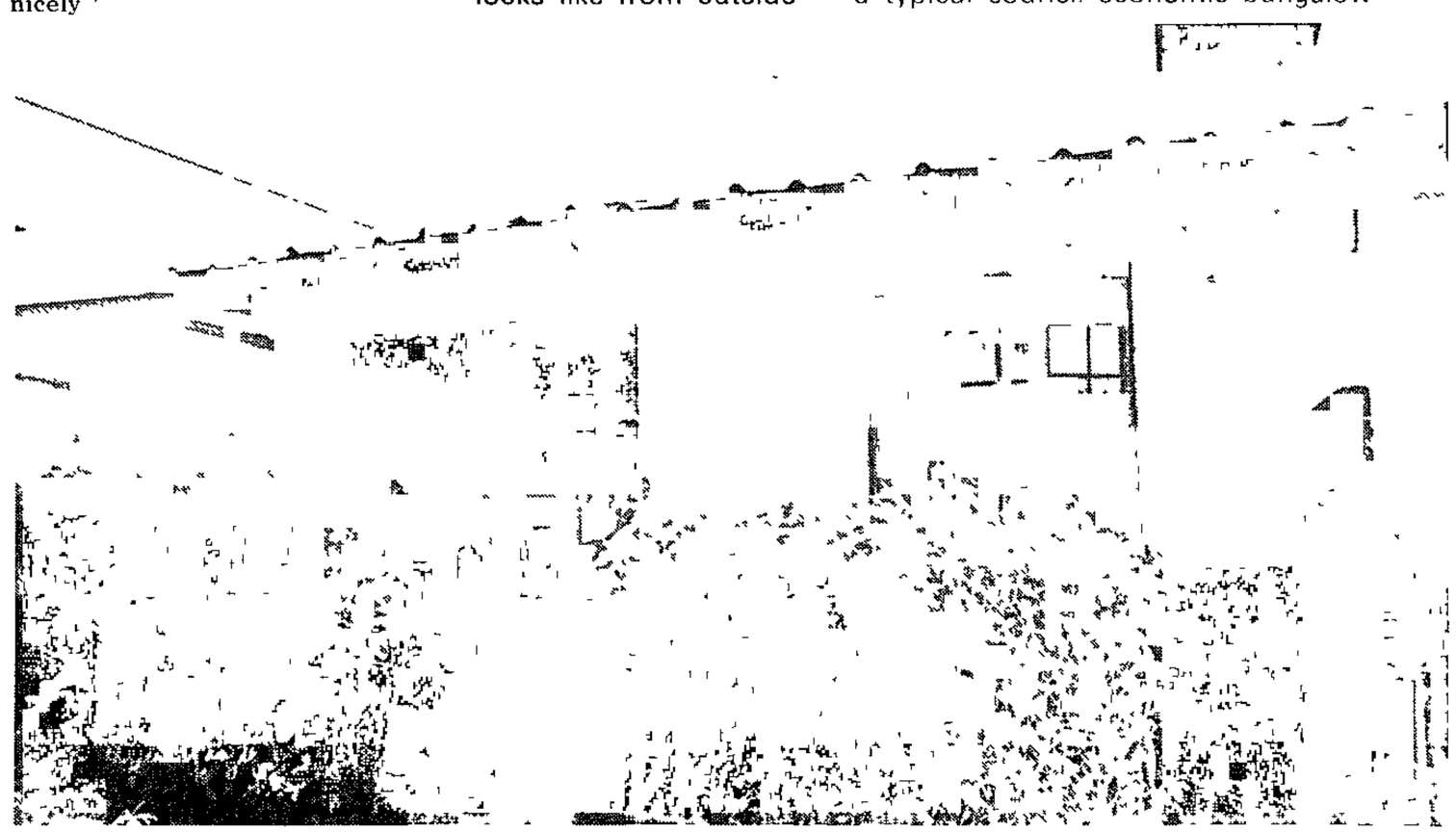
● My man is now on the sea now it s all right (we) must sleep four on a bed This crowdedness makes him take a drink argue (we) must get a place cannot sleep (when it is) so crowded"

Child-rearing The overcrowding 'definitely impeded" children s development, according to the report Affection and discipline are widely diffused and the children 'experience difficulty in finding suitable and stable parental models' Some comments

● 'Staying all together like this makes the children cheeky Everyone tells them what to do You must hear them answer you back'

● "(It s) hard to teach the children properly"

● "The younger one must stay by my sister by Silvertown She is now in Standard 8, wants to finish — wants to teach There was too much noise for her and they shout every time she puts the light on Now she studies nicely'



Above Seventeen people — men, women and children — live, eat, cook and wash in this one-bedroom Kewtown council house Architects provided it with a front room but that has also been turned into a bedroom, which helps but is a long way from solving the overcrowding **Below** This is what the house looks like from outside — a typical council economic bungalow

The removal of people from Ravensmead is breaking

C. Herald 30/5/81 (124)

Not living up to glamorous image

RAVENSMEAD, Parow's model township, is not living up to it's glamorous image.

Before the end of the year, 12 000 people may be moved from the area to make allowance for the redevelopment of the one-time shanty town

Altogether 325 families will be moved to Belhar in the near future

SHACKS

Most of those to be moved were born in the area and are now living in shacks, garages and servants' quarters because they can't find houses in the area.

The removal of people is breaking up the community spirit and the membership of local organisations and churches, according to community workers.

There is one sportsfield in the area This consists of a tennis court, a soccer field and two rugby fields

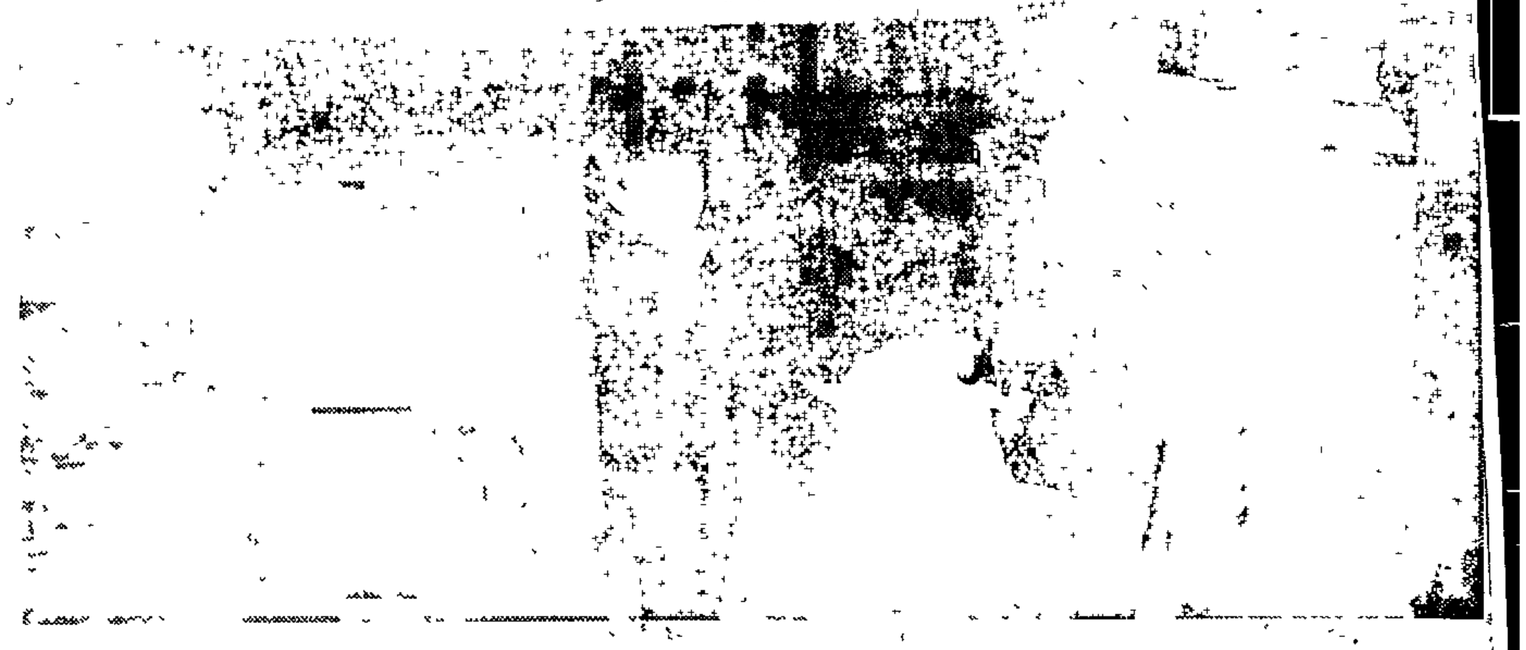
35 000 PEOPLE

About 35 000 people have to use these facilities. This population figure is based on the 1976 statistics

There is no police station, the nearest one being in Parow A mobile police station operated in the area for about three months last year

The sub-economic flats in the area and the streets are badly lit

Overturned dirt bins with children playing in the dirt next to them are a regular sight



● CHILDREN playing among the dirt next to overturned bins is a common sight in Ravensmead

Victims of eviction squad

● MRS EVA CLOETE warms herself at a fire outside the house from which she was evicted

FRAIL Mrs Eva Cloete, 65, and her family are only some of the victims of Ravensmead's eviction squad

While their former house in Kosmos Street stands empty, their furniture stands outside on the sidewalk

The family told Cape Herald they were in arrears with R39 and hoped to be moved back into their house if they found the money to pay the arrears

Meanwhile they had taken two mattresses into their empty house and now sleep there at night

TOO COLD

'It's too cold to sleep outside,' Mrs Cloete said as she sat at a small fire at the door of the house

Inside, her little grandson was playing on the mattress they sneaked into the house

A community worker said they had tried to persuade the municipality to leave people's furniture in the houses because it could be stolen if it stood outside

This suggestion was not acted upon

Eight beds and three mattresses for four families

32 SHARE A HOUSE

C. Herald 30/5/81 (124)

IT is just a year since Cape Herald spotlighted the atrocious conditions under which Grabouw's 'coloured' people were living: dangerously overcrowded houses, waterlogged disease-breeding ground, starvation wages — and the townsfolk's frustration at their lot.

Last weekend TYRONE SEALE returned to Grabouw, to find that the situation is now no better . . and in some respects it's worse.

● EIGHTY - ONE - year - old Mr Jack Bosch . . . he shares the four - roomed house with 31 other people

WHILE spacious homes spring up in the well-off part of the 'coloured' township of Pineview, hardly half a kilometre away there are places where more than 30 people have to share one tiny municipal house, in a part of town called with contempt Die Gaatjie.

Die Gaatjie lies on the outskirts of Pineview near Russel Street 'Street' isn't strictly correct — it's simply a broad gravel track, criss-crossed by streams of water which seep through from underground rivers

Unwashed urchins dressed in rags — a sign of the poverty and hardship there — splash around in these streams, forcing cars to give way

Their two- and three-roomed homes, like the roads and everything else in Die Gaatjie, are in a terrible state

Take the example of the Bosch family They have had to find a solution to the problem of finding living and sleeping space for 32 people in their three-roomed house, which costs them about R20 a month

There are four famil[illegible] town, [illegible] they don't have alternative accommodation because the municipality has not kept their promise last year to build an extra 340 houses

We visited the family on Saturday morning when [illegible]

The house was tidy and clean The neatness of the house was even more striking because of the number of beds there were eight of them, apart from three more mattresses that have to be laid on the floors at night

In the 'extra' room we found two beds — for 10 people At night a mattress is brought into the room to make things more comfortable

Two children also sleep on a mattress in the crowded kitchen

HOUSES

The tiny lounge is now a full time bedroom It houses a double-bunk and a bed besides the extra mattress at night, providleeping place for 10

Japhta said that his grandfather had had several epileptic fits because of the crowded conditions His grandmother has also complained that the asbestos ceiling had caused her chest trouble

The family has installed a wooden ceiling to prevent further ailments brought on by dampness at night

The Bosch family has been living there for more than 10 years and they applied for a better house in 1979, but since then nothing has been done to improve their living conditions

The chairman of the local Action Committee

● JUST before bedtime all the furniture in this added room must be moved to make way for the mattress that must be put on the floor so that another two people have a place to sleep.

people

While we went through the house, we found it difficult to move about although there were only eight of us

'Now you can imagine what it is like when all 32 of us are here,' said Japhta Bosch, 16, who had to look after his sickly grandparents, Jack and 'Ouma' Mouers, both 81, who were relaxing in the crowded main bedroom they share with eight others

which represents all the tenants in Pineview, Mr Percy Carolus, gave his views

'The municipality has so far "allowed" the addition to the house, because that gives them (the Council) more time to prolong the building of decent houses for these people In doing so, they are also forcing the people to go to the farms where they can find better housing, but where they cannot bargain for better wages,' he said

There's no escape!

NOT even death provides an escape from Grabouw's ever-present dampness — mourners singing at the graveside are often drowned out by the roar of municipal pumps sucking out water which has accumulated in open graves.

Unlike other cemeteries, the one just outside Pineview has no borders and neat rows of graves.

According to community leader Mr Percy Carolus the present graveyard is new — the old one was declared white in terms of the Group Areas Act.

On Saturday morning there were two newly dug graves, filled with water nearly to the brim, the result of underwater streams in the area. Every time a grave is dug, the water rises in the hole and it then has to be drained by the municipality while the burial is under way

'When we have a funeral here, we sing while the municipality's men work on getting the water out of the hole,' Mr Carolus said.

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C. Herald 30/5/8 (124)

'Home' is open ground

SICKLY Mrs Marie Fisher and her family of eight have not had a roof over their heads since August last year when their shack was demolished when they fell into arrears with their rents

Now, their 'home' consists of a few mattresses, and other items of furniture in an open piece of ground on a plot in Eighth Avenue, Ravensmead and a makeshift kitchen covered with plastic and canvas

'We have lived here for many years in a shack that we built ourselves,' Mrs Fisher said

'When I went to hospital last year my house was still in one piece, but when I was discharged two months later in August, I found everyone sleeping in the open

BROKEN DOWN

'Our house was broken down by officials from the Department of Community Development because we had fallen R9 in arrears with our rent,' she said

For some time her family tried to beat the cold and the rain by covering themselves with plastic

'However, they could not do this for long because 'die group se mense' came to take their plastic away

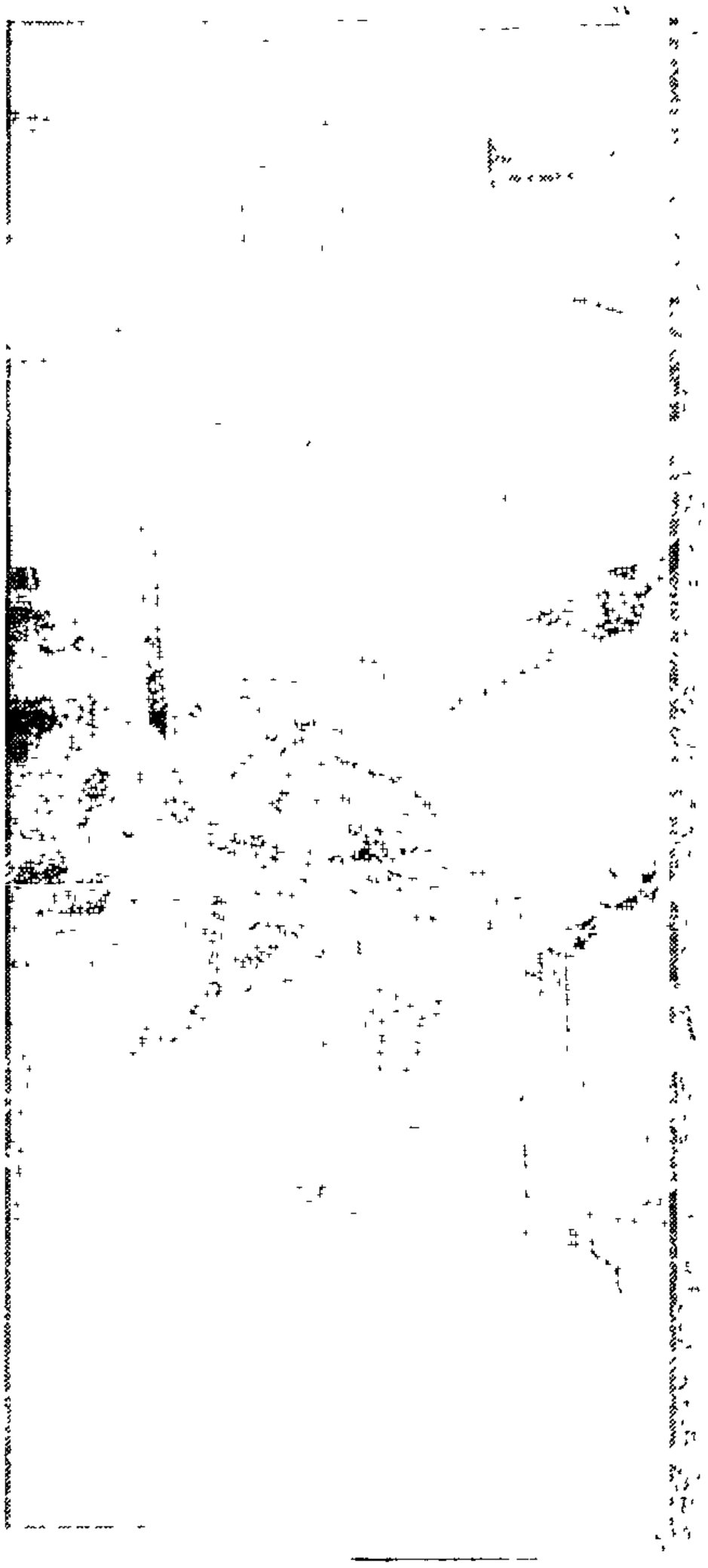
'They told us we were not allowed to stay there Where are we supposed to stay? We have nowhere else to go,' Mrs Fisher said

IN OPEN

When Cape Herald visited the family, most members were sleeping in the open covered only by a few thin blankets A little boy, barely two years old, was walking barefoot between the furniture.

The family, who live on a plot with many shacks on it, looked hopeful when they saw the Cape Herald team.

'Are you going to find us a house? Please find us a house,' they pleaded



● BELOW Mrs Marie Fisher sleeps in her 'home' on an open plot in Ravensmead. Her shack was demolished when she fell into arrears with her rent.

Religious Denomination

Height

Weight

Health Insurance Scheme

- marke

Housing shortfall at Atlantis

3/6/81 Argus

124

Divisional Council Reporter

THE Divisional Council estimates that more than 3 000 houses will be needed at Atlantis this year — but only 553 are ready or under construction.

The project director, Mr Piet Burger, explained today that this was because the council had been kept waiting for funds from the Department of Community Development

But, he said, he expected the money to be available soon so that 1 400 houses would be ready by the end of the year.

UPGRADED

Because incomes at Atlantis would be higher than expected, a planned estate of 525 sub-economic houses had been upgraded to economic so that a better type of property would be built.

This change was made in response to complaints from industrialists, who were dissatisfied with the lower standard of housing it was prepared to build.

The council's principal housing manager Mr D Manefeldt, explained in a report to the Atlantis Development Committee that industrialists would find it hard to attract employees in the higher income brackets unless a better standard of housing was provided

Mr Manefeldt pointed out that, although there had been 'a tremendous escalation in construction costs,' there had also been 'a marked increase in salaries and wages paid by employers.'

HIGHER INCOME

He said: 'To meet the housing requirements of employees in the higher income categories, consideration will have to be given to the provision of housing of a higher standard than that covered in the last three contracts.'

Mr Burger told The Argus: 'This matter was discussed with industrialists and as a result a scheme for 525 sub-economic houses was totally changed

'It has been replanned as economic housing and submitted again to the Department of Community Development for approval'

Figures considered by the development committee show that there are 1 663 families on the general waiting list for houses at Atlantis and industrialists have applied for 90 houses for staff.

ard or number

ooms in homestead

ly

Having collected this data we will have

1. Measured the available services and funds
2. Obtained Population information giving
   - Birth rates
   - Mortality rates both total and Infant
   - Fertility rates - birth spacing
   - Family structure
   - Population structure
   - Masculinity rate at home
   - People per room

Indicators of self reliance

- home ownership
- garden
- improvements
- home/selfcare rates in illness

What can be done with this Information?

1. In any place with disturbing rates of any problem attention can be given to it directly

3. Rates for Illness
   - Disability
   - Vaccinations - BCG
     - Sma
   - TB - sputum positive
     - infection risk
   - Sero positive diseases
   - Glucosuria
   - Any special project di

- varicose veins

- malaria

Evictions: Charges withdrawn

(124)

EFFORTS to 'kick out' 'disqualified' residents out of Adamsvale, the privately owned farm township near Paarl, received a further setback last week when a charge of trespassing was withdrawn against one of the townspeople.

The original deadline for evictions — January 27 — is now more than four months gone but nobody is known to have moved yet.

Last week a charge of trespassing against Mr Johannes Matjan, 25, was withdrawn when he appeared at the Paarl Magistrate's Court.

Attorneys acting for Mr Matjan, one of the prime movers behind the resistance to the evictions, said an earlier attempt at a civil action against Mr Matjan had been dropped.

Adamsvale is a farm owned by the Adams brothers. It is divided into sections, one of which contains a number of dilapidated sub-economic types houses.

In January this year owners gave two weeks notice for the 'disqualified' people (those who were not immediate family) to move.

C. Herald 6/6/81

UP GO NEW HOUS: PRICES

6/4/81 (124) Property arg

ALAN COOPER, PROPERTY EDITOR

FURTHER burdens will be placed on the would-be home builder with increases in the prices of cement, bricks and possibly fuel. About R500 will be added to a medium-priced house of R20 000, say builders. The Cape is particularly hit.

These increases coupled with the continuing shortage of bonds available, will make the lives of local builders less happier — and for many young couples, their dream houses will recede even further.

'Builders will take these increases in their stride,' said a local builder, 'and pass them on to the house buyer

'But the bond shortage is even worse It is strangling the industry'

He forecast that many builders now busy for the first half of this year would find less work in the second half and have to cut back on staff. 'You will see a large reduction in the number of houses being built in the latter half of this year,' he predicted

Increases in cement prices average at nine percent but also with increases to meet the higher rail tariffs

The price increase for cement in the Western Cape is R6 a ton, or 30c a sack This is an average increase in the Cape Peninsula of 13 percent, the lowest possible for buyers from Western Cape manufacturers The reason for the increases is attributed largely to railage, and prices of coal and gypsum.

Bricks in the Western Cape will rise by an overall 16 percent in price

Mr G W Bounds, general manager Corobrick Western Cape, gave the figures:

Run of kiln per thousand ex-works from R54 to R63 representing a 16,6 percent increase.

Selected ROK R68 to R77, an increase of 13,2 percent.

Facebricks, on average, will increase from R95 to R111, an average increase of 16,8 percent.

Mr Bounds said they were endeavouring to hold back increases to one a year in an effort to make for a more stable building industry, pricewise

He noted that facebricks had always been cheaper in the Western Cape (Transvaal R118,25) but ROK were correspondingly more expensive (R48,50).

The higher increase in the Cape was due to the distance the local manufacturers had to move raw materials to produce the same product as the Transvaal and Natal kilns.

9/6/81

'Disqualified' women to get temporary homes

Chief Reporter

MORE than 50 "disqualified" women who had been living at Crossroads and who returned to the Cape Peninsula recently after being repatriated to Transkei and Ciskei, are to be given temporary accommodation at KTC, Nyanga, while their cases are individually investigated by the Western Cape Administration Board

This was stated yesterday by the Chief Commissioner for the Western Cape, Mr Timo Bezuidenhoud, at a meeting between himself and representatives of churches and other bodies

Mr Bezuidenhoud said afterwards that the meeting had been amicable The Anglican Roman Catholic and Presbyterian churches the NG Sending Kerk and the Women's Movement for Peace were represented Mrs Celeste Roberts a social worker, was also present

"These were further talks to those we had about two weeks ago

"I repeated that the women in question could not remain in the Peninsula, but said I had agreed to a plan whereby the Administration Board will make temporary accommodation available at KTC, after which each case will be investigated individually"

Mr Bezuidenhoud said the church and other representatives had accepted the fact that the women would be moved to KTC but had asked that they be able to remain there with their families

'I said I unfortunately could not accede to this request but that I still hoped the problem could be solved amicably

Responsibility

"I said I have a responsibility to the legally employed blacks in the Peninsula

"I also made it clear that I stood by what I have said, that men who were here illegally will have their position legalized in that they will be allowed to enter into 12-month contracts with their employers, to earn enough money to maintain their families"

Mr Bezuidenhoud said the repatriated women who had returned to the Peninsula would be moved to KTC "within the next few weeks"

© Fifty-five women were repatriated to Transkei and Ciskei last month after being cautioned and discharged at the Langa Commissioner's Court on charges of being in the Peninsula for more than 72 hours without the necessary permits and/or for not having identity documents

They were taken back to the homelands, with their children, in railway buses

Grahamstown blacks will get 200 new houses soon

(124)

EP 10/6/8

Post Reporter

WORK on 200 houses for blacks in Grahamstown — the first to be built in 15 years — begins in September

The head of the Department of History at Rhodes University, Professor R Davenport, said the houses to be built at Makana's Kop would ease the critical shortage of about 4 000 houses in Grahamstown's three black townships

The project is being tackled by the East Cape Administration Board

Prof Davenport, who has for years been involved in efforts to improve the situation, said that many existing houses were unfit for habitation

Grahamstown had a basic need for between 6 000 and 7 000 houses — "an enormous number for a place like Grahamstown", he said

While it was good to know that the authorities were getting on with the scheme for better off blacks to live in more comfortable houses, the real need was for large housing schemes

In a recently published study, Prof Davenport drew attention to the phenomenal growth of the city's black population from 26 000 in 1970 to 40 000 in 1980

He said that in relation to its size Grahamstown's township slums were larger than those of any other city in South Africa

The Makana's Kop project will cost about R779 000 and the houses will be the first in Grahamstown's black townships with indoor toilets and running water Householders will be able to have their houses wired for electricity and connected to the mains

The new township will have tarred streets costing R249 000, proper stormwater drainage costing R64 000, sewage reticulation costing R210 000, water reticulation costing R54 000 and electricity mains costing R17 000

There will be high-mast street lighting designed to throw light over a wider area between houses

The board is also spending R665 000 on tarring all the streets in Makana's Kop and R145 000 on providing stormwater drainage

'Housing shortage worst in E Cape'

By SHELAGH BLACKMAN

THE shortage of black housing in the Eastern Cape was more serious than anywhere else in South Africa, the Deputy Minister of Co-operation and Development, Dr G de V Morrison, said in Port Elizabeth today

Dr Morrison told a meeting on black housing in the Feather Market Hall it would cost R500 million to upgrade the existing houses in the 74 townships that fell under the East Cape Administration Board

It would take another R500 million to build houses to keep pace with the natural increase in population

Dr Morrison called on the private sector to help provide housing for black workers

He emphasised that the country's economic future depended on whether a workable formula could be found to house the urban black population adequately

At present, 160 000 dwelling units were needed for urban blacks in South Africa

Dr Morrison said it was "reasonable" to argue that those who used black labour should accept responsibility for the housing of their employees as they benefited from their service

The provision of housing for blacks, coupled with the provision of necessary services, was "not only a too onerous but an impossible task for the Government and the administration boards," he said

Dr Morrison pointed out that during the past 20 years the Government had financed more than 80% of all housing for blacks in urban areas

The ideal would be for boards to be responsible only for infrastructures in townships and stands, and the provision of houses should be left entirely to blacks with the help of employers and the private sector

It was unavoidable that the Government should still provide housing for those unable to finance it themselves

Dr Morrison said that to facilitate the provision of housing for urban blacks by a much larger field of developers, the Government had introduced the 99-year leasehold scheme

He said the main advantage of the 99-year leasehold over all forms of title was that it was cheaper, as holders were not called on to pay the full cost of the land and the provision of services

The fact that a bond could be registered for a 99-year leasehold meant many doors could be opened for capital to be obtained for black housing

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Low ratios of casual to permanent employees are also found in the Eastern Free State and Zululand. Both of these areas are highly mechanised and are typified by largish farms with relatively simple farm systems; grain with sheep or cattle in the Free State, sugar, timber or beef in Zululand. Both are also areas in which farmers have complained of labour shortages.

It would seem, therefore, that the predominant determinant of the nature of employment is nowadays as strongly, or more stongly influenced by the availability of casual labour than by the type of farming. Indeed the type of farming is often influenced by the availabilty of labourers.

The location of the country's tobacco, ground nut and cotton industries are cases in point. Cotton can be a highly profitable crop but the quality and, therefore, the profitability of a hand-picked crop is far higher than that of a machine-picked one. The labour demanded by a hand-picked crop, is however, highly seasonal. There is a very low labour requirement for most of the year, followed by a huge demand in the short picking season. The fact that major producing areas, along the Orange River in the far

dated 1980, which was

ST 10/6/81

PAB chief asks for chance

Chief Reporter

THE Department of Co-operation and Development's Chief Commissioner for the Western Cape Mr Timo Bezuidenhoud appealed yesterday to the families at Crossroads of 'disqualified' women who were recently repatriated to the Transkei and Ciskei but who have returned, to give him a chance to solve their problem

"I say to these families Don't come to hasty decisions Don't be hard-headed and force me to use force I still maintain that we can solve this problem in a decent and humane way

He was reacting to reports that the families concerned had rejected his plan to move the more than 50 "disqualified' women to temporary accommodation at KTC near Nyanga, while their cases were individually investigated

The families have said they want permanent residential rights before moving to any accommodation arranged for them

At a meeting on Monday between Mr Bezuidenhoud and church and other representatives, Mr Bezuidenhoud was asked that the women in question be allowed to be with their families when they were moved Mr Bezuidenhoud said he unfortunately could not accede to this request but that he still hoped the problem could be solved amicably

He said he would do his "utmost" to solve the problem and believed there could be a solution

● The woman have said they do not want to return to their homelands because there is no work there that there is starvation there and inadequate medical facilities

Calls for re-look at low-cost housing

124

340

EP 11/6/85

By BRIAN POTTINGER
Political Correspondent

HOUSING experts have renewed their appeals for an alternative Government approach to low-cost housing development following a shock East Cape Administration Board report revealing a crisis situation in the area's black townships

At the same time it has been confirmed that a special Government committee is investigating the use of "earth-walled" housing units — a method of construction many housing authorities feel could help overcome the 160 000 unit black housing shortfall

The "earth-walled" schemes have, however, been strenuosly opposed in the past by senior officials of the Department of Community Development — the agency responsible for supplying the funds for housing development — who have for years fought a bitter rear-guard action in defence of conventional housing development

The critical housing shortage in the Eastern Cape — the worst in the country — came into sharp focus yesterday when a senior East Cape Administration Board official confirmed that at least a third of the Board's existing stock was seriously defective

Mr Roger Matlock, ECAB's Technical Services Director, also disclosed dangerously high population concentrations in the ECAB townships and said it would cost R540 million immediately to up-grade existing services in the black areas

He proposed the implementation of three different zones of housing development, involving both the State and private sector, and suggested one zone should comprise an area, with rudimentary services provided, in which people could build their own unconventional or traditional homes

Mrs Mercia Wilsworth, Rhodes University anthropologist, and an acknowledged expert on housing strategies, today welcomed the suggestion that place be made available for informal, traditional housing

She pointed out that earth-walled constructions, in terms of quality, were comparable to brick construction, and were one eigth cheaper

Mrs Wilsworth confirmed that she had submitted a memorandum on earth-walled structures at the invitation of the Committee of Inquiry into Alternative Housing Methods (the Louw Committee)

She said she had great hopes that the National Housing Commission under Professor T H Louw, would legimitimise earth-walled structure (wattle and daub or packed earth)

A spokesman for the Urban Foundation said today it was apparent from statements by the administration boards themselves that they were in favour of alternative and traditional methods to help solve the accommodation problem

The major problem at the moment remained to convince the Department of Community Development to accept the unconventional methods, and to make money available for the development of services

Mr John Rees, Director of the Institute of Race Relations, said his organisation had been aware for some time of the housing crisis in the Eastern Cape

● Editorial comment — Page 8

BATTLE FOR AMENITIES GOES ON IN ATLANTIS

C. Times 13/6/81 (124)

ATLANTIS can be the precious land of milk and honey—if you're an industrialist.

But for residents it's another story.

In August 1975 the incentives offered to businesses were increased — even to the extent of offering hard cash to companies for the purchase of property there. The special incentives were looked into.

O Two-year concessions on land purchase, transport, motor vehicles, equipment, labour, rates and water.

O The area's R100 paid to companies as a grant. This could be taken back if this could be taken either as a lump cut or as a cash grant.

O Loans at subsidised rates of interest for 10 years.

O 80 percent loans on land and buildings.

O Tax concessions on the purchase of property, motor vehicles, equipment, labour, rates and water.

But residents get no such incentives. Rates are still in force here for private ratepayers. Atlantis is classed as a non-metropolitan area, the same as a rural or urban industrial area.

There's lots said about how fast Atlantis is growing as an industrial centre, how many new opportunities are being opened up, and so on.

Everything seems geared towards the industrialists.

UPGRADED

According to recent Press reports, houses presently under construction were upgraded from subeconomic type to economic because of complaints from industrialists.

It's understandable that companies would want their workers to live in decent homes because, they say, happy homes make happy people, happy people make happy workers and happy workers mean good work and lots of profits. So the prompt action on these complaints is laudable.

If only the reaction to our own complaints were as prompt! say residents.

There've been battling for proper services and amenities since Atlantis rose out of the sand dunes and bush almost five years ago.

At that time it was planned to have shops, proper housing and services for 60 000 people.

There are:

O 30 000 people.

O Two shops situated virtually next door to each other at the Avondale Shopping Centre.

O A fire station.

O A day hospital — but this is closed at night and at weekends, meaning that emergency cases have to be taken to Tygerberg Hospital in Bellville or Groote Schuur, almost 50 km away.

O A clinic which operates from a house, with nowhere near enough space for mothers to sit under shelter with their babies. Many have to stand outside.

O A police force which is generally regarded as inadequate, also operating from a house.

O Not enough playing fields for the different codes of sport.

O No internal bus service. This means that if you want to take a bus home from the industrial area you have to wait for it to arrive from Killarney — and it's invariably packed with people who commute to Milnerton and Cape Town. Also, shopping means a long trek on foot to the area's only shopping centre.

These aren't the only complaints either.

But it must be admitted that there is a positive side to life in Atlantis.

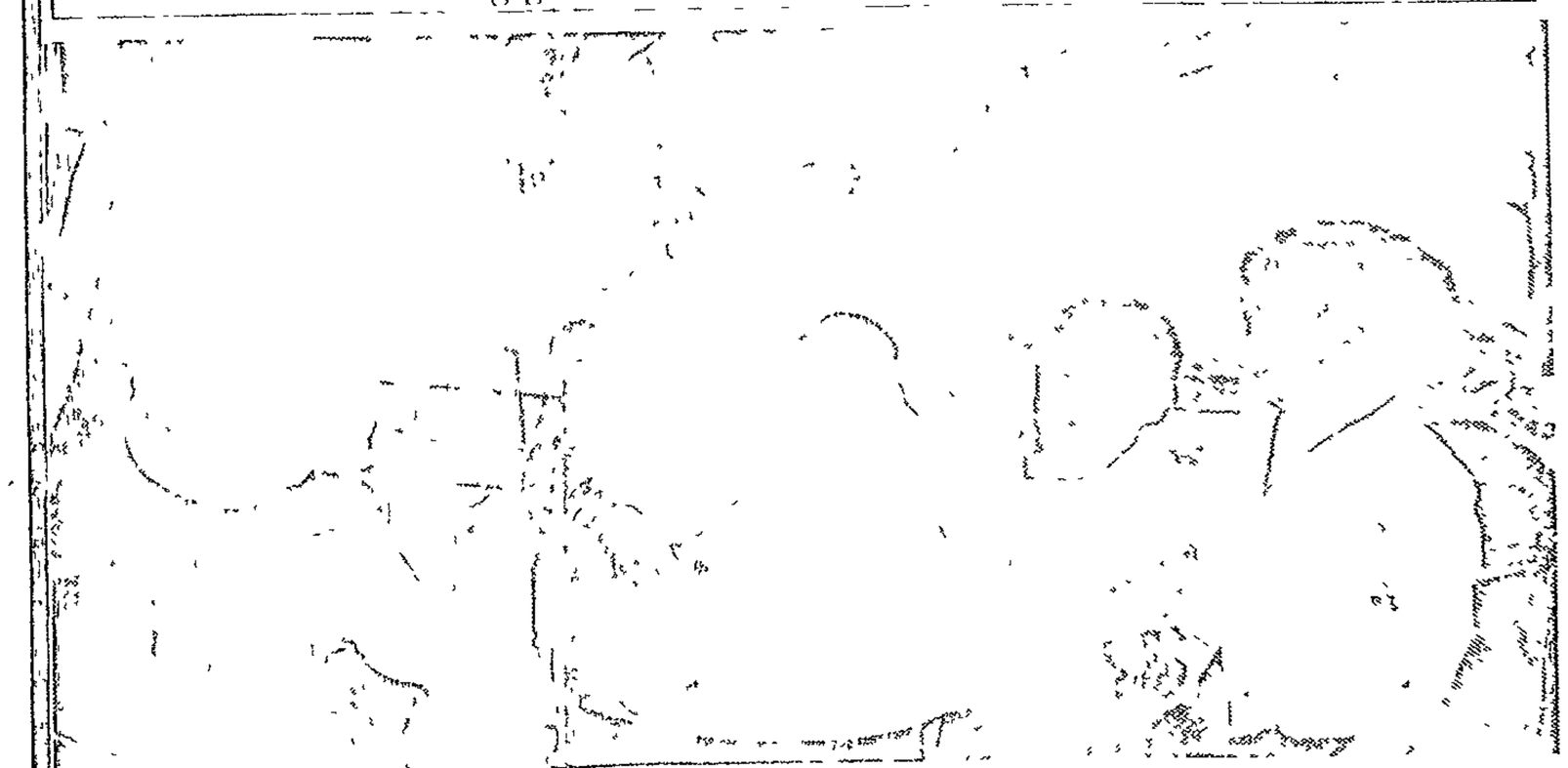
The new housing developments look encouraging. On first inspection they compare favourably with Mitchells Plain houses, but the grounds seem to be rather small.

Still the landscaping, and overall design seem to be more ambitious than previous projects in Atlantis, though the houses themselves form monotonous rows.

It was due to concern about problems such as those we've named — and a wish to see Atlantis prosper — that about 600 residents crammed into the community hall and thunderously voiced approval of a Civic Affairs Association.

Reports by Anthony Doman

Here's what happens when you can't pay . . .



O EVEN out in the open, life has to go on . . . Mrs Betty Williams, surrounded by her grandchildren, watches her pots like any other housewife.

O LITTLE Delia Williams — she has to suffer out in the winter cold.

C. Herald 13/6/81 (124)

Evicted family sleep out in bitter cold

IT WAS bitterly cold and I shivered, despite my jersey and jacket, as I spoke to Mrs Betty Williams at 'home' last Thursday afternoon.

She and her family have it even worse — they sleep out in the open in freezing cold every night because they've been evicted.

Now living on a field next to the house, which she'd rented from the Divisional Council, Mrs Williams said they had been sleeping there under a makeshift shelter for about three weeks.

Seven adults and five children share the shelter, which looks totally inadequate for keeping out winter winds and rain.

Mrs Williams, 58 and a grandmother, gave a garbled account of how she'd come to be out of the house. Apparently she had fallen far in arrears with her rent, leading to eventual eviction by the Divisional Council.

FARM

She had lived on a farm before coming to Atlantis in response to her son-in-law's suggestion that they move there because it would be closer to his place of work.

She said she had been threatened by Divisional Council officials since moving out on to the field, but explained that she had had no choice.

"Where do I go to?" she asked.

Not enough jobs for all

ATLANTIS industry can't provide enough jobs for all the able people there now or in the future.

Even Atlantis's planners had to admit that — when they estimated that at least half of the workforce would be commuting between Atlantis and Milnerton or Cape Town.

Little to offer

ACCORDING to Divisional Council regulations, the requirements for nurses are:

- 1 clinic sister for every 10 000 people, and
- 1 visiting sister for every 10 000.

Atlantis should, then, have about six sisters.

It has four.

As with other staff shortage problems, perhaps this can be explained away by the fact that there is little to offer qualified staff in Atlantis in the way of entertainment or social life.

Cape Herald 13/6/81

124

C. Herald 13/6/81 (124)

Athlone residents plan legal action

THE people of central Athlone — threatened by redevelpment plans which could force 150 families to move — are going to court to save their homes.

And they'll receive a progress report at a meeting of the Gleemoor Cape Flats Civic Association at the Athlone Civic Centre on Thursday night (June 11).

'We have instructed legal counsel to proceed with an application to stop the expropriation of properties,' said Mr W I Hammond, chairman of the Gleemoor Cape Flats Civic Association, which is co-ordinating the fight against redevelopment proposals.

CHUNK

Under the proposals, houses in a large chunk of Athlone have been expropriated by the Department of Community Development and indications are that more would have to go to make way for revamping all the area's central business district.

But residents have refused to give up their homes — even though they have less than a week left in which to reply to the department for compensation

In fact, the residents have been meeting regularly to work out a plan of action.

SEPTEMBER 1976

Paper No. 42

Farming in the Hexriver Valley

David Graaff

SALDRU

Preliminary Draft No portion of this paper may be quoted without permission of Saldru, School of Economics, University of Cape Town.

Motor firm boosts black housing

RDM 13/6/8 (124)

Own Correspondent

PORT ELIZABETH — Black housing in Uitenhage will receive a R1-million boost from Volkswagen in response to an appeal for private sector involvement made this week by the deputy Minister of Co-operation and Development, Dr George Morrison

The company will also help to establish a sport complex in Kwanobuhle, Uitenhage, and is negotiating for adequate bus shelters and better roads for black commuters

Volkswagen's managing director, Mr Peter Searle, said the company would start negotiating with the authorities concerned to get the housing project going as soon as possible

He added "We have long been concerned about conditions in Uitenhage's black township, where most of our workforce live, and we agree fully with Dr Morrison that the private sector should actively take part in alleviating the problems "

Mr Searle said the company wanted to enable its employees in Kwanobuhle to build different types of houses in terms of the 99-year leasehold system

Another area which was of great concern to the company was transport because inadequate facilities made it difficult, particularly in winter, for workers to commute.

He said the company was negotiating for the erection of adequate bus shelters at the main bus stations in Kwanobuhle and for improvements to the road system

"Another project which we are tackling in conjunction with all concerned — including black sporting bodies — is the establishment of a sports complex in the township which will cater for a multitude of sporting and recreational activities "

Meanwhile, Ford's director of industrial relations, Mr Fred Ferreira, said his company recognised there was an acute housing shortage

It had spent over R2-million on black housing in Port Elizabeth over the last five years, and was making a contribution towards alleviating the problem

"But the state has a definite responsibility here, especially when it comes to sub-economic housing," he said

Mr Peter Ray, public affairs manager of General Motors, said GM had already, by means of a subsidised home-improvement loan programme instituted in 1972, improved the living standards of more than 1 000 employees of all races

GM had also helped the East Cape Administration Board to obtain a R1-million loan for 250 new houses and a school in Port Elizabeth's black residential areas, and had opened a subsidised loan plan for employees wishing to buy homes under the 99-year leasehold plan

Goodyear's public relations manager, Mr Mike Selley, said his company had for many year offered financial aid in the form of low-interest loans to employees to buy or improve homes

Guidelines for Govt over black housing

Weekend Argus 13/6/81

By NOREEN SUTCLIFFE

GUIDELINES to beat the black housing crisis have been put to the Government by the Midland Chamber of Industries, which says the mistake in the past has been "to build as many matchboxes as possible"

The proposals have been handed to the Deputy Minister of Co-operation and Development, Dr G de V Morrison, who appealed this week to industry to help combat the black housing backlog

The chamber says that to a large extent the black housing programme has been entirely in the hands of the Government and its administration boards, which have regarded housing merely as a question of providing shelter for people against the elements

"They ignored what the home owner wanted and could pay for, and saw their task simply as building as many 'matchboxes' as possible with the finances at their disposal," the chamber says

"This method of housing the black people of South Africa has not eliminated the housing backlog, neither has it provided quality housing for those who can afford it

"If the administration board method has not been able to solve the housing needs of the black population, then what is the next step?"

The chamber feels that those who need housing could be divided into two main categories — low income groups suffering from poverty and "economic income" groups which can, if they have access to the free enterprise market system, provide for themselves

The strong South African economy, with its good growth potential, said the statement, would create the opening that would enable more and more of those in the low income group to graduate to the economic income group

The chamber says that the responsibility for providing houses for the low income groups suffering from poverty must be that of the Government while those in the second group, operating through the free enterprise market system, would be able to acquire their own houses in line with their income levels

This would lead to emphasis being placed on home ownership, home improvement schemes, self-built projects, redevelopment projects and community involvement in the establishment of area housing standards

As far as home ownership was concerned, the most important motivation was that residents would have a vested interest in the general development of their areas

Moves through the 99-year leasehold scheme were important steps towards home ownership

"Nevertheless, a less restrictive approach to acknowledging the permanence of black workers in white areas would confer important further advantages and would encourage employers to participate in financing worker housing," the chamber says

"A major obstacle that has delayed the 99-year leasehold scheme has been the requirement that each site be surveyed and that the cost be recovered from the would-be home owners

"The chamber believes that, as the land under this scheme is never transferred but remains vested in the State, the survey costs are not the responsibility of the home owner

"In fact, all that is required is for the site to be identified, and this can be achieved by aerial photography carried out by the South African Air Force as part of its normal training"

Home improvement schemes could also be developed around the concept of core-housing designed to grow as family requirements and financial abilities expanded

Programmes such as township electrification could also be projected in terms of home improvements

But home improvements would become rapid only when some guarantee of permanence and the full use of a free market system to permit the realisation of this investment — should the householder move or die — was given

As far as self-built projects were concerned, the traditional approach to supplying low-cost housing excluded self-built plans on various grounds

Here the chamber says that among the reasons are rigid building standards which are imposed on housing coupled with the view that "self-built housing is slum housing"

The chamber feels that self-built housing is a more efficient form of employment creation

Redevelopment projects referred to by the chamber are high-rise apartments, cluster housing and flats, which have not been used to any extent in meeting the needs of black housing

"Particular attention should be given to developing high-rise buildings in black townships to make greater use of land as well as easing the demand for transport," says the chamber

"This redevelopment should be carried out through recognised private sector developers, using the demand of the market to determine what is to be built This would also be an ideal investment opportunity for the building society movement"

As far as community participation in planning, development and administration was concerned, experiments in places like Carletonville and Steilloop had demonstrated the value of community participation, showing that community resources could be mobilised to supply the housing needs of individuals on a rotation basis

"Community participation is also the key to the development of politically stable and self-upgrading urban communities," says the chamber "It is entirely consistent with the recent moves towards extending local self-government to black urban communities

"It encourages the spontaneous development of a responsible urban leadership group, which holds influence by virtue of what it can provide for the community"

● **Self-help schemes that could help beat the crisis — Page 15**

Expansion and sales at Belhar

CT 13/6/81

(124)

Divisional Council Reporter

THE Divisional Council of the Cape is planning a R4,5 million infill housing scheme of 412 units for the coloured suburb of Belhar, south of Bellville The development depends on funds being made available by the Department of Community Development

Meanwhile the council intends putting up for sale 273 existing Belhar houses These had been allocated on a letting basis so far The council, however, felt that purchasers could be encouraged to make improvements to their properties, to keep the area more tidy and involve the council in less expense

Son or daughter

The housing committee of the council this week proposed that Belhar tenants would have to be advised on how the decision to sell would affect them

Tenants should be given a reasonable period of time in which to save for the deposit and costs and, in the event of their not qualifying because of age, they could nominate a son or daughter to purchase

Existing tenants would be given first option to buy, but if they did not wish to do so, or were not in a position to buy, they would be allowed to remain in their lettings unless they were prepared to accept alternative accommodation so that their rented dwellings could be sold

Similar plans were afoot to sell 235 economic houses of the 478 units at present under construction for the Divisional Council at Ocean View Formal application would have to be made to the Department of Community Development to convert the other 243 sub-economic units from rental homes to dwellings for sale

In the allocation of the 478 Ocean View homes, top priority would be given to squatters in the southern areas of the Peninsula, and in descending order to people affected by the Group Areas Act, sons and daughters of existing tenants in Ocean View, council staff, Simon's Town naval staff, people such as teachers and social workers rendering essential services in Ocean View, and lastly those on the general waiting list and unauthorized squatters

Noordhoek farm

The Divisional Council Engineer, Mr M K Botha, has recommended that an application for the sub-division of a farm for residential purposes in Noordhoek, south of the Glencairn freeway, be turned down

Mr Botha reported to the council's works committee that there was no need for the (white) housing development at this stage and no finances were available to maintain any services installed by the developers

Constantia row over cottages for labourers

CT 17/6/81 (124)

Staff Reporter

RESIDENTS in High Constantia are bitter about a decision by the government-run Groot Constantia Estate to build 14 new labourers' cottages adjacent to their prestige township

So far 16 residents have signed a petition objecting to the siting of the cottages

Mr Roger Hulley, the Progressive Federal Party MP for Constantia, issued a statement yesterday saying that while local residents found the plans to upgrade accommodation for the labourers to be laudable, they intensely objected to the location of the cottages "cheek by jowl with a high-quality single residential township"

The Nationalist MP for Maitland, Mr Kent Durr, who is on the Groot Constantia Control Board, has defended the positioning of the cottages

He said they were being built there so the community would not be split

"We also want all labourers to be able to use the recreation facilities which cannot be duplicated"

Existing accommodation was not sufficient, he said

Night building

Residents in the area say the houses could have been located elsewhere on the property

Dr Trevor Borchers, who owns the property closest to the proposed cottages, said residents objected to the plans long ago

"Now we hear it would be impractical to stop the project We complained in the past and the control board never bothered to consult us

"They have even been building during the night"

Another complaint by residents is that their houses are subject to strict building regulations to preserve the Groot Constantia area, while the same regulations do not apply to housing on the government-owned estate

Mr Durr said that in spite of this, Groot Constantia was the main force in trying to conserve the area

"Architecturally these cottages are way in excess of what one would normally build for a labourer

"In my opinion they are more attractive than most of the houses in that area"

Senior people

He did not think the cottages would detract from the the value of properties in the area.

The people who would be moving into the cottages would be senior people whom he described as "some of the most reliable people I know"

"One of the consequences of living in a farming area is that you have labourers and animals and Dr Borchers must accept this We have done everything we can"

Mr Durr said the Groot Constantia Control Board would do what the Divisional Council suggested

Another part

On Friday the Divisional Council approached the Groot Constantia Control Board and recommended that the cottages be built on another part of the farm

The Divisional Council will meet today to draw up a further statement, a spokesman said

Mr Neil McCarthy, chairman of the Constantia Property Owners' Association, said it was bad town planning to have a "coloured location next to a prestige township"

"I think it is shocking You know what happens on the weekends You can't always say the people are going to be high-grade, because the quality of labour tends to drop all the time"

EVENING POST, THURSDAY, JUNE 18, 1981

Re-development at Uitenhage's Indian township

By VIRGIL GONCALVES

PLANS are in the pipeline for the re-development of Uitenhage's Indian township, Mr Barry Erasmus, the Town Clerk, said today

Mr Erasmus said that planning for the area, which caters for about 300 residents, had been completed, and it was hoped work on the re-development would start this year

The first priority would be the provision of housing

"There is a shortage of houses for our Indian community at the moment, although for some years now a few houses occupied by whites have been bought by the Department of Community Development and let to the Indian population," he said

"However, families are increasing and more houses are needed"

Mr Erasmus said the cluster of houses envisaged still had to be designed and accordingly there was no estimate of the cost

If funds were available, R115 000 would be spent on canalising the Cat River which runs through the Indian township

Other projects on the 1981 programme include the up-grading of electrical reticulation of the area at a cost of R18 000, roads and storm water drainage (R270 000), sewerage reticulation (R17 750) and water reticulation (R28 500)

The projects will be financed by the Uitenhage Town Council and the Department of Community Development

The chairman of the Uitenhage Indian Management Committee, Mr M C Karsan, welcomed the news today as "exciting"

"At least 60 houses are needed urgently," he said

Housing crisis 'will get worse'

CT 19/6/81

(124)

Staff Reporter

THERE is an acute shortage of accommodation in Cape Town and the situation will become even worse in the forseeable future with substantially increased rentals, leaders in the property market said yesterday

The number of flats available for rent is decreasing daily, there is tremendous pressure for increased rentals, and unless the government steps in with incentives for potential developers to build new blocks of flats to rent out, the future for tenants "looks very grim indeed"

"New blocks of flats are not being built, but God keeps-on making people, and the demand simply exceeds the supply," said Mr Hadden Steer, a director of a leading estate agency

People looking for houses to rent are in exactly the same boat, with the available stock of houses to rent being chronically inadequate due to the tremendous pressure to buy rather than to rent

According to him, this situation began about a year and a half ago, roughly with the economic revival, and had been aggravated by immigration and the influx of people from "up north"

From a potential developer's point of view it was just not worthwhile to invest in the building of a block of flats, and a developer would not do so till he was assured of a reasonable return

For this to come about, Mr Steer and other property men said, the only real alternative to the government stepping in and offering incentives, was an increase in rentals to a "realistic level"

In the meantime, the standard of accommodation in the Cape Town area would drop

"There is something of a revolution going on in the property market at present," he said "Previously the public thought it was their right to rent, but now they are realising they will have to buy and settle down"

Mr Franz Faber, a partner in a residential and commercial administration organization, said yesterday there was very little "mobility" of tenants

"People might not really like the flat they are in, but they stay put and accept occasional rent increases caused by higher rates and taxes without a murmur because they know they are lucky to have a flat in the first place," he said

For the last 10 months or so, he said, if his organization had a dozen flats per month in its portfolio, it was considered a lot It was hardly ever necessary to advertise them because people telephoned regularly to inquire about accommodation

Side-effect

A side-effect was that it enabled them to be very selective about tenants

The Sectional Titles Act, said a number of property men approached for comment, was not entirely responsible for the shortage of accommodation

"Although it has pressurised some people into buying their flats, we have found that many people buy flats for speculative purposes and rent them out again," said one

"In other words the supply of flats available for rental is not drying up completely"

"The critical accommodation situation being experienced in Cape Town at the moment, has happened elsewhere already, particularly in the United States," said another estate agent

'Good areas'

Mr Geoffrey Seeff, estate agent and newly-elected chairman of the Western Cape branch of the Institute of Estate Agents, said yesterday that although there was a shortage of flats in the so-called "good areas," of Cape Town, accommodation which had previously stood vacant for long periods in places like Kraaifontein and Epping Garden Village, was now fully-occupied

"Looking at the present situation, I would say that people looking for accommodation will be going into smaller places and even doubling up," he said

"The outlook for people trying to find accommodation in Cape Town is not rosy at all In fact it looks rather grim"

2 000 petition for crime clean-up in Table View

Argus 22/6/81 (124)

MORE than 2 000 Table View residents have signed a petition calling on the Minister of Police Mr Louis le Grange, and the Minister of Community Development, Mr Pen Kotze to halt huge increases' in crime in the area

The petition comes within three weeks of an Argus investigation which showed that many residents were living in constant fear of daylight robberies assault and rape

According to a team which circulated the petition on a door to door basis in the suburb more than 50 percent of the signatories had been burgled one or more times

And burglary victim Mrs Margaret Geen, who helped circulate the petition, met one resident who has been burgled nine times

The petition reads 'We the residents of Table View, feel deeply concerned over the large number of housebreakings and assaults that have occurred in the area and the resulting feeling of insecurity in the area

We are equally distressed at the increasing number of illegal squatters which apparently coincides with the huge increase in crime in the area

Furthermore, these crimes have a dampening effect on the development of the area which has led to residents moving away'

CLEARING

'The petition calls for

- The removal of illegal squatters to recognised residential areas, from where those employed in the area could continue to be so on a legal basis
- The prevention of further illegal squatting in the area,
- The clearing of natural vegetation in the surrounding bush area as far as is necessary to discourage further squatting, and
- Sufficient police protection and, in particular, the erection of a local police station

The petition is addressed to the two Ministers the Administrator of the Cape Mr Gene Louw, the Nationalist Member of Parliament for Malmesbury Mr G Kotze, the MEC for Local Government, Mr H Kriel, and MPC for Malmesbury, Mr A de Swardt

Since The Argus investigation, a mobile police station has been established in Table View and the Milnerton Town Council has asked the South African Police to build a permanent police station there.

A PRAYER THAT NEIGHBOURS MAY LOVE ONE ANOTHER...

KAYMO 23/6/81 (124)

By Henry Ludski

LABOURERS at High Constantia prayed for their white neighbours during a service at the historic Groot Constantia farmstead on Sunday

The prayer was in response to protests from the neighbours — the residents in the adjacent High Constantia residential area — that it would be 'unwise' for the Groot Constantia Control Board to build new labourers' cottages too near their homes

The residents have expressed fears that their property values would be lowered and the safety of their children threatened if the labourers moved closer

ROWDINESS

Many residents complained of rowdiness and drunkenness and the noise from the present cottages which are about 100 m away The new cottages will be 20 m from the nearest resident's home

The service was led by a priest, Mr Apollis Solomons, 31, the youngest son of the oldest resident, Mr 'Jaffie' Jafta Solomons, 71, in his father's cottage

He asked God to forgive the white neighbours for having 'judged us so'

He prayed that it would be possible for all the people of Constantia to live in peace and to love each other.

Before the service started, Mr Apollis Solomons rejected all the claims made by the residents

'I was born and raised here I watched the farm grow from when there were only a few workers' cottages to now when there are 16 The area now has never been so peaceful and quiet,' he said

THE new cottages, showing their proximity to a white resident's home

'The loudest noise is probably from my services on Sundays and during the week, but it is not so loud that the new residents can hear it

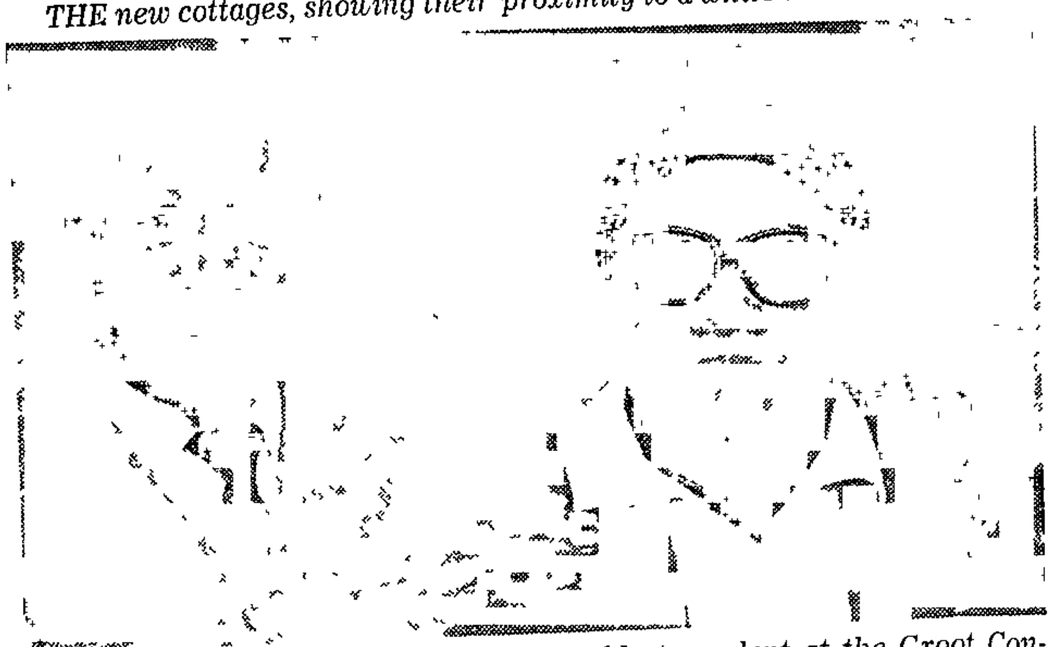
'Also we cannot be held responsible for the violence at the farm one day, three years ago,' he said On that occasion a man was stabbed to death

Mr Solomons said he could not understand why people would object to staying near 'my mother and father'

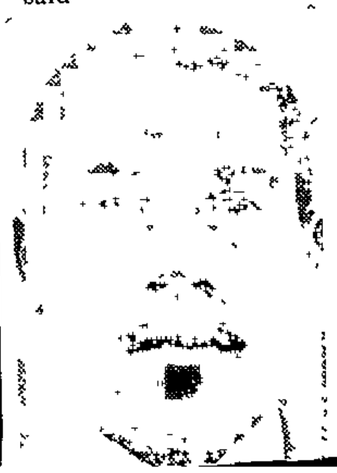
'They and the other people here are good people,' he said

'They live — making noise sometimes and like everybody else they have a drink. But I am sure it is no more than any other person'

Mr Solomons said 'My parents, I love them



MR 'JAFFIE' JAFTA SOLOMONS the oldest resident at the Groot Constantia cottages, with his wife Wilemina Mr Solomons has lived on the farm 46 years



The manager said the control board wanted to please everybody 'In order not to offend people we moved the construction site 16 metres so as to avoid sawing down some oak trees

HISTORIC

'And then after the homes were foundation high, the residents objected that they were too close'

He said to erect a wall between the two settlements might destroy the historic character of the area

The Divisional Council of the Cape has now entered the controversy It has asked the Minister of Agriculture to intervene to prevent further building on the site

Reasons given were

MR Apollis Solomons, a priest who was raised on the farm. He is the youngest son of Mr J Solomons

Why do the neighbours not come and visit them and find out about them before making judgments

HAPPINESS

'This is a religious community and I know that they, too, want to live in happiness and love their neighbours'

The manager of Groot Constantia said last week that the farm was attempting to provide the best for the workers

'Because of the shortage of homes last year we contracted five African labourers, but when more homes become available we will stop this,' he said.

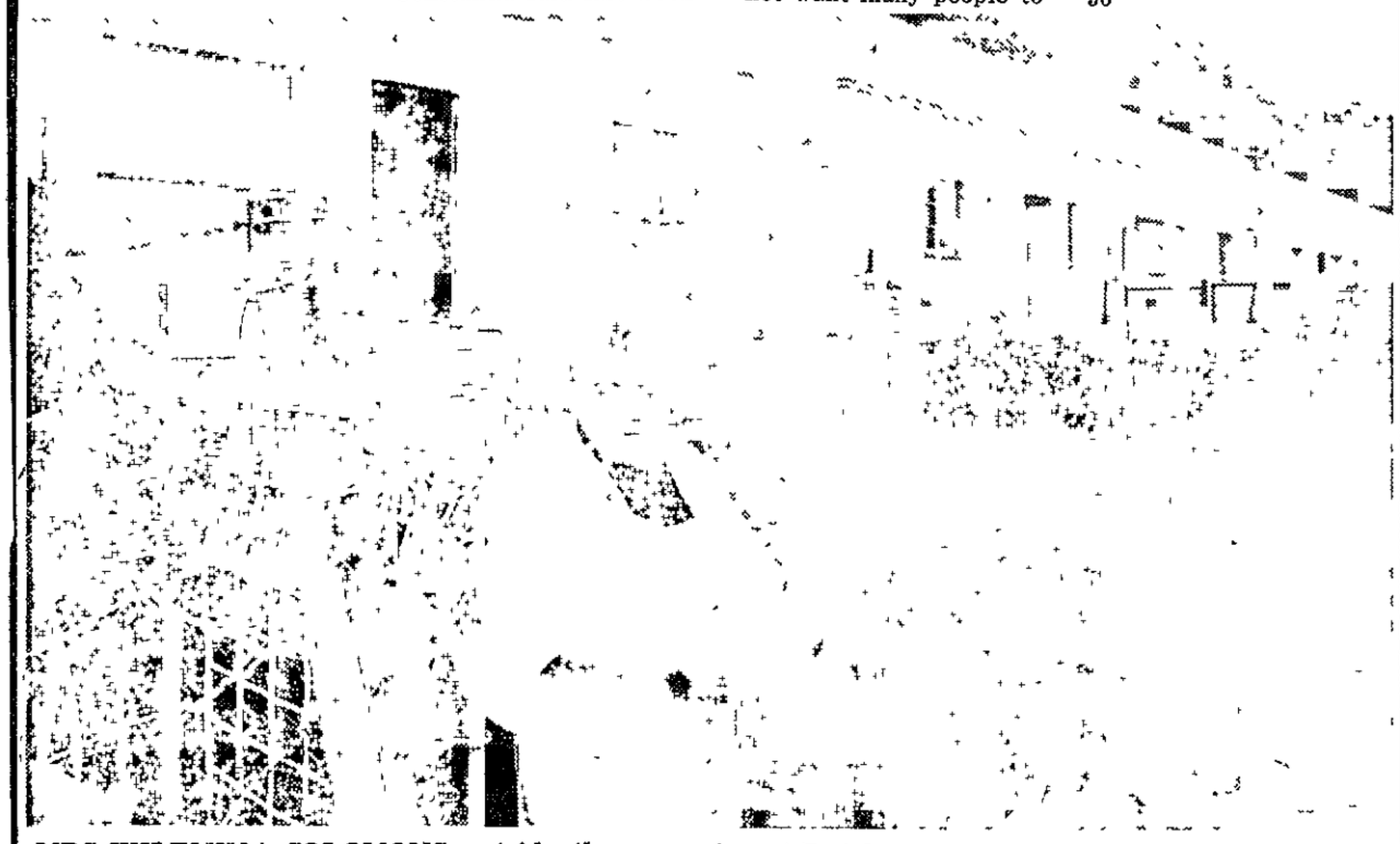
'We do not want to separate families and do not want many people to live in one home,' he said

The new homes meet the requirements of the Monuments Board in that they conform to the historic design of Groot Constantia

He said the High Constantia residents were badly informed 'We are building 16 cottages, not 50'

The four cottages closest to the white settlement are for a foreman, the handyman, the wine salesman and another senior worker.

the 'drastic' devaluation in property valuations,' the 'incompatible socio-economic grouping' and the council's duty to regulate the 'harmonious' development within an historic area



MRS WILEMINA SOLOMONS outside the row of neat Dutch-styled homes on the estate. The new cottages have a similar design.

Argus
23/6/81
124

Cracked walls, broken windows, damaged doors

Repairs 'not done': tenants' anger grows

(124) Cape Times 27/6/81

BONTEHEUWEL — built 20 years ago by the Cape Town City Council — is fast becoming an unhealthy slum area because proper maintenance is not done to the houses.

This is the view of many angry tenants, some of whom say they have been waiting years for repairs to be done, while others claim they have been forced to pay for repairs when they were not supposed to.

According to the council's maintenance leases, people who moved in before May this year should not pay for maintenance unless damage was done wilfully

'TOLD TO PAY'

Bonteheuwel residents claim this is not being adhered to They say they are told to pay, even when they are not responsible

Similar discontent has been expressed by residents from other Council areas like Hanover Park and Manenberg.

By RYLAND FISHER

Residents believe most of the maintenance that needs to be done to the houses is a result of old-age deterioration and not wilful damage

SIMILAR

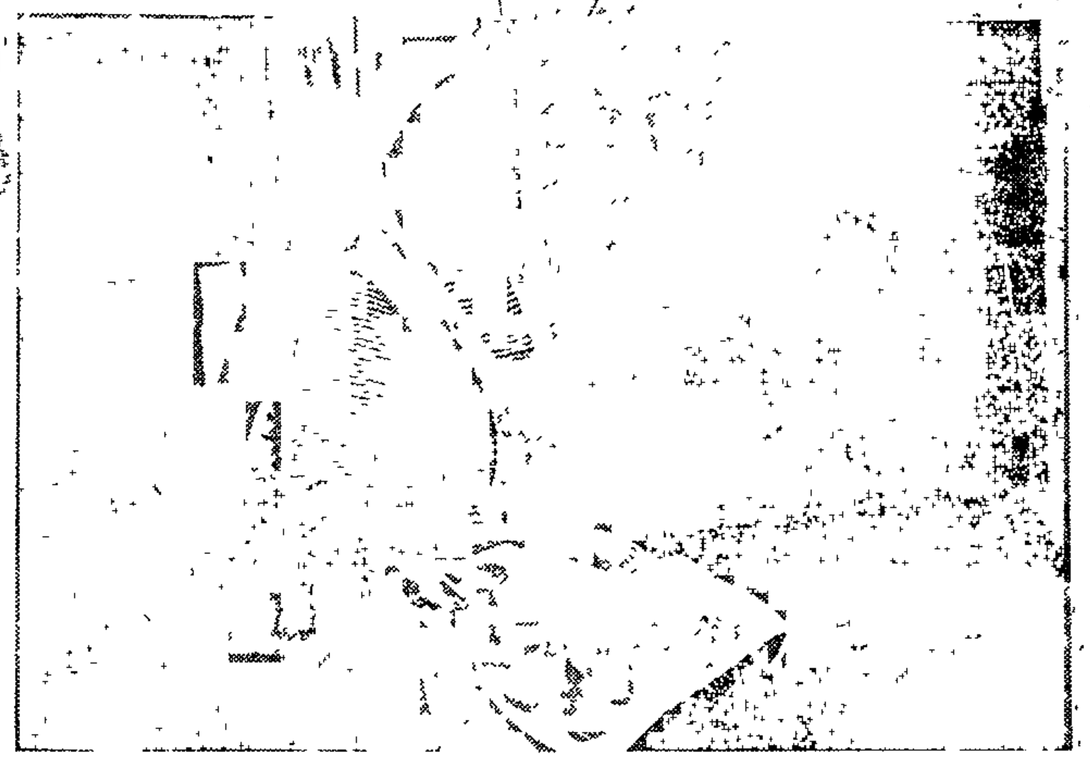
Cape Herald found most houses in Council townships had similar problems like cracked walls, broken windows, doors and door handles

There were also problems with outside maintenance like absence of fences, a lack of washing lines and too much sand

MONEY

People spoken to in both Hanover Park and Bonteheuwel said they had complained to their local housing offices, but in most cases nothing was done about their problems

The council has on many occasions said they are not able to maintain the houses properly because they do not have sufficient funds



● BELOW. Mrs Yvonne Benjamin shows the hole in her door. This is just one of the many maintenance problems she has.

Again and again they ask for help...

MRS Yvonne Benjamin's house in Netreg Road looks like many others in her street and the rest of Bonteheuwel. The fence surrounding her house is down, the door is full of holes, the window handles are off, the toilet seat is off, there are no drain covers, no doors on the backyard shed

'I have complained about these problems only twice in the five years I have been living here, but that is simply because I have given up hope of the council ever repairing anything,' she said

Her views were supported by many other residents They have all experienced similar problems

Mrs Mymoena Brink who moved into a house in Jakkalsvleilaan in December last year, is one of them

LIST

'We gave the council a list of all the things we found wrong with the house when we moved in and they promised to repair them as soon as possible. One of the things that was faulty was the electricity meter box that would blow every time we used one of the wall plugs,' she said

About a month later the meter box was repaired and Mrs Brink received an account for R40

'If it was my fault that the meter box blew I would not mind paying, but the box was a problem when we moved in Mrs Brink said

She also complained of the absence of light fittings, a letter box and dirt bin when she moved in They have still not been seen to by the council Mrs Brink said the family made their own letter box

The Bolters family, who have been living in Bonteheuwel Avenue 21 years, said their backyard was being used as an alley because there was no fence surrounding the house

They said they complained repeatedly to the council but each time their complaint was 'noted' without anything being done about it

Mrs Anna Plaatjies, who has lived in Geelhout Street for 18 years, said she complained at the local housing office about the fact that the plywood on her back door was coming loose — only to be told they only repair toilets

'The council puts up our rents all the time Why can't they repair our houses?' she asked

Another resident with a problem door is Mr Daniel Frederick of Lepelhout Street

SWELLS

'Sometimes the door swells out at the top and bottom and jams Then we cannot get out At the same time there are big gaps at the sides, and water comes through there when it rains

'We have planed the door down ourselves because the council did not do anything about it,' he said

● MRS MYMOENA BRINK . . 'I paid R40 for an electricity meter box.'

erage rate of outmigration of over 70 per cent, one
usly question the ability of such areas to supply
quantities of labour to the modern sector of the
can ecc

Cape Herald 27/8/81

124

Tafelsig reaction mixed

By Tyrone Seale

TAFELSIG, Mitchells Plain's newest addition, was officially opened three weeks ago. Some residents are not satisfied with what they have let themselves in for, while others feel that it is better than where they first lived.

One of the people who feel that everything is not as rosy as it should be is Mrs Thelma Adams of Mosterdt Hoek, who moved in only a few days ago.

Mrs Adams lives in a maisonette with three bedrooms — one of which is downstairs — a lounge, a kitchen and a combined bathroom and toilet

Mrs Adams says that she is worried about the coldness of the house at night

'The cold we experience here even during the day must be the result of the absence of carpets This could affect the health of the small children in the house'

Another thing which worried her was the way the builders left the staircase

'The bare cement, which is not covered with tiles or carpet, looks unattractive and is a bad show as it is right opposite the door,' she said

'Otherwise, I like the quiet area and the people living here'

Mrs Sarah Richards of Jonkershoek, Tafelsig, felt that many of the problems which they were facing would be solved as the area developed

'The maisonettes are very cold as the flooring of the entire house is covered with vinyl tiles The stairway is not finished in any insulating material, but has been left instead with a cement finish,' she said

'We have come to accept that there is no hot water, although this is an inconvenience At the moment there are no shops close by and we are forced to make use of a shop which some residents have opened in their home The prices are not very competitive, though

Mrs Richards and her family, who originally come from Steenberg, find that the bus service from Tafelsig to other areas is not very useful as the buses run at awkward times

Mr Jonas Bosman of Mosterdt Hoek felt that his main problem was getting home from work

'I work night shifts, and travelling home after work is a terrible burden'

A resident who did not want to be named, said 'Besides the distance to the shops, the awkward transport and the cold houses we also have a problem getting our children into schools in the area Not only are the schools far away but many of them are too full to accept anymore pupils The nearest school is in Spine Road, Rocklands,' he said

'UNGRATEFUL'

While many of Tafelsig's residents are complaining others want to know why these people are 'ungrateful'

One such person is Mrs Carol Kritzinger, who used to live in Vrygrond She was on the waiting list for 11 years

Now the family occupies one of the brand-new houses in Jonkershoek

'I like this area and this house very much This is far better than what we had before We've got privacy, space and a healthy environment, so I cannot see how people can complain' says Mrs Kritzinger

Mitchells Plain's newest area, Tafelsig, was opened about three weeks ago, and caters for both economic and sub-economic tenants. Houses are being occupied as they are handed over to the City Council.

No hot water: The Town Clerk explains

HOUSES without hot running water were built in Mitchells Plain's newest 'suburb', Tafelsig, because poorer tenants couldn't afford the usual type of house, says Cape Town's Assistant Town Clerk (Housing), Mr G R Hofmeyr.

'First of all, there was such a demand for rented accommodation that we had to provide that in the latest batch of houses,' he told Cape Herald.

'But then, many people could not afford to rent so by ommitting hot water and so on, the rentals were brought within their reach.

'The design, appearance and building standards are the same throughout Mitchells Plain.

'Houses may differ in matters of detail, but that is all.'

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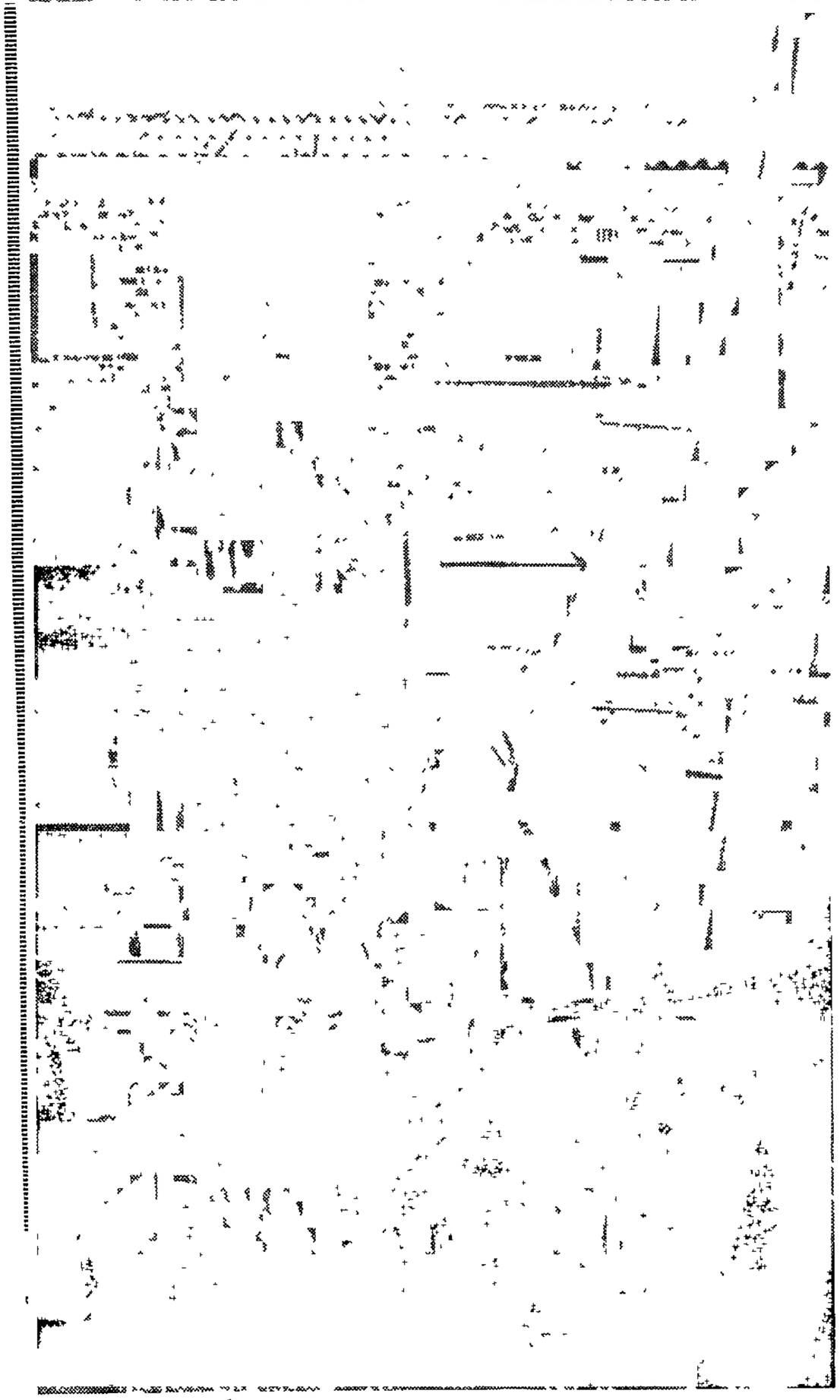


THE young kids don't see anything wrong, they're used to it But the adults know what the effects are of sleeping 18 persons to three rooms

This overcrowding is not uncommon in the coloured area of Hout Bay

Perched on the hillside behind the smoke-belching factories of the harbour, the village houses about 3 500 people as opposed to 2 500 whites in the whole of Hout Bay

The school has reached saturation point and the dropout rate is unhealthy because of poor conditions for study at home According to a NICRO report the inadequate Divisional Council handling of the situation will result in a 'continued increase in crime and social deviance in the community'

Squatters

Chairman of the Hout Bay Ratepayers' Association Mr Len Pothier is worried 'It's a time-bomb situation On the one hand we have squatters being hounded by the Divisional Council and on the other there is this appalling overcrowding in the village

A request to the village to accommodate 36 homeless squatters in temporary housing provided by the Urban Foundation was refused

Said Mr Henry Jacobs, chairman of the Hout Bay Harbour Civic Association 'Transferring squatters from one area to a new one does not solve the problem All it does is satisfy the interests of one group at the expense of another'

Condemned

He condemned the 'inequitable and unjust manner in which the land has been distributed so that that section of the community which has been designated as "coloured" and which, forms the majority of the local population, has been apportioned land that does not compare with the size of that allocated to their more privileged brethren'

He said the Divisional Council had repeatedly been asked to provide further housing since 1976 but the response had been the lack of suitable land

'In desperation my committee suggested the extension of land demarcated for the disfranchised community, but Council referred us at the time to the Government's refusal as a matter of policy to consider any further extensions of proclamations or deproclamations,'

Reaction

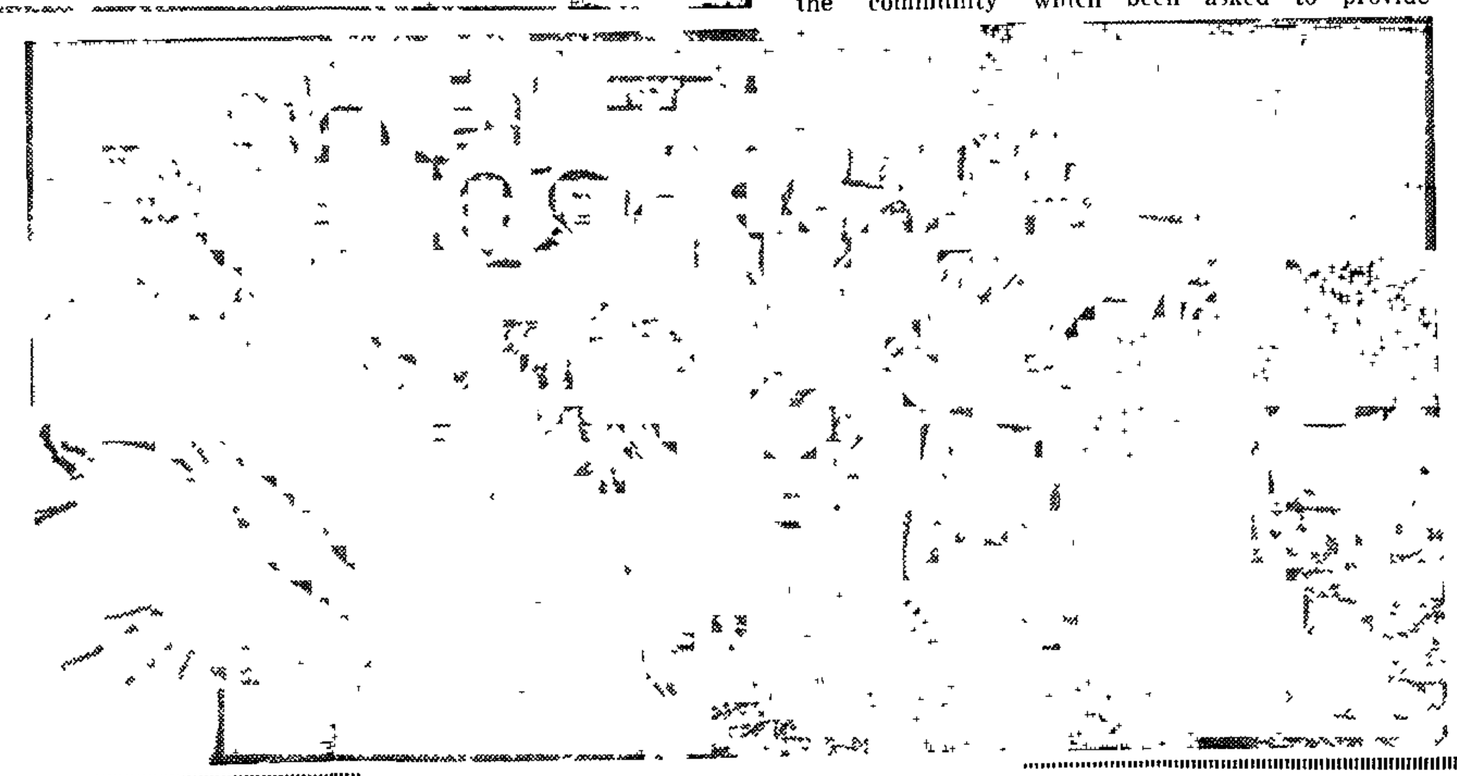
He was considering the reaction of the established community to the erection of temporary housing for the squatters 'Already there is so much squalor about them that the new situation might simply compound their problems'

Mr Pothier said this week 'The harbour residents' attitude is understandable Until the squatters have an alternative, they must be allowed to live a decent life and not have their huts pulled down around their ears particularly in winter'

SQUALOR overlooking one of the Cape's most beautiful bays. Sarien Louw, 8, lives in one of the council flats

Argus 29/6/81 (124)

By a Staff Reporter



ABOVE: Laundry out to dry hangs everywhere because the doubling up of families is 'too numerous to relate'

RIGHT Hout Bay harbour village More than 3 500 people live in squalor in this small area, compared with the 2 500 whites who live in the entire area of Hout Bay

would note name and address of recipient together with any comments which would include information about health problems that family would like to know about as well as type of booklet they would like to receive. Auxiliary would note any major health problem in the home eg. presence of mentally retarded child, senile parents or crippled or disabled persons.

Each auxiliary was given a supply of booklets which were printed by the Lay Publication Section of the S.A. Medical Association. At the onset these would be on loan only and auxiliary would note name of recipient, date on which booklet was taken out and date that it was returned. The first series of booklets issued were: You and Your

Each regional committee was responsible for its own environs as regards cleanliness, social relations, housing and health problems. An ad hoc subcommittee of BABS called Bethal Aid was formed with a view to helping older citizens with their particular problems. Part of this programme was a weekly meeting or a get-together for handwork or other activities. This group also used to help with the "servicing" of elderly transport patients at the Dr Abdurahman Day Hospital. They facilitated the obtaining of folders, accompanied the patients to the doctor, obtained the medicines from the dispensary and remained with the patient until their transport arrived so that the patients were not left to themselves to contemplate the walls of the hospital corridor.

Visits to the major important and most often used agencies would be arranged so that first-hand knowledge of procedure and type of case catered for could be gained. The auxiliary would also gain personal acquaintance of the staff of these agencies. As a service to these agencies the auxiliary could be used to trace defaulters and remind them of appointments at particular agencies and encourage them to keep said appointment.

The use of individual counseling as a health education method may occur as a primary or as a secondary function of a professional service, it is far less available than its adjunctive role. Individual counseling when done by a trained individual avoids the problems of anonymity and mere advice-giving. Generally the advantage of this method lies in the

fact/...

How was the scheme to work?

All members were given a lapel badge carrying the St. Johns emblem. They were supplied with copies of Newsletter No. 1 which they were to distribute on a house to house basis. Space was left on the newsletter where relevant auxiliary could stamp her own name and address. The newsletter advised of the formation of the service as well as the name and address of the nearest auxiliary to whom enquiries about health problems could be directed. It also informed that the auxiliary would be building up a library of booklets and pamphlets on health subjects and that these could be borrowed or retained permanently if supplies warranted distribution. On delivering newsletter auxiliary

would/...

CT 30/6/87

Cottages: Call for apology

(124)

Staff Reporter

LOCAL businessman and community worker Mr Neville Hendricks yesterday called on Constantia residents to publicly apologize for insulting labourers on the historic Groot Constantia farm.

Mr Hendricks was responding to newspaper reports that residents in the area had signed a petition objecting to the building of 14 new labourers' cottages adjacent to their prestige township on the farm.

Having worked in the community for more than 20 years, Mr Hendricks found the objections to be unacceptable. "I know these families to be morally upright with lifestyles many of us could do well to emulate," he said.

"While many of these families have lived on the farm for more than 20 years residents of the prestigious township close by have just moved in and have hardly lived on the farm for more than a year.

"If they got to know these people instead of being against them, they would become aware of their moral fibre. I know these families and cannot see what residents could have against them," he said.

Mr Roger Hulley, the Progressive Federal Party MP for Constantia, said last week that his objections to the project were not based on racism.

'Logical place'

He said as far as he was concerned, the issue had nothing to do with race politics but was purely a matter of sound town planning. In every development there is a logical place for outbuildings and in this case I believe the Groot Constantia Control Board is guilty of poor town planning and environmental management.

Residents believed that the cottages would detract from the value of the properties in the area.

Families interviewed yesterday said they were very hurt that residents were objecting to their presence.

"In all the years we have lived peacefully among the whites," a resident, Mrs Christine Louw, said yesterday. "It is painful that everybody thinks we are a bad lot here, that we are drunkards," she said.

These ... necessary course ... and attend ... theme ... subject ... benefit ... attend ... ground ... were ... "The ... the University ... for themselves and others in the community.

CT 2/7/81

(124)

More housing funds urged

Staff Reporter

THE Association of Management Committees is to ask the Minister of Finance to allocate more money for housing.

The decision to seek an interview with Mr Owen Horwood was taken by the executive committee of Assomac yesterday, after the director-general of the Department of Community Development, Mr Louis Fouché, had disclosed that housing projects to the tune of R545 million were being kept in cold storage because of a lack of funds.

Since approved by the National Housing Commission — in some cases two years ago, the estimated cost of these projects has risen by more than R100 million from an original R404 million.

Speaking to delegates at the annual congress of Assomac in Bellville, Mr Fouché said an additional R150 million — over and above the amount at present available — would be needed to maintain the required tempo of housing provision for the lower-income groups.

Mr Fouché issued a stern reminder to local authorities that the department expected them to "inform and involve the management committees completely" in community development projects.

Management committee members were well informed on the needs of their communities, he said, and that knowledge should be used to the full when planning for community development.

He also emphasized that management committees must be given the opportunity to comment on rent increases proposed by local authorities.

The Department of Community Development had laid this down as a condition and in future the National Housing Commission would refuse to consider applications for rent increases unless they were accompanied by the comments of the relevant management committees.

The president of Assomac, Mr David Curry, called Mr Fouché's address "informative".

'MEND OUR HOMES' PLEA TO COUNCIL

(268) (816) (124) Argus 3/7/81

HUNDREDS of Bonteheuwel residents, protesting about what they claim is neglect of their rented homes, have united under the Bonteheuwel Civic Association to press the City Council to repair their homes

In terms of their leases, the Council is responsible for maintenance and repairs.

In a drive to get support from other residents, thousands of pamphlets have been issued, a special newsletter called Bonteheuwel News published, several meetings in different sections have been held, and most of the 7 000 dwellings have been covered in a door-to-door publicity drive

The campaign is the biggest launched on the Cape Flats since the Electricity Petition Committee (EPC) successfully fought for the Mitchell's Plain electricity due date to be brought forward

On Sunday, the campaign reaches its peak with a mass meeting in the Bonteheuwel Civic Centre

The Civic body began with a survey of 200 families It found that the crime rate and the lack of maintenance of homes were the most burning issues

The civic body's chairman, Mr Mark Abrahams, said residents complained bitterly at the area meetings they held about council's reluctance to repair their homes

Many said council officials told them they should repair their own homes although council dropped plans earlier this year to get tenants to do so, Mr Abrahams said

City Council very much wants to repair damaged homes It also realises that lack of maintenance is affecting the quality of life, but it has no money to do so

This sums up the reaction of Assistant Town Clerk, Mr G R Hofmeyr to criticism that council is neglecting Bonteheuwel

He said council admitted it had not been able to do the desired repairs

But the money in the maintenance fund was limited and last year extra funds had to be obtained from the rates fund for repairs

At this stage the council could only undertake urgent and essential repairs and at the same time they were looking for an acceptable solution to the problem

He said the council had tried to introduce a new lease to allow tenants to pay for repairs This had been scrapped after objections had been raised

Mr Hofmeyr said in terms of the present leases there was no obligation on tenants to do repairs Being the owners of the property, it was council's responsibility if they wanted their homes properly maintained

Netreg—the 'hellhole' of the Flats

ON the Cape Flats, Netreg in Bonteheuwel is derogatorily known as 'Kreefgat' — and after a tour of the area, it's not difficult to see why.

With most of the old homes' fences and front doors broken, the place looks like a concrete slum and is far from being 'just right' as the name implies

One resident described it as the 'hell-hole of Bonteheuwel' while another said it was the 'lowest of the low'

The controversial 'infill scheme' maisonettes, built in backyards or on open spaces in the area, stand out with their facebrick finish and vibracrete walls, like palaces in the squalor.

ABJECT POVERTY

But in most cases, there's little difference between the interiors of the maisonettes and the old dwellings They are furnished with bare essentials and it's obvious the families in both live in abject poverty

Many front-doors abut, adding to the drab dormitory-like appearance of the area Most roofs are covered in moss and none of the homes has gutters

The few gardens that can be seen are overgrown, and the unpaved sidewalks are mired with puddles of water

Most front-doors are made of hardboard but these are almost invariably broken, offering little protection against intrusive gangs.

Some homes even have gaping holes in the walls as is the case with Mrs Marta Slabbert's house in Oleander Street

She said she found a hole in the wall when she moved into her home in November Last week she went for the seventh time, to the council's housing office to complain

She said she had tried to use cardboard and the back of a wardrobe to cut the cold draught entering their bedroom, but it was useless

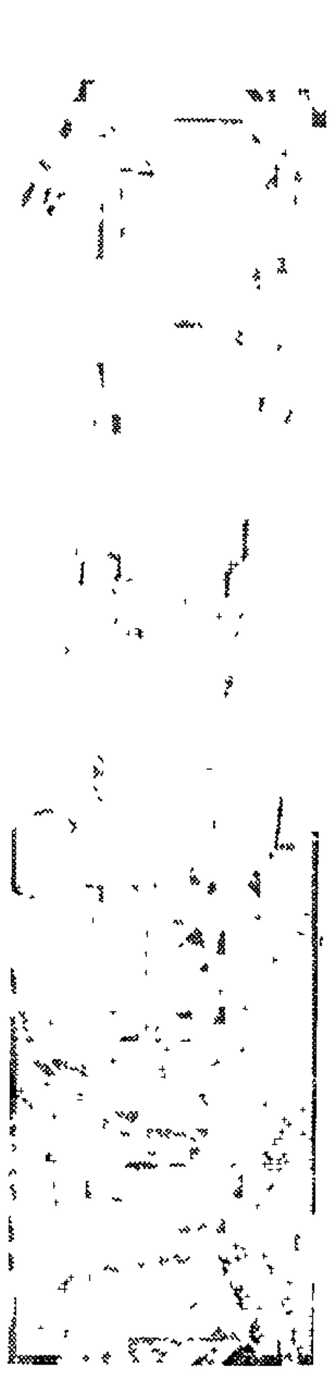
WASTE OF TIME

About five years ago, when Mrs Yvonne Benjamin moved into her home in Netreg Road, the front door, made of hardboard, had two or three holes in it

Today the holes are still there and Mrs Benjamin has given up Going to complain is a 'waste of time,' she says

Recently, the council officials unexpectedly arrived to find out what needed repairs Mrs Benjamin claims this was because they had heard that newspapers were looking at the area

Nothing, however, has yet been done.



THE framework of vandalised swings in children's playgrounds have become cross-bars for dangerous 'gymnastic' displays Jerome Mahlowana, left, and Daniel Rainers, right, help Daniel Diedericks on to the bar for his 'act'.

Toilet fault 'sent boy to hospital'

JEROME ABRAHAMS, aged 3, spent almost two months in hospital recently. Health inspectors found he had contracted a disease from a blocked toilet pan which had overflowed.

The house where Jerome lives with his grandparents was one of several visited by The Argus after complaints that the bad state of their homes had affected their healh

Most of the others said that cracked walls, leaking roofs and broken windows had made their homes damp and draughty thus aggravating chest and bronchial illnesses

Mrs Gertie Abrahams said she told the council immediately the toilet got blocked, but had had to wait four days before they came to repair it

IN BACKYARD

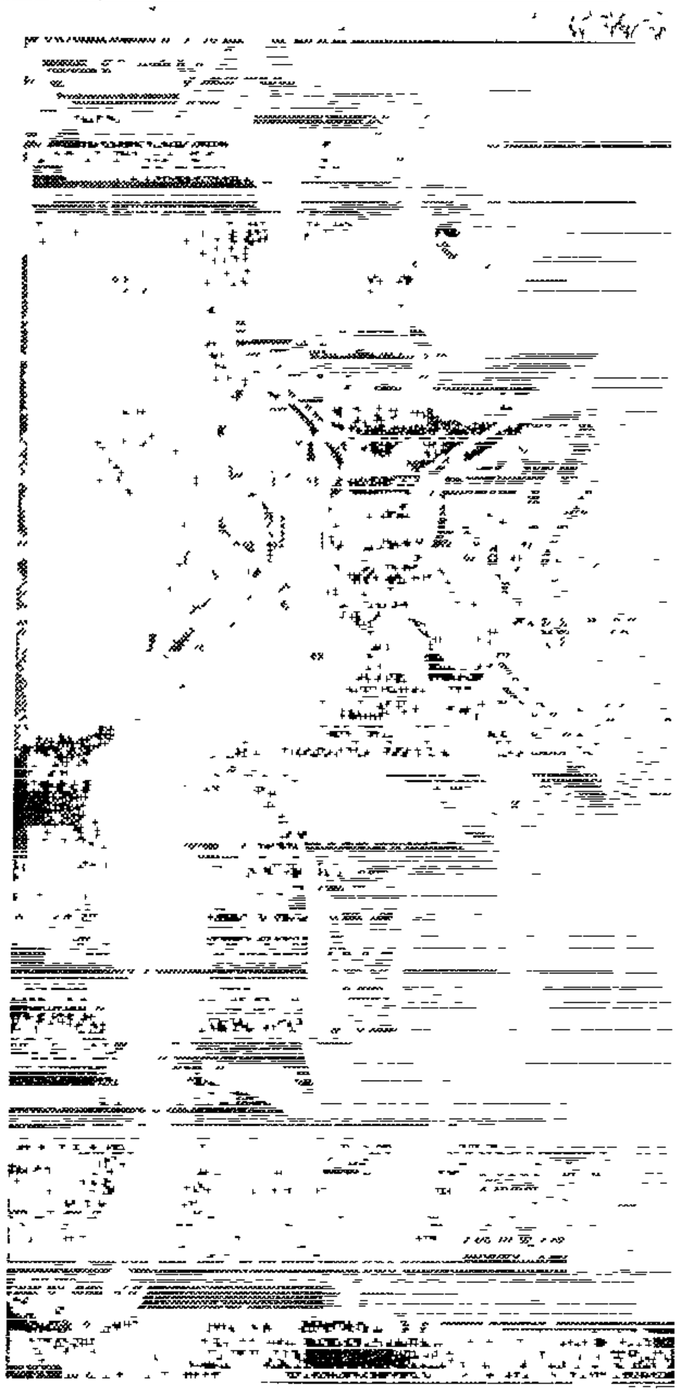
'By the time they came the toilet had overflowed into the backyard We tried to keep the child away from the mess, but we couldn't watch him all the time,' she said

'He suddenly became very sick and we rushed him to Red Cross Hospital where they kept him for two months

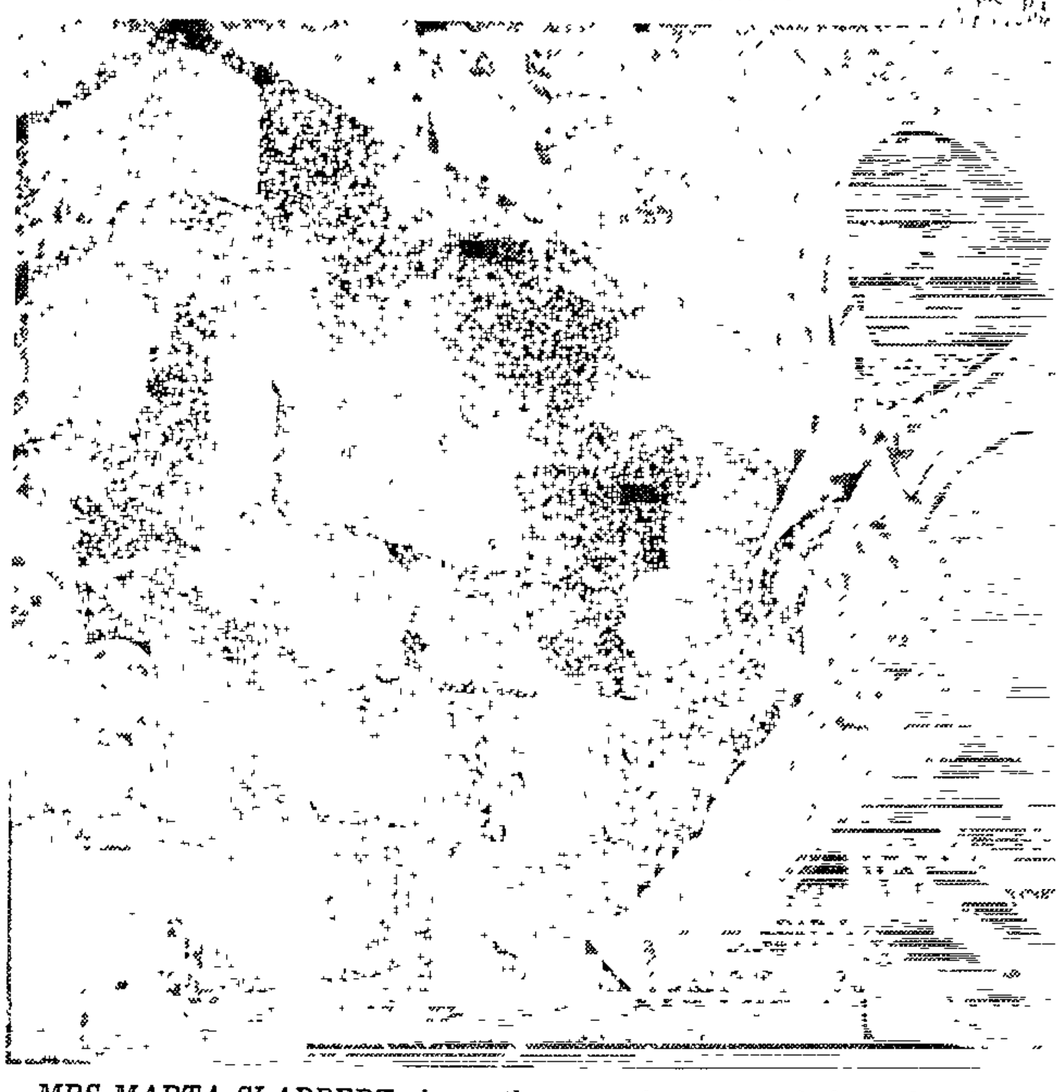
'When it comes to paying your rent you dare not be late

'Recently I was R3,70 short but they refused to accept my rent I had to plead with neighbours and friends to help'

'My husband gets a R62 grant from which we have to pay R33,70 for rent and still have to pay for other things like food'



HOLES in the front doors are a common sight in Netreg Children like Michael Petersen, aged 2, who have nowhere to play, amuse themselves by trying to 'plaster' the holes with sand, stones and water.



MRS MARTA SLABBERT shows the size of a gaping hole in her home which she claims was there in November last year when she moved in.

Govt visit to self-help pilot village

CT 3/7/81 (1274)

Chief Reporter

A GOVERNMENT committee investigating low-cost housing, under the chairmanship of Professor Tobie H Louw, last week visited the SHELTER Village at Valhalla Park to see what has been achieved in this self-help project in which tenants of the Cape Times-supported SHELTER Fund have extended their core houses at minimal cost

The committee members were taken to the 30-house village and to municipal and Divisional Council low-cost projects by two senior City Council officials, Mr Denis Mabin, Assistant City Engineer (Housing) and Mr Peter Robson, chief architect in the building and production section of the City Engineer's office

The village, built as a pilot scheme from donations to the SHELTER Fund by members of the public and by firms and other organizations, was formally opened by the then mayor of Cape Town, Mr Ted Mauerberger, in 1978

All the low-income tenant families were victims of the acute housing shortage and had been living in shacks on the Cape Flats

The scheme has been described by social workers and others as a resounding success, particularly in human and sociological terms

The answer

Mr Derry Fitnum, secretary of the SHELTER Fund and Warden of the Cape Flats Distress Association (Cafda), which administers the fund, said yesterday

"We are very pleased that the Louw committee investigating alternative systems for low-cost housing has visited our scheme, as we are convinced that this is the answer to part of the housing problem

"Progress in the SHELTER Village has exceeded all expectations Of the 30 tenant families eight have already completed their planned extensions by adding two to four rooms to their core houses, and 12 families have reached the final stages of expanding their homes

"The other families have for various reasons not yet started on their extensions but are being encouraged to do so"

Before starting their extensions the SHELTER villagers have to save R100 which is paid into a blocked savings account The SHELTER Fund then advances money to the tenant families in stages, to enable them to carry out their extensions themselves, under expert supervision

Mr Fitnum said yesterday that Cafda/SHELTER had had "the utmost co-operation" from most of the tenants, and that a wonderful community spirit had been created through mutual as well as self help in the completion of the houses

Langa project

"This has been a really super experiment, which has worked"

Another highly successful SHELTER pilot project had been the conversion by the fund of 15 contract workers' barrack-block units at Langa, into well equipped family homes for blacks

● The SHELTER Fund was decided on at an emergency meeting in the office of the Editor of the Cape Times in February 1977, at the height of the squatter crisis in the Cape Peninsula

This urgent, co-ordinated effort to bring relief to displaced squatters brought an immediate response from the public, and within two weeks more than R100 000 had been poured into the fund — mostly in donations from individuals in all sections of the community

● Public donations are still coming in, and yesterday the amount received since the fund was launched was R301 659 Of this, R1 656 has been received since January — including one anonymous contribution of R1 000 and another of R200

Mixed feelings over move to auction council houses

EV Post. 3/7/81 (124)

By SHELAGH BLACKMAN

THE sooner council houses in Port Elizabeth s Central area were sold, the better, Mr Terry Herbst, a member of the City Council's Administration and General Purposes Committee said today

Mr Herbst was commenting on the committee's recommendation yesterday to allow the houses to be auctioned rather than to allow them to be bought by the existing tenants

"Council properties have always been sold by public auction," said Mr Herbst

The houses were in a bad state of repair and should be sold to people prepared to spend money on them

"The tenants are living in subsidised accommodation Any repairs to the properties are a drain on the city s coffers," he said

A public auction was an 'open, above-board way" of selling property

Mr I L Krige, chairman of the committee, agreed

"We sympathise with some of the tenants who have done something to improve their homes but if they can afford to spend money on renovations they should be able to put in a fair bid," he said

One resident, Mr C M Marais of 15 Glen Street has already spent R8 000 on improving his property and was prepared to buy it for R18 500 The upset price is R15 000

He declined to comment on the committee s recommendation But another resident in the same street was very upset" by the decision

She said she had had lived in the house for four years and had spent R4 000 on repairs to the property Among other improvements, she had installed new doors a geyser and toilet cistern

She was divorced and would not "stand a chance ' of buying the property if it were auctioned

A privately-owned house in a ' shocking state ' in the same area had fetched R33 000 recently, she said

RENT COMPLAINTS POUR IN

Argus 4/7/81 (124)

ALAN COOPER, PROPERTY EDITOR

THE threat of the imposition of rent control by the Government has not deterred some landlords in Cape Town from putting up rents above 'reasonable' levels. More than 100 complaints about rents are being investigated by the Rent Board.

Mr J W A E Walters, Regional Director of the Department of Community Development which controls local rent boards said today that complaints exceeded 100 in Cape Town alone since the Minister Mr Pen Kotze had warned landlords that excessive rent increases would result in the imposition of rent control

'We still have 80 complaints to investigate while more are pouring in every day

'A past chairman of the Rent Board is now personally investigating all complaints from tenants and we have had a lot of success

'Once complaints from tenants about excessive rent increases have been received we arrange for an inspection of the flats and then we ask the lessors to come to talk to us'

Mr Walters said that 'In 95 percent of the cases, after discussions, lessors agree to reduce the rent increases to acceptable level'

He added that some landlords had demanded rent increases of up to 150 percent while 100 percent had been found to be average.

In April Mr Kotze said that eight cases of alleged exorbitant rent increases were being investigated by his department

He had imposed rent control after the failure of negotiations on two of the premises, one in Pretoria and one in Johannesburg and in June on a block of 40 flats in Bloemfontein

The South African Property Owners Association has registered disappointment at the actions of the Minister pointing out that they would definitely discourage the erection of new flats. Mr Don Kennedy, executive director of Sapoa, said that it appeared the Minister intended keeping on the pressure on high rent increases and that 'he meant business

'It appears that some Cape Town landlords are not sticking to the 20 percent guidelines set out by the South African Property Owners' Association, said Mr Kennedy. 'We have asked all property owners to do so but there are justifiable cases for higher rent increases than 20 percent These depend on past histories of increases and costs

'However, wildcat rent increases are distressing and do damage to our image,' he added

Developers shy off

THE THREAT of imposition of rent control on premises by the Government was driving the investor away, said Mr Don Kennedy, executive director of the South African Property Owners' Association

He referred to the recent imposition of rent control on four properties in South Africa.

'There are fewer plans for rented accommodation on the drawing boards than there were eight weeks ago Developers are withdrawing from this field as they fear rents they may have to charge may become subject to rent control.

Architect on visit

ARCHITECT Adele de Sousa Santos, who now practises in the United States, will be visiting Cape Town at the invitation of the University of Cape Town School of Architecture for two weeks from July 20.

Professor Santos is the daughter of the late South African architect, Mr Hugo Naude and of Mrs dele Naude, poet and uthor

Conference on steel

THE SOUTH African Institute of Steel Construction has organised a conference in Johannesburg emphasising the use of steel in building. It will mark the 25th anniversary of the institute.

The central theme of the conference to be held at the beginning of August, will deal with new ideas in steel construction.

Topics covered by the speakers will include innovative design in steel in an American architectural practice, innovative design in a British practice, case studies of steel framed structures, design and economics of steel-framed office buildings in South Africa and the building of the Sun City entertainment centre

Further information can be obtained from the secretariat Steel 25, Box 1338 Johannesburg

THE old City Tramways bus shed in Ebenezer Road is currently undergoing a facelift as part of the expansion plans of Katz International

Bus shed to head office

ONE OF SOUTH Africa's biggest electrical appliance distributors, Katz International Corporation, have bought and are renovating the old City Tramways bus depot in Ebenezer Road to meet the company's specific requirements at a cost of R2,5-m.

Faced with the chronic shortage of available land within the Table Bay harbour free delivery area and escalating building costs, the company purchased the building on the corner of Port and Ebenezer roads in November last year at R600 000.

'With our large volume of container traffic it is essential that we should be located close to the harbour while, at the same time being centrally located with easy access to Cape Town's road network,' managing director of the firm, Mr V Katz, said

The contract for the renovation involves the partial demolition of existing buildings, the renovation of the remaining structures and the intergration into these of Katz International's new head office building

The bus depot was bought after an architect's feasibility study revealed that the cost of erecting a similar structure, without the land, would be in the region of R1-million Katz International spent approximately R100 000 renovating the shed, the roof of which was in perfect condition

Because the shed was designed for double decker buses, it has an unusually high ceiling, so high in fact that half of the new office block has been built underneath its roof

After the grease pits in the shed were filled in, seven loading docks to receive containers and trucks were built. The property has a common wall with the docks area

The final result will be a double-storey block of 1 200 sq m of luxury air-conditioned office accommodation with computer and showroom facilities, a storage space of 8 000 sq m of luxury air-conditioned office accommodation with computer and showroom facilities, a storage space of 8 000 sq m and service workshops for appliances and electronic equipment

The figures for the State were R1,90 and R1,18 respectively The latter figure excludes the cost of special investigations The mean cost to the patient of a clinic delivery worked out at R 6,9 while that of a hospital delivery cost R6,50 (including ambulance fee) For the State

7

'Opportunity next year'

AN OPPORTUNITY may exist for investors to buy and start new projects during the first half of next year when the downturn in property activity is reached, claims Mr Neville Berkowitz, a Johannesburg economist writing in Property Economist.

He forecasts that the sectional title sector of the residential market will be particularly hit through the lack of bonds and that some developers may be forced into bankruptcy as a result of lack of liquidity and from hampering legislation.

The house market as such, he sees will be the most affected section of the property market by the liquidity crunch, bringing about reductions in overpriced houses and sectional title units.

He advises investors to consider purchasing property during the depressed period in the first half of next year. New projects should be commenced during that time as building costs should be reduced because of competition between contractors.

Thousand homes in 4 months

CAPE TOWN builders were responsible for almost 20 percent of all the houses built in South Africa in the first four months of this year, completing 1 000 of the 5 130 homes erected.

Builders in the Witwatersrand area accounted for 38 percent of the houses built.

Together the two areas accounted for more than half the home building activity in South Africa.

The Department of Statistics gives these figures for the main metropolitan areas of the country.

In the first four months of this year 1 000 houses were built in Cape Town, 1 958 in Witwatersrand, 172 in Port Elizabeth, 24 houses in East London, 575 in Durban, and 594 in Pretoria.

In manufacturing, 19 buildings valued at R3 208 000 were completed in Cape Town in the four-month period compared to 23 constructed at a cost of R1 975 000 in 1980.

R4-m centre for Paarl

DIVARIS Real Estate, together with Boland Landmark have been appointed joint sole letting agents for the R4-m new Checkers centre, opening in Paarl.

The new centre will comprise a Checkers supermarket of approximately 40 000 sq m, on-site parking for approximately 400 cars and various retail outlets facing on to Lady Grey Street and into the shopping mall. Total lettable area of the retail shops will be approximately 2 000 sq m, each shop varying in size and location.

The complex is scheduled for completion in October 1981.

Argus 4/7/81 124

URBAN & REGIONAL PLANNING

QUANTITY SURVEYING

(Continued)

'Council neglects tenants' homes'

RDM 6/7/8 (124)

Own Correspondent

CAPE TOWN — The Cape Town City Council spent large sums on the city's symphony orchestra, Republic Festival celebrations, Good Hope Centre and Hartleyvale, but could not find funds to finance the maintenance of houses in the townships, a spokesman for the Cape Areas Housing Action Committee (Cahac) said yesterday.

He was speaking at a mass meeting in the Bonteheuwel Civic Centre called to discuss claims by council tenants that their rented homes were being neglected.

More than 2 000 people from several communities on the Cape Flats packed the hall at the climax of a major campaign spearheaded by Cahac to get the council to do repairs on its township houses.

The spokesman said it was the council's duty to look after its properties in the townships and provide civic amenities for people. He said the council earned more than R17-million a year in rent from 40 000 houses.

"The council loses R1-million a year on the orchestra and we, who don't have the privilege of attending the orchestra, are being asked to pay for it. We can't afford it. Our standard of living is so low that we can't afford to have it reduced even further," he said to loud applause.

The speaker said the council had allocated R20 000 on Republic Festival celebrations "in which we had no part". About R1½-million was spent annually on the maintenance of the Good Hope Centre and R300 000 on the purchase and upkeep of Hartleyvale. "Yet the council tells us they have no money for the maintenance of our homes," the speaker said.

"The houses in Bonteheuwel were built more than 22 years ago. What has the council done with the rent all these years? They are wasting money like this because we don't have the privilege to vote them out of office. We must stand together and challenge the council," he said.

Another Cahac speaker said the meeting had been called to discuss the council's "negligence".

"The maintenance of our homes is an issue close to our hearts. It affects us all every day. We are justified in making these demands and will stand united to get the council to do the needed maintenance," he said.

○ A speaker from Mitchell's Plain said the council was trying to introduce a new lease under which tenants would be held responsible for maintenance of their homes. This has been denied by the Assistant Town Clerk, Mr G R Hofmeyer, who said the council had tried to introduce a new lease, but it had been scrapped following objections.

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'Not reasonable to expect all repairs on rates'

Argus 6/7/81

MANY people in Cape Town City Council's older estates are paying less than R30 a month for a house, Mrs Eulalie Stott, chairman of the Housing Committee, said today.

She said it would not be reasonable to expect city ratepayers, many of whom were on small incomes and had high maintenance costs for their own homes, to pay more for repairs to these houses as a matter of council policy.

But Mrs Stott said she was sure the council would be 'delighted' to discuss this grave problem with the committee of the Cape Areas Housing Action Committee (CAHAC).

MEETING

Mrs Stott was answering statements made at a mass meeting organised by CAHAC in Bonteheuwel yesterday to discuss complaints from tenants that their homes were being neglected

It was suggested at the meeting that the council was 'wasting' money on the Cape Town Symphony Orchestra, the Good Hope Centre, Hartleyvale and the Republic Festival, instead of spending it on housing repairs.

TOO LITTLE

Mrs Stott said that in fact R532 685 had been used from the rates fund for essential repairs last year, since the maintenance portion of rents had been too little to cover it

Mrs Stott went on 'The council is aware of, and greatly regrets, that it has not been able to do more than essential repairs to houses in the estates for some time.

'However, it is not reasonable to expect the rates account to pay for the maintenance of all council properties any more than it would be reasonable to expect the rates account to pay for repairs to any other privately occupied properties'

Mrs Eulalie Stott

OLDER

The problem in the housing estates was that the homes were older than in many other areas, she said.

'Unlike other municipalities we have not required tenants to pay for their own maintenance

'In spite of requests to the Government, going back a number of years, we have not been allowed to include in the rental sufficient money to enable adequate maintenance to be done.

'For example, for many years we were allowed only to charge 1¼ percent on the initial capital cost of the building'

This, Mrs Stott explained, meant that the maintenance portion of the rent of a house costing R600 to build was only R9 a year

Council tenants want free repairs

MORE than 1 500 people from Cape Flats areasl decided at a livily meeting in Bonteheuwel yesterday to unite in an effort to get the City Council to maintain their homes.

The meeting was disrupted when a man suspected of being a police informer was evicted. Women and youths punched and kicked him and he was pursued until he escaped in a passing bus.

The meeting, called by the Bonteheuwel Civic Association, rejected a council plan to introduce a lease for new tenants which would make them responsible for maintenance

REJECTED

The council's standpoint that it had no money to maintain homes was rejected as a 'lie' and the meeting called for a change in the way in which funds were allocated.

A speaker said the council had wasted millions on the Cape Town Symphony Orchestra, the Republic Day Festival celebrations and Hartleyvale stadium.

'They can find R1,5-million to maintain the Good Hope Centre. Why can't they find money to maintain our homes?

'They can get away with it because we haven't got the right to vote them out of office. Some of us have been paying rent for 20 to 30 years. I ask you, what has the council done with the money?'

Civic bodies from Steenberg, Lavender Hill, Hanover Park, Manenberg, Factreton, Mitchell's Plain, Clarke's Estate, Lotus River and Grassy Park — all members of the newly formed Cape Areas Housing Action Committee (Cahac), which will spearhead the campaign — brought in supporters by bus.

LIGHTS

A speaker said some people should not think they were not affected because they were not asked to sign leases or did not need repairs.

All the people, he said, were oppressed and they suffered the same problems.

Another said: 'They will cut our lights if we refuse to repair our own homes, because the new lease allows for this

'We are already paying for maintenance in our rents. Why should we pay twice by repairing our own homes?'

Council tenants demand repairs

CT 6/7/81 (243) 8 (14) (124)

Staff Reporter

THE City Council spent large sums on the Cape Town Symphony Orchestra, Republic Festival celebrations, the Good Hope Centre and Hartleyvale, but could not find funds to finance the maintenance of houses in the townships, a spokesman for the Cape Areas Housing Action Committee (Cahac), said yesterday

He was speaking at a mass meeting in the Bonteheuwel Civic Centre called to discuss claims by council tenants that their rented homes were being neglected More than 2 000 people from several communities on the Cape Flats packed the hall at the climax of a campaign spearheaded by Cahac to make the City Council carry out repairs on its rented township houses

Properties

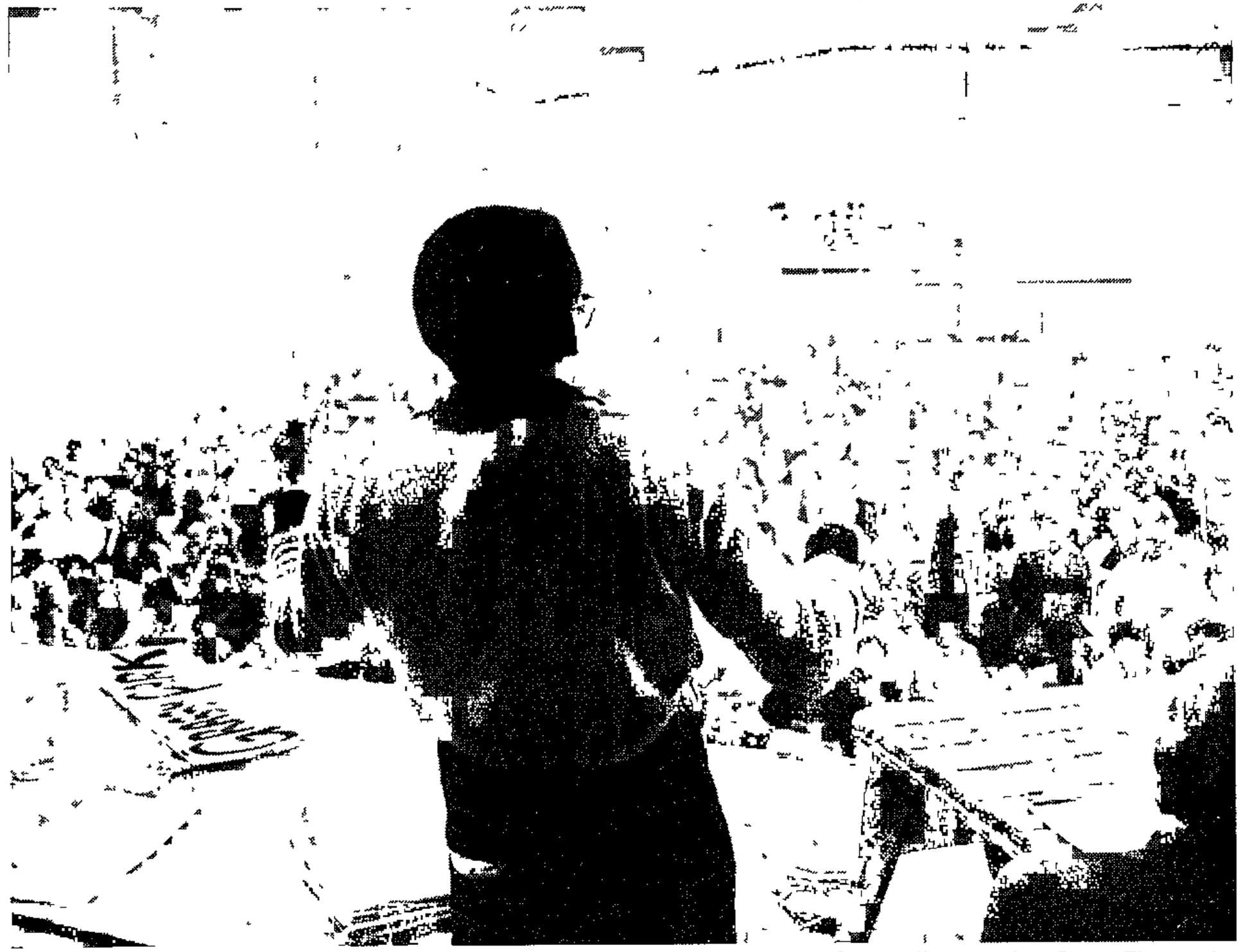
The spokesman said it was the council's duty to look after its properties in the townships and provide civic amenities for people He said the council earned more than R17-million a year in rent from its 40 000 houses.

"The City Council loses R1-million a year on the orchestra and we who don't have the privilege of attending the orchestra, are being asked to pay for it We can't afford it Our standard of living is so low that we can't afford to have it reduced even further," he said to loud applause

Celebrations

The speaker said the council had allocated R20 000 to be spent on Republic Festival celebrations "in which we had no part" About R1-million was spent annually on the maintenance of the Good Hope Centre and R300 000 had been spent on the purchase and upkeep of Hartleyvale "Yet the council tells us they have no money for the maintenance of our homes," the speaker said

"The houses in Bonteheu-



A speaker addresses the crowd of more than 2 000 council tenants from all over the Cape Flats who attended a mass meeting in the Bonteheuwel Civic Centre to discuss City Council "neglect" of their housing

wel were built more than 22 years ago What has the council done with the rent all these years? They are wasting money like this because we don't have the privilege to vote them out of office. We must stand together and challenge the council," he said

'Negligence'

Another Cahac speaker said the meeting had been called to discuss the City Council's "negligence"

"The maintenance of our homes is an issue close to our hearts It affects us all every day. We are justified in making these demands and will stand united to get the council to do the needed maintenance," he said

● A speaker from Mitchells Plain said the City Council was trying to introduce a new lease under which tenants would be held responsible for maintenance of their homes This has been denied by the Assistant Town Clerk, Mr G R Hofmeyer, who said the council had tried to introduce a new lease, but it had been scrapped following objections.

CT
6/7/81
(124)

Township wins new deal in homes row

124

RDM 7/7/81

Staff Reporter

WESTERN Coloured Township residents have won major concessions from the Johannesburg City Council, which will halt work on a controversial housing renewal scheme while the project is overhauled.

The housing project, which was to replace existing slum accommodation, has been dubbed a "modernised ghetto" by residents

It involved blocks of buildings, each consisting of 315 houses and costing R3 500 000, to replace the original houses

In a meeting with the ad hoc Western Residents Action Commitee (Wrac), Mr Mathys Wilsnach, the council's director of housing, agreed to revise future housing plans in consultation with residents

The council also agreed to

- Stop building after the first phase of 315 houses — which is nearing completion,
- Revise plans for the next block of 315 houses to be built;
- Consult the community on forthcoming plans via the Coloured Management Commitee,
- Give larger families two houses,
- Instal geysers in the lower-economic houses which would be paid off by residents as part of the monthly rents, and
- Approach the Department of Community Development for additional funds for geysers and re-apply for permission to install geysers in the sub-economic category of houses

The controversy began with residents labelling the new accommodation "modernised ghettoes" and charging that the new homes did not conform to the plans submitted to the community for approval

A consulting sociologist, Ms Marianne Brindley, said the houses would recreate slum conditions and fail to alleviate the housing shortage.

Residents say the houses are too small and have poor ventilation, that the toilets lead on to the kitchens and that residents will be forced to install geysers and replace their coal stoves with electric ones

However, Mr Wilsnach had said the allegations were "nonsense" and that the new accommodation was better than existing homes condemned when residents were moved into Western under the Group Areas Act in 1981

At Thursday's meeting, Mr Elvis Daniel, a member of Wrac, denied the houses were better than existing accommodation and said although they looked tidier, they were structuraly inadequate

The sub-economic housing, planned for a R150-a-month income group, would force residents to spend money on fittings, he said

Mr Wilsnach said money allocated to the council by the Department of Community Development for the slum clearance project only covered items in the "housing code" and the council was restricted by building requirements associated with the code

The Coloured Management Commitee intended recommending Wrac as an official organisation for negotiations with the council, Mr Daniels said.

Mr Wilsnach said he was unable to recognise Wrac as the council negotiated officially with the CMC

Mr Mohammed Dangor, member of the CMC, said it hoped to eliminate the "technical hitch" inhibiting council negotiations with Wrac by giving Wrac official status

URGENT PLEASE

QUANTITY SURVEYING

(Continued)

Bell-John Prize
For the best all-round student in any year of study.

P C Key

The Committee of the Western Cape Chapter of Quantity Surveyors' Prize
For the student obtaining the highest marks in Professional Practice.

P R Swift

LTA Prizes
For the best student in each of the courses of Building Economics I, II and III in the third, fourth & fifth years respectively.

I : N D G Sessions

Housing upkeep: City funds low

CT 4/7/81

(124)

Municipal Reporter

THE City Council is encountering serious problems finding funds for the maintenance of housing units in coloured areas

This became clear yesterday in interviews with council officials and the chairman of the council's Housing Committee, Mrs Eulalie Stott, who disclosed that the position had become so bad last year that more than R500 000 had to be obtained from the general rates account just for "essential" maintenance

They were reacting to demands made at a mass meeting attended by nearly 2 000 people in Bonteheuwel on Sunday. The meeting, called by Cahac (Cape Areas Housing Action Committee), rejected the council's stand that it had no money, rejected the lease plan for new council tenants which would make them responsible for most maintenance to their dwellings, and accused the council of "wasting" money on projects such as the Cape Town Symphony Orchestra and the Good hope Centre

'Essential'

A spokesman for the Town Clerk's department said R1 840 205 was needed in 1981 just for "immediately essential maintenance" Of this R58 530 was the 1979 credit balance in the Maintenance Reserve Fund (MRF) — to which tenants contributed as part of their monthly rentals — and R1 248 990 was paid in during the year by tenants

This left a deficit of R532 685, which had to be charged to the general rate fund

"The City Council has a severe problem in just doing the absolutely necessary work"

Mrs Stott said "The council regrets that for a number of years it has had only sufficient funds for 'essential' maintenance This is a grave problem and one for which we have so far not been able to find a satisfactory solution

Rents

"Houses were built in such a way to keep rents as low as possible and the quality of materials for front doors, for instance, was lower than in privately-owned homes This was one of the factors which enabled the council to charge as little as R14 for a two-bedroomed house and little more than R20 a month for most of the council's 30 000 houses

"Anyone who understands the cost of maintaining property will realize that it is virtually impossible to do maintenance for as low as R30 a year (the average being contributed to the MRF annually by a single tenant)"

As to Cahac's accusation that the council was "wasting" money on the City's orchestra, Mrs Stott said "There will always be many people who do not agree with some of the expenditure of the City, and I do not believe the mammoth cost of renewing all council housing would be accepted by most ratepayers either"

Alternatives

Alternatives were for the council to do the repairs and charge the tenants more, to raise a fresh loan from the government, to increase rentals by a small amount so that the MRF could be strengthened, to sell the housing units, or finally — and as a drastic measure — to demolish homes which needed repair and make a new start

All of these would mean higher rentals which tenants would not be able to afford

"It is always helpful to discuss problems with well intentioned people, and I would be delighted if Cahac would get in touch with the City council and arrange for an interview at their convenience," Mrs Stott said

Housing shortage hits whites

CT 8/7/81 (124)

By NEVILLE FRANSMAN
Municipal Reporter

THE sale of flats under the Sectional Titles Act and the lifting of rent control on flats have led to an alarming shortage of housing for whites, according to the Department of Community Development and the city engineer, Mr J G Brand

Now the government has urged the Cape Town City Council to take a serious look at providing more homes for white people

The regional representative of the Department of Community Development, Mr J Walters, told the council that all local authorities in the Western Cape had been approached and it had come to light that there were now more than 400 names on the waiting-list for Cape Town

This was a complete reversal of the position just over a year ago when there was a large number of vacancies in council-run housing schemes for white people

'Time has come'

Mr Walters told the council "It is felt that the time has now come for the provision of additional white housing in areas such as Ottery and Sanddrift and/or any other suburbs in Cape Town where your council owns land, to receive attention

"It would therefore be appreciated if you would submit applications for advances as a matter of extreme urgency so that, when funds are again available, projects may be constructed without undue delay"

Mr Brand told the council's Housing Committee yesterday that the shortage had been brought about by the fact that virtually no new blocks of flats or lower-cost housing had been built in recent years

He added that the introduction of the Sectional Titles Act had the effect of putting many lower-income families out of low-rental flats and they were having great difficulty finding suitable cheap alternative accommodation

Cut-back

The cut-back in National Housing Funds during the 1976/77 government financial year stopped building and only 19 sub-economic letting units and 48 economic flats were constructed, together with sewers and stormwater drainage for a further 489 flats, 72 semi-detached dwellings, 24 maisonettes and 155 home-ownership houses (which were not built) These ancilliary services had to date cost nearly R550 000

The city engineer said that these services could be completed at a cost of an additional R350 000, the area replanned with a high-density in mind and 600 houses and maisonettes could be accommodated

He also recommended that instead of building flats as planned for Sanddrift township (just east of Milnerton) 270 single units, semi-detached houses and row-type maisonettes could be built

The full city council is expected to take a decision on these recommendations soon

Units

It has been established that the Cape Town City Council has to date provided 37 698 letting units for coloured families as against 544 letting units and 797 homes for sale for white families (a total of 1 341 white housing units) The council's white housing schemes are in Rugby, Ottery, Plumstead, Diep River, Retreat and Sanddrift

The Goodwood municipality has 118 applicants for white housing on its waiting-list and receives three or more inquiries daily from white families in need of homes

Argus 11/7/81

SILENCE ON REPAIRS ISSUE

By Ciel Reynierse

A RESIDENTS' committee, which is threatening a head-on collision with City Council housing authorities, has gone mum on its intentions.

At a spirited meeting in Bonteheuwel last weekend — 'so spirited that a suspected police informer was bodily evicted by angry tenants — about 1 500 people decided unanimously to refuse to pay for repairs to their homes.

The Cape Areas Housing Action Committee (Cahac), the convening body, has since then refused to say what action it intends taking.

Weekend Argus twice asked Mr Wilfred Rhodes, chairman, to comment but he refused, saying he did not have 'licence' to do so

'I have spoken to the committee and we feel that for the present it is better not to comment,' he said

The controversy concerns the council's new maintenance lease which affects all new tenants and those on the transfer list—although old tenants claim they have also paid for repairs in the past

According to Mrs Eulalie Stott, chairman of the Housing Committee, the lease applies only to new tenants, and if old tenants claim otherwise, they are 'deliberately misinterpreting it'

'Although we have not found a solution to the problem and although we think for each tenant to do his own maintenance is the cheapest way, we have deliberately not taken a decision to do this.

'We recognise, although some are quite comfortable, the majority are struggling with the never-ending increase in the cost of living,' she said

Mrs Stott said the committee hoped for a grant to help cover repairs.

She said the committee had not been approached by Cahac and added 'We would be very glad if they would'

Coogan calls for 'urgent housing

CT 17/7/81

124

Staff Reporter

CAPE TOWN's Medical Officer of Health, Dr R J Coogan, yesterday called in his annual report for "urgent priority" to be given to site-and-service schemes to ease the housing shortage and said it was "intolerable that human beings should be expected to live without shelter in the precincts of what was ostensibly an advanced and civilized city"

Such schemes should be pushed through in spite of the argument that organized shanty towns usually became permanent shanty towns, Dr Coogan said

He was aware of the occupation of "unauthorized and unsanitary structures" on the Cape Flats fringing the City in areas often without roads, water supply or sanitation and sometimes subject to winter flooding

The council had ample powers to prohibit such building and occupation "but has not found itself prepared to eject the occupants from the only shelter available to them"

Crime problem

An organized squatters camp had been developed at Vrygrond by the council with roads, orderly layout, refuse removal, water supply and a pail closet sewage system Crime in such areas remained a problem but the most basic sheltering aspects of housing were present

The housing conditions were of long standing and were the subject of repeated consideration by the council With the enforcement of the Groups Areas Act and the displacement of racial groups from one area to another even more housing for the coloured community had to be built every year

"It is difficult to formulate any figure but it is estimated that at least 20 000 units must be erected so as to make any impression on the present overcrowding that exists," Dr Coogan said

Faith healer evicted from Guguletu home

Argus 14/7/81

(124)

GUGULETU faith healer the Rev Sam Dapula has been evicted from his home

Mr Dapula, who claims to have healed 10 people of blindness and cured numerous cripples and other sufferers, was yesterday ordered to leave the house at NY 112 No 105 where he has lived since October last year

Mr Dapula is an ordained minister in the Full Gospel Church His congregation numbers about 1 000 people And he has frequent visits from whites

Although he was not the registered tenant of the Guguletu house, he claims he was unfairly evicted. He has paid the rent since the registered tenant went to Transkei last year and left him to look after his sick wife.

OFFERED ROOM

Mr Dapula, also known as Mr Mpinga, and his assistants have exhausted all channels to try to secure him a house in the township.

His wife, Florence, and their eight-month-old child, Nonmpunelelo, have been offered a room in the home of a member of the congregation.

His eviction, however, has meant that he has had to stop his twice-daily services in his backyard, where he regularly preaches to between 200 and 300 people Sometimes his congregation reaches 1 000 people

Although there is a Full Gospel Church in Guguletu, it is not big enough to accommodate the 1 800 members.

BIG SHORTAGE

Mr B Lubelwana, the chairman of the Community Council in Guguletu, said yesterday there was a tremendous shortage of housing in the township with up to 2 500 on the waiting list

Members of the public had reported to the council that Mr Dapula was staying in the house illegally and they had investigated and found this to be the case

'Mr Dapula was never registered to stay in the house and was not on the waiting list I gave him an extension of one month,' he said

'A DISGRACE'

The deputy superintendent of the Full Gospel Church, Mr G Nqiwa, said yesterday it was a disgrace that the authorities could not give Mr Dapula a house.

'He is a professional man who is needed throughout the country,' he said

Mr Dapula said he needed a place to house his wife and child so that he could become a fulltime evangelist and travel the country and abroad healing people

An 'instant solution' on housing

14/7/81

Staff Reporter

SITE and service schemes are the only instant solution to Cape Town's immense waiting list for housing and the overcrowding in existing council estates, says Mrs Eulalie Stott, chairman of the Cape Town City Council's housing committee.

The council had decided years ago that there should be site and service schemes where people could build their own pondoks under supervision and with water, sewerage and refuse removal services.

But, Mrs Stott said the Government had prevented them from going ahead.

INVESTIGATION

Site and service schemes have been recommended by the Divisional Council of the Cape to a Government commission investigating alternative methods of low-cost housing.

And the city council's Medical Officer of Health, Dr R J Coogan, said in his annual report that site and service schemes should be given 'urgent priority'.

Mrs Stott emphasised that if such schemes were allowed the council would continue to build houses for the 18 058 families still on its waiting list.

But, she said overcrowding of homes in the coloured townships, which tenants were often obliged to share with grown-up children and their families, was one of the greatest causes of social emotional and health problems.

She thought the lack of sufficient housing was unquestionably the greatest source of hardship in the city and probably a major reason for crime.

'Because of the difficulty of building enough houses fast enough, tens of thousands of people are living in over-crowded conditions, making life intolerable for many families,' she said.

ACCEPTABLE

'In these circumstances, site and service schemes, provided they were properly controlled and with adequate water supplies, sewerage and refuse removal, would be an acceptable solution for some people.

'On the other hand, many others would not want to live in the sort of accommodation sometimes associated with site and service schemes.'

Mrs Stott said the areas chosen for site and service schemes should be levelled so that fetid pools of water did not develop and should be organised so that the pondoks would not be built 'one on top of another'.

'The homes should have an adequate amount of light and ventilation and should conform with minimum height and habitable room standards'.

She regarded site and service schemes not only as 'the only solution to our housing problem, they are the only instant solution'.

A council official said the number on the council's waiting list had dropped from 20 000 last year to 18 058.

But the official said this was not necessarily a true reflection of the position.

QUANTITY SURVEYING

(Continued)

Bell-John Prize
For the best all-round student in any year of study.

P C Key

The Committee of the Western Cape Chapter of Quantity Surveyors' Prize
For the student obtaining the highest marks in Professional Practice.

P R Swift

LTA Prizes
For the best student in each of the courses of Building Economics I, II and III in the third, fourth & fifth years respectively.

I : N D G Sessions

II : A R Low Keen

III: No award

S A Brick Association Prizes
For the best student in the subject of Building Construction.

C W von During

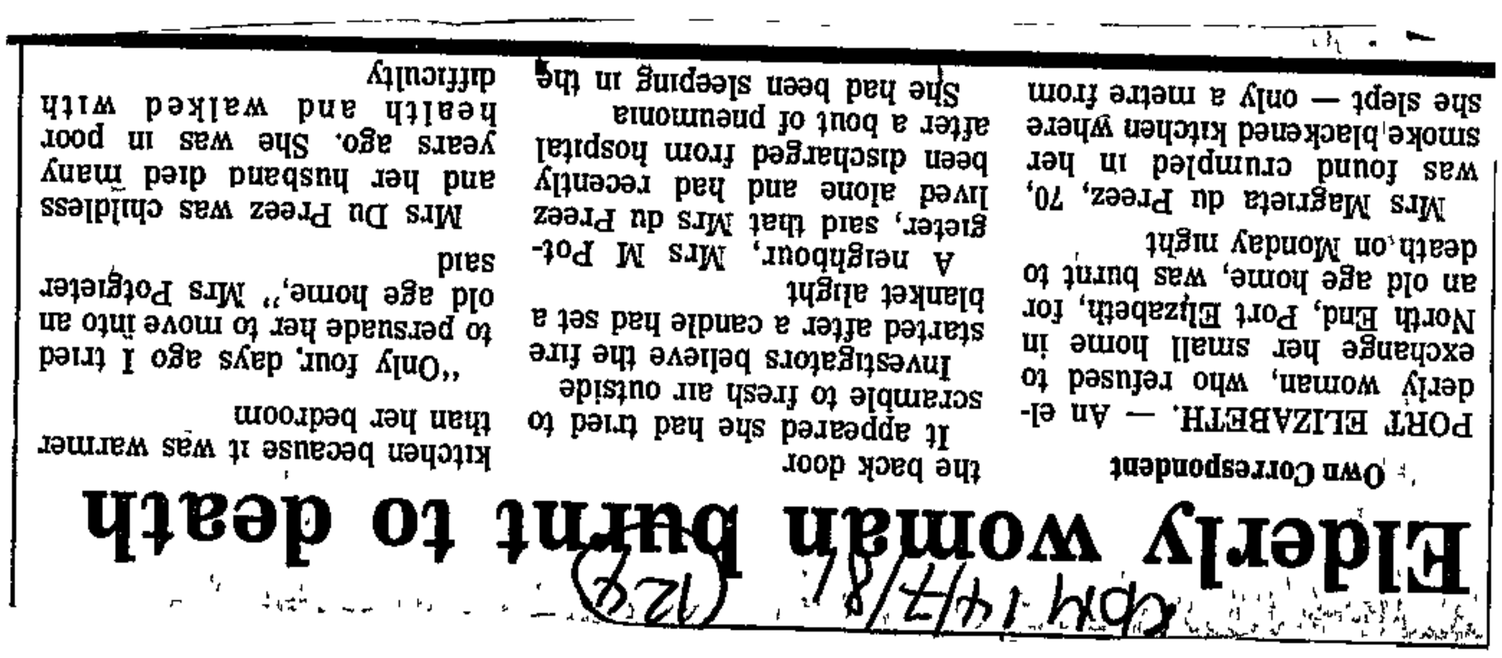
For the second best student in the subject of Building Construction.

K Strong

URBAN & REGIONAL PLANNING

Student Planners Award
For the student who has shown greatest promise at the end of the first year.

M P Morkel



Elderly woman burnt to death

Own Correspondent

PORT ELIZABETH. — An elderly woman, who refused to exchange her small home in North End, Port Elizabeth, for an old age home, was burnt to death on Monday night

Mrs Margrieta du Preez, 70, was found crumpled in her smoke blackened kitchen where she slept — only a metre from the back door

It appeared she had tried to scramble to fresh air outside

Investigators believe the fire started after a candle had set a blanket alight

A neighbour, Mrs M Potgieter, said that Mrs du Preez lived alone and had recently been discharged from hospital after a bout of pneumonia

She had been sleeping in the kitchen because it was warmer than her bedroom

"Only four days ago I tried to persuade her to move into an old age home," Mrs Potgieter said

Mrs Du Preez was childless and her husband died many years ago. She was in poor health and walked with difficulty

Cut in state housing funds

CT 14/7/81 (124)

Staff Reporter

BOTH the City Council and Divisional Council of the Cape have been hard hit by massive state cuts in allocations for housing development for the financial year ending on March 31, 1982

A delegation from the City Council is due to meet the Minister of Finance, Mr Owen Horwood, and the Minister of Community Development, Mr Pen Kotze, to discuss a shortfall of nearly R30 million in the council's housing budget

The City Engineer, Mr J G Brand, said yesterday the council had been shortchanged by about R77 562 870 by the Department of Community Development and State Auxiliary Services on its original application of R118 198 850 for housing development After the council had revised and limited its obligations, it still faced a shortfall of R29 539 974

Obligations

The acting secretary of the Divisional Council, Mr C H Mocke, said his council was "in the same position", but would only be able to tell the extent of its shortfall after investigations by its treasurer.

The Department of Community Development's cutback in funds is expected to seriously affect the City Council's housing budget The council already has several contract obligations, which now require payments far in excess of the R40 635 980 allocation One of these is a contract for the provision of 11 440 homes east of the railway line at Mitchells Plain

In addition, the council has several other "moral commitments", mainly for the provision of community facilities and upgrading of housing on the Cape Flats The council had applied for a total of R19 750 080 for these projects, but the funds were not allocated The schemes include R3 500 000 for 700 houses on the Athlone golf course, R1 400 000 for 216 homes in Rylands Extension 5, R8 097 190 for the upgrading of housing in Lavender Hill, Hanover Park, Bokmakierie, Kewtown and Kensington, R4 500 000 for services in Strandfontein and R630 000 for community halls at Mitchells Plain

Confidential

The Assistant Town Clerk (Housing), Mr G R Hofmeyer, said yesterday the council had intended to keep the cutback in allocation confidential until it had met the Ministers of Finance and Community Development to discuss the matter

"If the council is nearly R30 million short on contracts already entered into, then there are obviously material problems But the council has resolved to meet with the appropriate cabinet ministers and discuss ways of overcoming this problem"

Slowed down

Mr Hofmeyer said the council had faced a similar, smaller shortfall in allocations for housing last year, but the Department of Community Development later made additional money available while the council also applied bridging funds The council had faced a "fairly serious" cash shortfall in 1976, when contracts had to be slowed down and the size of housing units reduced

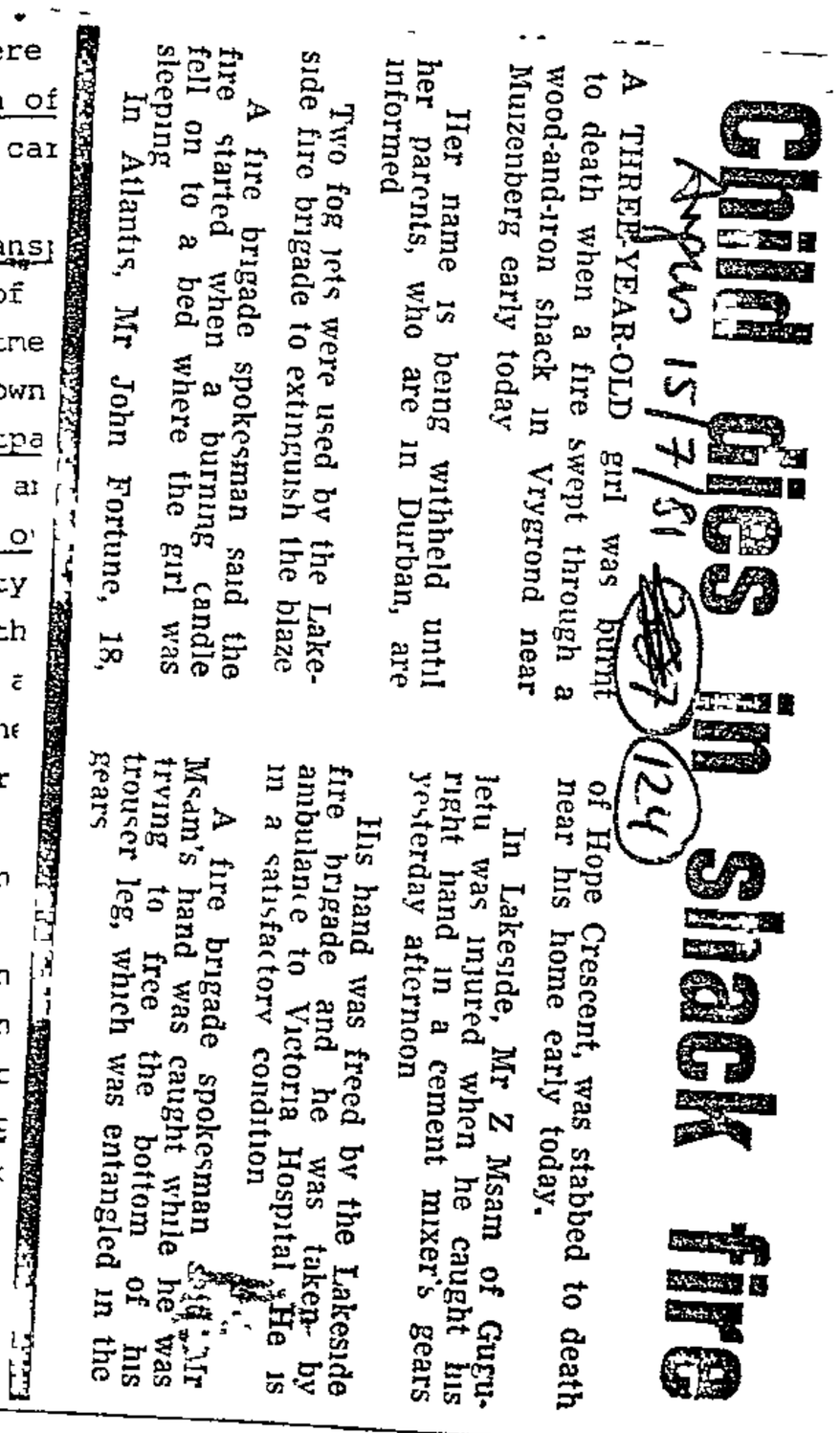
A member of the Urban Problems Research Unit at the University of Cape Town, Mr Paul Andrew, said the cash cuts made "alternative strategies" in the provision of housing necessary He called for a system whereby the state provided housing infrastructure which could be completed and upgraded by communities and individuals as funds became available

1. See for example Prest and Turvey p.683
   Mishan (1975) Ch.2
   UNIDO Ch. 1
2. See for example Fein p.210
   Layard (introduction)
   Pole (1968) p.192
   Newton pp.235-6
   Culyer p.66
3. See Dasgupta and Pearce: for a full coverage of the theoretical aspects of cost benefit analysis: also Graaff (1975) Baumol, and the original articles by Hicks, Kaldor, Scitovsky, Arrow and Fisher. Krutilla also gives a clear account of the welfare aspects of cost benefit analysis.
4. See Prest and Turvey
5. Packer p.247
6. Illich
7. See Arrow "The welfare Economics of Medical Care" and Culyer " Is Medical care different in Cooper and Culyer.
8. Krutilla p.231
9. Creese p.80
10. Feldstein p.136
11. Mushkin p.138
12. Culyer p.70
13. Williams p. (1974(P.107
14. Creese p.89
15. Culyer p.1
16. UNIDO p.241
17. Introduction to G.H. Peters "Cost Benefit Analysis and Public Expenditure" IEA 1968.
18. Graaff (1975) P.243
19. Fein pp.200-201
20. Dasgupta and Pearce p.21
21. Comment by A.G. Hines "On the reaapraisal of Keynesian Economics" (1971) pp.24-25
22. Prest and Turvey p.731.

3. The health centre concept.

(3.1) The aims of the Day Hospitals

The Day Hospitals were
1. Decentralisation of
medical and nursing car
in their own areas
2. Reduction in transp
costs to hospitals of
to outpatient departme
who paid for their own
3. Reduction in outpa
matching of patient ar
4. Decongestion of o
improving the quality
staff and reducing th
assumption was that a
ings would create the
attending their near
5. Ultimately, all
Day Hospitals and on
would be referred to
suffering from chron
postoperative examin
to a Day Hospital fc
6. Earlier discharg
under the supervisic
workers. This wou
in hospital.
7. To provide more
work in hospitals t
of ousting them.
provide a general practioner service for the indigen
could not afford a private GP.



Child dies in shack fire

15/7/81 (124)

A THREE-YEAR-OLD girl was burnt to death when a fire swept through a wood-and-iron shack in Vryground near Muizenberg early today

Her name is being withheld until her parents, who are in Durban, are informed

Two fog jets were used by the Lakeside fire brigade to extinguish the blaze

A fire brigade spokesman said the fire started when a burning candle fell on to a bed where the girl was sleeping

In Atlantis, Mr John Fortune, 18, of Hope Crescent, was stabbed to death near his home early today.

In Lakeside, Mr Z Msam of Gugulethu was injured when he caught his right hand in a cement mixer's gears yesterday afternoon

His hand was freed by the Lakeside fire brigade and he was taken by ambulance to Victoria Hospital. He is in a satisfactory condition

A fire brigade spokesman said Mr Msam's hand was caught while he was trying to free the bottom of his trouser leg, which was entangled in the gears

The decentralisation is aimed to encourage patients to attend the Day Hospital in their own area, enabling an emphasis on the community rather than on illness, although as long as Day Hospitals provide only curative care, they remain a disease service rather than a health service.

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Action on hostels: 300 sleep in bushes

Argus 15/7/81

(124)

MORE than 300 people, including a blind woman with six children, slept in the bushes last night following official action taken against illegal residents of hostels in Langa.

The people gathered at the Administration Board offices in Langa yesterday to apply for permits to be in the area legally and for a place to live

They were told nothing could be done for them Only those who were born in Cape Town would get accommodation and endorsements to be in the area

Most of the people slept in the bushes between Nyanga and Crossroads last night and some near Langa

MEETING

They will meet today to decide what to do

A spokesman said the people were very upset and angry He said they had become easy prey for thieves

'We are not only running from Board inspectors but from the skollies as well,' he said

The people were offered rail warrants to Transkei if they could not find accommodation but they they were adamant that they would not go to the homelands

'Sending us back to Transkei will not solve the problem It is time the authorities consulted us to try and solve the problem,' a spokesman said

The bachelor quarters in Langa where the people were staying are being reconstructed to provide family accommodation

Officials of the Department of Co-operation and Development and of the Administration Board of the Western Cape were not available for comment today

The higher Appeal Board (which will be established in addition to the regional appeal boards) is to be independent of the Department of Health "which is as it should be, in the interests of other Departments and of industries also involved".

Recommendations should be implemented gradually but "steps for their implementation should be taken immediately in view of the urgency of the matter".

Pause in 'bush clearing op' during cold weather

Argus 15/7/81

124

ONE of the families living in the Anglican Church grounds at Ocean View Mr Michael Abrahams, his wife Elizabeth and their four children, had their home demolished last Wednesday by Fish Hoek municipal officials.

'I was born in Fish Hoek because my parents were labourers for one of the old farmers here When the council bought the farm we moved into the bush

'Nobody has ever told us where we can stay but they're always coming to tell us that we can't put up homes here,' said Mrs Abrahams.

THE Fish Hoek Municipality, in another bush clearing operation,' destroyed seven squatter shacks last week

And the Town Clerk, Mr Eric Fry, said the demolition was part of an ongoing programme

'We haven't done any this week yet, because of the weather, but we'll be doing it on a weekly basis,' he said

It was said during a recent council meeting there had been close co-operation between the municipality and the Department of Community Development on the issue

SELF-DEFENCE

Mr Fry said it was an exercise of self-defence and the municipality would not be able to cope with the squatter problem if it did not carry out regular demolition raids.

People in the area have formed an informal action group and according to the vice-chairman, Mrs Sue Sturman, were 'most concerned' about the latest removals.

The seven squatter families whose homes were destroyed last week are now living in tents in the Anglican Church grounds at Ocean View

'Most of these people have lived in the bush around Fish Hoek for a long time and almost all are in steady employment Two of the men have been working at the high school for 11 years,' said Mrs Sturman

She said squatters had told her how they had lost possessions during the demolitions.

BEER DRINKING

Another squatter had told her how shacks were destroyed at the weekend when the workers were drinking beer and seemed to be 'enjoying the outing'

Mr Fry said recently at a council meeting that the work had been supervised by municipal staff who were 'prepared to do this in their own time'

Mrs Sturman and her action committee are negotiating with the authorities in the hope of finding a solution to the squatters' plight.

Paint Industry

6 905

595 440

Table showing range of industries in which workers are exposed to dangerous substances

Toxic Substance	Type of Industry	No of Workers Exposed
Ammonia	(Textile & artificial fibres weaving Leather & rubber Paper &	671 230 173
		838 63 285
		68 704

Reply on house fire report

CT 15/7/81 (124)

THE chairman of the Western Cape Administration Board, Brigadier J H van der Westhuizen, has issued the following statement following a report in the Cape Times this week about a Guguletu family whose house had been damaged by a fire 10 days earlier and who said they were still waiting for it to be repaired

"The report in the Cape Times on July 13 under the heading 'Plea to repair fire damage' does not entirely convey the correct facts

"Occupants of houses in the townships are fully aware that all matters concerning their dwellings, including damage irrespective of the cause thereof, must be reported to the township superintendent responsible for each particular area. To date this fire has not been reported by the occupant"

The day after the fire a Mr Siqwana had approached a welfare official of the board in Guguletu and had asked for aid such as blankets and mattresses

"Four days after the fire a relative of the family who works in the Langa offices spoke to an official of the board about the fire, who then phoned the responsible township superintendent in Guguletu.

"Immediately on receipt of this advice the township superintendent inspected the house and found only one room damaged and that the family was not without shelter"

Delay in a case like this was also caused by the shape of corrugated asbestos sheeting now being different Time was taken by effort and work to obtain suitable materials

"A works order for repairs has already been issued"

The brigadier said he was sure that if the fire had been reported immediately the delay would not have happened

SECTION 9: POSSIBLE SOLUTIONS TO THE PROBLEMS OF THE DRUG MARKET:

The analysis of the paper so far reveals that there are several major areas within the drug industry where potential or actual inefficiencies occur. These are real economic problems for the price mechanism does not serve to ensure effective operation of the drug market.

Given these problems several proposals have been made to overcome them. These proposals can be

1. Nationalisation of the drug industry
2. Direct controls on the pr
3. Centralised marketing of

It must be noted that the institution
the flaws in free market operation can
lems; they can only alter their form.
problems, such as uncertainty, exist,
be removed but some of its effects may be overcom
aim is to choose between non-ideal alternatives w
possibilities.

Each of the alternatives will be considered in

(9.1) Nationalisation of the drug industry

The idea of nationalising the industry has been
as a way of dealing with the inefficiencies of th
But the costs of such a move in terms of the re
incentives to efficiency are likely to be high and the
fits relatively small. The industry is not well suited to
nationalisation for there are no great economies of scale to
secure and the progress of the industry is highly dependent
on discovery; there is no reason to believe that the incen-
tives for research will be maintained or that centralised
research will be more effective under nationalisation.

This form of institution may be too costly a way of removing
the present externalities in the market. Particularly in South

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Africa where a strong industry is emerging, a policy that could
stifle initiative must be avoided. The South African industry
is now beginning to produce more active ingredients with the
expiry of foreign held patents taken out in the early 1960's.

In addition, there are other problems in the way of nationali-
sation that may be difficult and costly to overcome.

The fact that such a large part of the ethical drug market
is controlled by foreign companies implies that South African
based plants are dependent on research carried out in parent
firms of the multinational companies that currently takes place

and produced at high cost and were [illegible]
unnecessary, sometimes of dubious value and sometimes even
undesirable." (3)

It is therefore concluded that full nationalisation is not
desirable. It is also not feasible to have government share-
holding and representatives on the boards of directors of
firms. Civil servants are not faced by the same incentives
and will therefore not be prepared in dealings with top

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Vacant house for teacher is demolished

DD 5/7/81

124

EAST LONDON — A four-bedroomed North End home was demolished while the Indian Management Committee was making arrangments to house a teacher of the East London High School in it.

This was confirmed by the IMC vice-chairman, Mr M Williams, who has the portfolio of housing

Mr Williams said the house in 15 Ward Street had been allocated to Mr A Shaik, a mathematics teacher who had since had to return to Durban because of the acute housing shortage here

He said that during the negotiations the firm in-charge of demolition in the North End apparently demolished the house on instructions from the Department of Community Development in Port Elizabeth

Mr Williams said the family occupying the house had been moved to Buffalo Flats

"It was a solid house and we welcomed it because of the critical housing shortage While we were negotiating the house was demolished to our horror and shock

"I immediately contacted the local Department of Community Development office, which did not know a thing about the demolition I then contacted the Port Elizabeth office which also claimed it knew nothing at the time

It appeared that the matter had only been sorted out between the office and the demolition man afterwards

"Obviously we were very upset about this and we are taking urgent steps to see to it that no habitable home in North End is demolished while we have a housing shortage," Mr Williams said.

Although it was the policy of Community Development to demolish all vacant houses in the North End as soon as families had been rehoused elsewhere to avoid vandalism, there was a standing agreement between the IMC, the East London City Council and the Department of Community Development that his committee would be consulted first before homes were demolished

The local regional representative for the Department of Community Development Mr Le Grange, referred all queries to Mr Williams, while a spokesman at the office in Port Elizabeth also refused to comment — DDR

DO 15/7/81 (124)

Tenants warned: pay rents or be locked out

EAST LONDON — The Coloured Management Committee last night decided that tenants who failed to pay their arrear housing rentals after being given seven days' notice would in future be locked out of their houses

The CMC chairman Mr D Alexander, said this measure would be far better than evicting tenants or handing them over to the city council's attorneys immediately

Mr Alexander said he "did not like" seeing people "thrown" out of their houses but those who failed to pay their arrears after receiving written notice needed a "lesson"

He said tenants could not go on thinking that the CMC would "protect" them

"We are here to protect the rights of our people but we are also here to see they do right and do not accumulate massive arrears"

Mr J L Segers said he supported Mr Alexander and added that people should realise they had to pay rents

"If people have difficulty they must come to us and we will take up the matter, that's what we're here for"

Mr A V Green said that when the houses were locked the welfare authorities should be contacted so that children living in the house could be cared for

The children are not responsible for the rentals, therefore they should not be made to suffer," he said

Mr Alexander said tenants should bear this in mind, "because any man who loved his children would not like to see them without a roof over their heads"

Mr Alexander appealed to the council not to allow tenants to accumulate massive arrears, but to take action after the first month

This, he said, would not make it easier for the man who was locked out, but it would protect him from getting into more trouble

The CMC recommended that section 65 B of the Housing Act 1966 (No 4 of 1966) be adopted for a trial period of six months

The essence of the Act is that if any tenant fails to pay his rent by the due date he will be given seven days' notice by letter, which will either be delivered personally, handed to an adult in the house or nailed to the front door

If by the end of the seven days the arrear rent was still not paid an "officer" could "take possession" of the house by locking it

In conclusion, Mr Alexander said the procedure caused far less upheaval in a family and did not involve the tenants in any additional expenditure — DDR

Council rejects call for monthly meter readings

EAST LONDON — A call by the Coloured Management Committee for meter readings to be done on a monthly basis was rejected by the East London municipal treasury department spokesman, Mr H D Falkenberg, last night

A CMC member, Mr J F Temmers, said he had received a number of complaints about the "high" third monthly payment when meters were read

"Tenants suddenly find themselves confronted with an enormous lights and water bill during the third month and have to battle to pay it

"This would not be the case if meters were read monthly," he said

Mr Falkenberg said it was not necessary to read meters monthly

"If tenants pay their averages regularly then there will be no problem during the reading month The averages are updated regularly by the treasury computer and people should meet these payments to avoid a large account during the third month"

Mr Falkenberg said that the whole of East London was read three-monthly and this was the most efficient way to do it, adding that there was "just no case" for reverting to monthly readings

The CMC chairman, Mr D Alexander, then asked if it was not possible for tenants to pay their lights and water accounts at the Parkside Housing Office where they paid their rents

He said money was hard to come by, particularly for pensioners, and it was costly to travel into town to pay the bill at the treasury department

Mr Falkenberg then said that it would not be wise to have everyone paying their accounts at Parkside because this would cause problems for the small staff there

The matter was referred back — DDR

Parkside wickets plan

EAST LONDON — The possibility of laying a turf wicket at Parkside was "being investigated", the director of Parks and Amenities, Mr J R Odell, told the Coloured Management Committee at their monthly meeting last night

Mr Odell said the cost of the wicket, and the costs of watering, mowing, fertilising and rolling were factors which had to be taken into consideration.

Mr Odell was replying to CMC member Mr W George who asked if it was possible to lay a turf wicket at Parkside

Mr George raised the question following a recommendation by Parks and Amenities that the department would in future buy cricket mats to cover the gravel wickets and that the charge per season for each wicket should be increased from R110 to R120

The recommendations followed a letter to the department from the East London Cricket Union requesting that consideration be given to regarding the mat as part of the playing surface, and not part of the equipment

All sports are required to provide their own equipment such as posts and nets, however, because of the high cost of cricket mats for the five gravel wickets, a reduced charge was applied to the EL Cricket Union

Last year the cricket body bought three mats costing R271 each

Mr Odell said if his department bought the mats in future and charged the cricketers R10 more it would be far more advantageous for the union — DDR

Township change: CMC indifferent

EAST LONDON — The Coloured Management Committee last night adopted an "indifferent" stand to an application by the council to the Department of Community Development to proclaim the Charles Lloyd township extension as a coloured group area

Mr J F. Temmers moved the committee take an "indifferent" stand to the application and accepted it "merely as information"

He said the CMC had not been consulted on the matter but had been "told" about it

CMC chairman, Mr D Alexander, said he was "sick and tired" of people deciding for the coloured people instead of consulting with them

Earlier start for meetings

EAST LONDON — Ordinary meetings of the Coloured Management Committee will in future start at 3 30 pm, the committee decided last night

The meetings will still be held on the second Tuesday of every month DDR

5 seats: CMC nominations invited

EAST LONDON — The returning officer for the election of members of the Coloured Management Committee, Mr J. J Human, has invited nominations for candidates to stand for election on September 2.

The term of office of four members of the present committee, Mrs L B George, Mr W J George, Mr E D Klassen and Mrs J L Segers will expire this year

A further vacancy arising from the resignation of Mr R E Phillips will also be filled at this election

Nomination papers, together with a R10 deposit per nomination, must be handed in to Mr Human not later than 12 pm on July 31

Nominations of candidates will be declared at his office on August 14 at 12 pm — DDR

already justified by comparison with the alternative methods of provision, but there are additional costs involved in raising them : interest on loans, or administrative and incentive costs of raising taxation. These are normally insignificant for any given project.

Where the methods of providing a given service use the same kinds of resources in different proportions, the decision-making can be simplified in the following way by means of Linear Programming. (See Appendix III)

4. Choice of Programmes

So far we have discussed methods of choosing means to obtain a given objectiv to aid the choice of ob be said on the question particular diseases or a more to child welfare cl

Overall criteria are nee in such a way that they Essentially the problem . used to objectives achieved, but to relate the various objectives to each other.

There are various means of doing this; but all of them require that expenditure be accounted for by the ends it is expected to achieve.

4.1 Programme Budgeting

Programme budgeting, also known as budgeting by objectives, involves the presentation of expenditure data according to the objectives to which it is directed. Thus projects to combat TB would be grouped together, geriatric problems, sanitation programmes, etc. .

This is necessary

a) to know the cost of pursuing each objective,
b) to group together activities with the same objectives which can be compared by cost-effectiveness analysis,
c) to know the effectiveness of a given amount of money when spent on different programmes so that choices can be formulated in terms of the alternatives we might afford - so many geriatric day care centres, so many child welfare clinics, etc.

Their home wrecked in error

Argus 17/4/81

124

THE last house in Hanover Street, District Six, was demolished last week — by mistake.

Mr Ismail Wilson, who had rented the house for more than 11 years, arrived home on Friday and found a pile of rubble where his house used to be. The furniture was stacked on the pavement.

'It was a big misunderstanding,' the regional representative of the Department of Community Development, Mr Jan Walters, said today. 'We are very sorry'

NOT POLICY

He explained that 'the contractor thought the occupants had been evicted and vagrants were living in the house.

'Our policy is not to demolish before the occupants are given another house,' he said.

His department had offered 'the Wilsons a house in Belhar, but they were just not interested.'

'The offer still stands,' he added.

NO REASON

'The Wilsons have no reason to complain. Since eviction orders were served in February we have offered them houses a number of times. The houses were brand new and the rent R30.

'They want to live in Walmer Estate but we cannot get houses there. The few that we do get we reserve for the elderly, like Mr Paddy Kavanagh'

mined by the decisions to the taking of which one wishes it to contribute .... One might suggest that where decisions are primarily a matter of political or moral judgement - of determining basic priorities - one would want the activities to be compared to reside in different programmes - the mentally handicapped against the alcoholics; but where it is a more technical question of how particular objectives can best be achieved - drug therapy against behavioural therapy - one would want the activities to be compared to be within a particular programme. This distinction ties up with an economic jargon of slightly older vintage - that of cost-benefit and cost-effectiveness; and through that to the main stream of neoclassical welfare economics, which attempts to make a distinction between the choice of the composition of the basket of outputs and the choice of the set of resources from which each output is to be produced. The former is, in a broad sense, a question of tastes, values, or utilities; the latter is a question of techniques".

House wrecked without warning

CT. 14/7/81 (124)

Staff Reporter

A DISTRICT SIX woman arrived home this week to find the roof of her house — the last in Hanover Street — being broken down by workmen, with all her belongings on the pavement

Mrs Fatima Wilson was on the way to the local clinic with her eight-month-old baby when she heard that workmen were dismantling her roof

"I couldn't believe it I rushed back and asked them to stop, but they said they had instructions to demolish my home"

Her furniture, bedding and posessions were scattered along the pavement, Mrs Wilson said yesterday

"There was nothing I could do"

By the time her husband, Mr Ismail Wilson, returned from work that afternoon, the bulldozer had already moved in and only the ruins of what was once their home remained

"We went to the Department of Community Development, but they refused to take any responsibility for what had happened," Mr Wilson said yesterday

Local officials of the Department of Community Development yesterday declined to comment on the matter and referred the Cape Times to the Director-General, Mr Louis Fouche, in Pretoria

Mr Fouche's secretary said he was not available for comment

When the Cape Times visited the site yesterday, Mrs Wilson pointed to what was once a carpet tangled up in the rubble "They did not let us remove our things," she said

The Wilsons claimed that their furniture had been damaged and that R100 had disappeared from their wardrobe

"Where must we go?" Mr Wilson said "We have lived in that house for more than 11 years and have always paid our rent on time

"We knew we would have to move, but we were waiting for them to give us a house How could they just come and break down our home without any warning?" he said.

Mr and Mrs Wilson, who have three children, are temporarily living with Mrs Wilson's mother in her tiny Woodstock flat

Mr Ismail Wilson could not have suspected that when he arrived home from work on Wednesday afternoon he would be greeted by the ruins of what was once his home. Yesterday he surveyed his "home" with his wife, Fatima and their three-year-old daughter Nazley

C. Herald 18/7/81 (124)

Homes decision soon?

THE Cape Town City Council may take a final decision on the pilot selling schemes in Heideveld and Hanover Park at its next monthly meeting

Mr G Hofmeyer assistant Town Clerk (housing) said this week the housing committee would discuss the matter at their next meeting and then refer it to the Executive Committee and the full council session

'It would have been discussed at last week's housing committee meeting, but, as required by law, we had to wait on recommendations by the local management committee,' Mr Hofmeyer said 'These were not received in time for the meeting'

In 1979 the council decided in principle to sell 220 houses in Heideveld and 105 in Hanover Park to the tenants

The Department of Community Development instructed that the houses be sold at the municipal land value plus the 'depreciated replacement cost of the building'

In a survey after the plan was announced many residents said they would like to buy their homes from the council.

Council 'mistakes': Residents livid over evictions

Left to carry her furniture back...

C. Head Argus 18/7/81 (124)

A HANOVER PARK woman, accused of being in arrears with her rent, was evicted by a team of City Council workers and later forced to carry her own furniture back into her house after clerks at the local housing office found 'the computer had made a mistake'.

Mrs Shirley Rhyneveldt, of 25 Atholl Walk, Hanover Park, said a team of eight Council workers came to her house at about 8 15 on Wednesday morning and started carrying her furniture out of the house.

'I never received a notice that I was going to be evicted. When I asked the man in charge of the eviction squad why they were carrying out my furniture, he said it was because I was in arrears with my rent,' Mrs Rhyneveldt said.

'I told him I was not, but he refused even to see my papers, saying he had orders from the office'.

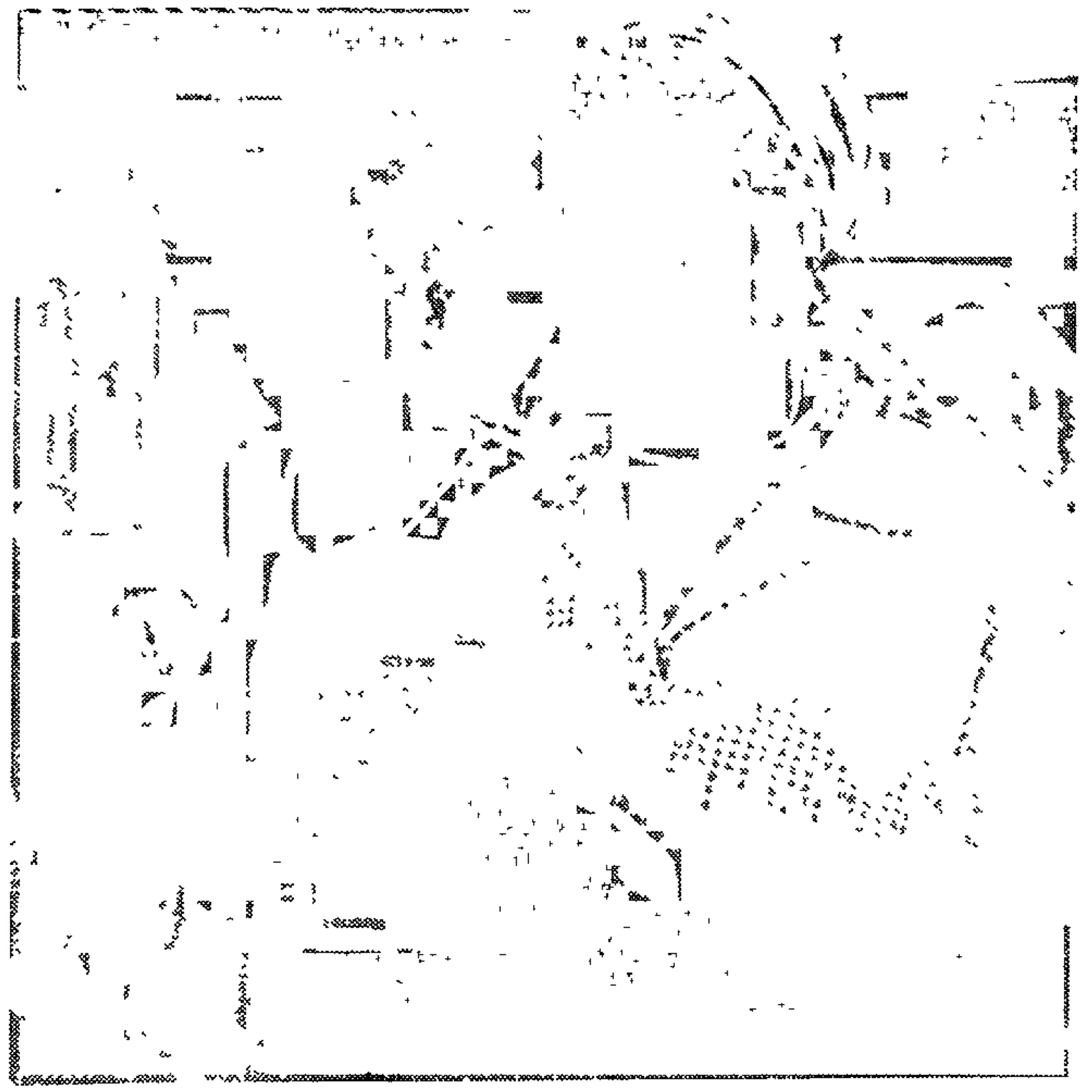
Mrs Rhyneveldt went to the housing office and was told the eviction was carried out because she had not paid her rent for June However, she had papers proving that she did in actual fact pay for June

'I had to pay only for July It was only one day after the due date, and nobody ever pays on the due date When I paid I was given back the key to my house and told to carry the furniture back into the house all by myself.

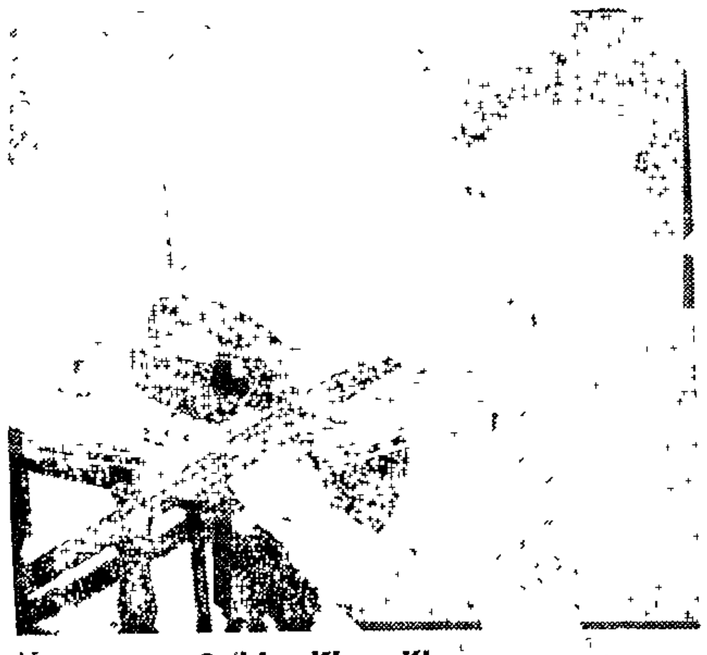
TEAM

'They could send a full team to carry out my furniture Why could they not carry it back again? How could they expect me and my small children to carry the furniture?' she asked Her husband was at work when the incident happened.

A female clerk at the Hanover Park housing office said on Wednesday there had been a mistake on Mrs Rhyneveldt's June rent account, but had been 'sorted out' She said it was not the Council's duty to help people move back after they were evicted



● MRS SHIRLEY RHYNEVELDT and some of her children stand outside her house after her furniture was carried out by Council workers last Wednesday.



● Mrs Klara Klaasen

Official admits 'slip-up'

WIDOWED mother of three Mrs Klara Klaasen had to abandon her plans for a family picnic when she was evicted from her Divisional Council home in Matroosfontein on Wednesday — but it was all a ghastly mistake.

Supposedly five months behind with her house repayments, she was in fact right up to date

'I was looking forward to our day out,' she said 'Now I'm not going to waste time arguing. My lawyer can do the arguing in court for me. I want compensation for all this trouble.'

A Council Housing official, who did not wanted to be named, said there had been a 'slip-up'

Mrs Klaasen, widowed in April when her bus driver husband was gunned down in his bus, was on her way to her in-laws in Darling when Divisional Council workmen arrived to empty her house in the home-ownership scheme in Matroosfontein

Despite protests from her teenage daughter Marian, who had remained behind, the men went to work and in no time all the family's belongings were piled up outside

'When we arrived in Darling Marian had already telephoned my mother-in-law with the news so we simply turned around and came right back,' Mrs Klaasen said.

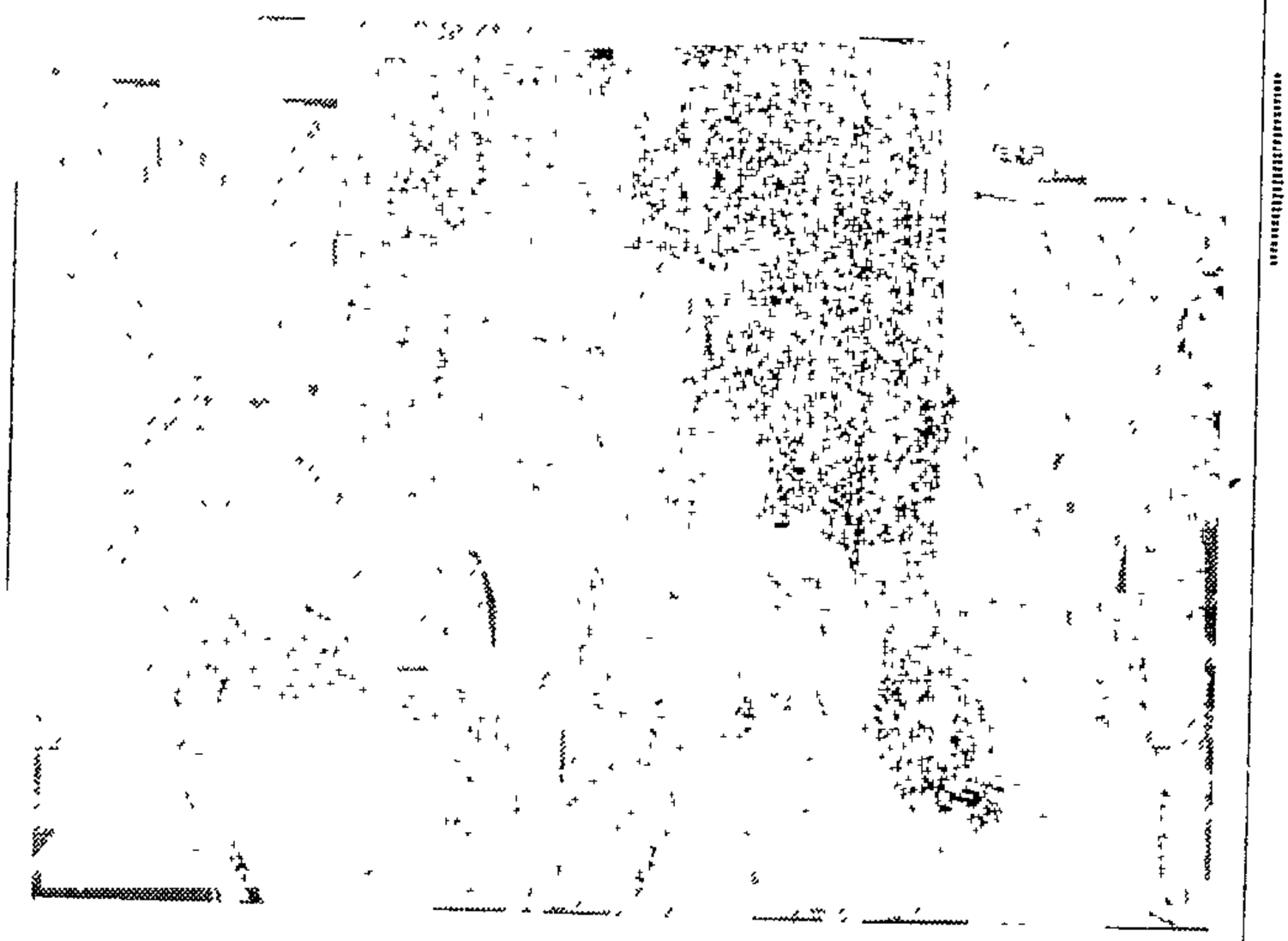
How, I thought, could I possibly have been kicked out when just the week before I had laid out almost R300 in repayments, rates, water and electricity?'

She marched into the Council's Matroosfontein offices brandishing her receipts and officials had to admit their boob — but they wouldn't carry her belongings back inside.

So the family had to do it themselves — and to add to her anger a number of items seemed to have been damaged

'Just look at this cupboard,' Mrs Klaasen said pointing to scratches and marks on a seven-month-old bedroom suite costing, she said, R1 200.

Families left homeless



● HOMELESS: Ida Williams with her baby Edwina and Josephine Abrahams with baby Rochelle after a fire had destroyed their home. The blaze started when a gas stove exploded at about 7.30 on Monday morning.

Gas stove blast: Five homes gutted

(124) Argus 18/7/81

SLEEPY-EYED Valhalla Park residents, jolted by a violent explosion on Monday morning, stumbled outside in their pyjamas to see a row of five houses go up in flames, leaving almost 40 people destitute

The blast, believed to have been caused by an exploding gas stove, was felt more than 200 m away

Tragically, frantic efforts to summon firemen failed because the telephone lines were down after the weekend's heavy rains

By the time the caretaker of the housing estate had cycled over to the nearby Bishop Lavis police station — where telephones were also out of action — to get them to radio for help, it was already too late.

EXPLODED

The fire broke out at 7 30 am in the home of Mrs Rachel Phillips when her gas stove exploded while she was cooking The fire spread through the roof to the other houses.

When we arrived on the scene, Mrs Phillips was sifting through the debris trying to save a few household goods. All she had managed to rescue was a table and two chairs

Her husband and brother had left for work at the time of the fire, and she was at home with her sons, aged three and seven when the big bang came.

'It would all have been all right if there had been phones,' said Mrs Josephine Abrahams, who lives at the end of the row of houses 'We would have been able to save all our belongings'

'PRIORITY'

Most of the people have nowhere to go, but the City Council said rehousing them would be a 'priority'

Mrs Ida Williams, who lives with Mrs Abrahams, said she had been cleaning the house when a neighbour came and told her to move out all her belongings. 'There was still some furniture inside We have lost hundreds of rands,' she said

The Valhalla Park action committee are asking for donations of food and furniture Anybody who wishes to contribute should contact Mrs Shellar at 1 Joyce Street Valhalla Park, or phone 931-8788

'New' tenant—after 19 years in flat

C. Herald 18/7/81

124

AFTER 19 years of living in one council flat in Bonteheuwel, Mrs Ruth Solomon suddenly became a 'new' tenant recently — and like all new tenants she now has to see to her flat's maintenance herself.

How did this odd situation come about?

Mrs Solomon's husband died earlier this year, and she took over the lease of the flat in Ironwood Road, which has been in his name

So now she's a new tenant, and has to comply with a new City Council ruling which transfers the responsibility for maintenance from the council to all new tenants and transfers

'It's ridiculous,' Mrs Solomon said 'I'm having to pay for defects which have been caused by old age and the poor building standards of the flat'

She was also told to pay a month's rent as deposit for her 'new' home

I've been living here all these years Why should I still pay a deposit as if I'm moving into a new house?

I don't know how I am going to manage to pay for repairs I already have difficulty in paying the rent now that my husband is dead,' she said

She said that although she would now have to pay for her own repairs, her rent remained the same

DOOR

Mrs Solomon said she had complained about a damaged door for more than a year, but it had never been repaired

'Now that I've signed the new lease, I would have to repair it myself I think this is unfair, she said

● A City Council official said widows were allowed to stick to the old lease when they took over the tenancy of the house

'Mrs Solomon's signing of the new lease is probably due to some misunderstanding,' he said

He said Mrs Solomon would have to approach the local housing office again and 'sort out the matter'

were applied to Old Rand Miners appearing for the first time at benefits examinations to determine whether cases were compensatable.(207) These contracting systems were still in force by 1943 and, as Francis Wilson has shown, the 1943 Miners' Phthisis Acts Commission reported 'a disquieting

A medical officer, when he has become accustomed to doing this work and has developed the power of concentration, is able to examine about sixty natives per hour, but requires a break of about half an hour after two hours' work. To many it may appear of accuracy.

SUNDAY TRIBUNE, JULY 19, 1981

MR 1 000% TENANTS QUIT AS LANDLORD ORDERS MASSIVE RENT HIKES

JAN LINDA: I don't want to kick people out

(124) S Tribune 19.7.81

Tribune Reporter

TENANTS of a King William's Town hoarding house called Linde's have been forced to leave their rooms following rent increases of up to 1 000 percent

They were notified they would have to vacate their rooms by the end of June if they did not accept the rent hikes ranging from 200 to 1 000 percent

Landlord Jan Linde said he increased the rents because "I don't want to kick people out"

The building, together with another boarding house, Halver House, and another belonging to Jan Linde, has been leased to the Ciskeian Government as office accommodation for the Department of Health

Health Department men moved into Linde's at the beginning of July

Tenants at Linde's have described the rent hikes as "ridiculous" and "unfair"

Rents ranged from R35 for a single room to R150 for a two-bedroomed flat These were all increased to R300 a month from July 1

The rental on three rooms used by a businessman as an upholstery workshop was increased from R100 to R1 000 a month

Elizabeth Warrington, whose rent was raised from R42 to R300 said the increase was "totally ridiculous He (Mr Linde) was too scared to tell us to our faces to go, so he sends us a letter," she said

Mrs Warrington and her husband have moved to a block of flats

"We had no option but to get out There is no rent board to help us," she said

Mr C. J. Blom, whose rent was also increased from R42 to R300 said the hike was unfair "It's terrible to have to pay R300 for a room"

He has moved into a hotel where he pays R170 a month

Vincent Goliath, who runs an upholstery business said "Mr Linde did me a favour by raising the rent from R100 to R1 000 I was forced to look for other accommodation and I have bought a house right on a main road I would probably have been stuck in that place for years," he said

He operated from Linde's for six and a half years, and said he had lost a month in business trying to settle into his new premises

He added "I wouldn't have minded if Mr Linde had given me notice, but to send this letter through the post . It was quite a shock

Jan Linde said he had not given the tenants notice "as I don't want to kick people out"

He also said he had no agreement with the tenants and therefore, could not give them notice, either way.

He was not getting enough return on his capital investment

"Those people messed up the building and it would have cost too much to renovate it Some did not even pay their rent," he said

Trying to justify the increase, he said the tenants hired fully-furnished rooms and did not pay for lights and water

"The lowest rent was R17 a month and the highest R42. The increase should have been higher," he said

The landlady, Mrs Tessendorf, told the Sunday Tribune, however, that rents ranged from R35 for a single room to R150 for a two-bedroomed flat

Mr Linde refused to reveal how much he was receiving in rent from the Ciskeian Government although he admitted that it was "more than I was receiving".

He also refused to say how long the lease period was for

The Borough council decided this week to allow the Ciskeian Government to lease a building from Mr Linde for two years

The changing of Linde's and Halver House to office accommodation has further taxed the acute housing shortage

Accommodation is at a premium and a contracting company commissioned to build the Legislative Assembly and government offices at the Ciskei's capital site, Bisho, has already requested permission from the borough council to park a frame unit in the caravan park as "the accommodation position for whites in King William's Town is critical."

Three die in burning shack

DD 20/7/81 (R4)

EAST LONDON — Three unidentified people were burnt to death in a shack fire on a farm here at the weekend

A police spokesman here said the three people were burnt to death after a shack in which they were living caught fire at Long Acres farm

The cause of the fire had not been established and police were investigating.

The body was taken to the government mortuary where a post-mortem would be conducted

The name of the dead man would be released after the family had been informed

A spokesman at the fire department said yesterday afternoon and evening they had to put out five different grass fires No damage had been caused

The fires were extinguished at Buffalo Flats, Vincent, Chiselhurst, at Military Road and at Amalinda.

Ciskei police reported yesterday that a man died after being involved in a collision with a car near Mtali River on the coastal road in the Peddie district

Meanwhile, an air and sea search was mounted yesterday for two Port Elizabeth men who are believed to have drowned when their small boat capsized during a fishing expedition off Cape Receife late on Saturday

Mr Harold Godfrey, 34, and his brother Herbert, 32, went out in their 3,6 metre ski-boat, powered by two small engines By 11 30 that night they had not returned and the search was launched — DDC

QUANTITY SURVEYING

(Continued)

Bell-John Prize
For the best all-round student in any year of study.

P C Key

The Committee of the Western Cape Chapter of Quantity Surveyors' Prize
For the student obtaining the highest marks in Professional Practice.

P R Swift

LTA Prizes
For the best student in each of the courses of Building Economics I, II and III in the third, fourth & fifth years respectively.

I : N D G Sessions

II : A R Low Keen

III: No award

S A Brick Association Prizes
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URBAN & REGIONAL PLANNING

'Wrab locked me out of my house'

Mail Reporter

A FATHER of four young children told the Rand Supreme Court yesterday he and his family were sleeping under tables and beds in a relative's overfull house after they were locked out of their own home by the West Rand Administration Board.

Mr Josiah Mabaso applied before Mr Justice Goldstone for a rule ordering Wrab to restore him possession of the house. A rule nisi was granted with a return date of July 27

Mr Mabaso said he applied for a house on May 4 1978 Eventually, he was told that he could move into the old house of a Mr Mathonsi who had built a new one. He paid Mr Mathonsi R1 200 for improvements to the house, Mr Mabaso said

On May 17, he, his wife and four children aged four to ten years moved into the house in Pimville.

He paid rent on June 5, he said

On July 2, his father died and while he and his family were at the funeral Wrab unlawfully locked the doors. On their return they were unable to get in, Mr Mabaso said

He and his family were now staying with his father-in-law There were 13 people living in his father-in-law's house and they were sleeping on and under the kitchen and dining room tables and under his father-in-law's bed, Mr Mabaso said This was "not a healthy situation," he said.

His wife obtained a letter from an attorney but when she tried to deliver it to Wrab she was met with such a "barrage of invective" that she was scared to deliver it, he said

He called at Wrab's offices on July 18 and was told by a Mr Bronkhorst to remove his possessions or they would be thrown into the street A superintendent unlocked the house for him and he removed his possessions and stored them with friends, Mr Mabaso said

Mr Mabaso said the matter was one of great urgency due to the hazardous conditions under which his family and he were living and due to the fact that Mr Bronkhorst said he wished to place other people in the house.

Woman dies in fire

DD 27/7/81 (124)

EAST LONDON — A Duncan Village woman was burnt to death when a backyard shack was destroyed by fire at the weekend

The incident occurred in Msimango Street, Ziphunzana Section The woman killed was Miss Nomtinjana Ntanjana, 32, of Tokota Street

Mr Toyo Nginza, of Port Elizabeth, escaped with severe burns on his hands and shoulders He was admitted to Frere Hospital

The owner of the shack, Mrs C T Nginza, said she heard a shout at about 5 am on Saturday Mr Nginza, who was sleeping in the shack, called out that it was on fire

Neighbours came to help and the fire engine was called while Mr Nginza was taken to hospital

Mrs Nginza said no-one had known there was another person in the shack as Mr Nginza, who was a visitor, had not mentioned her

Mr J Mbinda, a neighbour, said the body of the dead woman was only found when he and another man were searching through the debris an hour after the fire had been extinguished

The shack had been gutted and all furniture destroyed, Mrs Nginza said

Duncan Village police said the cause of the fire was unknown, but that the matter was being investigated

Miss Ntanjana is survived by her mother, a sister and two children — DDR

Picture, page 2

CT 23/7/86 (124)

KTC housing probe

Staff Reporter

THE chief commissioner of the Department of Co-operation and Development in the Western Cape, Mr Tuno Bezuidenhout has promised to investigate the allocation of housing to families living in the KTC emergency camp in Nyanga East

He was speaking at a meeting in the camp on Sunday, which was attended by about 50 KTC residents

Former residents of the demolished Modderdam and Unibell squatter camps and Crossroads who now live at KTC told the meeting they had been promised housing three years ago They complained that materials used in building their shacks in the camp were rotting because of the wet weather and appealed for houses in New Crossroads

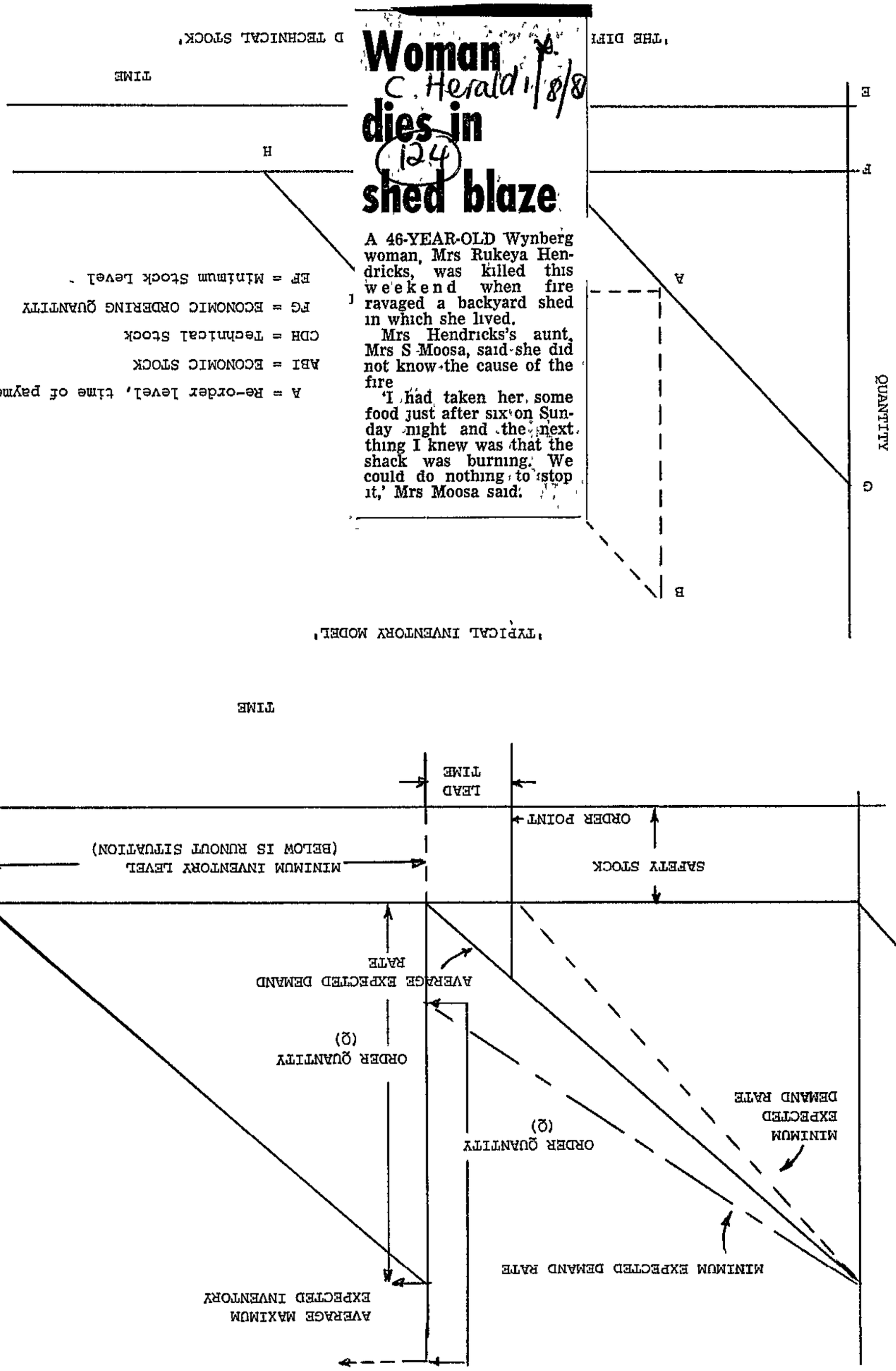
The chief organizer of the KTC committee Mr Frank Thaba, said most of the people living in the camp were in the Western Cape legally He said there were about 100 families living at KTC

Woman dies in shed blaze

A 46-YEAR-OLD Wynberg woman, Mrs Rukeya Hendricks, was killed this weekend when fire ravaged a backyard shed in which she lived.

Mrs Hendricks's aunt, Mrs S Moosa, said she did not know the cause of the fire.

'I had taken her some food just after six on Sunday night and the next thing I knew was that the shack was burning. We could do nothing to stop it,' Mrs Moosa said.



	MONDAY
11 15	8 Introduction to Modern Drama (TJB 9 Beckett, Ionesco (JB) 12. 'Troilus and Criseyde' (NHF)
2.15	1 William Blake (JM) 7 Contemporary American Poetry (JMC)
3 15	

Shortage of homes limits recruitment for PE firms

EV Post 4/8/81 (124)

By SANDRA SMITH

THE acute housing shortage in Port Elizabeth is a limiting factor in the recruiting of skilled labour from outside the Eastern Cape, according to the Volkswagen public affairs manager, Mr Ruben Els

Mr Els said today the company did not have definite plans for recruiting foreign artisans, and that it was "difficult enough to recruit people from outside the Port Elizabeth-Uitenhage area because of the shortage of housing"

Mr Els said Volkswagen had appointed a full-time housing officer whose job was to assist new employees to find homes, and keep in contact with estate agents

The company also had long-term bookings in some of the city's hotels, and leased flats

This accommodation was of a temporary nature while employees were assisted in finding their own homes

Asked how Ford Motor Company planned to accommodate any foreign artisans it recruited, Ford's director of industrial relations, Mr Fred Ferreira, said "We recruit a minimum number of artisans from overseas, preferring to recruit and train locally We could probably do with 60 artisans a year from Europe

"When we do recruit from Europe we usually put them up in a hotel for one to two months, and they have eventually been able to find accommodation"

Mr Ferreira said he did not think it was industry's job to provide housing

"The State has a clear responsibility to provide sub-economic housing, and the building societies and free enterprise should be allowed to play their role in the provision of housing above the sub-economic level

"It appears the building societies are being starved of funds because of the squeeze being put on them by the Government, which is a retrogressive step"

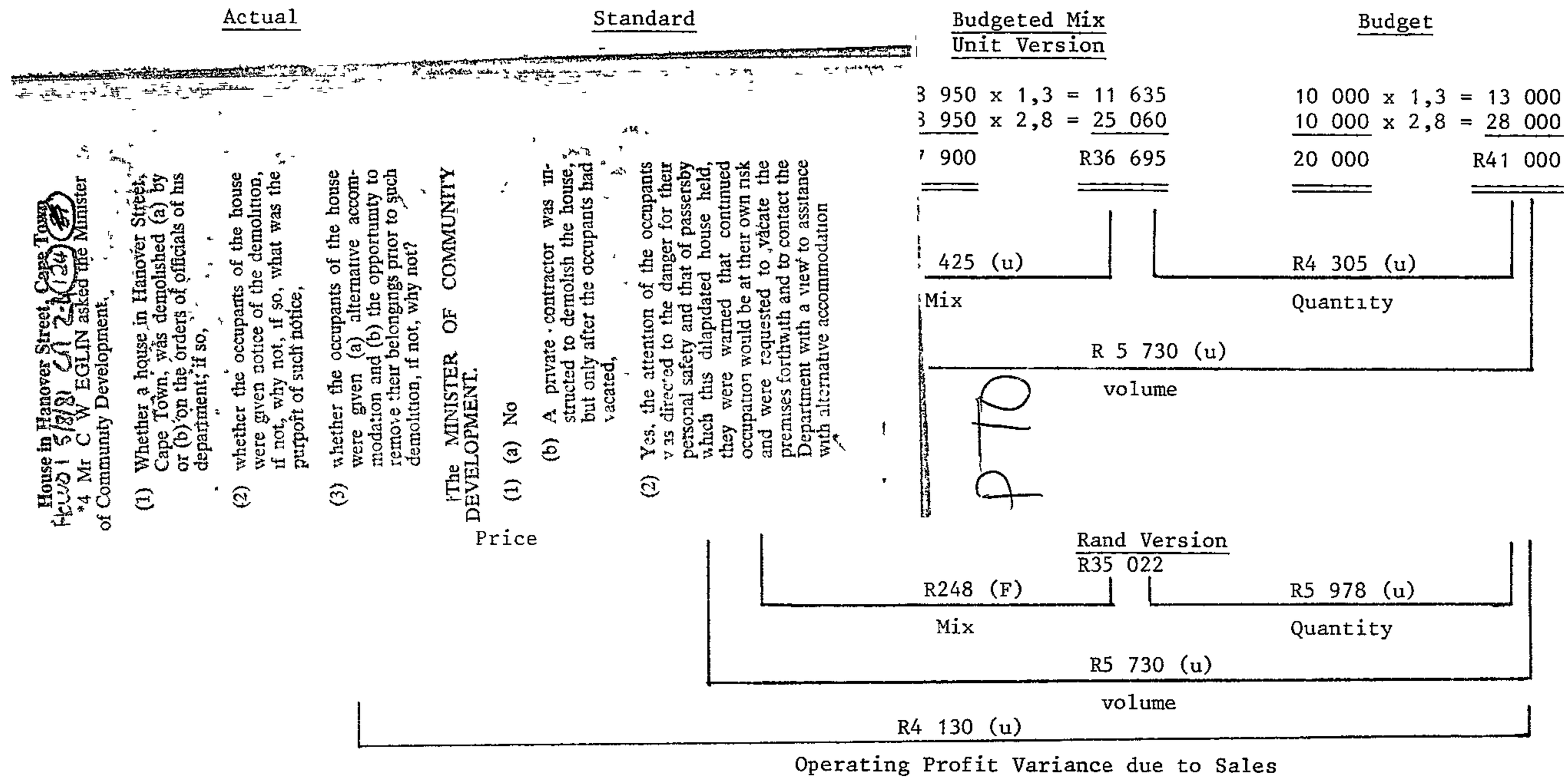
A spokesman for Firestone (SA) Pty Ltd said the company did not have an explicit housing arrangement for foreign artisans and recruited very few, though there was a continuous shortage

The Press liaison officer of General Motors South African, Mr Mike London, said the few foreign employees recruited on a temporary basis by the company were obtained through a recruiting agency based in Israel

"These people are treated like any other employee, and the recruiting company is responsible for their documents and air fares and probably accommodation

"We pay the recruiting company, which in turn pays them If we are not satisfied we complain to the agency We don't even have the power to fire them if they prove unsuitable"

4. Operating Profit Variance due to sales:



House in Hanover Street, Cape Town
*4 Mr C W EGLIN asked the Minister of Community Development,

(1) Whether a house in Hanover Street, Cape Town, was demolished (a) by or (b) on the orders of officials of his department; if so,

(2) whether the occupants of the house were given notice of the demolition, if not, why not, if so, what was the purport of such notice,

(3) whether the occupants of the house were given (a) alternative accommodation and (b) the opportunity to remove their belongings prior to such demolition, if not, why not?

The MINISTER OF COMMUNITY DEVELOPMENT.

(1) (a) No

(b) A private contractor was instructed to demolish the house, but only after the occupants had vacated,

(2) Yes, the attention of the occupants was directed to the danger for their personal safety and that of passersby which this dilapidated house held, they were warned that continued occupation would be at their own risk and were requested to vacate the premises forthwith and to contact the Department with a view to assitance with alternative accommodation

Rand Version Notes to Workings

*Total sales in Rand - Squaxi 9 900 x 4	=	39 600
- Squixi 8 000 x 10	=	80 000
		R119 600

Rand Version Workings

Squaxi R119 600* x 4/14	=	34 171**	÷	4	=	8 542***	x	1,3	= 11 104,60
Squixi R119 600* x 10/14	=	85 429**	÷	10	=	8 542***	x	2,8	= 23 917,60
Total		R119 600							R35 022,20

** In Budgeted Mix

*** Unit sales in budgeted mix

1353S 3.

Move to renovate Duncan Village hostel

DD 7/8/81 (124)

EAST LONDON — The East London Community Council would recommend to the East Cape Administration Board that the rooms in the Duncan Village single men's hostel be renovated, a member of the community council, Mr D D Makatala, said yesterday

Mr Makatala said this followed an inspection of the single men's quarters on Wednesday afternoon by community council members, officials of the board and the Department of Co-operation and Development

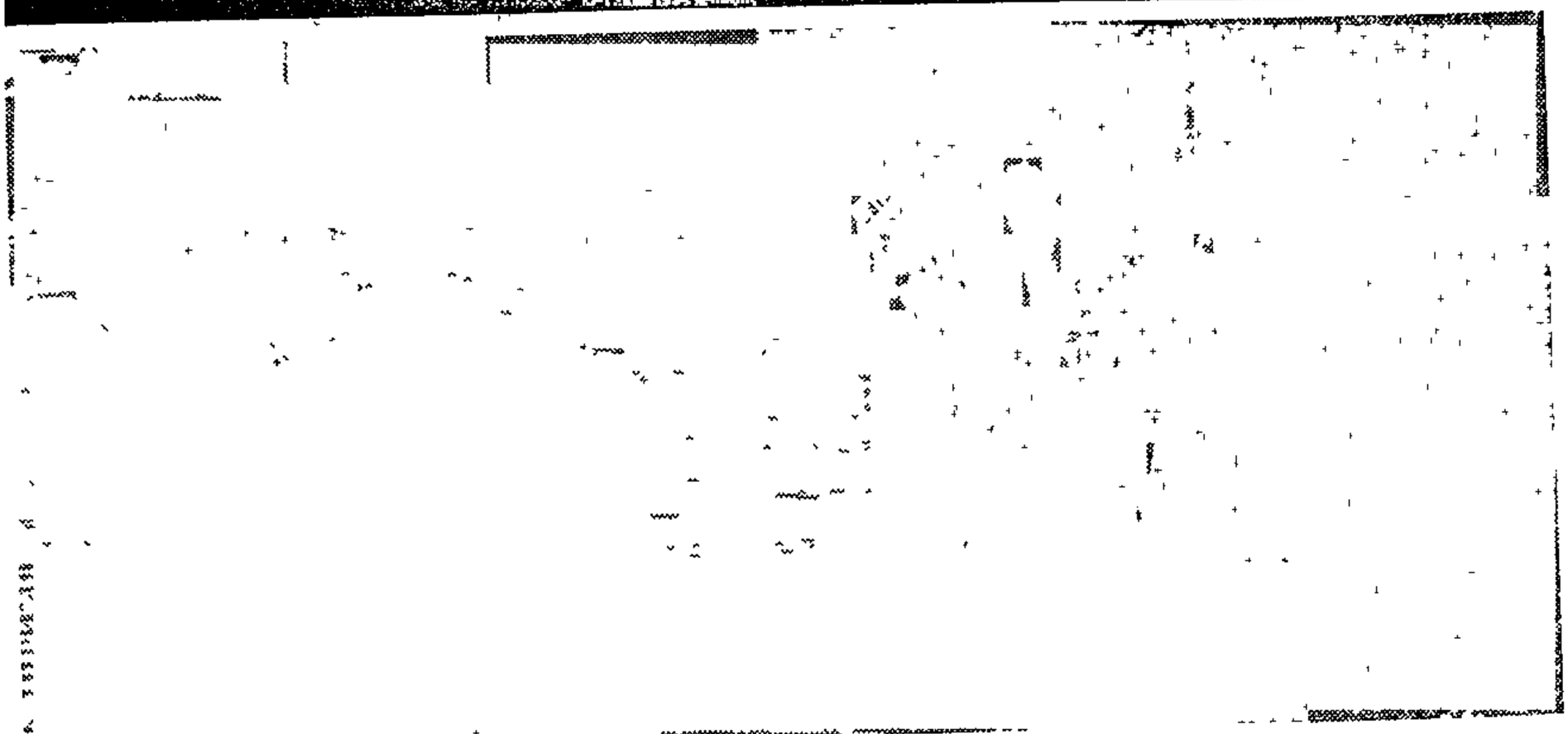
"General conditions in the hostels were bad but they are not beyond repair," Mr Makatala said

They would recommend as a matter of urgency that the renovations be effected as soon as possible

A Daily Dispatch reporter who visited the hostel during the inspection on Wednesday was turned away by the area manager of the ECAB, Mr P F Sutton

Mr Sutton told the reporter the visit was a private matter of the board, the community council and the Department of Co-operation and Development — DDR

The 'Heideveld and vlei' course



● **HELP! These boys are all clawing their way to the 'outside world' as they left the Frans's home in Winterberg Road in Heideveld.**

MAKING THE MOAT

C. Herald 8/8/81 (124)

THE Frans family and the Philander family — neighbours in Winterberg Road in Heideveld — spent a nice sunny weekend at the waterfront. And they did not even go further than their garden gates.

They couldn't.

Ever since the rains started last week, there has been a big pool in the field and street in front of their homes. The water was literally up to the gate.

For Mr Gamief Frans a Parks and Forests worker with the council, his own 'Marina da Gama' came at a rather inconvenient time.

EID

'I had to prepare for Eid-ul-Fitr,' he said, 'but doing shopping and sprucing up the house was virtually impossible.'

Mr Frans was a worried man on Saturday afternoon. He was not quite sure how his relatives were going to get to his door to wish him

Next door, the Philanders were fuming For 67-year-old pensioner Mrs Lily Philander to get to church would have required a spritely hop-skip-and-jump — once she had cleared the almost knee-high dam in front of their gate.

So, she and her husband, Johannes, 69, spent three days virtually marooned inside their council house.

CHURCH

'We go to church regularly but, with this lake in front of the place, we were stuck,' Mr Philander said.

'This type of thing happens every time it rains hard — but it has never been as bad as this'

The Philanders' married son, Mr Jacobus Philander said that his daughter and two other nephews had to stay with his parents 'so that, at least, they could have somebody to send out of the house'

'Two weeks ago my brother died and he was buried out of my parents' house The bad weather meant that people who had come to sympathise had to wade through the water to get to the front door,' he said

'My parents were the first to move into Heideveld from Mowbray 17 years ago Now all they want to do is move out

'We phoned the council repeatedly but the problem keeps cropping up'

6.2 *REGIONAL COSTS*

In this area we may have many possible alternatives, and in endeavouring to select the most suitable site consideration must be given to the following:

1 Choice of community.

2 [illegible]

3 [illegible]

6.2.1 *CH[illegible]*

In choosing a s[illegible] to locate the plant there are a number of factors to be considered. Some[illegible]

[illegible]ces.

[illegible]s.

[illegible]

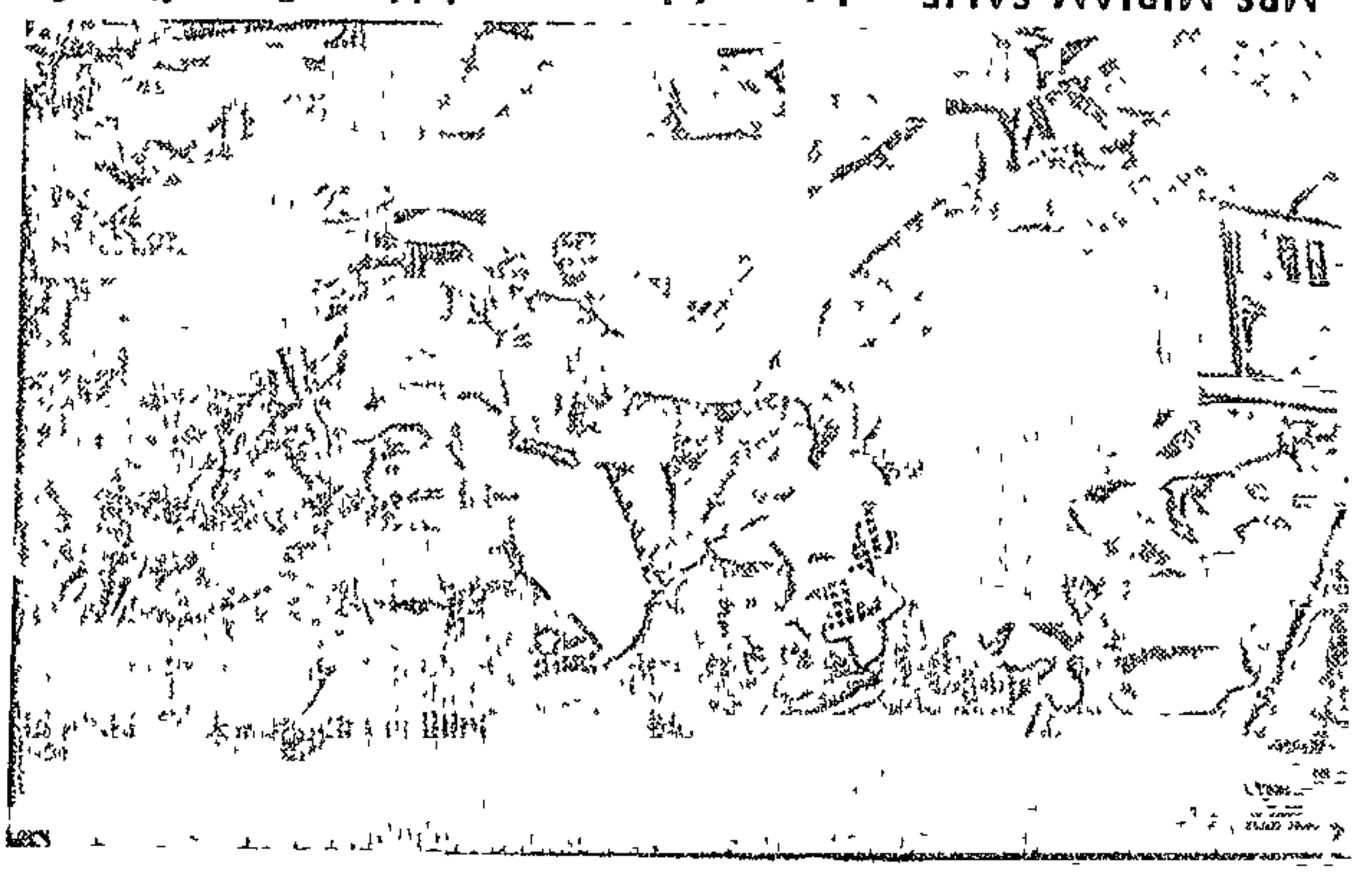
[illegible]nd taxation.

[illegible]tes.

[illegible] inducements.

[illegible]agerial preferences have played a large and important role in [illegible]nts all over the world are located in a particular community.

[illegible] company. Even when it becomes app-



MRS MIRIAM SALIE and two of her seven children, Fagroedien, 6, [illegible], and Gadija, 3, sit out in the open on the spot where their tent once stood.

A HOME has been found for one of the five squatter families who are living in the grounds of St Clare's Church in Ocean View.

Three weeks ago the squatter families shacks at Lovelly Loft couse were demolished by municipal workmen forcing them to find somewhere else to stay.

Then the St Clare's parish got to hear of their plight and offered to put tents for them in the church grounds.

But two weeks ago the Divisional Council came then a week to pack up and move out and efforts to find them accommodation were intensified.

ALLOWED

It appears now that they've been allowed to stay on until places can be found for all of them.

'I'm not sure where one family has been settled' said parish priest the Rev A L Denenhoven.

But Fmt said that we managed to sort out their problems.

Mr Lanzenhoven said that negotiations with the Divisional Council to put up the rest were continuing.

Meanwhile down the road on Wednesday morning the Divisional Council to put up the rest were continuing and contacted Mr Mohamed Salie [illegible] to be on the site at 10 am.

The tent the third to be put up was pitched in the Ocean View high.

This site said by family how they go other [illegible] means of [illegible] the [illegible] family could not [illegible] or [illegible]

'I pleaded with the lanzers to show some mercy but instead they were very rude

'They even became threatening when it appeared that I may resist their attempts'

FIFTH MONTH

The family, now in their fifth month in the bush, has had difficulty in securing a home from the Divisional Council Mrs Salie first applied on March 17 1972

The secretary of the Divisional Council, Mr W R Vivier has said that her application was receiving attention but that her's was not an urgent case

[illegible] said she feared mostly for her children two of whom were recently absent from school for two weeks with flu

She now sits and waits for the return of the lanzers

We've sorted out problem, says priest

C. Herald 8/2/81

Home found for family

Told to get out

C. Herald 8/8/91 (124)

NO EID DAY CELEBRATION

By Ryland Fisher

AFTER six years of marriage, Mr Abdullah Julius and his wife have not yet been able to call any place a home

Last week the final blow came for the family when they were evicted from a camp where they were staying and they had to spend the holy Eid Day in a tent on a field near Steenberg

Mr Julius said they had stayed in a bungalow in the John Power camp so they could stay together as a family.

MARRIED

For most of their marriage, he and his wife had stayed in different places because of the difficulty they had in finding a place for a family of six.

'After staying in a separate entrance in Grassy Park for two years, we had to move out when our landlord's daughter married and moved into the place.

'We then approached Mr Gerald Baartjies, the caretaker of the camp and he referred us to a Father Hemmings who gave us permission to stay at the disused camp.

'We did not know to whom the camp belonged,' Mr Julius said

Mr Julius said they approached the City Council to ask if they would be allowed to stay at the camp.

'Their reply was this eviction on Tuesday morning while it was raining,' Mr Julius said.

When Cape Herald visited the family on Sunday, they were checking their furniture and cleaning the tent.

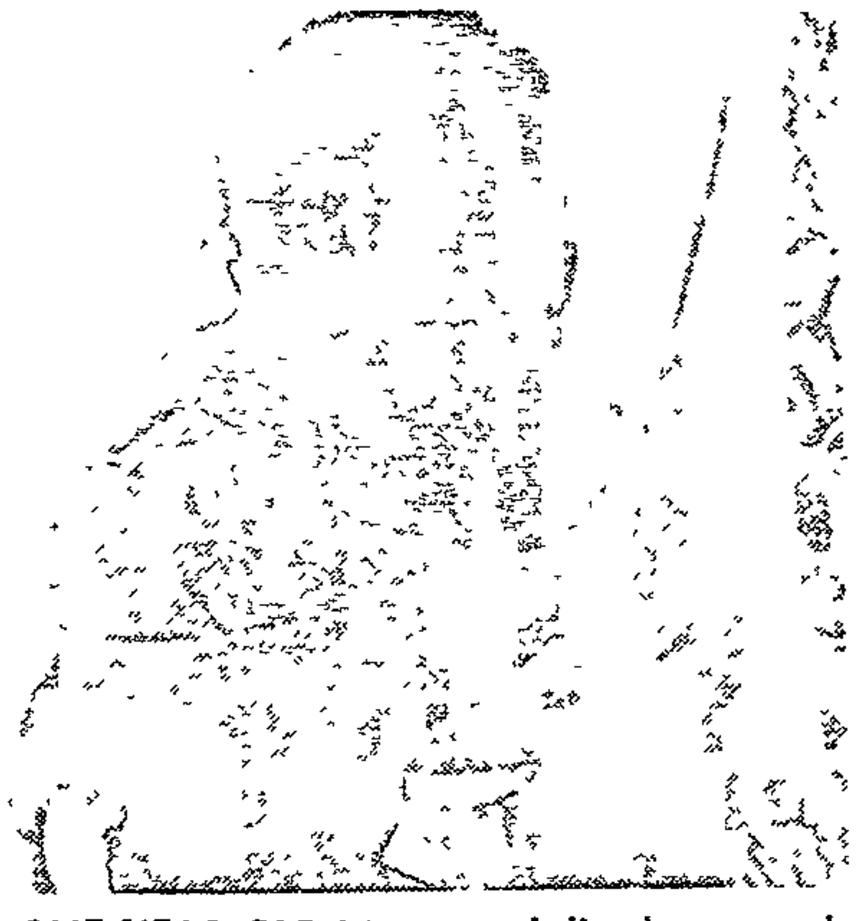
'We can't even celebrate our Eid properly,' Mr Julius said.

Mr Julius said he had been on the City Council's waiting list for as long as he had been married.

'At first my wife was staying with her family and I with mine, but we decided that we could not carry on living apart That is when we moved into the place in Grassy Park,' he said.

His wife, Qunita, 24, complained about the bad effect living in the sand had on their children.

Their youngest child, Marazaan, 1, had several sores over his body. His mother claimed this was because of germs in the sand.



○ ONE-YEAR-OLD Marazaan Julius has several sores on his body. His parents say this is because of germs in the sand.

○ THE Julius family outside their tent home on a field near Steenberg.

The most crime-ridden section of Elsies River

C. Herald 8/8/87

124

TRANSIT CAMP: 'A HELLHOLE'

'A HELLHOLE', 'shocking', 'appalling' and 'not fit for humans' — these are some of the words people living there used to describe the Elsies River transit camp.

Walking through the camp, it is not difficult to see why. In fact, one gets the impression these words don't come close to describing the conditions

More than 500 families live in the wood-and-iron blocks in what community workers have said could be likened to a concentration camp

Most families complained that their houses were too small, but they have to stay there until the Divisional Council is able to house them in one of the sub-economic housing schemes

COMMUNAL TOILETS

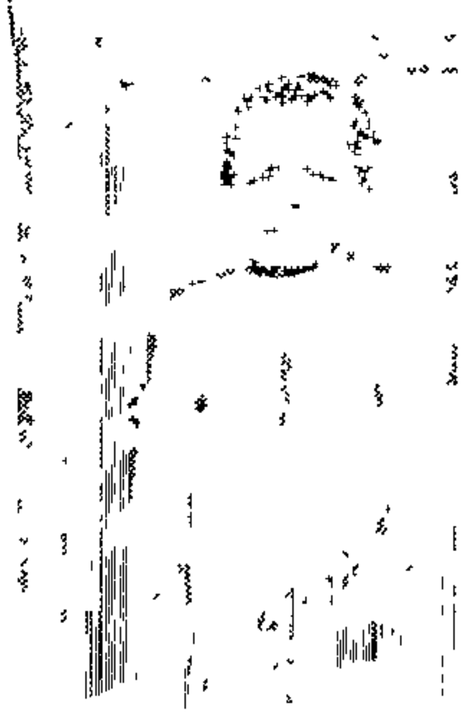
The houses do not have toilets. Residents have to use communal toilets and washing facilities.

People are scared to use the toilets at night because they fear thugs might be hiding inside the toilets.

Most people fill up buckets at the communal taps and wash their clothes in front of their houses

Pictures by Ryan Fischer

Pictures by David Gilchrist



'We must stand together'

THE transit camp in Elsies River is probably the most crime-ridden section of this sprawling township — the area with the highest crime rate in the Western Cape.

Residents blame the high crime rate in the camp on 'outsiders' and inadequate facilities provided by the Divisional Council

A resident, who did not want to be named 'because they will come and get me for it', said living conditions at the camp could be much better.

PARTIES

'However, there is also the problem of people from outside the camp coming in here for parties and then making life diffi-

CRS

C. Herald 8/8/81 (124)

instead of using the facilities.

Many of the one-roomed dwellings have concrete floors. Others have sand floors.

CARDBOARD

To keep out the cold and the rain, many people 'reinforce' their walls and ceilings with cardboard

Outside, water was everywhere after the recent rains and children waded barefoot in dirty, stagnant pools.

● 'THEY don't care if you are young or old. Nobody is safe.'

camp,' she said

She said the people of the transit camp should not fight each other

'We have so many problems We must stand together and form strong organisations,' she said

ESCAPED

Another woman said she had grown despondent with life in the transit camp.

Often when they reported a crime, police had taken too long to arrive and the criminals escaped and the next day they would be at the camp again terrorising the people.

'I would not cry if I could find a house somewhere else, she said.

● YOUNG . . . and bored. Will their boredom also lead to crime one day?

Muggings, rape and even murder

'THERE'S so much crime in this place you'll be able to fill any newspaper with all the stories we can tell you,' a woman living in the transit camp said

'On Saturday night there was a fight outside my door My husband tried to stop the fight . . . he was stabbed and is now in hospital.

'Every night there are fights in the camp We hardly ever go out after dark,' she said.

She showed us stitches in her head from a knock she had received while trying to help someone injured in a fight

MUGGINGS

Residents spoke about the many robberies rapes, muggings and even murders that happened there

● 'There was this young boy who went to fetch water. On the way to the tap he was stabbed and robbed,' a resident said

● A young girl, living in the camp, was stabbed with scissors. After residents in the camp phoned the police and tried to help the girl, thugs stoned their house.

● A young man who was robbed had his hand cut off by his attackers.

● A middle-aged man was paralysed when he was stabbed by robbers

● AFTER the recent rains, pools of water formed everywhere.

30 families homeless as fire strikes shacks

DD 10/8/81 (124)

EAST LONDON — About 30 families were left homeless when tin and wooden shacks were destroyed by fire in Duncan Village early yesterday morning

The fire, which broke out at midnight in Mzonyane Street, Ndende section, destroyed two buildings and a number of shacks

And in another fire early yesterday morning the television lounge in the Dorchester Hotel was destroyed

Two people who received third degree burns in the Duncan Village fire were taken to Frere Hospital where they were treated and discharged

The fire is believed to have been caused by a candle in one of the shacks

A spokesman for the fire brigade said the shacks were completely destroyed

Most of the families lost all their belongings Some were left with only the clothes they wore

By late last night about 14 families were accommodated at the Duncan Village Community Centre

Arrangements for them to be resettled in Mdantsane will be made today

The total cost of the hotel fire had not been established late yesterday, but a television set, telephones, curtains, tables and chairs were destroyed

The manager of the hotel, Mr C Burls said the cause of the fire had not yet been established

He said there were no people in the first-floor lounge at the time, although people in rooms adjoining the lounge were evacuated while firemen fought the blaze No one was injured

Mr Burls said a night porter saw smoke coming from under the lounge door just after 1 25 am and raised the alarm Firemen and police were at the hotel minutes later, he said

A spokesman for the fire department said there was a lot of smoke but it had not taken long to extinguish the blaze

The fire started in a corner below the window looking out onto Rees Street and quickly spread around the small 3 x 4 metre lounge, destroying all its contents

The Dorchester is the second beachfront hotel to be struck by fire in one week Last Sunday, the entire catering and administration section of the Holiday Inn was destroyed in a blaze, causing damage estimated at more than R1 million — DDR

2/

1/5

11-24 (60 min.)

Manufacturing		Per Unit Total	Per Unit Fixed	Per Unit Variable
Direct materials	$1.00			
Direct labor	1.20			
Variable indirect costs	.80			
Fixed indirect costs	.50	$3.50	$ .50	$3.00
Selling and other				
Variable	$1.50	$2.40	$ .90	$1.50
Fixed	.90	$5.90	$1.40	$4.50

1. (b) $3.50
2. (e) $5.90

Card: no space in Duncan Village

DD 13/8/81

~~346~~ ~~271~~ 124 ~~87~~

EAST LONDON — The government's plan of separate development in East London has run out of space and that is why Duncan Village residents will have to go to Ciskei, the Mayor of East London, Mr Donald Card, said yesterday

Reacting to sharp attacks on the city council by the Coloured Management Committee and Duncan Village residents over the resettlement of Duncan Village residents, Mr Card said he could sympathise in principle, but in reality it was a complex problem

"Morally I am against resettlement but the facts are that if Duncan Village is left alone there will be far worse problems and there are statutory laws governing group areas"

The population of Duncan Village had grown to such an extent that the area of Duncan Village could no longer support the population

"The squatting in parts of Duncan Village is shocking and there is no more ground left"

Tracing the history of Duncan Village and North End, Mr Card said it was a 25-year-old problem that had to be solved within the framework of statutory laws

He said that 25 years ago both North End and Duncan Village were slum areas with people living under "the most terrible conditions you can imagine"

"The city council, which has to abide by the Group Areas Act, had to keep different groups separate Therefore houses were required for Indians being removed as well as for the coloured community

"Thirty years ago there were only 2 500 coloureds in East London, at Parkside and North End, but due to government policy and the attraction of bright lights there are now 16 500 coloureds"

The coloured area had extended along the Buffalo River in Buffalo Flats and had now reached the Buffalo Pass Road — sealing off Duncan Village

Another aspect to the problem was that 160 000 people had already been removed from Duncan Village to Mdantsane over the years and many of these had told the council that if blacks were allowed to remain in Duncan Village they would return

"I am sure that if Duncan Village residents were legally allowed to stay there would be about 100 000 people who would claim their birthright to return — and where would they live?

Mr Card said he could understand the strong economic pressures on Duncan Village residents which made them want to stay — especially as it was close to the city centre

"But we cannot have a growing community with no more room to develop We can't apply law to some and not to others

"What has happened is that the government has imposed regulations where the development of cities has followed completely different lines to what is normal

"Normally lower income people move towards the centre of a city and higher income people move out, but we are moving the poor right out of the city

"This would be acceptable if there were good cheap transport systems, such as trains, but here a worker earning about R100 a month is having to pay nearly R30 a month on transport and even then employers have to pay a special R1 tax a month to subsidise the transport"

Mr Card said the council had not approached the problem from a simple "colour" point of view

He said coloureds, Indians and blacks all needed housing as many people were living in dangerously unhealthy situations and this development had to be done within the Group Areas Act

"If we leave the situation as it is there will be untold problems and if we move people to make room for housing development we get into trouble Our hands are tied" — DDR

DD 14/8/81

Card challenged: don't hide behind Group Areas

EAST LONDON — Two members of the East London Community Council, speaking in their capacities as Duncan Village residents, yesterday attacked the Mayor of East London for his statement on the fact that people in Duncan Village would have to be moved

Miss Mabel Mdaka and Mr D D Makatala said they felt Mr Card should not hide behind the Group Areas Act when he came up in support of the move to remove Duncan Village blacks to Mdantsane

"As East London's first citizen Mr Card should have made clear to which side he belongs," Mr Makatala said

He said all groups in East London had lived in various areas for many years but blacks, coloureds and Indians had been moved by whites without any consultation

"Mr Card has now stuck his head into it He cannot hide behind the Group Areas Act when he accepts that we have to move

"What I would like to know is who told him that people from Mdantsane would want to come back to Duncan Village if this area is retained?" he asked

He challenged Mr Card's statement that there was not enough land to accommodate the growing population

"Why should we blacks, coloureds and Indians be told every time there is need for expansion that there is no land?"

He said there was enough land in and around Duncan Village

He said Mr Card should have called the members of the community council before commenting on the matter

"As a Duncan Village resident I am surprised at Mr Card's statement and I know many other people who are," he said

Miss Mdaka said it would be interesting to learn from Mr Card where he learnt that people from Mdantsane would want to return to Duncan Village if the area was retained

"But what riles me most is his claim that there is not enough land here when there are 311 acres of land that remain untouched,' she said

"He suggests we must go to the Ciskei Does this Ciskei belong to him? Who is he to decide where we should go?"

She asked if he had consulted the Ciskei Government on the matter

"And in any case why should he expect us to worry about land elsewhere and find accommodation in Mdantsane when there is enough land in Duncan Village?"

She said what happened 30 years ago could not be expected to be a guide for decision for the future

"A lot of mistakes were made in the past and the clock will have to be turned backwards if some of the wrongs are to be put right

"We expect to hear from the government on our case for the retention of Duncan Village and we shall fight any move for our removal," Miss Mdaka said — DDR

Break even point $= \frac{10.500}{2.10}$

$= 5.000$ u

Secondly, the deferred profit will have to be classified in a suitable position on the balance sheet. Although the amount has been described as a provision in the journal entries, it is not appropriate to group it with liabilities as it clearly is not a liability. It is suggested that the account be described as deferred income on the balance sheet, shown below shareholders' equity as a separate item (this seems reasonably consistent with 4.001's treatment of deferred expenditure as a separate line item.)

Thirdly, it should be noted that the profit on sale will be an extraordinary item for most companies, provided it is material. Only in extremely large companies are such transactions likely to occur frequently or regularly, and they are clearly outside the normal activities of the business. However, it is noteworthy that the effect of deferring the gain and treating it as a credit against lease expenses, has the effect of crediting the extraordinary item above the line, in instalments. Thus what might appear to be a prudent policy as compared with a company taking full credit as an extraordinary item, will in fact lead to higher aggregate earnings per share over the period of the lease.

Further, it is al of the
extraordinary at the net
effect of the losed as nil,
does not mean ial and should
not be treated the criterion
of materiality to defer the
profit does no e criterion of
materiality sh em itself, not
to the item ne rals.

Finally, it is hat the Inter-
national Expos fferent approach
to sale and le sults would normally
be the same as ing ED22. Having

The MINISTER OF POLICE

(1) None

(2) Falls away

Raids on Langa barracks

Mrs H SUZMAN asked the Minister of Police

(1) How many Black (a) men and (b) women have been arrested by the police since the raids on the Langa barracks during July this year to date, while camping on the Cape Flats in the area between Nyanga and Cross-roads,

(2) how many such (a) men and (b) women have been (i) charged, (ii) acquitted, (iii) granted bail, (iv) remanded in custody and (v) sentenced?

It is much wiser to use test borings of the soil to analyse the structure of the soil, the depth of bed-
a rock, and the location of water, than to risk building a plant that may well later come to resemble the *'Leaning Tower of Pisa.'*

Whatever the production process, a certain amount of pure, and safe water is required. In some instances the availability of water is a major consideration in site-location. Not only is the quantity import- and but in many industries the composition of the water is very important. A water supply should never be taken for granted. Although water may be plentiful at the time of choosing the site, in the long-term certain areas may develop into problem areas, since the population growth and industrial development will require more water than is locally available.

The availability of services, i.e. electricity, gas, sewer systems, etc., is an important factor in choosing sites. The cost of these services plus the cost of connection from the nearest supply point must be fully investigated. Although such services are seldom the determining factor in site locations, they are nevertheless of fundemental importance.

> An interesting example of the importance of electricity requirements involves the aluminium industry. Vast quantities of electricity are required in the production process involved in making aluminium. Therefore, some aluminium plants located on the Columbia River, where they were near hydro-electric power generators which produce electricity at economical rates. these plants are not near the raw materials or their markets. Their locations are based, to a large extent, on the availability of inexpensive and abundant supplies of electricity.

Waste disposal is another area which needs consideration. In many cases it can be a minor problem, although there are instances where it can present a major problem. The difference may well rest on the selection of the appropriate site.

6.2.3 *LABOUR SUPPLY*

One of the ... ering a plant-
location de... estions include:

... rea?

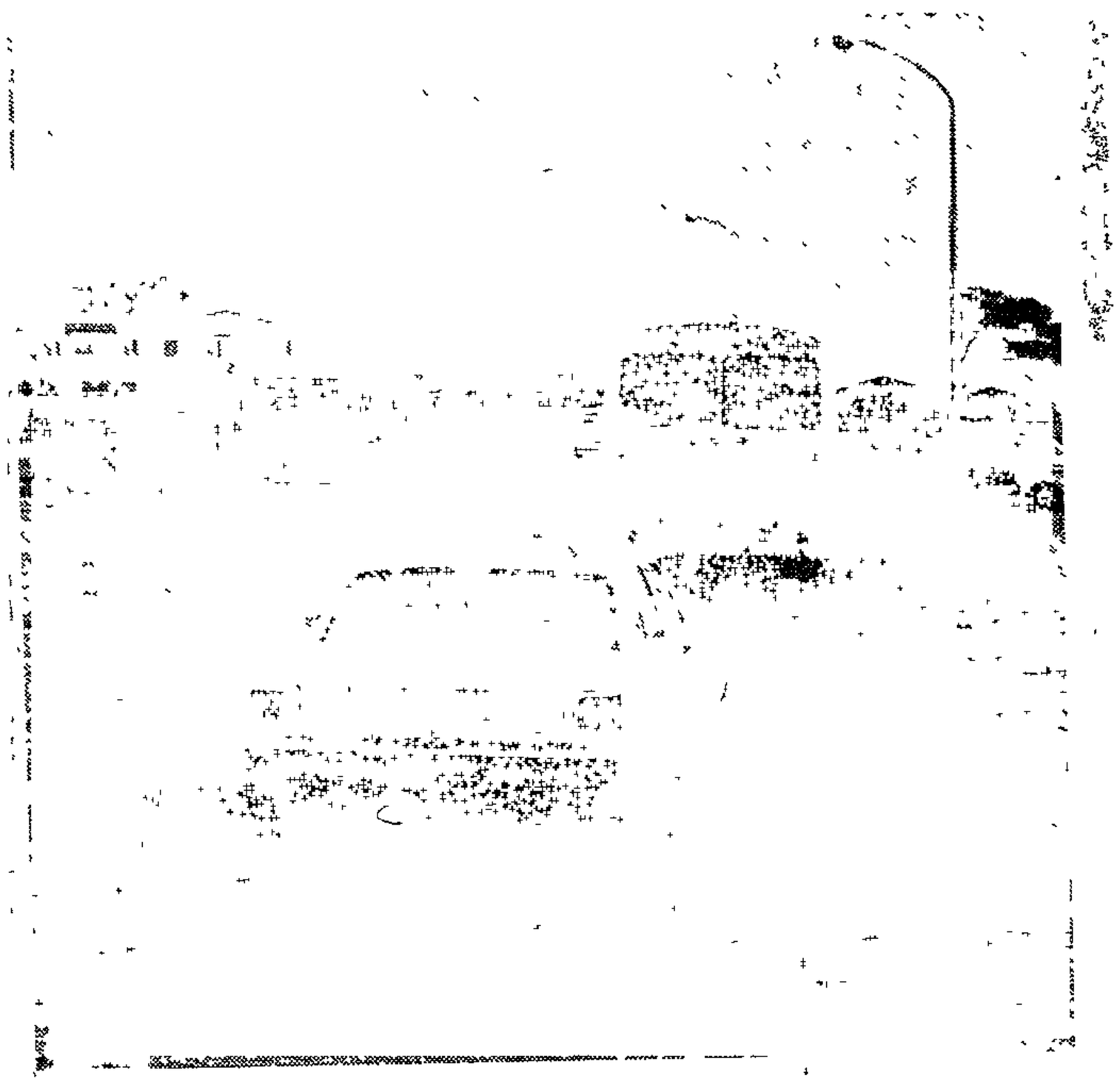
... nd labour

Cape Herald, August 1[illegible]

Mitchells Plain family is hit by fire and floods . . . all in one week!

A WEEK OF RAIN, MUD AND SLUSH

C. Herald 15/8/81 (124)



● '. . . and the next ferry to get you across to the other side of Hanover Park leaves from Pier No 4. . .'

MISERY! That's the only way many Cape Flats residents are describing their daily existence after the heavy downpours in recent weeks.

It's a case of water, water everywhere. And soon that water becomes mud and slush. And more rains make it muddier and slushier.

The misery stretches from Bonteheuwel to Mitchells Plain

Last Friday's deluge was the last straw. Not only were streets flooded but in many cases homes were under water too.

● In Bloubekkie Street in Lentegeur all the rooms in Mrs Sylvia Williams's home were flooded.

'We had to mop up 10 buckets of water in one room,' Mrs Williams said

She said the family had attempted to seal all openings to keep the water out . . but, eventually, were beaten

'It looked as if it was simply seeping through the walls The water had formed a pool in our backyard because there is no drain

'We asked the council to install a drain They told us it wasn't necessary because the water drained away through the sand very quickly'

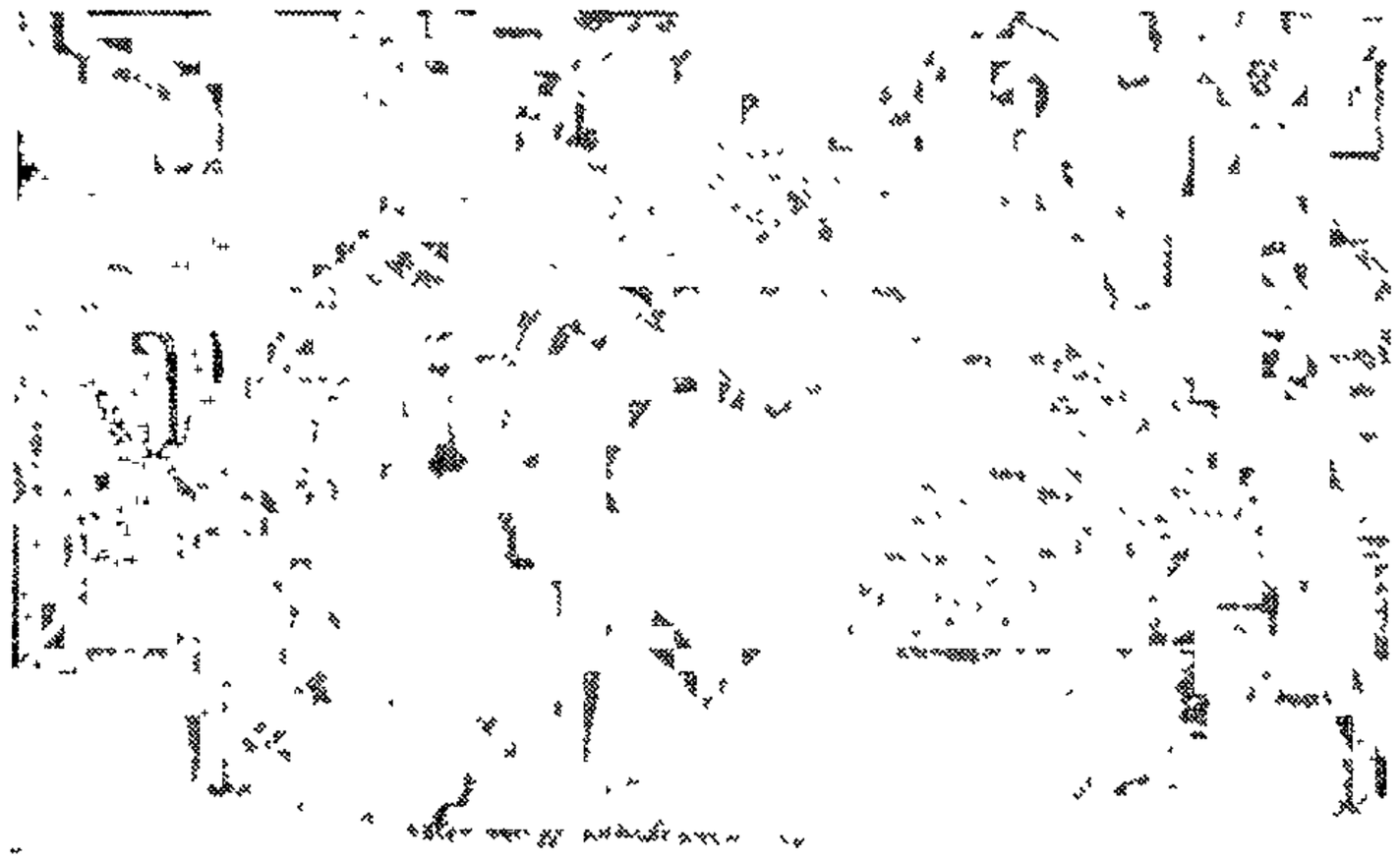
This is the second time this year that the Williams's home has been flooded Until summer comes, she'll have to content herself with laying down newspapers to soak up the water.

● Around the corner in Protea Street the Noemdo family went through fire and rain.

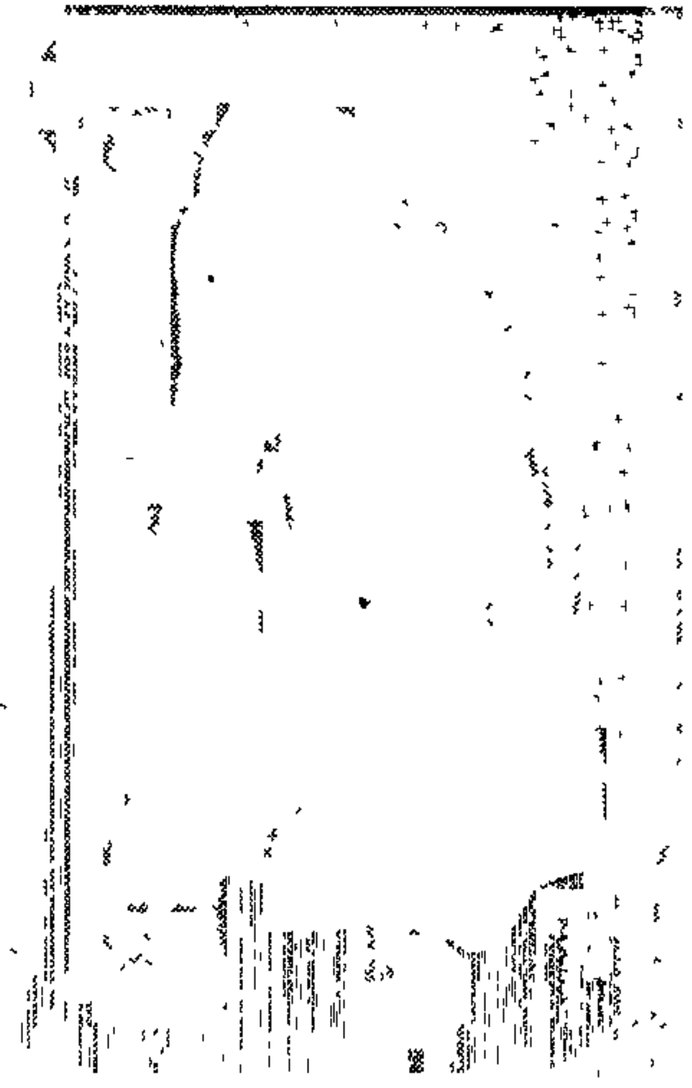
Last Tuesday a fire destroyed part of their home.

On Friday, Mr Leonard Noemdo was sweeping away the water while all the furniture was stacked in the only room which had not been affected by the fire

The others rooms were flooded



● **SPLASHBALL — the new watersport that has been introduced to Peninsula sportsmen since the rains came. Scenes like these occurred at most sportsfields at the weekend.**



4 5

6 - 18

6.6.1 BUIL

The basic bun
erous. Some

crawled through the waterlogged streets after the deluge on Friday

BONTEHEUWEL

● In Hartepeer Street in Bonteheuwel vehicles moved at a snail's pace through the mud and slush

Mrs Ivy Schuller who lives in the street said it was 'scandalous' the way the council allowed the streets to stay muddy and waterlogged

'People had to climb over fences to find another route,' she said

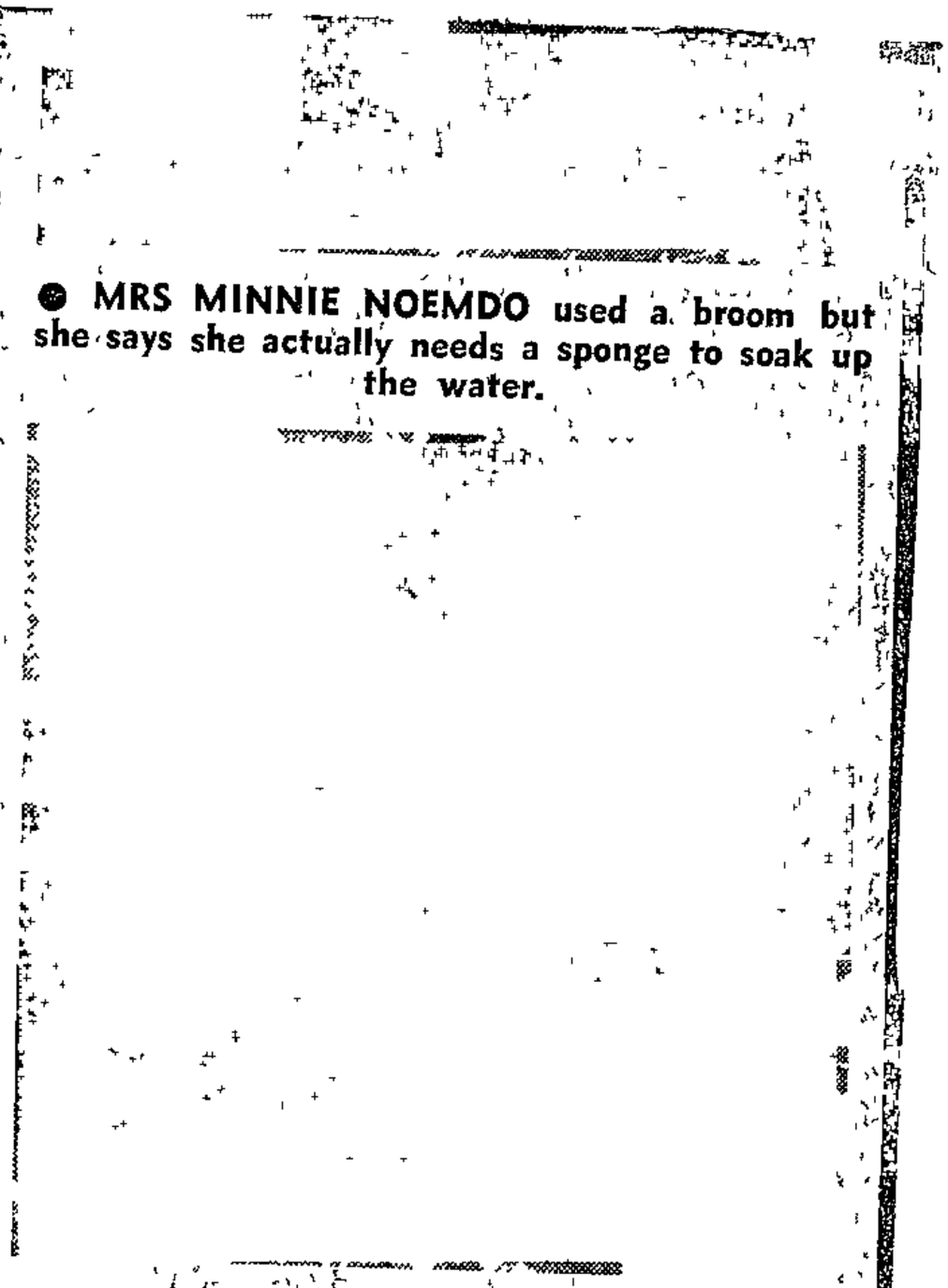
'We have to wait a couple of days before the council does something for us If it had been a white area the workers would have been there in minutes.

● Last weekend pensioner Lily Philander, 67, and her husband Johannes, 69, couldn't get out of their Heideveld home because a big pool in their street stretched right up to their garden gate.

COMPLAINING

'We keep complaining to the council and nothing gets done But let us not have our rent money one week, then they're quick to want to put us out,' Mrs Philander said.

'Every time it rains it certainly does not rain blessings on the Cape Flats.



● MRS MINNIE NOEMDO used a broom but she says she actually needs a sponge to soak up the water.

● MRS SYLVIA WILLIAMS of Lentegeur in Mitchells Plain has given up hope of keeping her house dry during winter. Now she just goes on laying down papers and waits for summer.

Cape Herald 15/8/81

124

DISPATCH, MONDAY, A

2 killed in fire

DD 17/8/87 (124)

EAST LONDON — Two people, believed to have been a man and a woman, were burnt to death and a woman was seriously injured in a grass fire at West Bank

The police press liaison officer for the Border, Major W Brown, said that Mrs Cynthia Petzer was being treated for second degree burns

The fire broke out in a bush area near Dr Zahn Road, West Bank, on Friday and was extinguished by the fire brigade

Major Brown said the fire was apparently caused by the three people who were occupying a shanty hut which was gutted by the fire -- DDR

Official calls for new black housing policy

DD 19/8/81 (124)

PORT ELIZABETH — The state had financed fewer than 12 000 houses a year for blacks during the past decade, or somewhere between 12 and 25 per cent of the optimum tempo, the director of technical services for the East Cape Administration Board (ECAB), Mr Roger Matlock, said yesterday

Mr Matlock, who recently caused a stir when he described the townships in the Eastern Cape as "disaster areas", said the Department of Community Development calculated the need for black housing at a quarter of his estimate of R30 000 million over the next 20 years

Mr Matlock addressed the Port Elizabeth branch of the National Council of Women on black housing yesterday

State spending on black housing had to be increased radically and all doors opened to allow the private sector to become involved

"Apart from a radical increase in state expenditure on black housing which can be looked on as an "internal defence" expenditure — it is necessary to throw the existing housing policy out of the window and replace it with something more logical," Mr Matlock said

The most illogical aspect of the housing policy was that no funds were allocated for services unless the houses were also financed by Community Development This put paid to site and service schemes, owner building developments and self-builder schemes

Mr Matlock advocated that funds should be allocated directly to the boards and not to the Department of Community Development and money allocated for development should be utilised solely to subsidise the interest rates

He said partial solutions to the black housing crisis lay in increased state allocation, a new look at housing standards and the existing housing policy and schemes whereby people could be given serviced sites, materials and be encouraged to build their own homes — DDC

DD 20/8/81

Join Duncan Village action — Alexander

EAST LONDON — Coloured residents would not move into houses in Duncan Village, the chairman of the Coloured Management Committee, Mr D Alexander, said last night

In a statement following a joint meeting between the CMC and the Duncan Village Community Council, Mr Alexander said the coloured community would stand in solidarity with Duncan Village residents in resisting the resettlement of these residents in Mdantsane

He called on "the members of the opposition within the city council" to make a special effort to take up the fight against the removal of Duncan Village residents.

"Here we feel it will be proved whether or not they are sincere," Mr Alexander said

He said the meeting pledged joint action "as it deems it necessary to uphold the right of any individual to choose where he or she chooses to stay and appeals to all interested persons, organisations and churches to support them in the struggle to have Duncan Village retained"

He said neither the management committee nor the community council would be intimidated or waver from "the retention of Duncan Village for the black people of East London"

He said the CMC would not allow coloured people to be rehoused in "the homes previously occupied by the legal residents of Duncan Village" — DDR

Talks today, Page 13

Duncan Village talks today

DD 20/8/81

Two deputy ministers, Dr George Morrison and Mr Pire Cronje, are to visit East London today to discuss the situation at Duncan Village

Dr Morrison, the Deputy Minister of Co-operation and Development, and Mr Cronje, Deputy Minister of Community Development, are to meet members of the Duncan Village Community Council, the East London City Council and the East Cape Administration Board

The MP for East London City, Mr Peet de Pontes, said yesterday that they would be discussing the resettlement of the people living in Duncan Village

They had been requested to visit Duncan Village at a recent meeting in Port Elizabeth with administration board officials, he said

Mr de Pontes said he would be unable to be in East London today because of official business which would keep him in Cape Town, but he hoped the discussions would be fruitful — PC

Black Sash to stand

EAST LONDON — Black Sash will hold a stand this morning to support the people of Duncan Village in their efforts to retain their homes and community as a valuable and viable sector of East London

Duncan Village residents face removal to Mdantsane under Group Areas Act planning to make way for the resettlement of people of other races — DDR

48. Letter by M. Kaplan of f the Bund in Switzerland, 4.8.1908, ir Movement, New York.

49. Justice, 267, 3.1064.1 oner of the SAP, to Justice Secretary,

50. See especially Roux, S.

51. See 'Our Cape Town Let May 1920, where most of the names appe e leading members of the ISL-CT.

52. See SA Jewish Chronicle

53. See Harrison, pp.65-72,

54. Weinbren, 'Reminiscences', Forward, 21st January 1944, Part XIV.

55. See Justice, 267, 3.1064.18, Bolshevism Memorandum III, Cape Town, 17.4.1919, p.2.

56. One of the rare occasions when the ISL-CT shared a platform with the SDF, Dr Forsyth's Peace and Arbitration Society, and the Jewish Socialist Society, op cit., p.1.

57. See International, 24th January 1919, p.2, 'Cape Notes'.

58. Justice, 267, 3.1064.18, Letter from Commissioner of Police to Secretary for Justice, 27.8.1920.

59. A.Z. Berman was one of the regular speakers to the Jewish (Yiddish) Literary and Dramatic Society which held its gatherings at the Zionist Hall. See the Cape Times (CT) 3.8.1918.

60. On Poilei Zion, see mainly G. Shimoni, 'The Jewish Community and the Zionist movement in South Africa 1910-1948', D.Phil. thesis, Hebrew University of Jerusalem, 1974.

61. See International, 29.11.1918; also CT, 20.7.1918.

62. Bolshevik, Vol.2, No.4, February 1921.

63. See Gideon Shimoni, Jews and Zionism: The South African Experience 1910-1967, Cape Town: Oxford University Press, 1980, p.390, footnote 11.

64. Police, 180, 3.524.17, pamphlet 7, Secretary of SAP to Secretary of Justice, 28.1.1920.

65. Justice, 269, 3.1064.18, Commissioner of Police to Secretary of Justice, 21.2.1921, p.194.

66. Ibid., pp.194-195.

67. The attacks on Bolshevism were spearheaded by the Cape Times, see especially 26th March 1918, 11th, 13th, 16th, 18th August, 28th October 1918 and 2nd February 1919.

68. See CT, 6th December 1918, letter signed by 'South African'.

Housing: Langa/Nyanga/Guguletu

3 20/8/81 Col 1113 (124)

18 Mrs H SUZMAN asked the Minister of Co-operation and Development

(1) How many new family housing units were provided in Langa, Nyanga and Guguletu, respectively, during the first six months of 1981,

(2) how many of these units in each township were converted from hostel units?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) Langa 250
Nyanga (new Crossroads) 209
Guguletu nil

(2) Langa 250
Nyanga nil
Guguletu nil

Argus 20/8/81 (124)

165 500 new homes needed by 2000

IN less than 20 years there will be nearly a million more people — 664 000 of them coloured — in the Western Cape for whom 165 500 new homes will have to be provided, a conference on the long-term future of the Western Cape was told today

This is the conclusion reached by Mr J A Grobbelaar of the Unit of Futures Research of the University of Stellenbosch, when he projected the preliminary 1980 census figures to the year 2000

He told the conference that the Western Cape's white population would increase by about 166 000 by the year 2000 for whom 38 600 new homes would have to be provided, 80 percent in the metropolitan area.

A total of 110 700 new homes would have to be built for the expected increase of 664 000 coloured people, 90 percent in the metropolitan area and 18 200 new homes for the expected increase of 109 000 blacks. These figures would fall away if uncontrolled squatting were allowed

Mr Grobbelaar said the creation of work opportunities would as a result have to enjoy top priority, in spite of any economic backwardness of the Western Cape compared with the rest of the country.

Discussing the growth of the coloured population in the Western Cape, he said the implication of this was that an increasingly greater responsibility would be placed on the coloured population to become employers

● Mayor warns on unemployment — Page 21.

Up to now the educational associations connected with the people's movements in Sweden have exclusively confined their activities to adult education Indeed, they have even tended to shy away from that term, preferring to designate their work as 'informal, free popular education', which has not primarily aimed at providing bread-and-butter knowledge and economically measurable results but rather 'pure' general education But in that respect the main achievement, perhaps, is that a reassessment has taken place guided by an increased insight into the social realities

The educational associations nurture a major pedagogical tradition, mainly centred on the methodology of so-called study circles. Learning, of course, always involves self-activity, but it is the study circles that have developed self-activity into an art after decades of experience, which they do by stimulating the motivation of participants and emphasizing co-operation with the purpose of achieving social maturity If nothing else, the teaching of civics in school could certainly draw on this experience capital if greater provision were made to have representatives of educational associations teach this subject, or in any case come in as 'resource persons'.

In small countries, where fluency in one of the world languages is an imperative and some command of one or two others highly desirable, much of the school's time schedule goes to foreign languages Experiments have lately been undertaken at the secondary level to locate some of this instruction in the country whose language the pupil is supposed to learn. With increasing communications in our day and age, there is every likelihood that external courses will become a common feature of the educational system, with provision made not only for languages but also for other subjects, both to be studied as part of regularly allotted longer stays abroad.

In spite of the considerably greater interest taken by the

community in Europe since the early 1950s in relating to education and schools — in certain countries, for example West Germany, spearhead the drive for necessary school is still a big, and to some extent necessary the type of education given in the classroom which may later become appropriate as well as to impart to young people a broader 'functional participation' and to stimulate them by making them feel the relevance of it ought to be a matter of top priority educational (in both the material and programmes of in-company training possibilities which can lie in business development set in train by the experience Sweden in the early 1950s, when certain young people were enabled through work receive for a few weeks practical vocational the premises of firms (a programme that to all young people) will be further activated more teenagers who so desire can take 'sandwich' form, spending certain times in school, other times in a company

Work practices in the end-of-the-century school Perhaps the most dominant feature of the end-of-the-century school we can imagine will have to do with the change in work practices The acquisition of knowledge will probably present a quite different picture in certain fundamental respects.

(1) The emphasis will be put on learning, not on teaching Hitherto the school has operated on the theory that learning necessarily presupposes teaching But with the growing realization that these activities are not identical, and that teaching may in extreme cases even impede productive learning, the direction of focus has been on

Flats may be 'huge squatter camp'

THE Cape Flats may become a huge squatter area in the next 20 years if it is not positively developed, Dr P E Claassen of the Institute for Planning Research at the University of Stellenbosch said in Cape Town yesterday.

Addressing a one-day conference on aspects of the long term future of the Western Cape, he said that in spite of all the efforts to provide jobs and housing, the flow of blacks and coloured people would continue at a rate which could not be absorbed economically.

PROBLEMS

'Squatting and all its concomitant problems will therefore be with us — and may even grow in severity — for many years to come.'

Dr Claassen said that in the next 20 years most of the 1-million or 1,5-million or more increase in the population would settle in the metropolitan area

This would cause great pressure on housing for the lower income groups and would also cause the filling in of the many undeveloped areas in the Peninsula.

ATLANTIS

As a result of Government incentives and restrictions such as the Group Areas Act and the clampdown on new industrial land, Atlantis should grow fairly fast.

However, its impact as a supplier of jobs would remain small in comparison with the metropolitan area as a whole

Atlantis would contribute little to relieving the pressure on Cape Town proper because it was completely orientated to the metropolitan area and many of its inhabitants worked there

DECAY

He said pressure on the agricultural belt would be great and parts of it might fall into decay

'Because of the Group Areas Act, coloured people will have to continue to be satisfied with the worst parts of the Cape metropolitan area'

More money to hasten removals — Morrison

DD 24/8/81

EAST LONDON — More money would be supplied to hasten the process of moving people from Duncan Village to Mdantsane, the Deputy Minister of Co-operation and Development, Dr G de V Morrison, said yesterday

Dr Morrison was commenting on talks he and the Deputy Minister of Community Development, Mr Pierre Cronje, had with members of the Duncan Village Community Council, the East London City Council and the East Cape Administration Board about the situation in Duncan Village

Dr Morrison, the mayor, Mr Donald Card and other officials went on an inspection tour of Duncan Village before the talks started

Dr Morrison said after the talks, from which the press was barred, that all he was prepared to say at this stage was that the reasons why Duncan Village residents had to be moved to Mdantsane were explained at the talks and that more money would be supplied in order to hasten the process

The chairman of the Duncan Village Community Council, Mr T T Matuntuta, said the talks were frank and that at this stage there was appreciation for the difficulties of the government and of the Duncan Village Community Council

He said Dr Morrison had undertaken to hold further discussions with the community council within a month as there had not been sufficient opportunity to discuss the matter fully

"Any further statement in this respect would be premature," Mr Matuntuta said He said he looked forward to the next round of talks — DDR

FIGURES

Housing Crisis Provided

HOUSE OF ASSEMBLY — A total of 459 new housing units were provided in Langa and Nyanga during the first six months of this year. All 250 units provided in Langa were converted from hostel units while the 209 at new Crossroads in Nyanga were not. No family units were provided in Gugulethu during this period.

These figures were given to Parliament yesterday by the Minister of Co-operation and Development, Dr Piet Koornhof, in reply to a question from Mrs Helen Suzman (PFP Houghton).

48. Letter by M. Kaplan of ... F the Bund in Switzerland, 4.8.1908, ... r Movement, New York.

49. Justice, 267, 3.1064.1... ...mer of the SAP, to Justice Secretary, ...

50. See especially Roux, S.P...

51. See 'Our Cape Town Lette... ...y 1920, where most of the names appear... leading members of the ISL-CT.

52. See SA Jewish Chronicle, ...

53. See Harrison, pp.65-72, ...

54. Weinbren, 'Reminiscences' ... t XIV.

55. See Justice, 267, 3.1064.1... ...e Town, 17.4.1919, p.2.

56. One of the rare occasions ... with the SDF, Dr Forsyth's Peace an... wish Socialist Society, op cit.,

57. See International, 24th January 1919, p.2, 'Cape Notes'.

58. Justice, 267, 3.1064.18 ... to Secretary for Justice, ...

59. A.Z. Berman was one of ... 'iddish) Literary and Dramatic S... he Zionist Hall. See the Cape Tim...

60. On Poilei Zion, see mai... and the Zionist movement in Sou... Hebrew University of Jerusalem ...

61. See International, 29.1 ...

62. Bolshevik, Vol.2, No.4, ...

63. See Gideon Shimoni, Jews ... The South African Experience 1910-1967, Cape Town: Oxford University Press, 1980, p.390, footnote 11.

64. Police, 180, 3.524.17, pamphlet 7, Secretary of SAP to Secretary of Justice, 28.1.1920.

65. Justice, 269, 3.1064.18, Commissioner of Police to Secretary of Justice, 21.2.1921, p.194.

66. Ibid., pp.194-195.

67. The attacks on Bolshevism were spearheaded by the Cape Times, see especially 26th March 1918, 11th, 13th, 16th, 18th August, 28th October 1918 and 2nd February 1919.

68. See CT, 6th December 1918, letter signed by 'South African'.

Bloemhof complex, District Six

*11. Mr C W EGLIN asked the Minister of Community Development

(1) Whether any Coloured families were evicted recently from blocks of flats in the Bloemhof complex in District Six, if so, (a) how many families and (b) when,

(2) whether it is the intention of his Department to demolish some of the flats from which such families were evicted, if so, (a) when will such demolition take place and (b) what is the replacement value of the flats to be demolished?

†The MINISTER OF COMMUNITY DEVELOPMENT

(1) A total of 836 families were rehoused during 1981 from the 485 Bloemhof flat units, after they had been provided with better alternative accommodation, as has been shown to the hon member

AUGUST 1981 130

(2) For the hon member's information I should like to mention that it is the intention to retain as many units in the Bloemhof complex as possible and the replanning and renovation of the complex is receiving attention Certain flats having a depreciated replacement value of R691 664 are in conflict with the approved town planning scheme and it will therefore not be possible to retain them

Council houses damaged as fast as they are built

Vandalism stops work on homes

C. Herald 22/8/81 (124)

VANDALS in Manenberg are damaging houses as fast as they are built, and have caused the builders, LTA, virtually to stop work on the 600-house scheme.

Cape Herald Reporters

The builders, who are believed to have met the Cape Town City Council in an effort to sort out the matter, lost more than a million rands through the vandalism

A check at a few sites last week showed no sign of activity at all The partly-built three bedroomed homes were built up to roof level at some places and then work effectively stopped

The builders claimed that thugs in the area were molesting workers, their machinery was being tampered with by the vandals and newly-built walls were being pushed over during the night, and that material was being stolen

Mr G Hofmeyer, a senior assistant town clerk confirmed that the construction company was experiencing problems and that the council and the company were having talks.

'We are trying to sort out the matter,' Mr Hofmeyer said

The infill scheme — a controversial plan by the council to build on all available open spaces and corners to ease the critical housing shortage — was started in Bonteheuwel a few years ago

The present project in Manenberg has been under construction for about a year, and according to informed sources if the builders left the site they would be in breach of their contract

The Manenberg scheme has also brought problems for the other residents in the area Skollies are using the partly built homes as shelters for their activities at night.

Crime

'When they started building these infill houses, we knew the only thing they would bring was crime,' said Gouritz Street resident, Mrs Christina Abrahams, 67.

She said the unfinished maisonettes were being used as hideouts for gangsters who sometimes made fires inside the buildings.

'Now that they have started to build they should complete the work. They can't leave everything like it is' she said

Another resident, Mrs K Williams, agreed

'There are so many people looking for houses, yet they can afford to just leave the unfinished buildings like this,' she said.

A woman who has been living in Manenberg for 16 years said her house has been broken into twice since building operations began

A Mr Samways of LTA when asked for comment, asked 'How would you feel if someone kept pushing down your walls? I am so blood sore I don't want to speak to anybody.'

FREQUENCY RATES		
1972	68,2	23,4
1973	52,3	28,3
	26,5	22,8

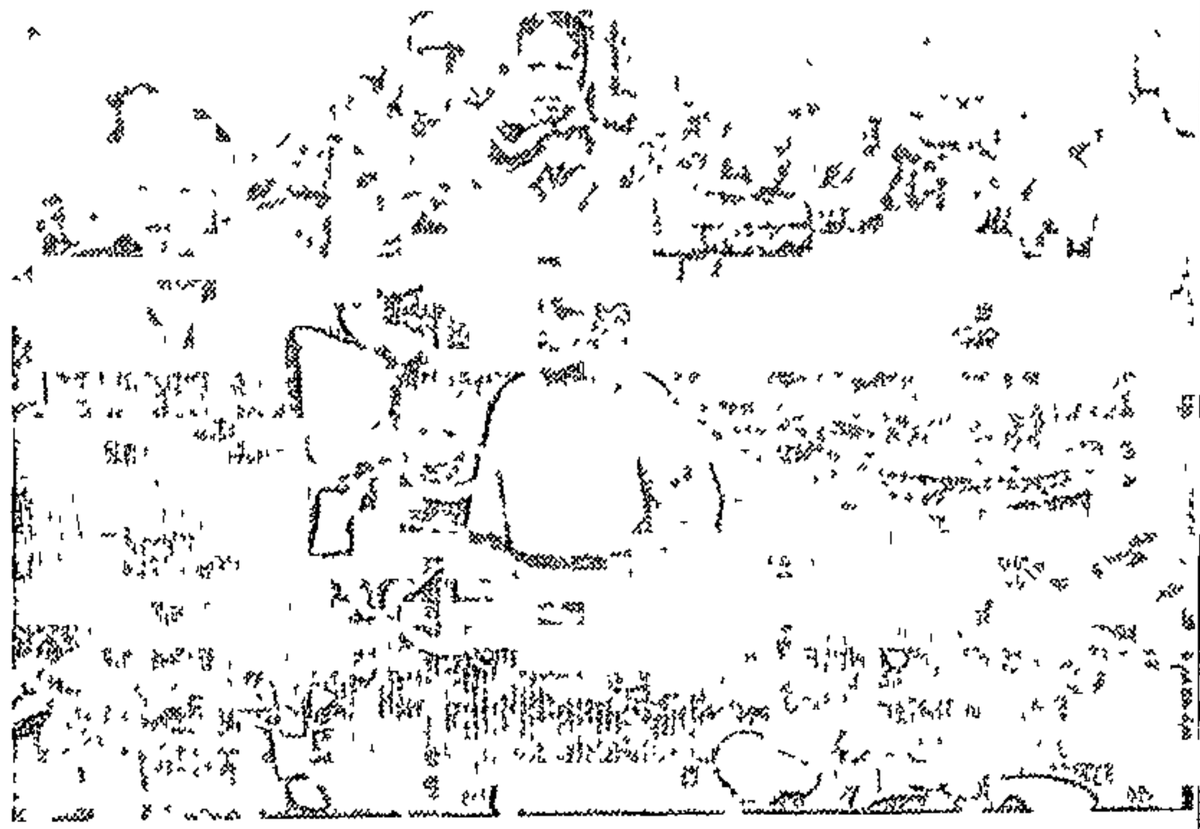
The figures shown are, statistics from W.C.C. plants within the same company. ry millions of Rand every year.

11 - 11

'I've been to the Council so many times,' says woman

In the open for 6 years

Cape Herald 22/8/81 (124)



AFTER more than six years of living in the open, the Strydom family of Leeuwen Street, in the city, feel they cannot hold out much longer.

Mrs Fowzia Strydom said their plight started about six years ago when a wood and iron shack where they lived in Church Street was demolished and they had to live in an open van in Leeuwen Street

'This was taken away and we had to make a shelter out of plastic and iron sheets to keep out the rain,' Mrs Strydom said

She said the shelter was broken down earlier this year and their blankets taken away by City Council workers

BEHIND WALL

The Strydoms had to move behind the wall of a house in Leeuwen Street

However, they could not sleep there very long because all their clothes and mattresses became soaking wet when it rained

The Strydoms now sleep under the steps of a house in Leeuwen Street

This is also not safe When it rains, the water comes under the steps through a pipe and we are then forced to sit up through the night,' Mrs Strydom said

WAITING LIST

Mrs Strydom showed Cape Herald a blue card indicating she had been on the City Council's house waiting list since October 1977

'I've been to the Council so many times, but every-time it is the same old story — there's no place' she said

Her husband, Mr Boot Strydom, said he had had enough of living in the open He has been off work since an accident earlier this year and has to go for regular treatment for his foot

'How can I ever get better if there is no warmth?' he asked

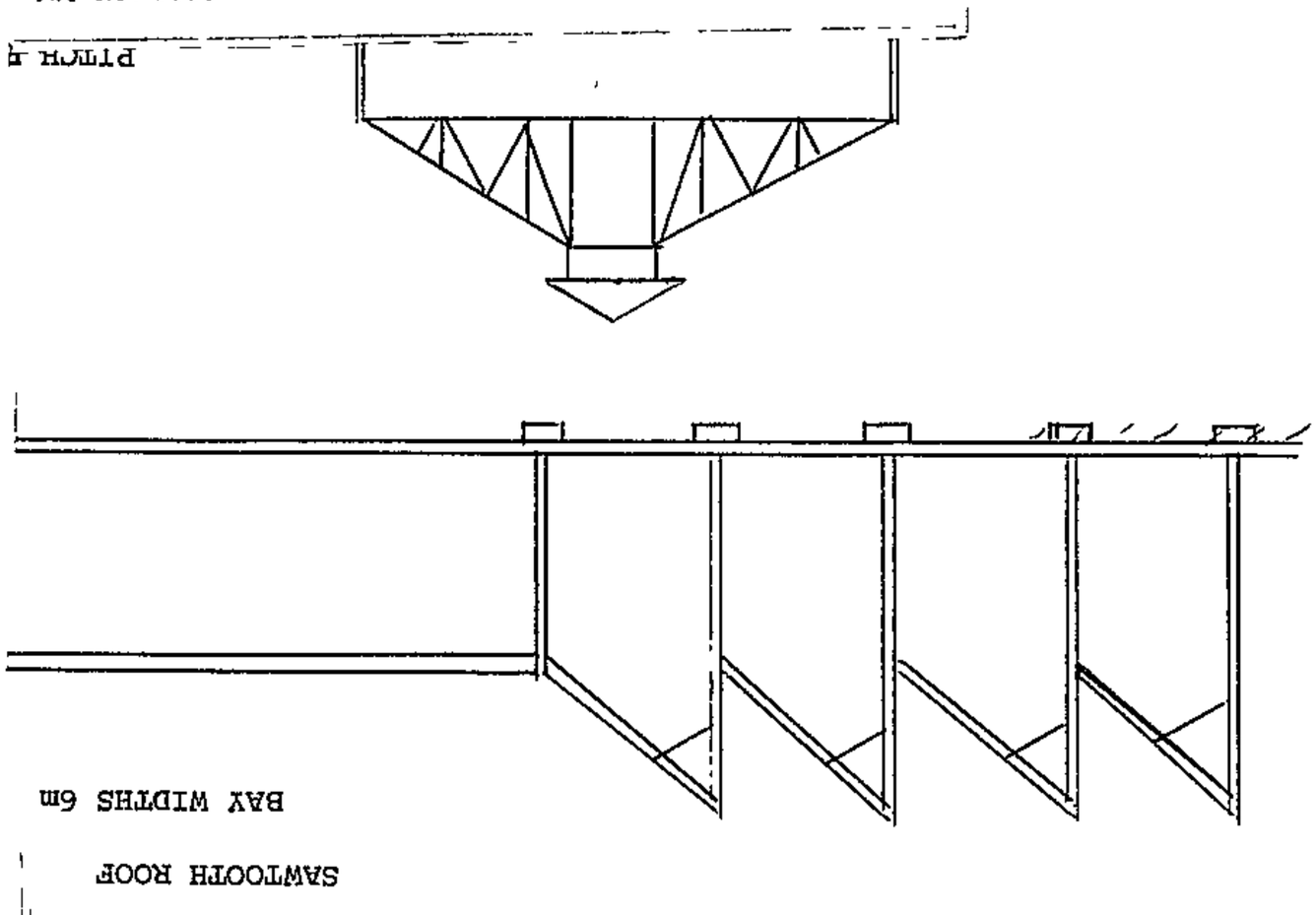
The Strydoms have three children, Badroenesa, eight, Badroen five, and Taliep, two

Mrs Strydom said she feared for her baby, who had in the past contracted bronchitis

She said they had no place to wash or make food

We have to go to the wash house in Rose Street where we have to pay 25c We don't have 25c every day,' she said

O MRS Fowzia Strydom with her children at their 'home' From left is Badroenesa, Taliep and Badroen Their mattresses are still wet after recent rains — so they have been forced to sleep on foam.



During the layout phase, standards of this type would be used in making decisions which become specifications for the building itself. Wider column spacings, of course, have a higher construction cost than small bays, but this must be balanced against layout flexibility and to measure) operating cost advantages.

Card pledge to aid Duncan Village body

DD 24/5/81

EAST LONDON — The Mayor, Mr Donald Card said at the weekend he would back any realistic move by the Duncan Village Community Council to find an area other than Mdantsane for the resettlement of the 40 000 to 50 000 people living in Duncan Village

Mr Card was approached for comment on a statement in Parliament on Friday by the Deputy Minister of Co-operation and Development, Dr George Morrison, that the proposal to move the Duncan Village residents had received the support of the East London City Council

The Duncan Village issue had reached the point of no return, Mr Card said at the weekend The main problem was the limited amount of land available in the Duncan Village area

There was about 320 ha available to house 40 000 and possibly 50 000, according to latest estimates This should be compared to the 720 ha used to house only between 16 000 and 17 000 coloured people

There was no room for expansion as plans were well advanced for the development of coloured and white housing in adjoining areas

Asked what the situation would be if the Group Areas Act did not apply, Mr Card said even then most people in Duncan Village would not be able to afford the sub-economic housing rentals in the adjoining areas because of the price of land in those areas

"Duncan Village is not viable as a separate township Existing services are very poor and would have to be reconstructed, but these people would not be in a position to even think in terms of doing this"

People were living in shocking conditions there and something would have to be done, Mr Card said

"On principle I am against people being moved around, but we have reached the stage of no return At one time we approached the Department of Co-operation and Development and requested that an area be set aside for emergency services and for accommodating people who did not want to go to the Ciskei We suggested flat accommodation for men and their wives in an area near Arnoldton, but this was rejected

The community council's argument was that they did not want to go to the Ciskei, he said

"I personally would be prepared to back them if they could find an area where there was sufficient land to accommodate them and to provide for future development."

Mr Card said the City Council, as agents for the SA Bantu Trust, had been provided with R11,5 million for the coming year for expansions More than half of this would be spent on providing an infrastructure at Potsdam and after this they would concentrate on housing

The plan was that Duncan Village would be cleared within two years, Mr Card said At this stage there were no definite plans for the area once this had happened, in the light of coloured reluctance to be seen as occupying the homes of displaced blacks — DDR

Matuntuta denies Morrison claim

EAST LONDON — The East London Community Council had never accepted the idea of moving Duncan Village residents to Mdantsane the chairman of the council Mr T Matuntuta said in a statement yesterday

DD 25/5/81

The statement which was in reaction to a reply in Parliament by the Deputy Minister of Co-operation and Development Dr George Morrison was issued after a special meeting of the council at the weekend

Dr Morrison, who visited East London last week told the PFP MP for Albany, Mr Errol Moorcroft the community council had initially accepted the idea of resettlement

"We repudiate the claim that we took a decision at any stage to move from Duncan Village " Mr Matuntuta said

He called on Dr Morrison to produce the minute on which his claim was based

"All we know is that our original memorandum to him for the retention of Duncan Village went astray according to him

"This was after he had made a statement to the press that Duncan Village had to go

Mr Matuntuta said Dr Morrison had arrived at the decision after he had met two members of the East London City Council — DDR

Fuel bills march by residents

Ayms 26/8/81

MW

24

ABOUT 300 chanting Bishop Lavis residents, mostly housewives and young children, today staged a protest march and walk-in on the Citizens' Housing League offices to demand electricity for the area.

Chanting 'We want electricity' and carrying a huge banner with the words 'Electricity is a right and not a privilege' boldly printed in red and black, the residents marched about 300 m for a local cinema to the league's office, closely watched by plainclothed and uniformed policemen

A senior policeman tried to stop the march by saying it was an illegal gathering and there were other ways of protesting

WAIT FOR FUNDS

Children and pupils from nearby schools carried posters 'We also suffer with our parents'

The protesters were told by Mr L J Vuren, manager of state aided housing, that the electrification of Bishop Lavis was now 'outside the hands of the league' as they had already approved the electricity plan, but were now waiting for the 'necessary funds.'

SUFFERED

The Citizens' Housing League, the local authority which administers Bishop Lavis, came under attack from residents for having made only 'empty promises'

Meanwhile, said residents, 'we suffer in cold homes, our children contract illnesses because of the damp and we starve because all our money is wasted on buying fuel'

In a memorandum presented by the Bishop Lavis Action Committee (BLAC) it was stated that a survey in the area had shown that people spend an average of R100 a month on fuel.

The survey showed residents earned an average of R150 a month Most homes have only one wage-earner

The memorandum states that because of the high cost of fuel many of the residents are 'driven to poverty.'

COMPLAINTS

Many children suffer chest and lung complaints and because of the poor light many people, especially children, develop eye

A POLICE OFFICER tells a crowd of about 300 Bishop Lavis residents that their march and demonstration to demand electricity for their homes is 'illegal' and that there are 'other means of protesting'.

Housing backlog over in 4 years — Kemp

DD 27/8/81 (129)

EAST LONDON — The housing backlog for whites coloureds and Indians will be wiped out in three to four years Mrs Elsabe Kemp city councillor in charge of housing said yesterday

Mrs Kemp also announced that the go-ahead had been received from the Department of Community Development for the massive Buffalo Flats two, three and four development scheme and the Braelynn four and five scheme

"This is going to be the biggest project seen in East London for many years and is going to involve millions of rands a year for the next four years," she said

Mrs Kemp declined to reveal the exact sum of money involved

The Buffalo Flats development would wipe out the 2 141 houses needed by coloured families — a figure which is climbing by 30 families every month, she said

Mrs Kemp said the three phases of the scheme were being done at one time to benefit from the "economies of scale" in getting better tenders, because of rapidly escalating building costs and because of the urgent needs of the people

According to the director of housing Mr Ken Martinsen Buffalo Flats extension one will be finished in October this year, and 207 of the 280 housing units have already been occupied

Extensions two three and four will provide about 1 800 housing units

Many of those who will be moving into the new extensions are families living in North End which will become a light industrial area and those living on the edge of Duncan Village

Braelynn extension four is an economic and sub-economic housing scheme for Indians and will be built near the junction of Amalinda Main Road and Fitchett Road

The layout for the township, said Mr Martinsen provides for 37 home-ownership erven and 81 houses

"As far as the housing scheme is concerned tenders have been received and it should be possible to accept the contract shortly

"The date set for the completion of the scheme is August 1982 Mr Martinsen said

Braelynn extension five is a home-ownership scheme in which 73 erven have been laid out and serviced

"This is something of which East London can really be proud " Mrs Kemp said

"All the plots have been sold and this will become a prestige area for Indian families just off Amalinda's Main Road close to Frere Hospital

There are 244 Indian families wanting houses

Mrs Kemp said that white housing was also becoming a serious matter for concern and that the lack of demand for housing during recent years had suddenly turned into a big demand

"Not so long ago we couldn't get the large Garcia flats complex in Cambridge even half full, now it is full and there is a waiting list of 152 families wanting housing

"We had to do something soon with white housing and we decided to implement a scheme of 44 housing units for whites at Stoney Drift and the development of 50 plots at Morningside," she said

wanted to continue to bury their dead in the traditional manner was seen as tantamount to wishing to infect whites. 'Faugh-a-Ballogh' wrote to the Lantern saying that Malays reckoned the infection of whites "a fine lark" and continued:

> "The present epidemic has taught us a lesson what should not be forgotten; and, if we wish to profit by it, the sooner the Malays are made to reside in a separate district the better for all concerned. I enclose card, and will be happy to lend a hand in any movement that will bring our coloured friends to their level".[41]

These rumours seem to have been quite widely believed. At the end of September, the Lantern continued to fuel them by reporting that the spread of smallpox amongst whites was still a matter to be investigated. It also mentioned that whites were ignoring quarantine procedures, but did not suggest that their lapses showed a prima facie desire to spread smallpox.[42] In October, Mr Goldschmidt, of the Relief Committee, was against Malays getting relief "...they did their best to communicate disease to Europeans.." and that there was a strong feeling against the Malays. Another member said that "people" did not subscribe to the funds because they thought they might go to Malays.[43]

The Malays did qual f thanks largely to the advocacy of Canon L can minister who had helped them during the 1858 the attacks that had been made on them show th y was being added to the existing middle-clas anything for members of the lower classes. h ox epidemic had shaken middle-class Cape Tow s of the conditions under which many of the low This was not just confined to the residents of t ck streets but extended to journalistic enquiries ut" population of Table Mountain, hitherto ma e attention of the middle-classes via their pre in the Resident Magistrate's court. Thus the Lante hey were rotting up in the hills "in these times" r the magazine attempted to answer its own ques ing the habitats of these mountain residents. I o several "burrows" and informed Lantern reader nces of their inhabitants.

Man dies in Muizenberg shack fire

Argus 28/8/84

(124)

A MAN was burnt to death last night when a fire swept through a wood-and-iron shack in Vryground, Muizenberg

Mr D Alexander, 32, of Playways Walk, Vryground, was taken to the police mortuary in Salt River after being certified dead at Victoria Hospital.

The blaze was extinguished by the Lakeside firebrigade. The cause is unknown

In Bellville, Miss M Bos of Guguletu, escaped death last night when she fell from a train and was struck by another at the station. She was taken to Tygerberg Hospital.

(b) die motorhuise, parkeerplekke en bediendekamers gelee op enige plek op grond wat deel uitmaak van grond wat geokkupeer word deur of gebruik word in verband met die wonings in (a) hierbo genoem, vanaf datum van publikasie hiervan van huurbeheer onthef is, op voorwaarde dat 'n Deeltitelregister binne ses maande, of binne sodanige verlengde tydperk as waartoe ek mag instem, geopen word.

P. CRONJÉ, Adjunk-minister van Gemeenskapsontwikkeling

BYLAE

Adres van eiendom	*Ligging van eiendom*
Oakleighrylaan 30, 32 en 34, Durban	Lot Oakwood van Blok B van die plaas Brickfield, geleë in die stad en graafskap van Durban, provinsie Natal

No. 1815 28 Augustus 1981

WET OP HUURBEHEER, 1976

GEDEELTELIKE ONTBINDING VAN DIE HUURRAAD VAN KAAPSTAD; INSTELLING EN GEDEELTELIKE ONTBINDING VAN DIE HUURRAAD VAN DIE KAAPSE SKIEREILAND

Hierby word vir algemene inligting bekendgemaak dat die Minister van Gemeenskapsontwikkeling kragtens die bevoegdheid hom verleen by artikel 2 van die Wet op Huurbeheer, 1976 (Wet 80 van 1976), met ingang van die datum van publikasie hiervan—

(i) die Huurraad van Kaapstad ontbind;

(ii) 'n huurraad van Kaapstad instel vir die gebied omskryf in paragraaf (a) van die Bylae hiervan,

(iii) die Huurraad van Kaapstad ingestel by paragraaf (ii) hierbo ontbind vir sover dit sy regsbevoegdheid oor besigheidspersele betref;

(iv) 'n huurraad van die Kaapse Skiereiland instel vir die gebied omskryf in paragraaf (b) van die Bylae hiervan; en

(v) die Huurraad van die Kaapse Skiereiland ingestel by paragraaf (iv) hierbo ontbind vir sover dit sy regsbevoegdheid oor besigheidspersele betref met die uitsondering van die besigheidspersele in Goewermentskennisgewings 745 en 747, gedateer 3 Mei 1968 vermeld

BYLAE

(a) HUURRAAD VAN KAAPSTAD

Begin by die punt waar die suidelike grens van die Suid-Afrikaanse Spoorweg se eiendom (Erf 10256, Kaapstad) die hoogwatermerk van die see bereik, daarvandaan in 'n noordwestelike rigting langs genoemde suidelike grens van die Suid-Afrikaanse Spoorweg se eiendom tot by die punt waar dit die verlenging van Rutgerstraat bereik; daarvandaan langs genoemde verlenging van Rutgerstraat en langs die middel van genoemde Rutgerstraat tot by die punt waar dit die middel van Sir Lowryweg kruis, daarvandaan langs die middel van genoemde Sir Lowryweg tot by die aansluiting by Hanoverstraat en Darlingstraat; daarvandaan langs die middel van genoemde Darlingstraat tot by die aansluiting by Buitenkantstraat; daarvandaan langs die middel van genoemde Buitenkantstraat tot by die punt waar dit Roelandstraat kruis; daarvandaan suidooswaarts langs die middel van genoemde Roelandstraat tot in Dewaalpad, daarvandaan langs die middel van genoemde Dewaalpad tot by die punt waar dit Setlaarsweg kruis; daarvandaan in 'n reguit lyn tot by die punt wat aangegee word as Old Jetty in Houtbaai, daarvandaan langs die verlenging van genoemde reguit lyn tot by die punt waar dit die hoogwatermerk van die

(b) the garages, parking spaces and servant's rooms situated anywhere upon land forming part of land occupied by or used in connection with the dwellings mentioned in (a) above, are exempted from rent control from date of publication hereof, on condition that a Sectional Title Register is opened within six months, or within such extended period as I may agree to.

P. CRONJÉ, Deputy Minister of Community Development.

SCHEDULE

Address of premises	*Situation of premises*
30, 32 and 34 Oakleigh Drive, Durban	Lot Oakwood of Block B of the farm Brickfield, situate in the City and County of Durban, Province of Natal

No. 1815 28 August 1981

RENT CONTROL ACT, 1976

PARTIAL DISSOLUTION OF THE CAPE TOWN RENT BOARD, CONSTITUTION AND PARTIAL DISSOLUTION OF THE CAPE PENINSULA RENT BOARD

It is hereby notified for general information that the Minister of Community Development under the powers vested in him by section 2 of the Rent Control Act, 1976 (Act 80 of 1976), as from the date of publication hereof—

(i) dissolves the Cape Town Rent Board,

(ii) constitutes a Cape Town Rent Board for the area described in paragraph (a) of the Schedule hereto,

(iii) dissolves the Cape Town Rent Board constituted in terms of paragraph (ii) hereof in so far as its jurisdiction over business premises is concerned,

(iv) constitutes a Cape Peninsula Rent Board for the area mentioned in paragraph (b) of the Schedule hereto; and

(v) dissolves the Cape Peninsula Rent Board constituted in terms of paragraph (iv) hereof in so far as its jurisdiction over business premises is concerned with the exception of the business premises mentioned in Government Notices 745 and 747, dated 3 May 1968

SCHEDULE

(a) CAPE TOWN RENT BOARD

Beginning at the point where the southern boundary of the South African Railways property (Erf 10256, Cape Town) meets the high water mark of the sea; thence in a north-westerly direction along the said southern boundary of the South African Railways property to the point where it meets the prolongation of Rutger Street, thence along the said prolongation of Rutger Street and along the middle of the said Rutger Street to the point where it intersects the middle of Sir Lowry Road; thence along the middle of the said Sir Lowry Road to the junction with Hanover Street and Darling Street, thence along the middle of the said Darling Street to the junction with Buitenkant Street, thence along the middle of the said Buitenkant Street to the point where it intersects Roeland Street; thence south-eastwards along the middle of the said Roeland Street into De Waal Drive; thence along the middle of the said De Waal Drive to the point where it intersects Settlers' Way, thence in a direct line to the point marked "Old Jetty" in Hout Bay; thence along the prolongation of the said direct line to the point

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see bereik; daarvandaan in 'n algemeen noordelike rigting langs die hoogwatermerk van die Atlantiese Oseaan tot by eersgenoemde punt.

BYLAE

(b) HUURRAAD VAN DIE KAAPSE SKIEREILAND

Begin by die punt waar die middel van Dewaalpad die middel van Setlaarsweg kruis; daarvandaan in 'n reguit lyn in 'n suidwestelike rigting tot by die punt wat aangegee word as Old Jetty in Houtbaai, daarvandaan langs die verlenging van genoemde reguit lyn tot by die punt waar dit die hoogwatermerk van die see bereik, daarvandaan in 'n suidelike rigting langs die hoogwatermerk van die Atlantiese Oseaan tot by Kaappunt, daarvandaan in 'n noordelike rigting langs die hoogwatermerk van die Indiese Oseaan tot by die punt waar dit deur die verlenging van Prince Georgepad gekruis word, daarvandaan in 'n noordelike rigting langs genoemde verlenging van Prince Georgepad en langs die middel van genoemde Prince Georgepad tot by die punt waar dit die middel van voorstedelike spoorlyn na die Kaapse Vlakte kruis; daarvandaan in 'n noordelike rigting langs die middel van genoemde voorstedelike spoorlyn na die Kaapse Vlakte tot by die punt waar dit die middel van Setlaarsweg kruis; daarvandaan in 'n westelike rigting langs die middel van genoemde Setlaarsweg tot by eersgenoemde punt

where it meets the highwater mark of the sea; thence in a generally northerly direction along the high-water mark of the Atlantic Ocean to the point first named

SCHEDULE

(b) CAPE PENINSULA RENT BOARD

Beginning at the point where the middle of De Waal Drive intersects the middle of Settlers' Way; thence in a direct line in a south-westerly direction to the point marked Old Jetty in Hout Bay; thence along the prolongation of the said direct line to the point where it meets the high-water mark of the sea, thence in a southerly direction along the high-water mark of the Atlantic Ocean to Cape Point, thence in a northerly direction along the high-water mark of the Indian Ocean to the point where the prolongation of Prince George Drive intersects it; then in a northerly direction along the said prolongation of Prince George Drive and along the middle of the said Prince George Drive to the point where it intersects the middle of the Cape Flats suburban railway line; thence in a northerly direction along the middle of the said Cape Flats suburban railway line to the point where it intersects the middle of Settlers' Way; thence in a westerly direction along the middle of the said Settlers' Way to the point first named

Blacks, family housing units

*21 Mr A SAVAGE asked the Minister of Co-operation and Development

(a) How many new family housing units for Blacks were built in Port Elizabeth in 1980 and (b) what (i) is the estimated number of persons waiting for and (ii) was the total cost of building, such units?

The DEPUTY MINISTER OF CO-OPERATION

The financing of housing in the urban Black residential areas is the responsibility of the Department of Community Development The building of the houses is the responsibility of the Administration Board and the information, as obtained from the Board, is given below:

(a) 216 (1980-'81)

(b) (i) About 100 000 persons (13 069 families)

(ii) R609 975 (Cost of units referred to in (a) above)

Blacks, housing units

*20 Mr A SAVAGE asked the Minister of Co-operation and Development

(a) How many new housing units were built for Blacks in Port Elizabeth in 1972, 1973, 1974 and 1975, respectively, and (b) what was the total cost of providing such housing in each of these years?

The DEPUTY MINISTER OF CO-OPERATION

The financing of housing in the urban Black residential areas is the responsibility of the Department of Community Development The building of the houses is the responsibility of the Administration Board and the information, as obtained from the board, is given below

1972-'73	(a)	Nil
	(b)	Nil
1973-'74	(a)	87.
	(b)	R138 788
1974-'75	(a)	Nil
	(b)	Nil
1975-'76	(a)	1 530
	(b)	R617 826

'But our town is so neat'

THE TOWN Council of the small Eastern Province town of Despatch has given the thumbs down sign to the proposed establishment of a temporary camp for blacks in the town.

The Eastern Cape Administration Board proposed setting up an emergency camp on the towns perimeter for blacks who would eventually be housed in black townships in neighbouring Port Elizabeth.

But the plan has reportedly incensed the Despatch, town council, which strong believes it would give way to a "chaotic" squatter settlement

"If the administration thinks it can establish a squatters camp right on our front doorstep, its making a grave mistake," the towns deputy mayor told a town council meeting

The Mayor, Mr C J Grobler, warned the council that the 1 500 families intended to be accommodated in the proposed camp could easily total 15 000 in number because of the average size of black families

"We pride ourselves with having a neat town and we must do something to stop this from happening," he said.

Building workers must move out

Cape Post 29/8/81

(124) (81) (38)

Weekend Post Correspondent

PLETTENBERG BAY — Building workers who have been occupying a compound in the New Horizons coloured township here must move out

This is the decision of the Coloured Management Committee after the alleged gang rape of a 22-year-old coloured woman by 34 of the workers recently

It was said that a charge of attempted rape had been laid against one of the workers, and a committee member, Mr C J Bezuidenhout, claimed that his windows were stoned by some of the men in the compound

The Management Committee found that the rooms overcrowded

The committee feels so strongly about the matter that it has refused any further talks on the subject

In the Town Council the Mayor, Mr Ken Redfern, voiced the unanimous opinion of the council that "We go along with this If the coloured community wants them to go, that is the way it will be"

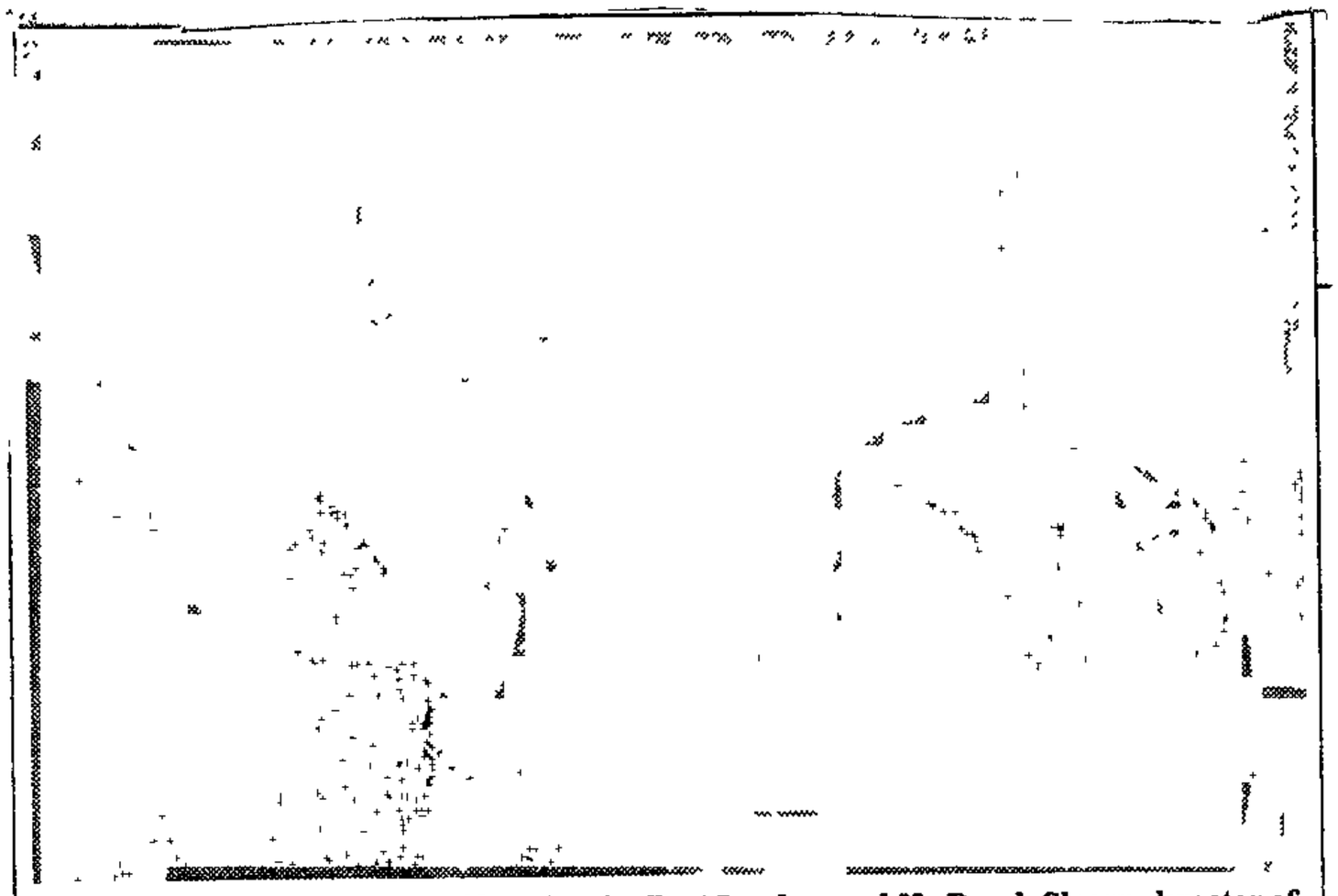
The Town Clerk, Mr Donald Anderson, said normally a calendar month's notice should be given but in an emergency such as the present one the agreement lease between the municipality and the builders could be terminated at 48 hours notice

The Deputy Mayor, Mr Lisle McNamara, warned that the problem could not just be dumped over the fence

However, Plettenberg Bay has a shortage of 448 coloured houses and a great shortage of land for township extension The only possible place to house the compound is on adjoining light industrial land

The Mayor said a round table discussion with builders would be held soon at which it would be pointed out to them that they are the people who bring "the problem" into the town

They will have to accept responsibility for better control of their workers



Mr Ken Martinsen, director of housing for East London, and Mr Derek Cleary, director of housing for Port Elizabeth, at last night's meeting of the Eastern Cape Institute of Housing.

Housing causes concern

DD 29/8/81 (124)

EAST LONDON — Concern at housing development was expressed at a meeting of the Eastern Cape branch of the South African Institute of Housing here last night

Addressed by Dr Llewelyn Lewis, marketing director of a roofing company in Johannesburg, the meeting was told that building costs were escalating at such a rate that those who bought homes now would benefit

"Invest your money and buy a house now," Dr Lewis told the meeting

The chairman of the Eastern Cape branch of the Institute, Mr Derek Cleary, director of housing for Port Elizabeth, said the meeting had helped bring together housing experts throughout the Eastern Cape

"We are all concerned about housing in every major urban area and I am very happy with the response to the meeting," Mr Cleary said

The East London city councillor in charge of housing, Mrs Elsabe Kemp, said she hoped that "one of these days we will all solve the problem of housing for all our people" — DDR

Paying up to R120 a month for fuel in Lavender Town

'Let there be lights' Tenants

C. Herald 29/8/81

124

BISHOP Lavis residents — fed up with living 'in the dark' for more than 20 years — are demanding that the Housing League install electricity in the area immediately, without any cost to the residents.

At a lively meeting on Sunday afternoon, organised by the Bishop Lavis Action Committee (BLAC), residents spoke about the problems they have been experiencing without electricity.

Messages of support came from the Lavender Hill Committee, Bonteheuwel Civic Association and the Cape Areas Housing Action Committee (CAHAC), the umbrella body of 15 community organisations.

Mr William Michaels, a member of BLAC, said the people paid up to R120 a month on fuel, much more than they would pay for electricity.

PROMISES

'We have had enough of promises. We are not prepared to sit for another 20 years without electricity,' he said.

A spokesman for CAHAC said the people were not represented on the Citizen's Housing League, so they needed to form strong organisations.

Residents spoke about the health problems caused by using paraffin and the difficulty their children experienced studying in the dark.

Mrs Hester Benjamin of Lavender Hill committee said the people should stand together in the face of increasing cost of transport and food prices.

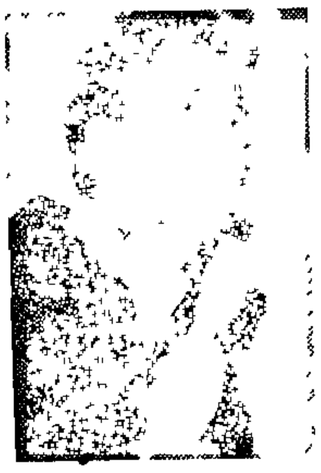
She spoke about how people in one section of Lavender Hill stood together to have their washing lines repaired.

'I appeal to the people of Bishop Lavis to stand together. Unity is strength,' she said.

Mr A Rosenberg, an executive member of the Bonteheuwel Civic Association, spoke about the campaign in Bonteheuwel to have the council maintain its houses.

'If we don't stand together in all areas of our life, we won't get anywhere. We were sleeping when they moved us from District Six and some of us are still sleeping' he said.

● MR A ROSENBERG of the Bonteheuwel Civic Association tells Bishop Lavis residents about the campaign to have the Council repair the houses.



● MR William Michaels of the Bishop Lavis Action Committee: 'We have had enough of promises. We want electricity now.'

● MRS Hester Benjamin of the Lavender Hill Committee appeals for unity at the Bishop Lavis meeting.

Based on the above information we now wish to construct a table to compare the various costs, including total cost, against the number of orders placed.

NUMBER OF ORDERS	UNITS PER ORDER	AVERAGE STOCK	AVERAGE STOCK VALUE	AVERAGE STOCK-HOLING VALUE	ORDER COST	TOTAL COST
1	2 000	1 000	R5 000	R750	R	
2	1 000	500	R2 500	R375	R	
3	677	334	R1 667,5	R250	R	

Administration Board Eastern Cape: housing

137 Mr A SAVAGE asked the Minister of Co-operation and Development

(1)(a) What amount was voted by the Government for use by the Administration Board Eastern Cape for (i) housing and (ii) infrastructural development for such housing, and (b) how much of such amount was voted in the form of (i) grants and (ii) loans, in respect of each of the latest specified nine years for which figures are available,

(2) what was the interest rate in respect of each such loan?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

The financing of housing from government funds in the urban Black residential areas is the responsibility of the Department of Community Development The information obtained is as follows

(1)(a)(i) and (ii), (b)(i) and (ii)

Loans	Housing		Infrastructure		Total
Year	Economic	Sub-economic	Economic	Sub-economic	
1972-'73	Board did not exist				
1973-'74	112 956	—	96 750	—	209 706
1974-'75	295 481	—	86 100	—	381 581
1975-'76	2 456 889	124 260	193 225	—	27 743 740
1976-'77	1 098 742	200 625	236 890	—	1 536 257
1977-'78	888 867	1 780 050	458 062	—	3 126 979
1978-'79	2 171 627	2 349 337	596 311	22 600	5 139 875
1979-'80	2 606 411	4 352 271	1 787 298	521 510	9 267 490
1980-'81	4 356 011	2 299 683	633 956	79 721	7 369 371
Total	13 986 984	11 106 226	4 088 592	623 831	29 805 633

Grants—Nil

Amounts for housing include expenditure in respect of schools for which figures are not separately available

(2) Interest rates—

(a) Sub-Economic—1%

(b) Economic—varies between 8½ and 9%

As a result of the magnitude of the task it is not possible to state what the interest rate in respect of each loan was

Show houses for VW blacks

RDM 2/9/81

By SUSAN DALLAS

BLACK employees of Volkswagen South Africa will be among the first in Uitenhage's KwaNobhule township to enjoy home-ownership under the 99-year-leasehold scheme

Volkswagen's Uitenhage plant has sponsored a pilot housing scheme of 10 show houses in the township, ranging in price from R10 000 to R18 000, hoping that this will encourage potential buyers to go ahead with developments of their own

It has set aside R1-million to help members of its 5 000 black workforce who want homes under the leasehold scheme.

An adviser is being trained to give advice to employees on how to make the best use of the aid offered by the company

Volkswagen's managing director, Mr Peter Searle, said "The show houses will vary in design and will be superior to the existing houses in the township, but they will stay at prices which suit the general income level of our employees.

"They will give our workers and other members of the community an idea of what they can have built at various prices"

The company has advanced a loan of R95 000 to the East Cape Administration Board to provide electricity for the 169 sites which have been allocated for leasehold

Of these 169 sites, 68 have been set aside for Volkswagen employees, and two employees have secured loans and plan to start building houses

A further 200 sites have been earmarked for development

Lavis residents want lights for 1 800 houses

CT 3/9/81 (124)

Staff Reporter

THE Bishop Lavis Action Committee (Blac) has demanded from the Citizens' Housing League that electricity be installed immediately in 1 800 houses which have been without the commodity for about 20 years

This followed a march on the rent offices of the league in Bishop Lavis last Wednesday Several hundred residents, upset that the league had not met promises of electricity installations, handed a petition and a memorandum to a league representative.

The failure of the league to respond immediately on the subject has led to another meeting.

In statements on Tuesday night, the staff of two high schools — Bishop Lavis Senior Secondary and John Ramsay Senior Secondary — said that from an educational point of view alone there was a "dire need" for the installation of electricity.

"Poor lighting facilities at home is an external retarding factor causing the child's sense of sight and the formation of images or symbols to be affected This, in turn, leads to mis-spelling and results in unsatisfactory progress," one statement said

It said that weak scholastic results gave rise to frustration within the pupil and consequently, an early dropout from school

"The lack of electricity results in social, financial, hygienic and environmental difficulties and hardships"

The benefits of installing electricity in the township were that

- Pupils would be able to study at home instead of clamouring for study facilities at school
- Pupils would be relieved of chores connected to the inconvenience of being without such a basic requirement
- People would be able to see better and work for longer periods
- The quality of work done at home would undoubtedly improve

These statements were supported by the Students' Representative Council of Bishop Lavis Senior Secondary School and the township's Catholic community and parish priest, the Rev L P Henry

Bloodshed warning over lack of housing

NM 3/9/81 (124)

Mercury Reporter

THE Minister of Community Development, Mr S F Kotze, has been asked to take urgent steps to ease what could prove an explosive situation over the lack of housing for the coloured community living in the Port Shepstone district.

The department's failure to provide coloured housing in the area could lead to bloodshed, according to Mrs June Niewack, assistant secretary of the Port Shepstone Coloured Child Welfare Society.

The coloured community had waited for many years for their own area Merlewoud had been proclaimed about seven years ago but the department had not started to build houses there, although the first phase was to have been completed early this year

So at least 600 coloured families were forced to live under sufferance in the Indian town, Marburg, or as unwelcome squatters on white farmland.

All three race groups were becoming increasingly more embittered and resentful More so since a recent announcement that a small traditionally coloured location called Fynnland, granted to the Fynn family by Queen Victoria, had reverted back to the State.

The South Coast MP, Mr Aubrey Thompson, flew back to his constituency this weekend to see for himself and described the living conditions of many of the families as 'appalling'

'There are as many as eight living in one back room and they live in constant fear of eviction Yet many of these are decent people who would readily improve their living standards if permitted to do so.'

Mr Thompson said he had written to the minister and asked him to make land in Merlewoud immediately available for private development, to consider building subeconomic houses for the coloureds there, and to allow Fynnland to revert to the coloureds

Mr Morris Stephens, a coloured building contractor, has been given notice to vacate the house he rents with his wife, six children and disabled brother

After weeks of desperate attempts to find alternative accommodation he appealed to municipal, regional and Government authorities for assistance He was told to move to Ifafa, 60 km up the coast, but refuses to do so

'Why should I? My business is here, my children are in school here Why can't I build myself a house at Merlewoud before costs escalate. By the time they do allow private development there won't be a coloured family that can afford to build.'

Mrs Niewack said that while many Indian landlords were proving sympathetic, others where adding to the social unrest by raising rents every two or three months and evicting families at the slightest excuse.

'I firmly believe this could lead to bloodshed,' she said

Old age pensioners who received R62 a month were having to pay R30 a month for a room There had been a marked increase in alcoholism, broken homes and juvenile deliquency

When contacted at his home, the Department of Community Development regional representative, Mr A Perold, said he was not in a position to comment as he had been on sick leave for a fortnight.

4/9/87

Housing scheme planned

PEOPLE wanting homes in Guguletu have been invited to take part in a housing scheme planned for the township

The Uluntu Utility Company, set up recently with the aid of the Urban Foundation, has acquired 193 plots of land to lease out on a 30 plus 30-year basis

The company announced yesterday that those who wanted to participate in its housing scheme could register their names at the Uluntu Community Centre in Guguletu from 7 30am on September 12

Mr Jake Mahlohla, liaison officer for the company, said the scheme offered three options for prospective home owners. These were

- Self-help, where the owner built his own house, getting material from the company at reduced cost.
- Plot-and-plan, where the owner in the higher income group was given his plot and left to organize the planning and building of his house to his own specifications, the company merely checking the quality of materials used and the workmanship of the finished product
- Show-house, where the prospective owner told the company what he had in mind and left the planning and building of the house in its hands

Mr Mahlohla said the company would help people "put their plans on paper", check their budgets, advising them what they could afford, and what they could afford to do without, and assist them financially by granting loans at reduced interest rates.

He said the 193 plots would go to people on a first-come-first-served basis and that he expected a "heavy flow" of those wishing to register on September 12

Black company to begin housing

CT 5/9/81 (2440) 124

Staff Reporter

SOUTH AFRICA'S first black utility company set up with the aid of the Urban Foundation is to start its first housing scheme in Guguletu in November this year

The Uluntu Utility Company's scheme will see 193 houses, with between two and four bedrooms, being built on six hectares of township land, to be known as Malunga Park, which it has leased from the Western Cape Administration Board for up to 60 years

The company's chairman, Mr Windsor Skweyiya, said at a press conference yesterday that individuals who qualified for housing in the Peninsula would be invited to enter into sub-leases with the company whereby houses would be erected for or by them on allocated plots

Working capital of R7,5-million had been obtained from private sector sources, he said, and this would be used to provide financial assistance for those participating in this and future housing projects

The Malunga Park project, he said, offered people the chance to build their own houses using materials supplied at reduced costs by the company and receiving specialist assistance for plumbing and electricity

They could also have their houses built by their own contractors or buy houses built to individual specifications by company-appointed contractors

Costing between R16 000 and R22 000, the contract-built houses would cost about 30 to 40 percent more than the self-help houses

'Very flexible'

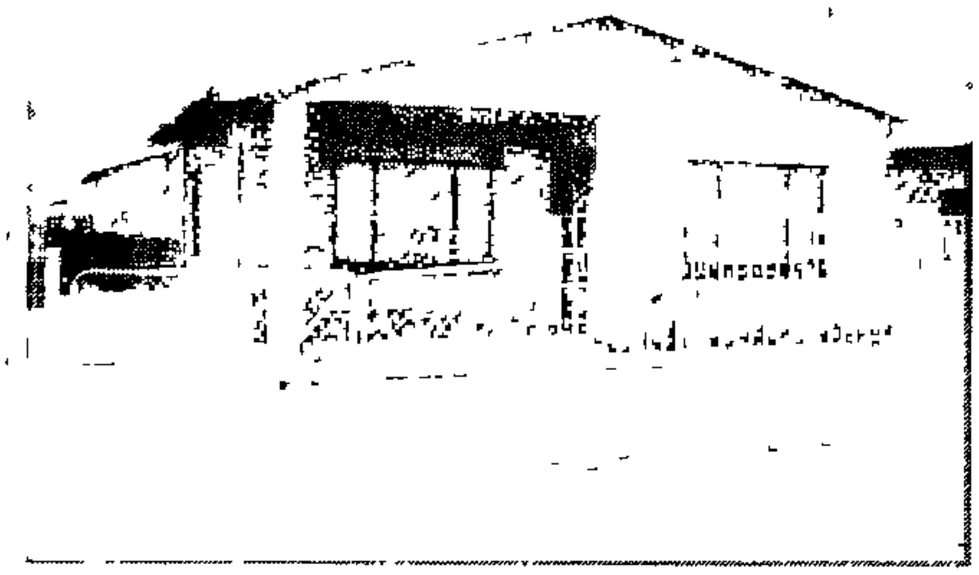
Mr Skweyiya said people could expect to pay at least R100 a month for their houses over about 30 years, but emphasized that individual incomes would be assessed and that the payment rate was "very flexible"

Foundations for all the houses would be laid by the company, he said, and the first 20 plots should be available for the laying of these foundations by the end of November

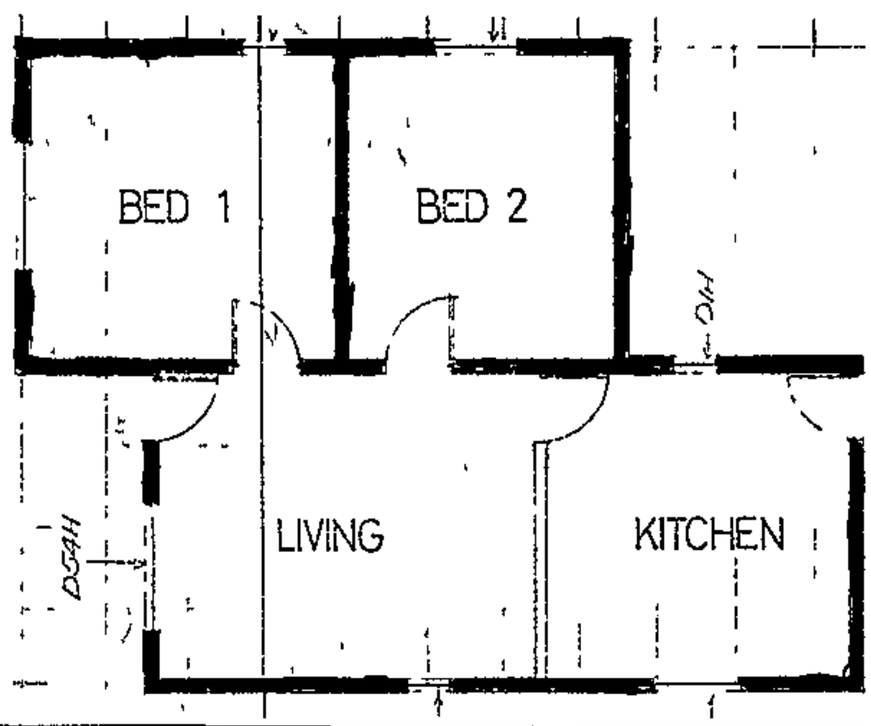
Those participating in the self-help scheme would be given six months in which to complete their houses, with an additional six months covered by a special penalty clause in the agreement they signed with the company

Malunga Park would include a park, a creche and paved playing areas, and it would be served with tarred roads, overhead street lights, electricity, telephone connection points and water-borne sewerage to all sites

● Applications to participate in the Malunga Park scheme may be made daily at the Uluntu Community Centre from September 12



A two-bedroomed self-built house in Khutsong near Carletonville in the Transvaal, similar to the type of house which will be built in Malunga Park, Guguletu, as part of the Uluntu Utility Company's housing scheme which is due to get under way in November



Prestige coloured area for Constantia

CT 5/9/81 (124)

By MICHAEL ACOTT
Political Correspondent

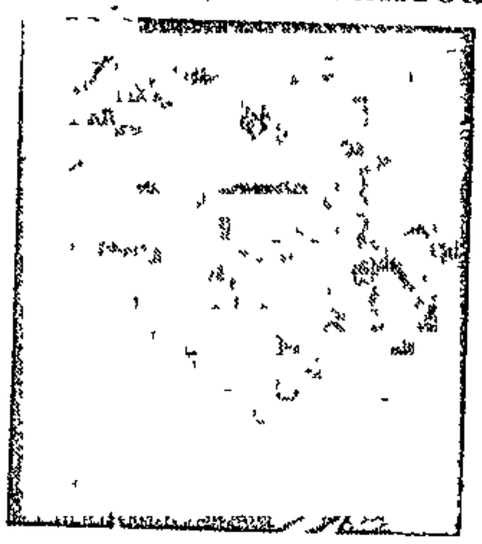
HOUSE OF ASSEMBLY. — A prestige coloured residential area is planned for Constantia, the Minister of Community Development, Mr Pen Kotze, announced yesterday.

He said during debate on his portfolio that the area would fill the long-felt need, repeatedly expressed by the coloured people themselves, for a choice residential area in the Peninsula

Mr Kotze gave no details other than that it would be "in the Constantia area" but said the areas being investigated for proclamation as coloured group areas would soon be advertised

This followed his request to the Group Areas Board for investigation of a prestige area where coloured people in the upper income groups could buy plots and build their own houses

Once the area had been proclaimed, it would be possible for these people "to lay out a suburb for themselves which can be developed in the best tradition of the best suburbs"



Mr Pen Kotze

The Progressive Federal Party MP for Constantia, Mr Roger Hulley, welcomed the announcement as a sign that the Group Areas Act was "crumbling at the edges"

'The fact that it will involve coloured people in Constantia will be no problem whatsoever he said

'We have no racial objection to the scheme but it is to be regretted that coloured people are being brought in on a group areas basis

'We have always said we would be very happy for Constantia, or any part of the Peninsula, to be opened to all races in the normal way

"If the minister is looking for an area which would make people of colour feel at home in all respects, he will find the people of Constantia a friendly and enlightened community

'Ideally, however, one would prefer to see a development that was not racially structured"

Mr Hulley said his major reservation was an environmental one

He called for more specific details of the area involved and the type of development envisaged, saying it should take place in an area already set aside for residential development

The highest priority of all the people in the Constantia valley is to preserve the rural atmosphere and environment there A major consideration would be that the development meets all the considerations, and the spirit, of the Constantia town planning scheme ' he said

Mr Kotze also announced that he had stopped and would continue to stop Group Area removals of some communities which meet the requirements of separateness

'This makes it unnecessary to move large numbers of people or to provide housing for them elsewhere, he said in reply to opposition [illegible] government [illegible] deology was contributing to the housing shortage

The decision to leave coloured people in Maitland Garden Village was an example of his policy, Mr Kotze said

Port Elizabeth area: Coloured housing

Hansard C 315 (8) 1124

283 Mr T ARONSON asked the Minister of Community Development

8/9/81

(a) What is the projected expenditure in regard to Coloured housing in the Port Elizabeth area for each of the next five years and (b) what is the estimated total number of Coloured families that will have been housed in this area at the end of such five-year period?

The MINISTER OF COMMUNITY DEVELOPMENT

(a) 1982 R18 million
1983 R7,3 million
1984 R13,2 million
1985 and 1986 Not yet available

(b) 31 383

The above figures are estimates by the City Council of Port Elizabeth and are subject to, *inter alia*, the Department s ability to meet the Council's financial needs

Homes for employees to be started soon

8/9/81 (124)

Post Reporter

THE building of prestige three-bedroomed houses for black employees of a motor firm in Uitenhage's Kwanobuhle Township will start in three weeks' time.

This is the latest development as a result of an announcement by Volkswagen that it would make available R1 million for its employees to obtain houses under the 99-year leasehold scheme

A spokesman for the firm said yesterday that the houses would each have three bedrooms, a lounge, a kitchen, a diningroom and a bathroom. All the houses will be electrified and fenced but garages and carports will be optional extras

"A lot of interest has been shown by our employees since the scheme was announced," the spokesman said

The houses will cost between R10 000 and R18 000 each

Volkswagen believes that its employees can afford the houses as none earns less than R300 a month Moreover, pay increases this year are certain

ECAB chief makes plea for change on black housing

Ev Post 9/9/81 (24)

By SANDRA SMITH

AGGRESSIVE family planning was one way to help solve South Africa's housing needs, Mr Louis Koch, chief director of the East Cape Administration Board, said today

At a meeting of the South African Institute for Housing in Port Elizabeth, Mr Koch said the R12,4 million spent on family planning by the State last year was insufficient

He said it was necessary for the present housing strategy to be changed, and listed problems as over-population, financial, administrative and technical

Mr Koch suggested far reaching changes in the approach to black housing in particular, and the manner in which money was allocatred by the Government

"It is envisaged that at the year 2000, 75% of South Africa's black population will be urbanised, compared with 39% in 1970

"This represents an increase from about six million urban blacks in 1970 to 28 million at the year 2000, or an annual black urban population increase of more than 5%

"Suppose that an increase of 22 million people have to be housed at a density of 6,5 persons a house About another 3,4 million houses will then have to be provided up to, and including, the year 2000"

It was foreseen that R27 080 million would be required to provide housing for the increase in the urban black population up to the year 2000

The cost to provide the backlog in services and to complete the housing development was not included Thus the total cost would be about R30 000 million for the period 1970 to 2000

"Unconfirmed figures indicate that during the past financial year approximately 58% of National Housing Fund funds was spent on coloured housing, and approximately 2% on black housing, which calls for the necessity to re-examine the policy with regard to fund allocations for black housing

"Notwithstanding the fact that the Van der Linde Committee recommended that the Eastern Cape Administration Board be allocated R50 million a year over the next five years, an amount of only R8,2 million was received from the National Housing Fund for the 1981/82 financial year"

Mr Koch said present administrative control measures applicable to administration boards were not only frustrating but also counter-productive

Mr Koch suggested Treasury funds be allocated direct to the Department of Co-operation and Development and that the department fund administration boards after approval in principle of specific housing projects

Greater powers should be granted to administration boards so they might proceed with the execution of a project without any further approval

The same sources of providing capital as are available to other population groups should be available to blacks

"The State should further accept responsibility for certain expenditures as, for example, infrastructure"

The housing needs of blacks differed from those of other population groups The existing Government department controlling the National Housing Fund unfortunately treated the provision of housing for all races on the same basis As a result a too high standard was set for some communities that simply could not afford such houses

The policy of the Department of Community Development not to make any funds available for services in exclusively owner-builder schemes was a serious drawback to the implementation of an important alternative in the solution of the housing problem

Mr Koch suggested the grading of houses for blacks into luxury zones for the well-to-do, owner-builder zones for the middle class, zones for economic schemes, zones for lower income groups, zones for services sites in which residents would be permitted to erect their own buildings in accordance with acceptable standards and specifications, zones for unconventional or traditional housing where only rudimentary services such as pit latrines and communal water taps would be provided, and zones for controlled squatting

In the last zone, rudimentary services would be provided and persons in transit would be accommodated temporarily

"Black housing should be accepted as the first priority, after defence, in our national budget, as the provision of housing is one of the best methods to retain the goodwill of the black population," said Mr Koch

Building boom in City townships

CT 9/9/81 (924)

SEVERAL building projects are under way in Cape Town's three black townships to help ease the chronic housing shortage in Langa, Nyanga, Guguletu and Crossroads

Journalists who visited the townships yesterday at the invitation of the Department of Co-operation and Development and the Peninsula Administration Board were shown current residential developments and told of proposed projects to provide housing for a waiting list of more than 2 300 people in the three townships

According to figures released by the AB, family units in Guguletu house an average of eight people to a home while homes in Nyanga are occupied by an average of 13 people The current waiting list for housing fluctuates between 2 300 and 2 400, with families on the housing list living in backyard shacks, lodging with others or squatting The last housing projects in the three townships were completed in 1972

In Langa yesterday, newsmen were shown 850 hostels formerly occupied by single migrant workers which are being converted into 1 700 family dwellings, each with a kitchen, dining room and two bedrooms Quarters in the Main Barracks have been leased to a number of City companies and are being renovated and upgraded to house employees

Work has also started on 160 family units at a cost of R1,5-million opposite the AB offices in Nyanga-East

A site in NY1, Guguletu, has been set aside for 200 family homes to be built under the 30-year leasehold system. The new development, to be known as Malunga Park, will be financed by the Uluntu Utility Company, in co-operation with the Urban Foundation, the Community Council and the AB

The AB will build a further 500 houses throughout the three townships and the recently-formed Uluntu Company will provide a further 550 The development is expected to be completed by 1985

About 452 houses have been completed in New Crossroads, which is being developed in two phases to house "legal" residents of the Crossroads squatter camp The development, costing about R36-million and funded by the National Housing Commission, will comprise 3 000 units Amenities include four tennis courts, two soccer fields, a civic centre and a public swimming pool.

The press tour was led by the Chief Commissioner of Co-operation and Development in the Western Cape, Mr Timo Bezuidenhoud, and two officials of the department, Mr Johan Eyssen and Mr A J van Schalkwyk. They were accompanied by two officials of the Peninsula Administration Board — Mr P U Schelhase, chief superintendent (housing) and Mr E C Dockel, chief superintendent (community services) Newsmen were shown around the townships by two members of the Cape Town Community Council, Mr Daniel Ngo and Mr Leslie Kakaza

Mr Ngo said Langa's cemetery had been closed for three weeks because there was "no more space"

"We have made representations for more land for a graveyard, but were told that the ground all belongs to the South African Railways"

Mr Ngo said the single quarters were a "poor example of what Cape Town could do for its black resident For a township which was built in 1926, these single quarters are in a shocking condition"

The single quarters appeared bleak, unkempt and neglected Pools of stagnant water lay outside the dormitories, which each house up to 16 men Mr Ngo said that although the AB was responsible for maintenance and sanitation, this was "only done on paper"

He said Langa's civic hall had been burnt down during the riots in 1976 and the township was without a civic centre Funds had been allocated for a new civic centre seating 400 people and costing about R200 000

Journalists were also shown the KTC emergency squatter camp in Nyanga-East The camp houses people "legally" in the Peninsula who were displaced when the Modderdam squatter camp was demolished KTC residents will be moved into the new housing complex being built opposite the AB offices in Nyanga and the camp wil be demolished to make way for the second phase of New Crossroads Meanwhile, the camp's residents are free to use any amenity in Guguletu

Several new hostels have been erected for male migrant workers in Guguletu by employers such as Murray and Stewart, WJM Construction, Royal Dairies and Clifford Harris The hostels, described by Mr Ngo as "a very good effort by employers", accommodate two men to a room and have improved communal kitchens The men pay an average rental of R13 a month — R6 to the AB for service charges and R7 to the employer

"Some people maintain that you have to riot to get things done in the townships I do not share this view, but strangely enough, all these innovations came after the riots in 1976," Mr Ngo said, pointing to a new creche being built in Guguletu

The chief commissioner of the Department of
front of some of th

Housing project praised

10/9/87

124

Staff Reporter

THE privately-funded SHELTER housing project — sparked by a large donation by a Cape Times reader — "seems to be the most significant contribution to the solution of the housing problem yet made in this country", according to Dr Oscar Wollheim, chairman of the Cape Flats Distress Association (Cafda)

Anonymous

The project was founded in 1977 when a Cape Times reader, who preferred to remain anonymous, donated R50 000 after the mass removal of squatter dwellings in the Cape Peninsula The fund — later expanded to R300 000 by other donations — is administered by Cafda

In the "SHELTER Village" 27 core houses and three extended houses have now been built with money raised by the SHELTER project, and Dr Wollheim says in Cafda's annual report

"Here we now have some 30 families, who two years ago were below the poverty datum line in pondokkies, now the proud owners of houses, the greater part of which they built themselves with a little technical assistance from us

"Cape Town is now richer by 30 houses worth some R20 000 each, R600 000 in all, for which the taxpayer has not paid a cent

"All they needed was the initial start (for which they will pay SHELTER back), and from there on they were on their own

"Only one family has not made it and had to be put out, while almost all the others have added to or completed their houses"

DD 10/9/81

Shortage of houses in King

(124)

KING WILLIAM'S TOWN — There is a chronic shortage of flats and rentable properties here, and according to a spokesman for an estate agent, the chances of finding a place to stay are very slim

"There is just nothing available," said Mrs Penny Lindstrom

For those interested in buying a house, the prospects are also bleak Houses and flats were on sale at "Johannesburg prices," said Mrs Karen Stone, a spokeswoman for another estate agent

Estate agents claim that because of the Department of Community Development's activity in town, many property owners with houses on the market have upped their prices in the hope that the Department will add to the existing 40 or more houses they have already bought

Both the Director-General of the department in Cape Town, Mr L Fouche, and the department's regional manager for the Eastern Cape, Mr A C Verwey, confirmed the purchases in King William's Town, and said they had been bought for staff "in the light of recent developments" in the area but declined to comment further

Estate agents here said it was doubtful whether the purchases by the department heralded any industrial boom, as the houses were probably destined for people who would work in the Ciskei capital of Bisho once it was established

Both Mrs Lindstrom and Mrs Stone said they had over 30 applications each month from people wanting accommodation

Many of them had been waiting for up to two months and had found alternative accommodation in East London and commuted to King William's Town every day — DDR

Protest at lack of facilities

ARGUS 11/9/87

ABOUT 150 people crowded into a backyard in Tafelsig, the newest suburb in Mitchell's Plain, last night to protest against the lack of facilities in the area.

The residents felt that the City Council had not given a clear picture of conditions in the area before people moved there

Residents were particularly upset that there were no schools and that their children had to return to areas from which they had come to attend school

Also, the average rent had been given as between R28 and R37, but many people were said to be paying between R60 and R90.

A resolution tabled at the meeting demanded that the City Council build a school in Tafelsig before 1982

It was felt that the authorities should provide a free bus service for children who had to attend schools in other areas of Mitchell's Plain

As many children of school-going age were not attending school because their parents could not afford the bus fares, the residents called on the council to provide two empty houses as classrooms.

The residents also wanted a mobile clinic and proposed that a house be used as a clinic until proper facilities were provided

All-night queue for Guguletu housing

Argus 12/9/82 (24)

MORE THAN 200 people who hope to build or buy houses in the Malunga Park scheme in Guguletu were at the Uluntu centre before 9 am today.

More than a dozen had queued overnight to register for the 60-year leasehold scheme.

The projects manager of Uluntu Utility Company, Mr Lester Peteni, said the procedure was on a first-come, first-served basis.

When the company was satisfied an applicant could afford a house, he could choose a site from 196 available.

Financial and technical assistance were available. Applicants can build themselves, employ contractors or build through the company.

Uluntu has invited tenders for provision of services.

Building is expected to start in December.

Among the first to register was Mr Oliver Plaatjie of Sigcawu Avenue, Langa.

He said "I have a two-roomed house. With my five grown-up children, it is very crowded. It is terrible to live in a place like that."

Mr Cyril Mandindi, a Guguletu school principal, said he hoped to build himself. He is married with four children.

C. Herald 12/9/81

Housing scheme to start soon

(124) (~~328~~) (~~21~~)

MALUNGA PARK—a new 'home ownership' scheme with 193 houses in Guguletu — will be started soon by the Uluntu Utility Company, which is partly sponsored by the Urban Foundation.

Mr Windsor Skweyiya, chairman of the company, said last week the houses would be built on a self-help basis or by contractors.

The company has leased the ground for 60 years from the Administration Board. They will be entering into subleases with the homebuilders.

Average cost of the houses, Mr Skweyiya said, would be between R16 000 and R22 000, if built by contractors People who build themselves would save up to 40 percent.

For the lessee, this would mean a rental of at least R100 a month, Mr Skweyiya said.

'We will not put a minimum wage level to the people applying for these houses, but, of course, only people of a certain income group will be able to afford the houses,' he said at a Press conference last week.

He said people would have to earn at least four times the rental — that means between R400 and R600 a month.

Most Africans in the Western Cape earn far less than this.

APPLICANTS

Applicants for the houses are invited to apply from September 12 at the Uluntu Certre, NY 108, Guguletu.

The first houses in the township should be started on before the end of the year, according to Mr Skweyiya.

He said the township would be based on a similar project called Khutsong, near Carlton in the Transvaal.

The houses will have services like electricity and water and other township services will be provided.

Research Bureau sta s was really profit-
able until all inte .[10]

In the second and t 20th century, many
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sised the importance nterest in total
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> "Businessmen ar ed in the
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this imputed interest e merely concerned
with whether or not t on debt capital as
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5.3 Evaluation of Pr

The proposal of capitalising interest imputed on equity funds is essentially an economic one. Economists speak of three factors of production - natural resources, labour and capital - and associate a cost to each (rent, wages and interest). Capital here includes all capital, whether debt or equity, and therefore a cost must be incurred for

Loan will see 193 families get homes

12/9/80

A LONG-TERM loan of R7-million by Anglo American and Barlows has made it possible for 193 families to receive housing in Guguletu

Mr Lester Peteni, projects manager of the Urban Foundation, said at the weekend that 193 plots had been made available in Guguletu for housing by the Peninsula Administration Board

He said the Urban Foundation had initiated the plan to build the houses in Guguletu The board had handed over the land on a long-lease basis

The 193 families who applied for the housing had filled in application forms to enable the newly-formed Uluntu Company, which would manage the residents' affairs, to determine what sort of housing could be constructed for each family and how the construction costs would be met.

Nominated

The Uluntu Company, which would consist of directors nominated by the residents themselves, would make loans available to the residents to pay for the construction costs, Mr Peteni said

These loans would be paid back to the company on a sub-lease basis, depending on the residents' incomes.

Mr Peteni said this would enable the resident to have a financial stake in his house

The company was expecting the tenders for the plots by Friday By the middle of next month the electrical services and roads should be ready and then building would begin

If building went according to schedule, the first families would be moving into their new homes in March next year — Sapa

Western Cape: housing for Blacks

Hans 7 QC 389 (27)

260 Mr. K. M ANDREW asked the Minister of Co-operation and Development:

L(9)(c) 1

(1) Whether provision is made for persons and organizations in the private sector to (a) provide and/or (b) assist in providing housing for Blacks in the Western Cape, if so, (c) what are the terms applicable in respect of (i) building, (ii) financing, (iii) the occupation of, and (iv) ownership of, dwellings so provided;

(2) (a) how many (i) business concerns, (ii) individuals and (iii) other organizations have participated in the provision of such housing and (b)(i) how many dwellings have been provided, (ii) how many people have been provided with housing, and (iii) how much money has been spent, in each such category?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

(1) (a) and (b) Yes

(a) (i) The buildings must be erected according to approved plans and specifications.

(ii) It is the employer's responsibility

(iii) Occupation of the building by his employees is guaranteed to such employer.

(iv) According to common law the owner of the building is the Administration Board

The erection of houses by employers for their employees and their dependants is governed by a comprehensive agreement between the employer concerned and the Administration Board

	2(a)(i)	2(a)(ii)	2(a)(iii)
(b) (i)	8	0	1
(b) (ii)	16	0	1
(b) (iii)	88	0	6
	R246 000 (estimated value)	0	R16 500 (estimated value)

Apart from the information given above, hostel accommodation has also been provided by 144 private and 12 public organizations in the urban Black residential areas, namely 336 hostel buildings to the value of approximately R12 000 000 which make provision for 14 316 persons.

Western Cape: accommodation of Blacks

HANSARD C 396

316. Mr K M ANDREW asked the Minister of Co-operation and Development:

14/9/78

(a) How many Blacks in the Western Cape are currently housed in (i) family dwellings, (ii) single quarters and (iii) other forms of accommodation, (b) what

is the current shortage for each type of dwelling unit and (c) what is the anticipated additional demand for each type of dwelling unit for each of the next ten years?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(a) (i) 118 178

(ii) 38 314

(iii) 28 039 (Crossroads included)

(b) Family units—7 135
Single quarters—1 000 beds

(c) Family units—approximately 500 per year.
Single quarters—approximately 400 beds per year

Big shortage of houses in Cape

15/9/78

(124)

SOWETAN

HOUSE OF ASSEMBLY - There was currently a shortage of 7135 family housing units and 1000 single quarters for blacks in the Western Cape, the Minister of Cooperation and Development, Dr Piet Koornhof, said yesterday.

In a written reply to a question by Mr Ken Andrew (PFP Cape Town Gardens) Dr Koornhof said additional demand for accommodation for blacks in the Western Cape was anticipated to be 500 family units and 400 single quarters a year for the next ten years

A total of 118 178 blacks were currently housed in family dwellings in the region, 38 314 in single quarters and 28 039 in other accommodation, which included shacks at crossroads

In reply to another question by Mr Andrew, Dr Koornhof said businesses and organisations in the private sector in the Western Cape had provided 17 dwellings for black employees which housed 94 people and 336 hostel buildings with accommodation for 14 316 people

In terms of comprehensive agreements between employers providing houses and the Western Cape Administration Board, buildings had to be erected according to approved plans an specifications, financing was the employer's responsibility Employers were guaranteed that their employees could occupy the buildings and the buildings were owned, in common law, by the administration board

The estimated value of houses provided by the private sector for blacks in the Western Cape was R262 500 and of hostels, R12-m, Dr Koornhof said — Sapa

No plan for prestige suburb for PE

EV Post 15/9/87

(124)

By BRIAN POTTINGER
Political Correspondent

CAPE TOWN — The Minister of Community Development, Mr Pen Kotze, has ruled out any possibility of Port Elizabeth getting a prestige coloured suburb on the recently-announced Cape Town model in the short term

Mr Kotze's secretary said today the Government had no plans at the moment to establish a similar scheme in Port Elizabeth

In Parliament yesterday Mr Kotze announced that the Group Areas Board had been requested to suggest areas for a prestige coloured suburb in the Cape Peninsula

He said several suggestions had been made for sites in Cape Town's Constantia area and these would be advertised for possible reproclamation by the board

The intention was to provide sites where high quality homes could be erected by coloured people in high income brackets

The suggestion has been welcomed by Mr Roger Hulley, MP for Constantia, although he said it would have been preferable to have allowed coloureds to buy in Constantia in the normal way

Mr Andrew Savage, PFP MP for Walmer, said it was shocking that the Government was not considering making the same facilities available in Port Elizabeth

"A peculiar situation is developing whereby there is development in areas where the spotlight happens to fall There is a mad rush to provide facilities in Soweto, for example, while people in Port Elizabeth don't even have taps

"It is the same thing with this prestigious suburb in Constantia

"The Government is no longer dealing on the basis of principles

"If it is prepared to put up such a suburb in Cape Town, it must have them throughout the country."

● See Page 5

Ambitious project for black homes unveiled

Argus 16/9/81 (124)

THE Urban Foundation yesterday unveiled an ambitious scheme to draw on the private sector to help solve the housing crisis in Cape Town's three black townships.

More than 150 representatives of leading employers of black labour in the Western Cape attended a meeting at which officials of the Urban Foundation, including its executive director, Mr Jan Steyn, presented new options for the housing of blacks in the Peninsula

In an interview, Mr Steyn said the three-pronged pilot project in the form of a black housing utility company, company-built housing and home improvement schemes — was an ambitious attempt to solve the black housing problem in the Peninsula

At the meeting Mr Steyn said

- It was conservatively estimated that 160 000 houses were needed in the urban areas of South Africa,
- To provide the houses, R1,6-billion was needed

But the national budget allocated only R300-million,

- A 'Dependency syndrome' had been created by the centralised delivery of houses.

Referring to the removal of squatters at Nyanga, Mr Steyn said the Western Cape had been a focal point of national and international 'scrutiny'.

'I would prefer to highlight what can be done constructively in order to prevent a recurrence of these events, and to analyse what needs to be done to reduce the volatility of the situation in which the black community in the Western Cape finds itself

'While housing on its own is not an answer, it can make the greatest contribution to the creation of greater stability in our black urban areas'

WIDE RANGE

Mr Steyn said the time had come for provision of a wide range of accommodation for all blacks who had rights of permanence.

'Because of the allotment of inadequate resources in the past decade very little has been done to stimulate a housing process for blacks in the Western Cape

'While I laud the efforts of the responsible authorities for the development of New Crossroads, I believe that unless this exercise is accompanied by a vigorous effort to stimulate the housing process for the other black residents of Cape Town, the sense of relative deprivation of permanent blacks will only be enhanced'

This did not mean the State 'pouring largesse from the horn of plenty' by giving housing to people.

'A housing process brings together the resources of the State through the provision of land and services; the ingenuity, capacity to innovate and resources of the private sector; the skill and labour of the individual, and the rapidly emerging informal black construction industry,' he said.

By such a process of co-operation all aspects of community life were enriched, he said

Green light on aid to build houses

MINISTERIAL approval has been obtained for the creation of new channels by which the private sector could provide housing for employees, Western Cape businessmen were told at a meeting of the Urban Foundation yesterday.

Officials of the foundation outlined three schemes — the Uluntu Utility Company, company-built houses and home improvement — which allowed participating companies to take advantage of tax concessions of 50 percent of any expenditure relating to the housing of employees.

HAS LAND

Uluntu, which has acquired land from the Administration Board on a 30-year lease, will advance loans to individuals to build homes.

Companies investing in Uluntu, at an initial interest rate of 3,5 percent, can stipulate that contributions be channelled into the provision of houses for their own employees.

Uluntu has so far secured a loan capital of 7,5 percent over 30 years

For company-built housing the Administration Board has agreed to a system by which it will take up loans from building societies to build homes for company employees

30 YEARS

The houses will be built according to the requirements of the company, which then has a right to occupancy for the redemption period of up to 30 years.

In return, the company will guarantee repayment of the laon to the Administration Board and thereby to the building society.

The right of occupancy is freely transferable between companies

Under the home improvements scheme, companies could help their employees financially to install for instance, electricity or build on a new bedroom or an inside bathroom

INDIVIDUALS

The Administration Board has also undertaken to provide loans to individuals . It would remain the owner of the property but the occupant, on vacating the property, would have the right to offer the house to anyone legally on the housing waiting list.

The occupant would be allowed to include the cost of any home improvements, as well as a profit, in the sum asked of the incoming tenant

Alternatively he may request the Administration Board to compensate him for the improvements to the house according ar

Incentive for tenants to improve homes

Argus 17/9/81 124

Municipal Reporter

THE City Council is finalising a new policy for improvements to township houses by tenants that will have far-reaching implications for tenants prepared to improve their homes

The council's housing committee is working on a new scheme in terms of a Housing Commission decision for tenants to be paid compensation for additions and alterations when they vacate their rented homes

At present, although tenants are allowed to carry out alterations and additions, they are not paid any compensation when they leave

As a result the housing committee has found that few tenants are prepared to spend money on improving their homes.

According to the new policy, which is still being finalised, tenants could be paid up to R2 000 or more if they leave their home before 10 years have passed after carrying out the addition or alteration.

One of the stipulations is that the plans for the work on the house must be approved by the municipality.

The council may try and get the maximum amount of R2 000 suggested by the National Housing Commission increased to R3 000.

Housing officials are working out the details of the new policy for consideration by the housing committee

State 'is basically an organ of labour control'

RDM 18/9/81 (124) copy for study

Mail Correspondent

THE South African State is basically an organ of labour control, according to a study by the Southern African Labour and Development Research Unit at the University of Cape Town.

The researcher of the 58-page report, Mr Gerald Kraak, said the migrant labour system had developed as the predominant form of labour supply in South Africa embodying a specific form of labour exploitation

Wages paid to a migrant worker were equivalent only to his own personal needs, excluding those of his family resident elsewhere At the same time the system undermined the ability of the working class to organise opposition.

The allocation of the labour supply hinged on the homelands which acted as sources of labour supply during shortages and dumping grounds in times of economic crisis

Defined

The State had created a web of legislation which ensured conditions of labour exploitation Crucial among these were the system of regional and tribal labour bureaus established in the late 1960s to monitor and rationalise the supply of labour to the urban areas

"The nature and historical development of labour exploitation under these conditions has defined the South African state as chiefly an organ of labour control."

The supply of migrant labour, which formed the largest proportion of the workforce in the Peninsula, was regulated not only according to fluctuation of demand but also confined to the lowest categories of work

In contrast to workers born in the area or who had lived there legally for 15 years or worked there for 10 years with one employer (and who are known as "Section Tenners" after the clause which applies to them), accommodation for migrants exceeded demand.

The migrants were housed en masse in hostels, barracks, flats or dormitories, each worker occupying a bunk for the period of his contract

Accommodation rights of "Section Tenners" in the Peninsula were particularly limited Only married couples were eligible for family housing, and both husband and wife had to have Section 10 rights

No choice

"Men who qualify in terms of Section 10 but are single or whose wives are not Section Tenners, are forced to live in hostels .. or as lodgers of married tenants.

"Single women do not have the choice of hostel accommodation. They can either become lodgers or live in domestic servants' quarters .. These conditions had, to some degree, the effect of forcing single women into domestic service," it found

Leases on the homes of married couples with Section 10 rights were renewed on a monthly basis and no tenant of a family house was allowed to remain unemployed for more than 30 days without notifying the authorities.

The study found that physical planning of black townships was overtly designed to facilitate political repression in crisis situations

Forms of control over the townships by Government authorities had caused the growth of large bureaucracies run by highly paid officials Since the township residents were responsible for most of the cost of their accommodation, they were effectively "subsidising the inflated wages of some officials at the cost of services"

liabi proprietorship of the business.
Under e was no point in recording the
cost ed in the business, because both
the ir uity capital and the implicit
returi belong to the proprietor himself,
once t iders had been met. A defining
featur ary theory is that the shareholders
are di from the creditor group.

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the cost of debt capital, as both are supplied by outside

However, matur "being constructed" in that the inventory ired form until the end of the maturation lem, therefore, arises in distinguishing tion period and a holding period.

If interest we d on inventories, this could result in the priced when placed in the market. Arth re aware of this - they feel interest shoul on inventories until they are sold.[4] This es the need for a distinction to be made betwee riod and the maturation period. Anthony feels anufacturing cycle is short, the interest ignificant enough to warrant assigning suc ory. Where the passage of time is signi duction process, interest cost is important orded.[5] It may be added that this will not ement of the value of inventories, due of the lower of cost or net realisable v

One responde interest be capitalised on inventories only in the event of specific stockpiling.[6] Another suggested the treatment of applying the policy to inventories only if the cycle of purchase - process - sale of inventory exceeds the annual reporting cycle, or where the stock turnover is exceptionally low. If the stock turnover is low, then it is likely production will not be unduly

DD 19/9/81

Fingoes can lose freehold rights

124 ~~327~~ ~~340~~

CAPE TOWN — The government has confirmed that people with freehold rights in Fingo Village, Grahamstown, who lose title through expropriation will be unable to get freehold in other parts of the village or in any other area of Grahamstown

The Minister of Co-operation and Development, Dr Koornhof, said people who lost freehold title through expropriation would be able to acquire property under the 99-year leasehold scheme in other areas

In a written reply to questions from Mr Errol Moorcroft (PFP Albany) Dr Koornhof said people with freehold rights whose properties were not needed for various types of development would be able to retain their freehold title to their land.

The announcement confirms fears that freehold title holders who lost their properties would not be able to regain freehold rights

"Blacks having freehold title in Fingo Village may retain those rights should their properties not be needed for public purposes such as undeveloped buffer strips, public open spaces, streets, schools, churches or trading sites when the township is replanned," said Dr Koornhof

Properties needed for these purposes would be bought by the East Cape Administration Board

Verbal battle after family evicted

C. Herald 19/9/81 (124)

BY RYLAND FISHER

ABOUT 40 Lotus River residents waged a three-hour verbal battle with local housing officials last week after an Edna Street family was 'unfairly' evicted.

After their unsuccessful battle, the residents decided to seek legal advice and to go on a campaign to counter evictions in the area.

Mr Rodney Williams was evicted on Thursday morning He claimed he did not get a seven-day eviction notice and he was not in arrears with his rent.

At about 9 am on Friday, several of Mr Williams's neighbours decided to go to the housing office to protest against the eviction, one of many that have occurred in the area lately.

Several other people joined in along the way as the people marched over several fields to get to the office where they demanded to see Mr John Fowler, assistant housing manager He was not available.

The residents complained to the clerks about the problem in the area and said they would wait until Mr Fowler arrived.

JOINED IN

Mr Fowler and the housing manager, a Mr Blankenberg, arrived after 10 am and were followed into their offices by more than 40 people.

Mr Blankenberg said he was prepared to speak to five representatives only Five people were elected to negotiate while the others waited outside

Just before noon the delegation came out of the offices and reported that Mr Blankenberg said he was not prepared to allow the Williams family into their old house

He said only seven people had been evicted this year, but evictions had stepped up since he came off three months leave.

The residents decided to seek legal advice and to have meetings all over the area to discuss the eviction problem

'It can happen to any one of us,' a woman said.

LOTUS RIVER residents wait for the local housing manager at their protest last week

THREE GIRLS DIE IN SHACK BLAZE AS MOTHER TRIES TO SAVE THEM

S Tribune 20/9/81

(124)

Tribune Reporter

THE screams of three children in a flaming Crossroads shack near Cape Town were the last sounds Mrs Christine Pika heard as she fought to enter the white-hot hovel to save her daughters

Yesterday her stunned husband, Christian, described the horror of the fire which killed his three daughters, Nolulama, 5, Nokuzola, 1, and Nobuhle, 8

Mr Pika said he and his wife had gone to an Assembly of God church meeting at 9 o'clock on Friday night locking the door of the shack.

About an hour later a neighbour burst into the meeting to tell him his home was on fire. Neighbours tried desperately to douse the fire with buckets of water.

A friend described how he had been forced to drag Mrs Pika away from the shack as she tried to throw herself into the fire to get to her children.

The fire was put out but nothing but a black shell was left.

Mr Pika said the fire had probably started when a paraffin light fell over

70

Foundation can't give aid for improving black homes

By JIMMY MATYU

THE Urban Foundation in the Eastern Cape does not have enough funds to lend money to residents of Port Elizabeth's townships who have bought their own homes and wish to make improvements

This was said by Mr Bill Davies, Eastern Cape general manager of the foundation, at a meeting held in the new hall of the Urban Foundation Advice Centre in Kwazakele yesterday

The meeting, convened by the Port Elizabeth-based Committee of 21 and chaired by Mr A Z Lamani, was organised to discuss the chronic shortage of houses and the appalling overcrowding in the black townships

"From now until the end of the year, we will be negotiating for more money from the white business sector," Mr Davies promised

After sketching the history of the Urban Foundation, a private organisation with no connections with any Government bodies, Mr Davies said during its three-year existence the foundation had been able to identify the areas of need These were housing, education and black business activity

"On the question of housing, we have found that it to be the most critical area in the local black townships If we look at housing in the Port Elizabeth black residential areas, we have a situation where we have a shortage of 12 000 houses, but there is little land left for the East Cape Administration Board to build more houses on," he said

There were, however, the new areas in Kleinskool near Chatty and near Coega which were still to be developed

"But what must people do now when there is overcrowding in small houses and people have no access to loans to improve their homes?"

The foundation had a small sum available for home improvements and would try to get the private sector and building societies to make more money available

However, the demand for loans for improvements had outstripped their resources

"The time has come for us to try to expand the money we have and that is what we are trying to do between now and the end of the year," he said

Meanwhile, it was necessary to hold back loans for home improvement because funds were in short supply

He said when a man approached the Kwazakele centre under Mr Zukie Jemsana for a loan, his wife should also be present Loans carried a normal interest rate of 12½% annually and were refundable over 10 years

He said the foundation believed freehold title was a necessity in black urban residential areas When this came about, it would be possible for the black community to play its role in the development of the urban areas

3 girls die in shack fire

CT 21/9/87 (124)

STAFF REPORTER

THE mother of three girls burnt to death when their Crossroads shack caught fire on Friday night was still being treated at Groote Schuur hospital yesterday for shock.

The grief-stricken father, Mr Christian Pika, 32, yesterday described how he lost three of his four children in the blaze

Besides the three girls, the Pikas have a 11-year-old son in the Transkei

Mr Pika said he and his 29-year-old wife Christina left their three sleeping daughters locked up in their home at 9pm on Friday to attend a church service nearby

Two paraffin lamps were left burning in the house. Mr Pika said he had been at the service for only half-an-hour when some people rushed in to tell him his home was on fire

When he reached the shack the whole structure was alight. Scores of people were fighting the blaze with water they had scooped up in buckets from nearby puddles, but this had little effect, Mr Pika said.

It seemed as if the fire had not woken his daughters and they had died while sleeping in their beds

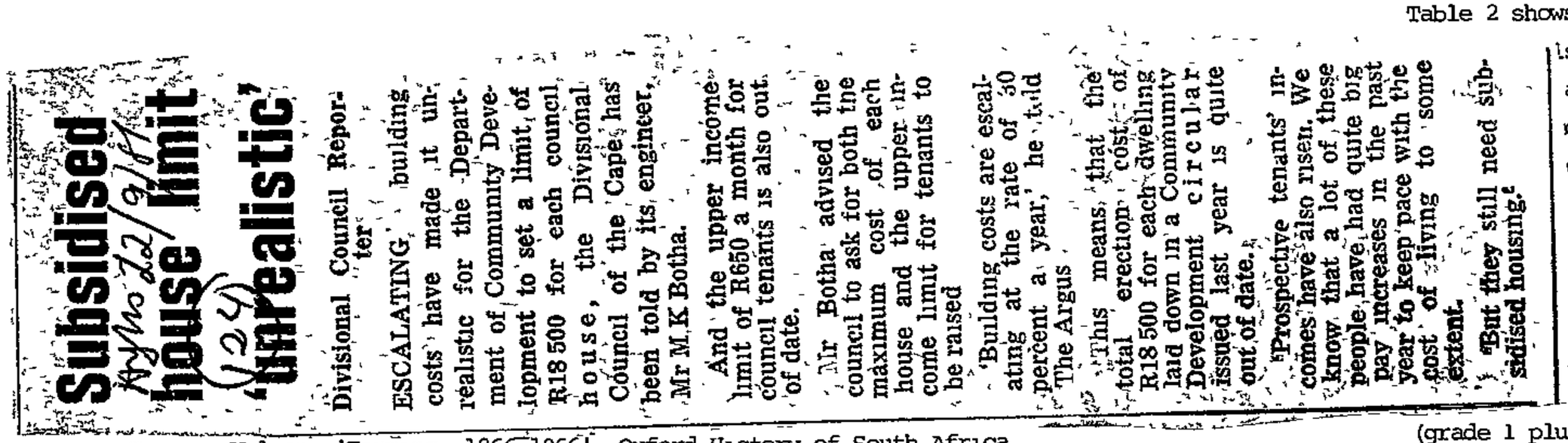
Yesterday Mr Pika stepped through the charred remains of the house to indicate where he had found bodies of his daughters.

The two elder girls, eight-year-old Nobhule and five-year-old Nolulama, were found where they had fallen, near the bed they slept in. The youngest, one-year-old Nokuzola, burnt to death while sleeping in her cot

Mr Felix Mehana, 71, a member of the committee of elders for Crossroads, said yesterday that people often left their children locked up at home because they could not find anyone to look after them. There were no services in Crossroads, he said.

Mr Mehana said people could not leave their children in unlocked houses because of the high incidence of robbery in the area

disagreements and controversies. We regard this as the correct way for the further development of democracy in Italy - the extension of the political dialectic'. He adds the point that, 'Everything which serves democracy is right, while everything that limits democracy just brings difficulties - for example, in the governing of a city. The crisis of some cities ... is precisely that, a lack of democratic oxygen'.[3]



Argus 22/9/77 (124)

Subsidised house limit 'unrealistic'

Divisional Council Reporter

ESCALATING building costs have made it unrealistic for the Department of Community Development to set a limit of R18 500 for each council house, the Divisional Council of the Cape has been told by its engineer, Mr M K Botha.

And the upper income limit of R650 a month for council tenants is also out of date.

Mr Botha advised the council to ask for both the maximum cost of each house and the upper income limit for tenants to be raised

'Building costs are escalating at the rate of 30 percent a year,' he told The Argus

This means that the total erection cost of R18 500 for each dwelling laid down in a Community Development circular issued last year is quite out of date.

'Prospective tenants' incomes have also risen. We know that a lot of these people have had quite big pay increases in the past year to keep pace with the cost of living to some extent.

'But they still need subsidised housing.'

Francis Wilson, 'Farming, 1866-1966', Oxford History of South Africa vol II, pp.104-171, Oxford, 1969.

R Palmer and N. Parsons, (eds.), The Roots of Rural Poverty in Central and Southern Africa, London, 1977.

2 A South African euphemism for continued minority control.

3. Red Bologna, Max Jaggi et al., Writers and Readers Publishing Co-operative, London, 1977, p.193.

The revised proposal which appears below excludes the twenty 'growth points' proposed for Zimbabwe. Instead, it is proposed that policy and investment concentrate on lower order centres and in more suitable institutional and political choices for the countryside. That should generate the rural economy and the mechanisms needed to sustain growth points of the size envisaged as a natural outgrowth of more active hinterlands.

Table 2 shows the revision of table 1 utilising the periodic market con-
lsion is in two directions. The twenty growth points are
an increase in the number of grade 1 settlements. This is
ost are in the Tribal Trust Land and therefore can act as
es to a periodic sub-system.

centre could support ten to twenty periodic markets organised
te rings about the central place. Half the number of pro-
service centres, each together with a periodic sub-system or
n daily markets in two rings, would raise the total number
n-service centres in the Tribal Trust Lands from the 400 proposed (grade 1 plus RSC), to 3080, 280 (grade 1 plus RSC) plus 2800 (periodic markets), almost a seven-fold increase in the number of centres. Since this pattern would suit both the high and the low density areas of the TTLs, it represents an order of increase in the high population density areas of about four times that proposed. In other words, a revision of the basic service area, that of the RSC as proposed, from about 220 sq.kms. to 400 sq. kms., to a service area per periodic market of 16 sq. kms. to 25 sq. kms. A greater distance between RSCs would result, from 15 to 20 kms. as proposed to about 20 to 30 kms. in the more densely settled half and from 30 to 50 kms. in the less densely settled half of the TTLs. Instead, all villagers would be brought into more intimate contact with periodic markets. For many villagers a market, with services, would operate in or near their village at least once a week. Moreover, on a further three to four days a week markets would operate in neighbouring villages within 5 kms. in the more densely settled half or within 8 kms. in the less densely settled half of the Tribal Trust Lands.[25] Contact with markets and services should rise from a few times a year in the case of RSCs to weekly or more frequent contact in the case of a periodic sub-system.

Call for delay on housing project

CT 24/9/87 (124)

Political Correspondent

THE MP for Constantia, Mr Roger Hulley, yesterday urged the delaying of a reported cluster housing project for Groot Constantia labourers until discussions were held with local ratepayers and town planning authorities

Mr Hulley wrote to the Minister of Agriculture and Fisheries, Mr Pietie du Plessis, after the minister had confirmed that the government-run Groot Constantia Control Board would go ahead with the 16-cottage first phase of the scheme.

Mr Hulley repeated that his opposition to the scheme to house the historic wine estate's coloured labourers was not racial, but said "certain third parties" had made comments which were hurtful towards workers on the estate

"My standpoint is that the first-phase development of 16 units can be accepted in the present location, but the full complement of cottages which might be necessary should be distributed in pockets on the estate rather than in one big cluster," Mr Hulley said

Reported plans for a 52-unit dense cluster-housing scheme would be as bad for town planning in the historic triangle of Constantia as the 72-unit cluster scheme at Hope of Constantia was wrong in 1976

Constantia spirit

Such a development would offend against the spirit of the Constantia town planning scheme and would not be in harmony with the rural atmosphere of the estate and its immediate surroundings

Mr Hulley urged Mr Du Plessis to ask the control board not to go ahead with the second phase of the development without full discussion with local ratepayers and town planning authorities

"The important question is that Groot Constantia, which is valued part of our national heritage, should be developed in such a way that it is preserved at its best for future generations of South Africans"

Mr Hulley said he completely dissociated himself from those who had introduced racism into the matter. He had had discussions with the originator of the High Constantia residents' petition and with certain workers on the estate with a vie

neighbourliness.

The meeting had ended in a good spirit after the person responsible for the petition had expressed regrets to workers for "certain hurtful remarks", Mr Hulley said

Constantia labourers' cottages to go ahead

Argus 24/9/81

124

Divisional Council Reporter

A CONTROVERSIAL plan to build 34 labourers' cottages at Groot Constantia will go ahead, the Minister of Agriculture, Mr P T C du Plessis, has told the Divisional Council.

The council asked the Minister to intervene after local residents objected to the cottages on the grounds that they were too near a prestige housing development, and were an invasion of privacy.

Mr Roger Hulley, MP for Constantia, was among those who objected.

In a letter considered by the council's works committee yesterday the Minister said the cottages would replace older ones which had been demolished, which were nearer to the boundary of the estate.

EXTENSIONS

The Minister said that major extensions had taken place at the historic wine farm in recent years and it was 'self-evident that in order to carry out its responsibilities the (Groot Constantia) control board must have sufficient farm workers and that it should provide its labourers with satisfactory housing the same as any other farm'.

He said the new cottages were being erected on the most suitable location, immediately adjacent to existing cottages built about 12 years ago and about 80 m from the farm boundary.

'The new labourers' dwellings replace old cottages which were erected many years ago and which were closer to the boundary,' the Minister's letter continued.

'The old cottages had to be demolished after replacement.'

APPROVED

The letter explained that the plans of the cottages and the site plans were approved by the National Monuments Council in February this year.

As the estate was Government property the control board was not obliged to submit the plans to the Divisional Council, but this was done for courtesy reasons.

No reply or comments were received and construction work was put in hand.

But by the middle of June a petition with 17 signatures was received protesting against the project, and the secretary of the council, Mr W R Vivier, warned the control board that the council foresaw problems concerning the erection of the cottages.

'The control board suggested that the cottages which had not yet been commenced could be relocated possibly a few metres further away from the boundary and that the board would consider erecting a suitable fence on the Constantia side of the boundary,' the letter added.

'The members of the Cape Divisional Council and other interested parties were given the assurance, in addition, that the labourers' cottages had been planned by a very well-known architect and would be of a particularly high standard.

OVERCROWDING

'They were further advised that it was not intended to house large numbers of new labourers in the cottages, but that they would rather be used to ease the overcrowding of the existing labourers' cottages and that some of Constantia's most reliable coloured workers would be housed in the new cottages,' the Minister continued.

'The erection of the labourers' cottages will therefore proceed and I am convinced that the control board will do everything in its power to maintain the aesthetic value of Groot Constantia for posterity.'

Hans 3
DC 517 25/9/81

Komani case

(134)

100 Mrs H SUZMAN asked the Minister of Co-operation and Development

What were the contents of the circular minute issued by his Department and sent to all Chief Commissioners and Administration Boards on 26 August 1980 concerning the ruling of the Appellate Division in the Komani case?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

The Chief Commissioners of my Department were informed of the contents of my statement to the media on the matter on 22 August 1980 and were advised that regulation 20(1) of Chapter II of Government Notice R 1036 of 1963 was declared *ultra vires* by the court ruling and that it would serve no purpose to promulgate any further fees payable in respect of lodgers permits. Furthermore the Chief Commissioners were requested to inform administration boards accordingly

Cape Peninsula: housing units

109 Mr. C W EGLIN asked the Minister of Co-operation and Development.

(1) How many housing units are available for occupation by Black persons in the Cape Peninsula on a (a) family and (b) single basis,

(2) (a) what is the estimated shortage of accommodation in each such category and (b) how long will it take before the shortage is eliminated?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(1) (a) 11 581 family houses

(b) 26 714 hostel beds

(2) (a) The estimated shortage of family houses at Langa, Nyanga and Guguletu is 2 500 and another 4 500 houses are needed for the resettlement of Crossroads No specific shortage is experienced in regard to single quarters at the present moment,

(b) It is envisaged that 160 houses will be completed in Nyanga during June 1982 The 1 731 houses in phase 1 of Crossroads will be completed during April 1982 The completion of the balance depends, *inter alia*, on the availability of housing funds The necessary planning is in the process of being finalized

(2) Port Alfred

(a) 1978-'79 R112 576
1979-'80 R114 611
1980-'81 R149 314

(b) (i) 1978-'79 Nil
1979-'80 Nil
1980-'81 Nil

(ii) 1978-'79 R29 789
1979-'80 R1 026
1980-'81 Nil

Kenton-on-Sea
R9 488
R9 638
R19 314

Nil
R141 (Infrastructure)
Nil

Nil
Nil
Nil

Port Alfred·

The expenditure of R29 789 for the financial year 1978-'79 in respect of other facilities is made up as follows·

(i) Plus minus R3 000 for the erection of an office building,

(ii) Plus minus R26 789 for the erection of a beerhall

The amount of R1 026 for the financial year 1979-'80 in respect of other facilities was expended on the completion of the beerhall

Kenton-on-Sea

The difference in revenue for Kenton-on-Sea in respect of the financial years 1979-'80 and 1980-'81 is due to an increase of approximately R3 000 as a result of the fact that a part of the rural area which formerly formed part of the Port Alfred area has now been included in the area administered by Kenton-on-Sea This resulted in a higher income in respect of labour bureau fees and in respect of the income in terms of the contributions in respect of the Black Labour Act, No 29 of 1972.

The balance of approximately R6 000 was collected as a result of improved control

Apart from the above the following expenditure in respect of these two towns was incurred for the financial years 1979-'80 and 1980-'81·

Port Alfred

	1979-'80	1980-'81
	R	R
Administration	20 710	34 466
Labour administration costs	44 909	42 765
Social workers	2 743	3 521
Sport and recreation	1 093	1 979
Refuse removal	1 883	2 418
Pauper burials	—	79
Road maintenance	7 754	7 708
Running water—		
purchase	3 303	5 194
maintenance	1 124	1 637
Schools—		
maintenance	2 267	—
sanitation	726	846

	1979-'80	1980-'81
compensation	120	—
administration	649	537
levy fund	1 856	5 135
Clinics—subsidy	5 271	5 098
Kenton-on-Sea		
	R	R
Administration	7 637	7 560
Labour administration costs	4 780	9 618
Refuse removal	175	—
Sanitation	89	46
Road	217	624
Running water—		
purchase	1 165	675
maintenance	310	369
Schools—		
maintenance	192	—
administration	48	69
levy fund	289	771
Clinics—subsidy	1 275	959

Figures in respect of the financial year 1978-'79 are not readily available due to the amalgamation of the old Eastern Cape and Cape Midlands Boards

No Port Alfred houses by board in 4 years

CT 25/9/81 (124) 255

Political Staff

HOUSE OF ASSEMBLY — In four years the East Cape Administration Board (Ecab) has earned R376 501 from the 9 658 blacks living in the Port Alfred township, but has not spent any money on housing and only R30 815 on community facilities — for a beer hall and office building

These facts emerged in replies by the Minister of Co-operation and Development, Dr Piet Koornhof, to questions tabled by Mr Errol Moorcroft, (PFP Albany)

The situation in the black township at Kenton-on-Sea, with a population of 1 463 people, although on a smaller scale, was worse during the past four years Ecab earned a total of R38 440 in revenue and spent only R141 — on infrastructure.

Revenue from Port Alfred's black township was R112 576 in 1978/79, R114 611 in 1979/80 and R149 314 during the 1980/81 financial year

Dr Koornhof says no money was spent on housing The only other community facility provided was a beerhall, built during the 1978/79 financial year at a cost of R29 789

Dr Koornhof said R11 383 was spent in administering the township at Port Alfred during 1980/81 Administration and labour administration costs accounted for R77 231 of this

In the same period, during the past financial year, only R18 419 was spent on essential services

At Kenton-on-Sea, revenue jumped from R9 638 in 1979/80 to R19 314 during the last financial year because of the incorporation of a bigger rural area into the division administered by Kenton-on-Sea The total spent on service costs was R1 783.

Argus 25/9/81

Hostels for railmen to cost R17-m

(124)

Argus Bureau

PORT ELIZABETH — The railways will spend nearly R17-million on hostel accommodation in New Brighton township, Port Elizabeth.

The complex will eventually house 2 493 workers in 10 four-storey blocks.

The first stage, which will provide housing for 1 746 in seven blocks, will be completed by February 1983.

A dining-cum-recreation hall, administration block, beer hall and sportsfield will be built

At present about 1 500 employees are housed in 195 wood and iron huts, each accommodating between six and eight, and 40 prefabricated concrete huts.

Bath-day blues for Bonteheuwel

C Herald 26/9/81 (124)

TENANTS moving into Bonteheuwel and Valhalla Park's new maisonettes will have to continue heating bath water on stoves even though their homes are fully set up for hot water cylinders.

The City Council can't afford to install cylinders.

Many have complained of having to lug hot water upstairs from the kitchen — with the danger of spilling the water and being scalded — because the bathrooms are built on the top floor.

On top of that, all the new maisonettes have the necessary wiring and plumbing already built in. All that needs to be done is to have hot water cylinders connected up.

But, says Assistant Town Clerk (housing), Mr G Hofmeyr, 'We simply don't have enough money to install cylinders at this stage.'

For those who can afford it there may be a solution.

'We may be able to help people put in cylinders by means of our assisted wiring scheme,' Mr Hofmeyr said.

This would involve the Council granting loans to those who want to turn on the hot water for a change.

But it'll cost them. According to an estimate by the City Engineer the cost of installing a cylinder to be R650 for each unit.

In his report the Engineer pointed out that hot water cylinders 'inevitably lead to much higher electricity accounts.'

COMPENSATION

● Other news for tenants in all City Council housing schemes is that the Council is working on a way to pay compensation for all major alterations and additions made by tenants themselves.

What happens at present is that tenants make improvements to their homes, such as extra rooms or outbuildings, but when they eventually move away they don't get any compensation.

Now the Housing Commission has recommended compensation of up to R2 000 for 'major improvements'.

†Indicates translated version

For written reply

Properties in freehold/99-year leaseholds

HansQC 529 28/9/81 (124)

113 Mr E K MOORCROFT asked the Minister of Co-operation and Development

How many (a) properties in freehold and (b) 99-year leaseholds have been registered in (i) Grahamstown and (ii) each of the townships administered by the Administration Board Eastern Cape?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(a) (i) 246 Grahamstown (Fingo Village)

(ii) Nil Fingo Village is at present being replanned and as soon as the replanning has been completed general plans will be drawn up with a view to implement the 99-year leasehold system.

(b) (i) Nil

(ii) Port Elizabeth (Kwaford)
number of rights of leasehold registered 7
number of provisional grants for right of leasehold approved 65

In regard to the other townships administered by the Eastern Cape Administration Board, however, a considerable amount of work has already been done in respect of leasehold Lay-out and general plans of the residential areas are being drawn up and approved of in order that leasehold could be promoted at an early date

Scores lose homes in shack fires

Argus 28/9/81

(124)

Argus Correspondent

EAST LONDON — Scores of people lost their homes and possessions last night when a fire destroyed a house and nine shacks in East London's Duncan Village.

The fire, which started soon after 11 pm, swept through the wood-and-iron shacks within minutes.

It could not be established today how many families had lost their homes.

OVERCROWDING

Duncan Village is an area of serious overcrowding with as many as 100 people living in a house and its surrounding shacks.

The homeless are being helped by the East Cape Administration Board. A soup kitchen is being set up and it is believed the victims will be put into temporary accommodation.

They will probably remain in this accommodation until homes are made available to them in Mdantsane, Ciskei.

The families involved, all of whom are blacks, were due to be moved to Mdantsane as Duncan Village has been proclaimed a coloured area.

Man dies as fire razes 18 PE shacks

Ev Post (124)

28/9/81

By JIMMY MATYU

AN elderly man collapsed and died, and about 100 people are homeless, as a result of a devastating fire which destroyed 18 shacks in Port Elizabeth's Red Location at the weekend

Mr Peter Manto, 80, of Block 59-A7, collapsed when he peered through his window and saw the fire sweeping through nine houses and nine other backyard shacks

Mr Manto was reported by his family to have been in poor health for some time It is thought he died of shock

Meanwhile, police have opened a murder docket after an unidentified body was found in the gutted shell of a backyard shack in Kwazakele early yesterday

The body has not yet been identified It was so badly charred it was impossible to tell immediately if it was that of a man or a woman

Two women are in the Livingstone Hospital with serious burns sustained during the Red Location fire in New Brighton on Saturday night

Mrs Nqnbulelo Sekufo, 31, and Mrs Dendile Kokwe, 29, were badly burnt as they escaped from the blazing shack Eight other occupants of the house escaped without injury

Many people whose houses were gutted and belongings destroyed also lost their pay packets, as did many lodgers

East Cape Administration Board officials have moved some of the families to the Kwazakele single men's hostel

Looters pounced on clothing thrown out of the houses in the path of the oncoming fire.

Members of the Roots vigilantes living in the area were asked to guard many people forced to spend the night in the open Others, including elderly people and children, spent the night in lean-to shelters.

The fire started at about 10pm Although four fire engines were unable to save the block, the fire crews prevented the blaze from spreading

The fire is thought to have started in a house where a funeral service was held in the afternoon The cause is unknown

Mr Zamuxolo Joningwa, who attended the funeral service for his uncle, Mr Poni Jonas, at the family's home, said "My family lost belongings worth more than R900 The fire spread so quickly we could save nothing All we have now are the clothes we are wearing."

Mrs N Tingana said looters stole everything she had managed to save from the blaze Mrs Nomsa Malgas was deeply concerned about the loss of reference books and family birth certificates

In Uitenhage yesterday, Mrs Elsie Kana, estimated to be aged 100, burnt to death in a fire which gutted a house in Kabah

Brig Izak van Niekerk, Divisional Criminal Investigation Officer for the Eastern Cape, said a man had been arrested for arson.

In East London, scores of people lost their homes and possessions last night when a fire destroyed a house and nine shacks in Duncan Village

The fire, which started shortly after 11pm, swept through the wood and iron shacks within minutes

It could not be established today how many families had lost their homes

Duncan Village is an area of serious overcrowding, with as many as 100 people living in a house and its surrounding shacks

The homeless are being helped by the East Cape Administration Board A soup kitchen has been set up and it is believed the victims will be put into temporary accommodation

They will probably remain there until homes are available in Mdantsane, in the Ciskei

4,5% p.a. in the sixties to 2,4% p.a. in the seventies; the rate of growth of real product dropped from 7,3% p.a. to 3,4% p.a., so the drop in employment growth reflected the drop in output growth. A rate of 2,4% p.a. force growth rate of 2,2% p.a.; sho the latter, unemployment will deteri

Wreckage left behind after a fire swept through a number of shanty homes in Duncan Village on Sunday night.

dealt with all sectors of the economy except agriculture and domestic service).

Table 10 Skill composition of the male workforce in eight closer settlements (%)

	Eight settlements				1979 Manpower
	Resident	Commuter	Migrant	Total	Survey
White-collar	1	4	5	10	12
Skilled and semi-skilled	1	3	8	12	22
Unskilled	6	19	53	78	66
	8	26	66	100	100

Fire destroys shacks in EL

DD 29/9/87 (124)

EAST LONDON — Fire destroyed a number of shanty homes in Duncan Village late on Sunday night

No one was injured in the blaze that broke out shortly after 11pm in one of the wood and iron shacks in Petshwa Street

A spokesman for the municipal fire brigade said yesterday that the fire department was called at about 11 15pm

"When we arrived a number of shacks were well alight and the fire was threatening to spread to a number of other near- by shacks

"As there was a danger to other 'shacks,' we first contained the fire by cut- ting it off and then extingu- ished it.

"To our knowledge there were no injuries," he said

The Regional Manager for the East Cape Admini- stration Board, Mr P F Sut- ton, said last night that he would only be able to pro- vide more detailed in- formation today

"At present provision is being made to accomo- date all those who were living there," Mr Sutton said

Mr Sutton also said that as far as he was aware there had been no in- juries — DDR

	1960	1961	1962	1963	1976	1977	1978	1979
RURAL								
A White farms								
(1) Labour tenants								
(1) - cumulative figures[a] (from 1 9 56)			1620	3430	22112	52660	51915	56561
(2) - implicit annual figures				1810				
(11) Squatters								
(3) - cumulative figures[a] (from 1 9 56)			40763	54854				
(4) - implicit annual figures				1408				
(5) (iii) Tenants and squatters[b]								
(6) (iv) White rural areas as a whole[a]								
B Black spots and homeland consolidation								
(1) Black spots								
(7) - individuals[a]				511,[illegible]	29680	59557	57355	61778
(8) - families[a]					86743	41709	15688	74276
(9) Ministerial estimates[d], iv				54[illegible]	12401	5939	2157	10956
(11) Homeland consolidation					29400	62379	57881	60437
(9) - individuals[a]					258632			
(10) - families[a]					47006			
(11) Ministerial estimates[c]								
(12) [f]								
(13) Cumulative figures from 1948[g]					7337	17383	9836	4818
(14) Implicit annual figures								
C Urban areas								
(15) (i) Urban areas as a whole[a]								
(16) Main urban centres[e,v]								
(17) All resettlement[h]								

Sources

a Reports of the Department of Bantu Administration and
b Hansard P Q 545 22 4 80
c Hansard P Q 546 22 4 80
d Hansard P Q 10 20 2 68; P Q 537 22 4 80
e Hansard P Q col 4167 15 9 70, P Q 15 2 77; P Q 395 30 P Q 138 20 2 80,
f Hansard P Q 14 2 75; P Q 1 4 76
g Hansard P Q 135 16 2 73, P Q 62 13 2 74, P Q 21 2 75
h Hansard P Q 466 16 3 73

Notes

(i) '1972' refers to the period 1 1 72 to 31.3.73. The 26 2
(ii) In 1972 'black spots' refers to homeland consolida
(iii) Prior 1960
(iv) Where a move was spread over several years, a cons moved in each year
(v) Under Sections 14 & 29 of the Urban Areas Act.

Acknowledgement

I am grateful to Laurine Platzky for her help in drawing

Hansard Port Alfred/Kenton-on-Sea (124)
QC 552-4 30/9/81

123. Mr. E K. MOORCROFT asked the Minister of Co-operation and Development

(a) How many houses were built, and (b) what facilities were provided in respect of (i) roads, (ii) running water, (iii) schools and (iv) clinics, in the Black townships of (aa) Port Alfred and (bb) Kenton-on-Sea during 1978, 1979 and 1980, respectively?

The MINISTER OF CO-OPERATION AND DEVELOPMENT:

Port Alfred

(a) and (b) Nil There are no scheme houses in the Black residential area of Port Alfred. Houses could not be erected as the residential area had to be replanned. The Administration Board had contemplated to also use the old Air force base for the extension of the residential area

The residential area consists of an old and a new area The old area has to be replanned and in view of this the development of certain parts of the unoccupied border strip has been approved of. The Board is at present drawing up a lay-out plan for the old area

The new area consists of a section of the old Air force base and a section of the communal ground that is being granted by the City Council to the Administration Board The extension of the residential area by the addition of these parts, forming a whole, has been approved in principle The Board has still to take the necessary steps to have it zoned in terms of section 2 of Act 25 of 1945 Meanwhile a lay-out plan for the new area has been drawn up and approved of on condition that the Community Council is satisfied with the new plan and that development will not be commenced with before the area concerned has been zoned as an urban residential area

Kenton-on-Sea

(a) Nil

(b) (i), (iii) and (iv) Nil

(ii) R141 (1979-'80). There are also no scheme houses in this area as the development of a new residential area is envisaged at Klipfontein

The following expenditure was however incurred in respect of the two towns for the financial years 1979-'80 and 1980-'81

Port Alfred

	1979-'80 R	1980-'81 R
Administration	20 710	34 466
Labour Administration costs	44 909	42 765
Social workers	2 743	3 521
Sport and recreation	1 093	1 979
Refuse removal	1 883	2 418
Pauper burials	—	79
Road maintenance	7 754	7 708
Running water:		
purchase	3 303	5 194
maintenance	1 124	1 637
Schools:		
maintenance	2 267	—
sanitation	726	846
compensation	120	—
administration	649	537
levy fund	1 856	5 135
Clinics subsidy	5 271	5 098

Kenton-on-Sea

Administration	7 637	7 560
Labour administration costs	4 730	9 618
Refuse removal	175	—
Sanitation	89	46
Road	217	624
Running water		
purchase	1 165	675
maintenance	310	369
Schools		
maintenance	192	—
administration	48	69
levy fund	289	771
Clinics subsidy	1 275	959

Figures in respect of the financial year 1978-'79 are not readily available due to the amalgamation of the old Eastern Cape and Cape Midlands Boards

For written reply

Sea Point-Green Point area: rental increases

Hans 9
QC 551-2 30/9/81 (124)

108 Mr C W EGLIN asked the Minister of Community Development

Whether his Department has received any complaints about rental increases in the Sea Point-Green Point area, if so, (a) in respect of how many blocks of flats and (b) in respect of how many such blocks of flats (i) did his Department take action and (ii) were rentals subsequently reduced?

The MINISTER OF COMMUNITY DEVELOPMENT

Yes

(a) Seven blocks of flats

(b) The rentals of certain dwelling units in six blocks of flats, considered unrealistically high, were reduced to amounts considered reasonable by the Department, following negotiations with the lessors In this regard I may mention that where one or more complaints were received from tenants in a block of flats, the whole block was investigated and where necessary negotiations with the lessors ensued with a view to the reduction of the rentals to amounts considered reasonable With regard to the seventh block of flats, the rentals payable for only the garages and parking bays were found to be unreasonable and reduced to amounts considered reasonable following negotiations with the lessor

Western Cape: dwelling units for Blacks

Hans Y QC 557-8 30/9/81 (124)

348 Mr. K M ANDREW asked the Minister of Co-operation and Development

(a) How many dwelling units of each type are to be built for Blacks in the Western Cape in each of the next 10 years and (b) how much money will be required in total for each type of dwelling unit planned to be built in each such year?

The MINISTER OF CO-OPERATION AND DEVELOPMENT.

(a) An estimated projection of the housing facilities needed over the next ten years is as follows

1982–1 950, 1983–1 600, 1984–1 300, 1985–1 700, 1986–1 700, 1987–500, 1988–500, 1989–500, 1990–500, 1991–500

(b) Approximately R71 million is required to wipe out the present shortage Thereafter approximately R6¼ million per year will be required to cater for the natural increase.

Housing + Hostels — Cape

1/10/81 — 31/12/81

Blacks who will be living in Western Cape

Hansard QC 363-4 1/10/81 (1247)

352 Mr K M ANDREW asked the Minister of Co-operation and Development

Whether his Department has made any estimates of the number of Black (a) persons and (b) families who will be living in the Western Cape for each of the next 10 years, if so, what are they?

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(a) and (b) At present there are 219 387 persons and 21 565 families in the Western Cape

With a view to future planning the normal percentage increase of the population in a specific area as well as an analysis of census-surveys, is taken into account

By calculating these population figures in relation to a certain number of persons per housing unit it is possible to determine the planning of sites as well as the number of houses needed In this respect attention is drawn to the estimated projection of the housing facilities needed over the next ten years as contained in the reply to question 348

R71m black housing backlog

IT WOULD take about R71 million to wipe out the present shortage of housing for black people in the Western Cape, the Minister of Co-operation and Development, Dr Piet Koornhof, said. Once this had been done, it would cost about R6,24m a year to provide houses for "the natural increase" of black people in the area. Replying to a question tabled by Mr Ken Andrew (PFP, Gardens), Dr Koornhof said nearly 11 000 houses would have to be built over the next decade. The estimated projection was 1 950 houses next year, 1 600 in 1983, 1 300 in 1984, 1 700 in 1985, 1 700 in 1986 and 500 houses each year from 1987 to 1991.

DD 1/10/81 (124)

Kemp: housing critical

EAST LONDON — A serious shortage of homes to rent has forced the city council to prepare waiting lists for council-owned homes for the first time

The chairman of the council's housing portfolio, Mrs Elsabe Kemp, MPC for East London City and an estate agent, said the council had never had a waiting list for white houses

"For years Garcia flats (the largest block of council-owned flats for whites) has been half vacant — we now have a waiting list of about 150 people," she said

"The position is getting critical"

Mrs Kemp said the present position of housing in East London reminded her of 1952 when as a newly wed she and her husband had tried to get accommodation in the city

"We couldn't get a home anywhere and we had to rent a ramshackle old farmhouse outside the city limits," she said

Rentals on houses in the city are now soaring — if a person can get a house to rent

Mrs Kemp said that her estate agency was letting houses as soon as it got them

Average rentals for houses ranged from about R88 for a house in North End, R100 in Summerpride, R250 in Nahoon and Sunnyridge, and over R500 in Beacon Bay and Bunkers Hill.

The average rental for a three bedroomed, two bathroom house is now between R300 and R375 a month "in a reasonable area"

"We seldom get anything under R260 a month and many people are renting homes for about R400," Mrs Kemp said — DDR

Argus 1/10/81.

124

1/10/81

MR LESLIE SONDLO (right) shows the broken ankle he got when falling from the ladder that leads to his bunk With other sick, blind, disabled and aged men he is housed in a draughty concrete-floored compound in Langa

struct the sieves, working at a makeshift table out-of-doors

'I can't say it's better here,' he said 'The people are crying here — it's very cold and when it rains the water stands all around the building' He said he chose to sleep on one of the top bunks 'because it is too draughty sleeping underneath'

Lying on his bed, tuberculosis patient Eric Simon explained that he supplemented his disability grant by doing light jobs 'We must buy our own groceries and prepare our own food here Sometimes the money runs out and we must go hungry.'

While the men were still housed in the barracks, a group of concerned township women formed the Vuka Lunch Club to provide meals for them. This has now ceased to operate

Mrs Lilian Mncontsi, chairman and founder of the club, said 'We used to cook food at my house and take it to the men When they were moved to the zones the Administration Board offered to transport the food Suddenly they stopped giving us transport Most of our members are elderly and it was just too great a distance to carry the pots of food to the zones Now I don't even want to visit the men — it is so terrible to see them hungry'

Community worker Susan Conjwe said, 'It would be ideal if we could cook food for the men at the compound There is electricity there but the board says it is too expensive to put in plugs So although an electric stove was donated to us we cannot use it I am hoping somebody will donate a coal stove

'In fact, what we need is a properly fitted kitchen' At present the compound's kitchen has only a sink and a concrete shelf for preparing food There are no cupboards or fittings

'This new place is much better than the old — it is a clean building and it's got a ceiling. But there are still problems For instance — it's still overcrowded We wanted the men to have single beds but the place was not big enough so we had to give them bunks The other problem is that they have nothing to do all day We would like them to have some form of occupational therapy — perhaps some form of work that could bring them a little income

Mrs Conjwe suggested that four gutted railway compounds nearby be converted by the Administration Board into housing for all the sick disabled and aged people of the township She said that a workshop and kitchen could form part of the complex At present the four buildings are roofless shells

Woman's Argus asked Mr E C Dockel, Chief Superintendent of Community Services for the Administration Board, whether the board intended to improve facilities for the disabled and aged men and whether they would be moved After conferring with the Chief Director of the Board, he said all questions would have to be put in writing Woman's Argus has now sent the director a list of questions and is awaiting his reply

● Anyone who can assist the men in any way is asked to contact Mrs Conjwe, telephone 66-4364 (office hours only)

LINDA VERGNANI

124

1/10/81

WOMAN'S ARGUS

...but the old men still have little or no privacy, no cooking facilities and no occupational therapy.

MORE than 30 sick, blind, disabled and aged Langa men are being housed in a draughty, concrete - floored compound where many of them have to climb wooden ladders to reach their bunk beds.

One of the men, Mr Lesley Sondlo, fell and broke his ankle while climbing up the ladder to his bed

A former tuberculosis patient, he now has to painstakingly scale the ladder with his foot in plaster

The men were moved to the compound in the zones earlier this year from number 19 barracks where conditions were described as 'shocking' The new accommodation is an improvement on the old but the men still have little or no privacy, no cooking facilities and no occupational therapy

The scene in the compound is depressing Because there is no heating men lie huddled under blankets on their beds for hours each day . Their belongings are stacked in wire cupboards — clearly visible to everyone

Some of the men are receiving pensions or disability grants but others have no source of income

The oldest resident of the compound 75 year old Mr James Zenzile, receives a pension of R66 every two months, but has to supplement it by making and selling sieves He uses old paraffin tins to con-

1 500 Mbekweni residents protest

Argus 2/10/81 (126)

ABOUT 1 500 residents from Mbekweni, the African township outside Paarl, met last night to protest against the shortage of houses and high crime rate in the area

The residents decided to approach the Administration Board for permission to build temporary shelters in their yards to ease the housing crisis.

Because of the increasingly high crime rate it was resolved that the Mbekweni residents' association should apply for a police station in the township.

The regional manager of the board in Paarl, Mr C Joubert said today plans for the building of 100 homes and greater police protection were already far advanced.

He conceded there was a housing shortage, but said houses could not be built yet because funds were not available.

Elsie's River owners 'locked in'

CT 21/10/81 (124)

Staff Reporter

PURCHASERS of homes in Elsie's River from the Divisional Council are finding they are locked into their properties and unable to take transfer or resell them even though they have paid for them

This has emerged from the attempts of one owner to sell his property in an area zoned for coloured occupation and purchased more than six years ago

Mr John Hendriks of 114 Emms Road, Matroosfontein, said he was shocked to find that his biggest investment could not be sold like any other house because the council had informed him that it had not taken transfer of the land on which it was built

This meant that he in turn could not take transfer to resell, effectively tying up thousands of rands in a situation which was restricting his lifestyle and which could lead to financial hardship

An offer to purchase Mr Hendrik's property in February fell through when the council informed him that it would be six months before the land was expected to be transferred to the council and about two years before it would be incorporated in a registered township

"There were problems with the bond in the deal anyway," said Mr Hendriks, "but there isn't much point in trying again when I've been advised in writing from the council that I couldn't have sold it anyway. But I want to sell if I can get the right price, a house is an investment as well as a place to live and I don't see how the Council can justify treating me this way"

Mr Hendriks purchased the house in May, 1975, and said he has paid for it in full He could find nothing in his deed of sale which said he would not be able to resell it for an indefinite number of years thereafter.

A spokesman for the Divisional Council yesterday said the matter was under urgent investigation, but he could not comment further at this stage.

Legal sources confirmed that the council's failure to take transfer of the property made it impossible for purchasers to tender transfer to others, leaving them in a state of limbo, but it could be expected that the problem had arisen in the first place because of the urgent need to find more land for coloured housing and there was no doubt that it would eventually be resolved

It was unlikely that private developers would be permitted to set up similar deals

DISTRICT SIX

FM 2/10/87

Restoration costs

Should government act on the President's Council (PC) recommendation that District Six be returned to the coloured community the nature and scale of redevelopment will immediately become an issue

The most pressing need will be to provide low-cost housing for people who used to live in the Cape Town CBD and who — since then — now live in the outlying townships of the western Cape — clog up the transport system

In 1979 the Centre for Intergroup Studies at UCT published a study of District Six following it up two months ago with proposals and possible solutions Both papers played an essential role in providing facts and figures for the PC

Professor Hendrik "HW" van der Merwe director of the centre tells the *FM* he believes the next step should be for government to appoint a non-party-political body of "interested parties and those who are experts in various related fields" to decide on the redevelopment of the district Once this committee has decided on certain development priorities, work should go ahead like any other urban development project he says

Like several others Van der Merwe feels District Six should have been declared "open" However, PC member Lofty Adams argues that that if District Six is opened to all, the 27 000 former residents would be "pushed further into the sandy wastes of the Cape Flats"

Cape Town's City Engineer, Jan Brand, submitted a proposal for the non-racial redevelopment of District Six to the PC a week prior to its recommendation The council's model includes subsidised housing for workers earning less than R500 a month, as well as housing development to be sold to middle- and upper-income people on a title or sectional title basis

Brand estimates the total housing costs of redevelopment at between R30m-R40m

Another area of dispute is the proposed building of a R44m Technikon on land formerly occupied by over 354 families An alternative suggested site is a section of Valkenberg Mental Institution

It is estimated that the District Six site would cost the city council R206 000/year through the loss of rates, compared with R54 000/year for the Valkenberg site And siting the Technikon in the district has been overwhelmingly opposed by community leaders and local government It seems that only if the institution is open will the idea begin to gain acceptance — and some would still argue that land for housing should be the more urgent requirement

Other plans for District Six will have to be scrapped or amended if it becomes a coloured group area These include relocation of housing for white police and defence force personnel, as well as housing schemes for whites on properties sold by the Department of Community Development to private developers A plan by the Afrikaanse Christelike Vroueverenging to build a complex with creches, an old-age home and a working girls' hostel in the middle of the district would have to be reassessed

In addition, there would be the costs of re-establishing social and community services, including schools, churches and shopping areas

More than 30 000 people have been affected in the 15 years since the district was declared white The depopulation of the area has been to the detriment of the commercial sector in the city and the city council is losing R700 000/year in rates (the land acquired by government is exempt from rates)

The problem facing government, if it accepts the recommendation (and after all the PC's very credibility is at stake), is how to unscramble its own racial omelette

WOMANPOWER

The recent formation of a National Women's Bureau, headed by President's Council member Margaret Lessing, is the culmination of 17 years' work

Addressing an introductory meeting of Cape Town women — including the UCT Business School's Kate Jowell, President's Councillor Adrienne Koch, and city councillor Joan Kantey — she noted the support of Dr Hennie Reynders for the bureau, first requested in 1964 after an ILO resolution on women "working in a changing world" was passed

Two successive SA prime ministers, Hendrik Verwoerd and John Vorster, turned down requests by women's organisations for a national official body representing all working women The change of attitude can be linked to the current serious skills shortage, and the increasingly-visible fact of women's presence in the working arena

The bureau will act as a link between all women's organisations and will build up a library and data bank of information about SA women in all spheres of the economy

Grabouw housing demo threatened

Argus 2/10/81 (124)

ABOUT 1 900 residents of Grabouw have decided to launch a protest campaign if their attempt to get more houses and better facilities is unsuccessful.

At a meeting in the town last night, the residents decided that if their approach to the Department of Community Development for houses was unsuccessful, they would.

- After the first month stage a protest march through the streets of Grabouw,
- In the second month start a squatter camp on municipal property; and
- They would refuse to pay rent.

In 20 years no homes have been built in Grabouw. Most of the residents have for generations worked in the apple industry

The meeting was told of a survey which showed that about 4 000 people in Grabouw were staying in 314 houses.

By CLARE STERN

JAM Jam Charlie is one of 350 nightwatchmen keeping the home fires burning in Transkei on R45 a week. Jam Jam knows which side his bread is buttered on — the Cape Town side, where the firm for which he works 12 hours a night, six nights a week, has given him a bunk and locker in a unit with one stove, shower, toilet and hand-basin, which he shares with 14 other nightwatchmen.

The old Langa Main Barracks, single quarters for contract labourers from the Transkei, has been renovated and expanded by Peninsula Security Guards to accommodate 416 employees in two buildings, which now have ceilings, tiled flooring and electricity Each unit comprises two or three bedrooms, a living area and a bathroom Each bedroom has four or six bunks and there is a stove in each unit

Asked if the living area was to be furnished, Mr Manuel de Gouveia, a director of Peninsula Security Guards, said

"Beyond beds and lockers, the men do not require any furniture But we have placed on order for each unit, six-seater dining-room tables and chairs and aliminium tables for preparing food

"We also plan to convert each corner unit into a recreation centre with television lounges This has been delayed because as yet we have no decent control system Without proper supervision, we will have the TV sets walking off the property"

Mr De Gouveia said the renovated quarters with electricity and newly-constructed ceilings, were a vast improvement on past conditions where the men had rafters instead of a proper roof over their heads While there were 416 beds, only 350 were presently occupied because some contract labourers preferred to stay in the locations

Mr De Gouveia said he was pleased with the renovation

"If all other employers of Bantu labour would do what Peninsula Security Guards have done, the problem of black accommodation in the City would be solved I was one of the few blokes willing to do something It is wrong to use black labour and give them nothing in return"

He said the partitioned units provided the men with the privacy they needed On arrival at the barracks, Mr De Gouveia escorted us into a unit and tried a few door handles, explaining "Some of them lock their doors"

But the door opened to another unit where Adolphus Tolibadi, 68, who has been a nightwatchman for five years, was fast asleep He has four children and several grandchildren

Beaming with pride, Mr Tolibadi recalled what progress they were making at school

"One picannin is learning JC, the other picannin is learning Form 6 and the other picannin is learning Form 3"

Mr De Gouveia said "These people are great believers in education — they like to see their children right through school"

Asked how he liked his new quarters, Mr Tolibadi said "I like it — there is no police and no noise"

In most of the units the men were either sleeping or cooking, or listening quietly to transister radios What form of recreation and hobbies do they have?

Said Mr De Gouveia "There's no question of hobbies They don't have hobbies This is not the way of life among the more stable Bantu It's only the younger ones who have hobbies

"And the hobby they seem to enjoy most is painting the town red Sure they do handicrafts in Transkei, but this is a way of earning a living, not a hobby"

Mr De Gouveia knew of one exception to the rule One of his employees, he said, had shown considerable talent as an artist He had wanted to give him a canvas and paints, but he hadn't returned from a holiday in Transkei

Most of the men in the barracks were supporting wives and about three children in Transkei

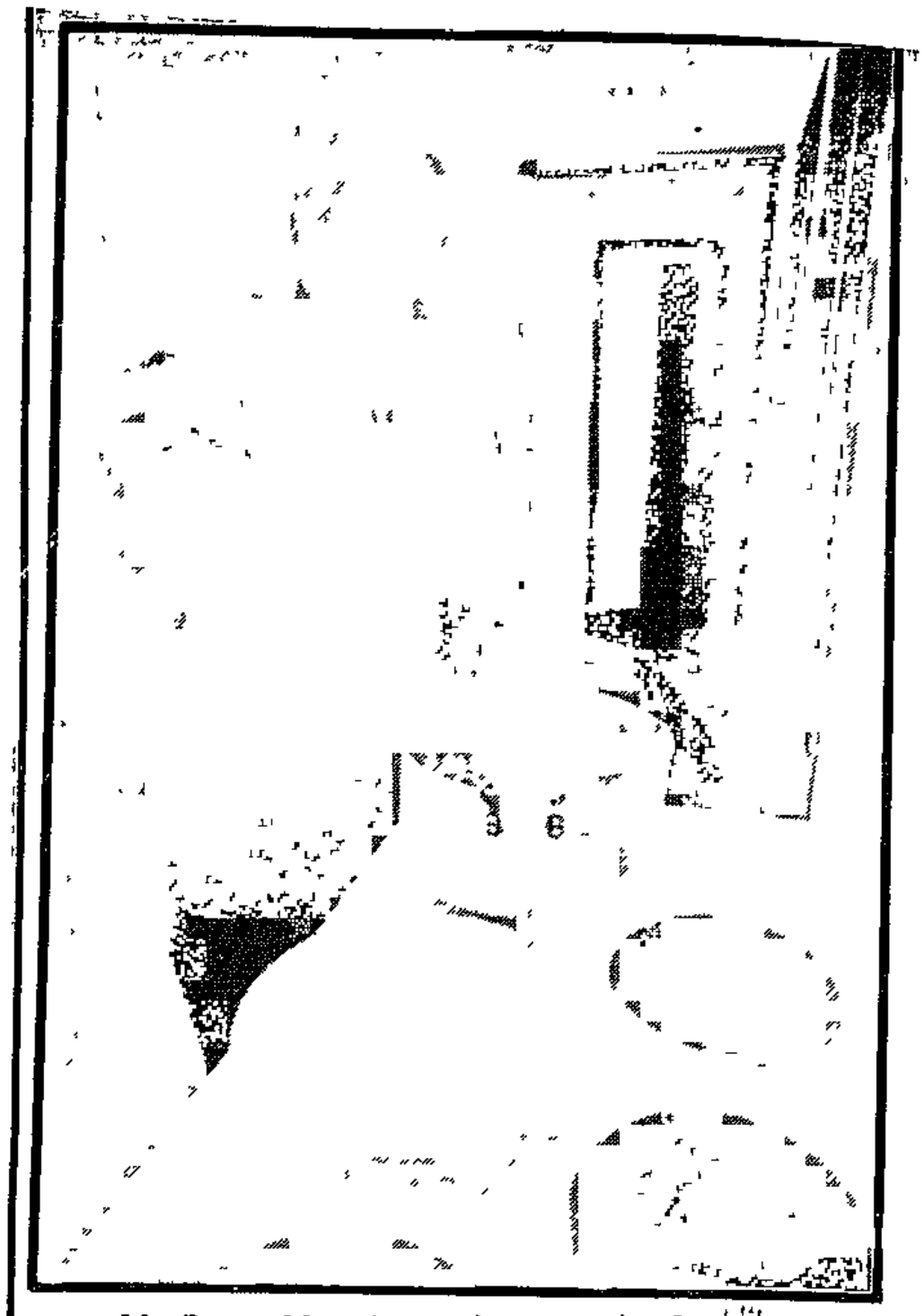
A wife who comes to the Peninsula for medical treatment can be certain of one thing She will always be able to bunk down for the night — with her husband and three other nightwatchman

Says Mr De Gouveia "We have no objection to a wife who comes to the Peninsula for medical treatment living with her husband in the barracks while she is here But I believe this is illegal"

CT. 3/10/81

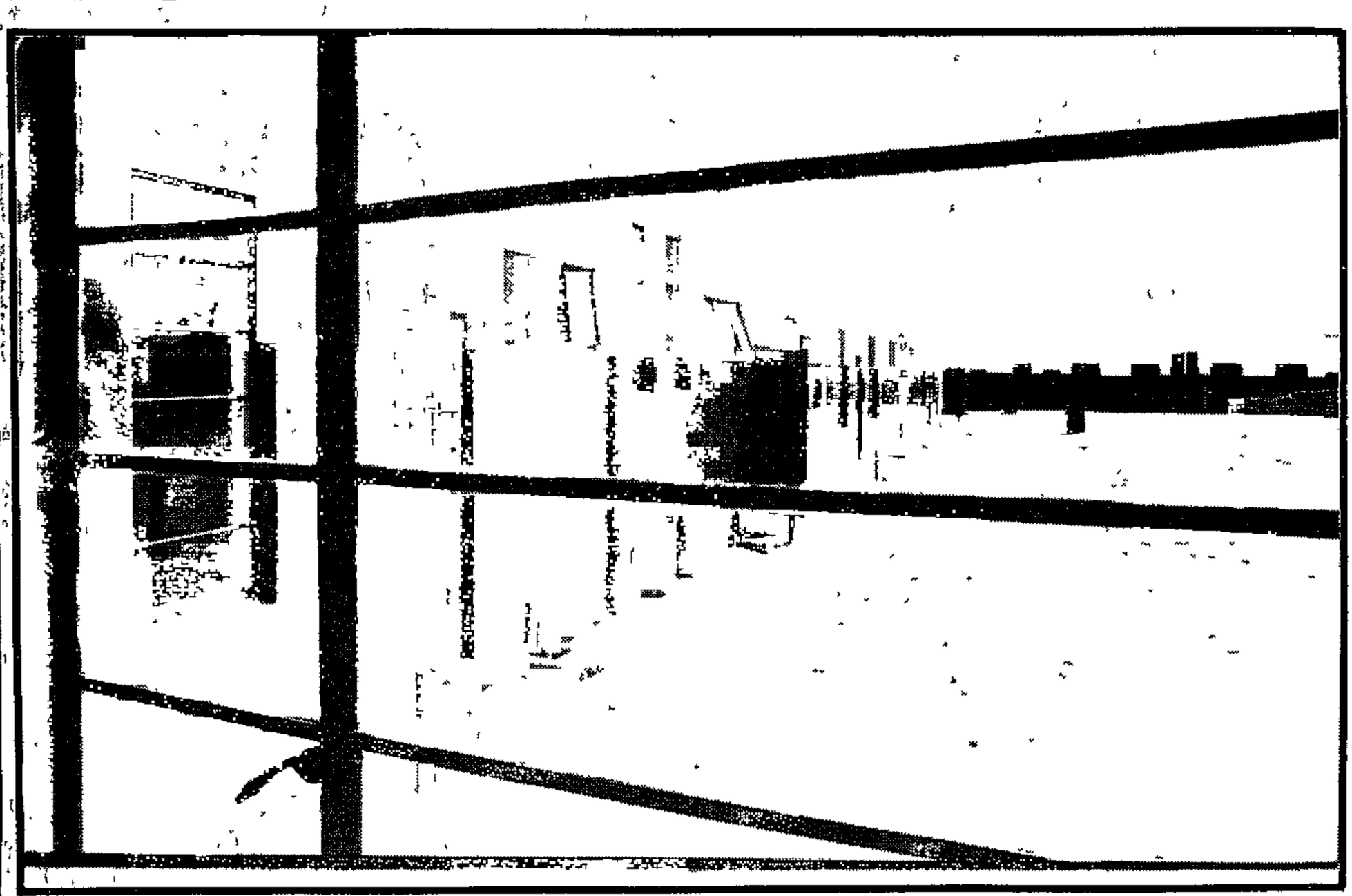
(12 4)

Mr Jam Jam Charlie — with his bunk and locker



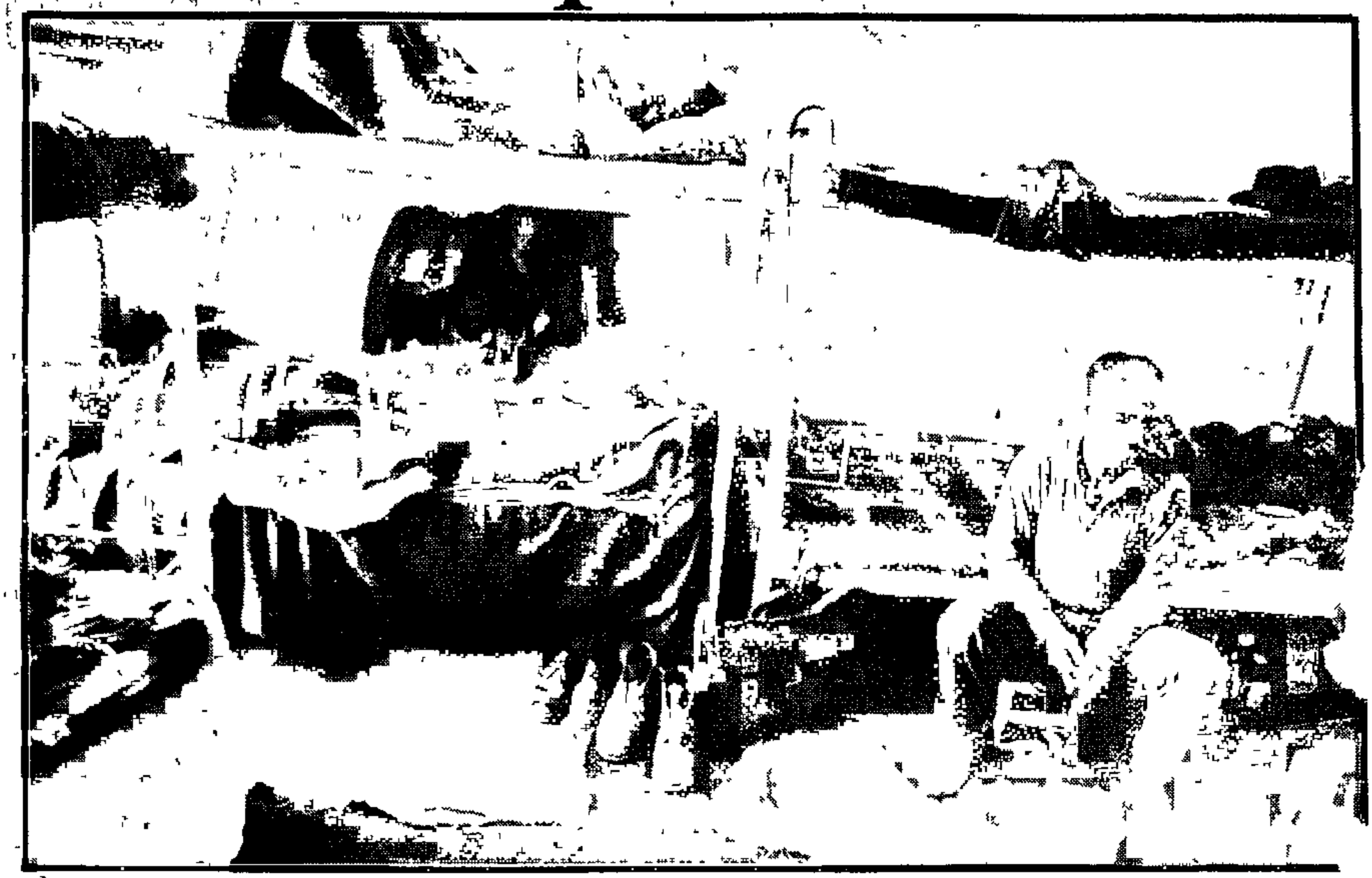
Mr Peter Mavela cooks up a bean stew

For these men: 'A vast improvement'



Part of the newly-renovated Langa Main Barracks which will ultimately house 416 nightwatchmen

CT 3/10/81 (124)



Mr Adolphus Tolibadi, left, and Mr Matoto Mbunjani, with "all the privacy they need"

A black takeover of the red-coat barracks

Sunday Times 4/10/81 (124)

Sunday Times Reporter
Port Elizabeth

BOER War barracks which housed British soldiers early in the century are still in use today.

But the ranks of smart soldiers have been replaced by thousands of impoverished blacks

The barracks forms the nucleus of Red Location, which was the start of Port Elizabeth's black townships in 1902

The military neatness and parade ground atmosphere of 80 years ago have gone Now there is a slum

Piles of rubbish are scattered round the old buildings which have never been serviced through the decades.

While the soldiers waited for reveille, today's occupants wait in constant fear to be woken up by the call, "fire"

They know that when the dreaded word is shouted they must flee immediately It would only take a spark to start off a fire which would sweep through their homes

It happened last weekend when an old man, Mr Peter Manto, 80, of block 59-A7, lost his life and another two women were admitted to hospital with serious burns.

The fire also left about 100 people homeless and, say neighbours, it was lucky the figures were so low.

They praised the fire brigade which sent four engines to stop the fire from spreading further

Meanwhile, the history of Red Location and the barracks has been recorded by Mr Paddie McNamee, a former administration board official and a member of the justice and conciliation commission of the Catholic Church

MR THOMAS ZONDANI
Home burnt down

"It was first established in 1902 when the local authority took over a number of long wood and iron bungalows that had been erected to house the waves of British soldiers sent to crush the first of the African anti-colonialist revolts.

were used as the nucleus for the first black township of Port Elizabeth"

Residents said, however, that in spite of the outward appearances of the barracks, it was quite comfortable and they considered themselves luckier than others who had to revert to squatting.

Mr Thomas Zondani, 74, was born in one of the barrack-rooms which burnt down last weekend

He had moved in with friends, but he said he had been quite happy in the barracks over the years

"We were always worried about fire, but otherwise we were comfortable here."

Mrs Budaza stands in her lounge behind the bed she was sleeping in when the truck crashed into her home.

Truck smashes into home

DD 6/10/81

(124)

MDANTSANE — A Zone 4 woman here, Mrs Lulama Budaza, escaped injury when a runaway truck crashed into her home, causing damage estimated at R5 000

Mrs Budaza said she was sleeping on a bed in her lounge on Saturday when the accident occurred Yesterday she said she still did not know how she escaped injury when so many of the family belongings were damaged

Her husband, Mr Ezra Budaza, said the truck had been delivering milk at a shop up the road and the driver had gone in to collect money when the truck rolled down the hill

The crash left the home with no electricity and the lounge furniture in pieces

But Mr Budaza said he was impressed by the manner in which Councillor S Nkohla came to their assistance as soon as he became aware of their plight

"He organised us a temporary home in Zone 14 and then arranged with Councillor Beauty Myoyo to make her truck available at no cost to remove our belongings," Mr Budaza said — DDR

State help for black townships is 'vital'

Ev Post 6/10/81

(124)

Post Reporters

CAPE TOWN — The Government has been called upon to further subsidise capital development projects in black townships in the wake of yesterday's sharp increases in service charges and site rents in Port Elizabeth

Mr Andrew Savage, chief PFP spokesman on Eastern Cape urban black issues, said yesterday that while he accepted that service charges had to keep pace with costs, he believed State subsidies on housing and infrastructural services were vital

The 18 to 27% increase in service charges was unfortunate but necessary If the charges did not keep pace with the services provided, a distortion of the whole urban community economy developed

It was imperative, however, that a close check was kept that the level of services provided matched the charges that were being asked

Referring to the 66% hike in site rentals for legal squatters, Mr Savage said this was an area where heavy State subsidy was required

'If we are going to beat the housing problem by site and service means, there must be heavy State support for the capital costs of providing the basic services'

Dr George de Villiers Morrison, the Deputy Minister of Co-operation and Development charged with administering the community council system, was unavailable today for comment

In the past, however the Government has made it clear that it expects the urban black communities to move towards a situation where fully economic rates are paid for all services and the community councils themselves be economically viable

In Port Elizabeth there has been angry reaction to the Port Elizabeth Community Council's decision to increase service charges (commonly referred to as rents) in black townships

The increases are backdated to September 1

Veteran civic leader the Rev George Molefe described the decision as "surprising in view of the alarmingly high rate of unemployment'

The increases were "totally unfair and unwarranted" He said the council should look for alternative means of maintaining the townships

The president of the Port Elizabeth Black Civic Organisation, Mr Q Godolozi, said the increases were not "fair" on the residents

"This is going to hit those who get low salaries hard, specially as the increases have been backdated,' he said

The chairman of the Committee of 21, Mr A Z Lamani, said the high costs of maintaining the townships could not be expected to be met by residents who were receiving low wages

"Wages should have been increased before the new rents came into effect"

He said he was appealing to the community council to review the application of increased site rentals by taking into consideration the size of a family and earnings, and to consider exemption for those living below the breadline

The chairman of the Port Elizabeth Community Council, Mr Msimlelo Maku, said today the increases were necessary because of the escalation in maintenance costs

DD 6/10/81

2 die, 14 injured in party blaze

(124)

KING WILLIAM'S TOWN — Two people were burnt to death and 14 were admitted to hospital when a rondavel at Ndevana, near here, caught fire during a roof-wetting party.

The dead were Mrs Ncokocha Mahashe and Mr N Xhashe

Eleven of those admitted to Mount Coke Hospital were later transferred to Cecilia Makiwane hospital in Mdantsane. Four were said to be in a serious condition yesterday. Two were discharged

The fire broke out at Mr Julius Gobodwana's house at about 2 am on Sunday

Mr Gobodwana said the fire started in the thatch just above the door. There was a stampede and the guests were trapped inside the rondavel.

Mr Gobodwana said he lost consciousness.

The party started on Saturday morning and continued until the tragedy occurred.

Mr Gobodwana said the cause of the fire was unknown

The fire was extinguished by the Zwelitsha fire brigade, called by the Ndevana police

Mr Gobodwana said he lost all his belongings in the fire Residents lent the family clothes and blankets.

His wife and eight children were safe because they had been sleeping in an adjoining house — DDR

Hans 10 Western Cape: dwelling units for Blacks (124)
7/10/81 QC 665-6

*26 Mr K M ANDREW asked the Minister of Co-operation and Development.

How many dwelling units in respect of (a) family housing and (b) single quarters are currently available for Blacks in the Western Cape?

†The DEPUTY MINISTER OF CO-OPERATION:

(a) 14 229 dwelling units.

(b) 37 169 beds.

(a) and (b) in respect of Black Townships.

Western Cape: dwelling units for Blacks

*27 Mr. K. M. ANDREW asked the Minister of Co-operation and Development:

How many dwelling units in respect of forms of accommodation other than family housing and single quarters are currently available for Blacks in the Western Cape?

The DEPUTY MINISTER OF CO-OPERATION:

It is not clear what is meant by "forms of accommodation other than family housing and single quarters." If reference is made to squatter dwellings, the number is 2 102

Hans 10 (124)
7/10/81 QC 660

Alexandra Township

*14 Mr D J DALLING asked the Minister of Co-operation and Development

How many Coloured (a) families and (b) children of school-going age are living in Alexandra Township?

The DEPUTY MINISTER OF CO-OPERATION

(a) 584 families

(b) 750 school-going children

Alexandra Township

*15 Mr D J DALLING asked the Minister of Internal Affairs

(a) Where and (b) at what distances from Alexandra Township are the schools situated which the Coloured children of school-going age living in such township are required to attend?

†The MINISTER OF INTERNAL AFFAIRS

(a) In Vrededorp, Westbury and Coronationville

(b) 15,5, 19 and 20 km respectively

Hans 10 (124)

Grahamstown: Coloured community

8/10/81 QC 692

457 Mr. E K MOORCROFT asked the Minister of Community Development.

(1) How much money was spent in (a) Grahamstown on the provision of housing for the Coloured community during 1978, 1979 and 1980, respectively, and (b) the Coloured township of Grahamstown on the provision of improved school facilities during each such year;

(2) whether a start has been made with the building of a new school in such township, if not, why not?

The MINISTER OF COMMUNITY DEVELOPMENT

(1)

	1978	1979	1980
(a)	R237 951	R151 007	none
(b)	none	none	none

(2) No, because the service could not as yet be proceeded with on account of limited funds and considering the position of the service on the priority list of the Department of Internal Affairs.

32 shack dwellers 'legally in PE'

Ev Post 8/10/81

124

Political Correspondent

CAPE TOWN - The Government has confirmed that 32 illegal shacks demolished by the Administration Board in Port Elizabeth recently, housed people legally qualified to be in the area

Answering questions in Parliament Mr George de Villiers Morrison Deputy Minister of Co operation and Development said sites were being made available to the people on which they could erect temporary accommodation

Five occupants were contract workers who would be accommodated in the single men s hostel eight were from Transkei and another 20 from surrounding areas These last had been told to go back to whence they came

Dr Morrison's statements were in reply to questions tabled by Mr Andrew Savage, the PFP's chief spokesman on East Cape urban black affairs

The Deputy Minister also said the occupants of the houses had been given notice that the illegal structures would be demolished

The MINISTER OF CO-OPERATION AND DEVELOPMENT

(a) (i) 1976-'77—Nil
1977-'78—Nil
1978-'79—R2 012
1979-'80—R2 642
1980-'81—Nil

(a)(ii) and (b) Figures are not available as Walmer township is included in general running costs of the Port Elizabeth townships and maintenance is carried out as part of the general maintenance of the said townships.

Although the figures under (a)(ii) and (b) are not available it should however be mentioned that the amounts spent on the maintenance of housing and other buildings are as follows:

	Housing R	Other Buildings R
1976-'77	22 045	4 758
1977-'78	18 710	3 063
1978-'79	2 409	645
1979-'80	1 674	515
1980-'81	4 688	437

Hansard 10 9/10/81 OC 737 (124)

Walmer Township

464 Mr A SAVAGE asked the Minister of Co-operation and Development:

(a) What amount was spent in respect of the Walmer Township, Port Elizabeth, on (i) items of a capital nature and (ii) maintenance of existing services in the years 1976, 1977, 1978, 1979 and 1980, respectively, and (b) what were the direct running costs incurred by the Administration Board Eastern Cape in respect of such township in each such year?

Walmer Township

465 Mr. A. SAVAGE asked the Minister of Co-operation and Development:

What was the total revenue collected by the Administration Board Eastern Cape from (a) house rentals, (b) liquor sales, (c) service charges and (d) any other source of revenue in respect of the Walmer Township, Port Elizabeth, in the years 1976, 1977, 1978, 1979 and 1980, respectively?

PTO

Argus 9/10/81

Housing needs 'new policies'

(124)

Divisional Council Reporter

A QUARTER of the 4 264 families in Elsies River waiting to be rehoused by the Divisional Council have an income of R110 a month or less.

A report considered by the Housing Committee yesterday suggested that 'core housing' or site and service schemes were inevitable because of the size of the problem and the impossibility of building conventional homes at rents the poorest can afford

The report, by councillors and officials who attended the biennial conference of the Housing Institute in Port Elizabeth last month ,emphasised the need for new policies to solve the problem

The committee was told that during the first six months of this year, 352 families from Elsies River were rehoused and 317 withdrew their names from the waiting list

Of the 4 264 families on the list, 1 057 have a main breadwinner with an income of R110 a month or less

Another 1 054 have a main breadwinner with an income between R110 and R150, and 1 669 have a breadwinner earning R250 a month or less

The Council Secretary, Mr W R Vivier, reported that applications were continually being received from shack dwellers and people in overcrowded accommodation in Elsies River.

Those on the waiting list include 1 000 living in temporary accommodation in the council's Elsies River transit camp, which an academic from the University of the Western Cape recently described as 'a cesspit of human degradation'

The report considered by the Housing Committee said 'It must be strongly stressed that the realisation of savings in the cost of housing is not just aimed at saving capital from Government sources in order to provide more houses, but also to make housing more affordable for the lower-income groups'.

GRABOUW: 'TIME FOR TALKING IS PAST'

C. Herald 10/10/81 (124)

THE time for talking is past, say the people of Pine View in Grabouw. They want action.

And the kind of action they're talking about could send some Grabouw municipality officials reaching for the panic button.

Phase one is a march on the municipality's offices. Phase two goes even further. If there is no positive reply to calls for better housing in Pine View the townsfolk have vowed to raise a squatter camp, right across from Grabouw's white residential area.

And as a last resort, they'll stop paying rents altogether.

MEETING

All this emerged from a spirited mass meeting held at the Gerald Wright Memorial Hall in Pine View, on Thursday past.

The crowd of about 800 roared approval for the proposals to stage the march (in about two weeks' time) and the threat to build the squatter camp.

Inadequate housing is in fact the most pressing problem in Pine View. Apart from the fast deteriorating conditions of many of the 314 Council houses, which have been standing for 15 years, even worse is the shortage of living space.

Anything up to 24 people have to cram themselves into two-roomed and three-roomed houses.

Grabouw Town Clerk Mr V Dudley admitted that there was a severe housing shortage in Pine View.

GOVERNMENT

'The Government is, we know, aware of the problems existing here,' he said.

He said that plans for a 300-unit housing scheme had been approved by the Department of Community Development more than a year ago but that approval for funds to start building would have to wait until April next year.

He said that employers showed an encouraging eagerness to help permanent staff find housing by providing them with housing subsidies or allowances, and even building houses.

'But the people are not always in favour of this because it could mean being tied to one specific employer,' he said.

Petition on township rent rises

Ex Post 12/10/81

124

MA

Post Reporter

RESIDENTS in Port Elizabeth's black townships are to be asked to sign a petition protesting against the recent blanket rent increase of R4 a month introduced by the East Cape Administration Board and the Port Elizabeth Community Council

If Ecab and the Community Council do not scrap the increase, Pebco has decided to hold a special meeting to discuss a plan of action

Meanwhile, Pebco will hand the completed petition to the Chief Director of Ecab, Mr. Louis Koch

This was decided at a well-attended Pebco meeting held in the Centenary Great Hall in New Brighton yesterday

CT 12/10/81

Decision on Harfield Village expected soon

(124)

Municipal Reporter

THE Cape Town City Council may soon be able to extricate itself from the dilemma over what to do with 36 houses it owns in Harfield Village in Claremont

An estimated 100 coloured families still live in Harfield, which was declared white in terms of the Group Areas Act in the early 1970s Some of them live in the 36 houses which were built originally as workmen's cottages with council funds

Homes

Because of the Group Areas proclamation, the City Council could not sell these homes to coloured people, even if they could afford them Some months ago the Housing Committee decided to offer the 36 cottages, in their present condition, to the Citizen's Housing League for conversion to dwellings for the aged

The committee felt that while there was no shortage of accommodation for white people in general, there was a great shortage of housing for pensioners

The Citizens' Housing League turned down the offer because it could not embark on a viable scheme because of the restriction that the dwellings be used specifically for aged people

Subsequently the City Engineer advised that renovation of the cottages would be costly and rentals would have to be increased, and the Housing Committee and the council's Exco decided once more to offer them to the League without restriction

When the matter came up for discussion at last week's full council meeting, housing chairman Mrs Eulalie Stott tried to upset this recommendation by proposing that the 36 cottages not be sold, that one of them should be renovated as a "show house", and that the council then call for applicants over 60 years of age who could afford R8 000 each for similar renovation

Motion

Mrs Stott's motion was lost and the matter was referred back to the Housing Committee

Yesterday this committee heard that the Citizen's Housing League was putting the council's offer to their board If the League decides to buy, the City Council's Harfield problem would be solved

Black housing: Call for action

CT 13/10/81 (B40) 124

Staff Reporter

THE lifting of restrictions on low-cost housing for blacks in the Western Cape has been proposed by the Centre for Intergroup Studies in a paper on the squatter crisis

"One of the immediate causes of the crisis had been the failure of housing supply to keep pace with demand, writes Mr Graham Howe, author of the paper

Between 1972 and 1980 the government had refused to allow private construction of new family housing for Africans in the Peninsula, he pointed out

"Conditions of overcrowding in the African townships stem mainly from the fact that accommodation provided for the majority of workers is not designed to house families and yet has come to serve this function on a large scale

"According to Administration Board figures, as of October 1976, in Langa, Nyanga and Guguletu there were 10 092 family dwellings and single quarters for 37 330 people

"According to the Minister of Co-operation and Development in 1980, the official population of these townships is 89 071, of this total, 21 113 males (or 23 7percent) live in single quarters Other estimates of Cape Town's actual African population are much higher, however, ranging to 250 000 (SAIRR statistics) A 1977 report by the Urban Problems Research Unit (UCT) estimated that the occupational density of these townships was 2,5 people per room "

Mr Howe said the South African National Building Research Institute had pointed out that "premature" demolition of squatter settlements usually created more problems than before Former inhabitants moved in with families already living in over-crowded conditions or resettled in other squatter camps

"Squatting is not basically a racial problem, although the government's handling of it has given it the strongest racial overtones It is essentially a socio-economic problem, inherent in the whole process of urbanisation in a developing society

'New approach'

"What is needed in South Africa in seeking to avoid confrontation between the state and the squatters, is a fundamentally new approach to the political and socio-economic problems of a plural society — an approach which sees white, African and coloured people as ingredients of an integrated community in which there will be no discrimination on grounds of race and colour, and where there will be equality of opportunity for all citizens of the state But this will only be possible under a different constitutional set-up to the existing one

"After decades of intransigence the National Party government is reconsidering the constitutional framework and moving towards political accommodation of the coloured and Indian communities The inescapable and logical corollary of this is the recognition of the political and economic rights of Africans Any new constitutional proposals which fail to provide for complete acceptance of Africans as citizens of South Africa is doomed to failure "

SA cities 'not white or Western'

Staff Reporter

SOUTH AFRICA'S urban economic policies should be adapted to Third World experience, according to the Centre for Intergroup Studies at the University of Cape Town.

"It should be realized that just as our cities are not 'white' neither are they Western," writes Mr Graham Howe from the centre in a paper on the squatter crisis in the Cape Peninsula.

"Standards that apply to trade and industry in Western cities should not be applied to people from rural areas unable to find 'legal' work, who might otherwise find self-employment

"Restrictions should be lifted to allow such workers to perform what they are best able to do, for example informal trade on sidewalks, market-place activity, home industry etc "

The high level of capital intensification of the economy had also had an adverse effect on employment, said Mr Howe.

Capital intensive production techniques had been adopted from industrialized countries through imports and foreign investment

"Though perhaps appropriate at the levels of economic development of Western Europe and the United States, these methods do not meet the employment needs of the South African economy, and may also be less economically efficient than alternative, labour intensive techniques For example, several studies indicate a long-term increase in agricultural productivity as a result of labour intensive agricultural investment "

Other factors contributing to capital intensive production techniques were.

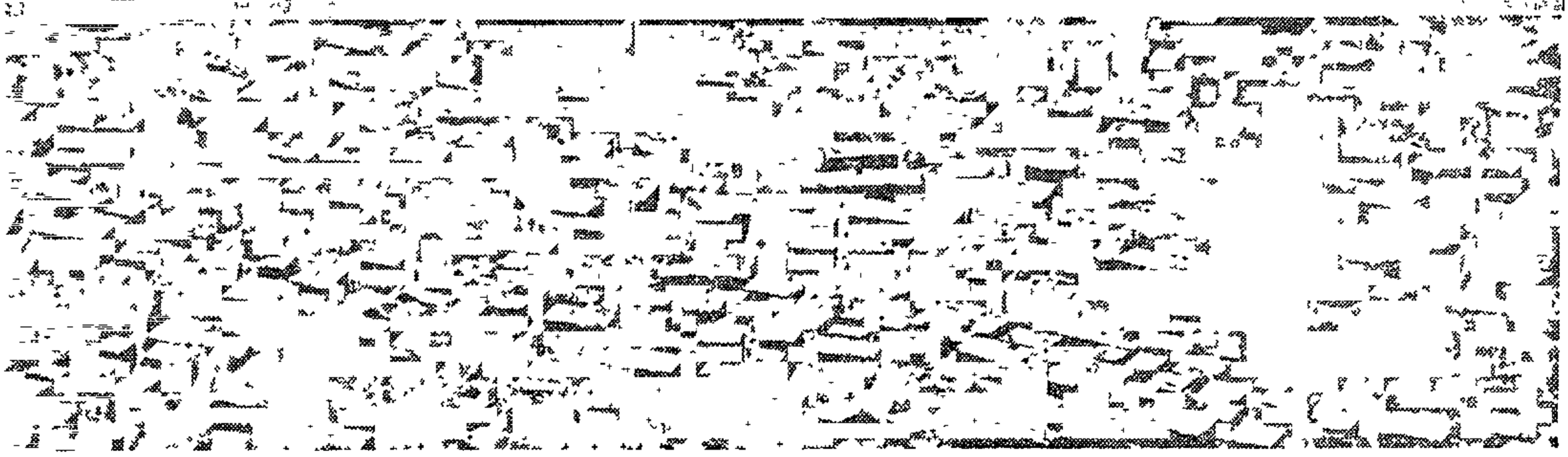
- **The scarcity and high price of skilled labour due to job reservation and educational inequality**
- **Laws limiting the movement of workers to urban areas and threatening the status of workers already there**
- **The nature of government subsidization of economic decentralization — awarding tax rebates according to the value of their investments, thus encouraging capital intensive production**

He called on the government to remove legislation which inhibited labour intensive economic development and helped to create structural unemployment

Mr Howe also called for development of the homelands as an "essential step' towards improving living conditions there

BATTLE AGAINST POVERTY

(124) 13/10/81



SQUATTERS — a problem of poverty not solved by demolitions.

HOUSING FOR ALL—IT CAN BE DONE

Argus 13/10/81

HOUSES and services for all in South Africa's lower income group would cost the State about R930-million a year between 1975 and 2 000.

If the cost of community facilities, sewerage, water, railway and highway services were added, the cost would be R1 591-million a year, according to studies by researcher C Skeen in 1979.

These staggering figures do not deter workers at the University of Cape Town's Urban Problems Research Unit (Upru)

Professor David Dewar, Mr Paul Andrew and Miss Vanessa Watson are working on the premise that poor people must be encouraged to move to the cities, where their chances of survival are better.

Their emphasis is on identifying and initiating suitable improvements, rather than thinking of solutions

The 1980/81 Budget for State-aided housing was R336-million The State presently provides 23 percent of low income housing.

In Parliament this session it was announced that there was a backlog of 120 000 housing units. Only 2 665 units will be built this year, all this year's Budget of R256,7-million will allow.

Professor Dewar says the State is providing the wrong kind of housing

Insistence on units built to high standards means the State cannot afford to build enough houses

IMPOSED

Furthermore, research has shown that most people cannot afford to live in the houses being built

grammes, using capital-intensive, industrialised methods to speed the process, provides a monotonous and boring environment

Upru workers see housing policy not only as a means to provide shelter but to improve people's lives

PROMOTE

A successful housing policy should encourage self-reliance, promote as much employment as possible and spread low-income housing funds over the widest possible area.

"A critical part of this development is community control over factors and events which most directly affect the lives of members Housing, therefore, is merely one aspect of this broader issue'

The researchers say all these objections can be met Promoting a wide range of housing options as well as building systems to supplement, but not replace, conventional

includes the provision of secure serviced and well-located land and public spaces

Security of tenure must be promoted to the maximum as this is essential for stable communities, continuous maintenance and the use of housing as an investment, rather than a permanent drain on family resources

Good location will increase the real income of families by reducing expenditure on transport to work and commercial and community facilities.

Services will have to be provided as well as adequate community facilities, since these act as extensions to the individual houses of low-income people

CREDIT UNION

The public authorities should also provide financial and institutional back-up by encouraging community-based savings and credit unions through the

the level of health, safety and comfort is 'reasonable' This would allow for regional variation and imply a substantial decentralisation of control to local authorities

Allowance should be made for the regional reallocation of resources so that savings on houses built in Durban, for example, can be channelled into the Western Cape where the less clement weather demanded generally higher standards.

Finally, greater use should be made of local materials

Presently only those materials suited to industrialised techniques are largely utilised This concentrates national demands, fuels inflation and leads to a shortage of materials which hinders building continuity

Changes in the financial structure are also necessary to increase the supply of funds available for low-income housing

INCLUDED

The existing subsidy system, which applies only to borrowers from the National Housing Fund, should be extended 'All qualifying low-income families, regardless from where they borrow the money, should be included'

Strong savings and credit union movements should be encouraged through the provision of capital and administrative training facilities. These unions, operating on co-operative lines, could retail credit to poorer people more effectively than commercial lending institutions.

Security on loans is derived from collective responsibility, personal

'In situations where housing, which people cannot afford, is imposed as the only option, severe distortions in priorities occur People are forced to switch limited resources from other, often more pressing, priorities into housing'

A coloured person earning R155 a month needs R225,10 a month to survive Forty-two percent of his monthly income goes to rent This figure takes into account Government subsidies on rent and is based on the official household subsistence level in April 1980

The housing policy also does not allow for differentiation or take account of priorities of people. Housing programmes, was important

SATISFY

The new housing range should include vacant tenured sites and sites and services, plus a fire wall as protection against the elements

Going up the scale there could be sites with a fire wall plus wet core with running water in the house and a wet core plus one room and so on up to the option of a completed unit.

'Housing policy should satisfy the few needs of the many and not the many needs of the few,' Professor Dewar said.

'Housing provision can be seen as a continuum, ranging from a situation where everything is publicly provided, as is the case with the existing conventional approach, to a situation where basic services only are publicly provided, as is the case with high-income housing or squatter housing.

The emphasis in Upru's approach is on communities controlling factors most closely affecting their lives.'

SIDE-EFFECT

One of the side-effects is more employment, and consequently more money more evenly spread in a system of delivery which fosters stability and continuity in the building sector

Smaller contracts should be encouraged, so reducing the 'stop-start' problem presently being experienced

Responding to criticism that unskilled workers cannot make a significant contribution to their own housing, the study emphasises that the suggestions do not mean every man building for himself

Rather they mean individuals and communities taking control over the major decisions on housing.

GREATER USE

'Individuals or groups decide which way best suits their needs and pockets, and feed their requirements into the process to ensure that the best solution for their particular circumstances results. The approach does imply greater use of small builders'

All this does not mean that the public authorities should sit back and watch picturesque communities grow. Their responsibility provision of basic capital and training programmes

'The suggested approach to housing is dependent on community decision-making and consequently existing grass-root decision-making bodies should be recognised and channels of communication opened between these and the authorities.'

This does not mean no public control.

Public control should take the form of performance standards, where knowledge of people and group pressure

Professor Dewar argues for a subsidisation on a sliding scale Borrowers of amounts over a set limit pay higher interest and the excess is used to subsidise the bottom, poorer end of the housing market

● TOMORROW: Small businesses and how to stimulate employment.

THIS is the first of three articles by DI PAICE on the approach of UCT's Urban Problems Research Unit to South Africa's urban problems in all their aspects — unemployment, lack of housing, squatting, finance, community life. The unit calls for a creative approach to urbanisation.

Bringing the poor into the cities

Argus 13/10/81

(~~173~~) (124) (~~310~~)

AN estimated 310 000 job seekers of all races enter the market each year.

In the next 20 years, 7,2-million jobs will have to be created, or 1 400 jobs each working day

There is a large and growing backlog in housing, insecurity is rife and crime on the increase

It is against this backdrop that the University of Cape Town Urban Problems Research Units is looking for a viable approach to the country's urban problems, encompassing housing, employment, financial organisation and community life

'This crisis has been aggravated by Government policy and has resulted in untold misery for many of South Africa's people. It will ultimately retard the process of economic growth and development, says Upru's Mr Paul Andrew

'However, it is no use beating breasts and crying that the policy has failed The challenge which will be around in the foreseeable future can be met and once South Africans, both black and white realise the implications of the situation, they will realise it's a challenge that must be met'

The economic implications are starkly spelled out by Professor David Dewar and Miss Vanessa Watson in a study on unemployment and the informal sector.

It shows that South Africa suffers not only from cyclical unemployment but from structural unemployment which means that unemployment will rise, even in the most favourable economic climate

Industries are becoming more and more capital intensive partly because firms are dissatisfied with the productivity of their African workers

This is not surprising when it is considered that more than half the economically active African males had no formal education and a further 36 percent received only primary education'

The effect of this is an increasing substitution of labour by capital It also limits the introduction of more advanced techniques which require higher levels of skills for their operation Thus is economic growth lowered and poverty increased

The cycle of poverty and unemployment has implications for South Africa's performance on the international market

Technology

To promote economic self-reliance South Africa has embarked on a process of substituting imported goods by locally produced goods While this has been successful with consumer goods, imports of intermediate and capital goods have been increasing

The imports consist primarily of machines and other forms of technology essential for continued growth

'The most important reason for this high level of importation is the inability of local firms to reach sufficient economies of scale to reduce unit costs and enable South African goods to compete with the overseas product

'One reason why firms cannot reach the required scale is because of the low level of local demand, which in turn is a function largely of poverty and inequality of income

'This raises questions as to the strength of the South African export market and its ability to generate foreign exchange'

Inhibited

While local firms' growth is inhibited by a lack of spending power among the unemployed there is a chronic shortage of labour in some sectors of the economy'

This is the result of restrictions in access to jobs and training on the grounds of race A 1978 forecast by the Stellenbosch University Unit for Futures Research was that by 1990 the gap between supply and demand for skilled workers (Standard 9 education or better) would be 1 330 000

'It is apparent that even if the utmost priority were placed now on education and training the possibility of meeting the country's demands for skilled manpower is remote at least for the foreseable future'

The continued existence of poverty hinders the solving of unemployment since the poorest areas have the greatest population growth and there is less money to spend on education and more people to employ

The answer, according to Professor Dewar, is to bring more of the poorest people into the cities where they have the best chance of economic survival and all that goes with it, while at the same time pushing comprehensive rural development strategies

Having reached this conclusion Upru has tackled the attendant difficulties of housing a vast influx of people and coping with problems of basic economic survival.

'Creative approach' may be the answer

Argus 13/10/81

(124) (340)

THE country was shaken this winter by the plight of Nyanga East people forced by economic need and political ukase to squat in the open air, until, after much official harassment, they were removed en masse to Transkei, only to return again . . . a human problem seemingly insoluble.

It is a problem of human deprivement caused by poverty in the homelands and other rural areas and a shortage of jobs, houses and amenities in the urban areas. It is a problem Government policies make worse, not better.

For six years the University of Cape Town urban problems research unit has been working towards a solution and has come up with proposals that try to meet every facet of the crisis: Employment, housing, financing, community organisation, socio-economic policy.

CITIES MUST ABSORB

The unit, led by Professor David Dewar and Mr Paul Andrew, argue that when migration to the cities is viewed against the total development of the country, it is apparent that the cities, particularly the larger cities, must play a greater role in absorbing people.

They see nothing to fear in this and call for a creative approach to urbanisation.

They do not believe, as some do, that the system must change before planning should begin.

'Our proposals may not be implemented now. But it is essential that people should work on plans for a better economy, for a more equitable division of wealth. We cannot wait until the present system lies in ruins about us before we start planning,' says Mr Paul Andrew.

Inkatha attacks rent hike

Sowetan 14/10/81

1224

By LEN MASEKO

THE Orlando East branch of Inkatha has called on the Soweto Council to withdraw the increase of R8 in rents until "proper and correct procedure has been followed in all respects".

In a statement released yesterday, Inkatha said "The most technical parts of these increases in rent and charges is that people will be served with notices that they are owing and threatened with eviction for what they were not informed about.

"The most untechnical and unprocedural side of these additional charges is that the people were not served or informed by proper communication in the means of notice"

The branch has appealed to the council to give a directive to its 22 ward councillors to summon public meetings so that they could get a mandate from the people

The branch listed its points of contention as follows.

- There had been no consultation or communication with the people.
- There had been a miscarriage of justice, as the people were not represented and informed of this new legislation.
- The right of the people had been overlooked and undermined.
- The precedent had been created in the past that people had been informed of such decisions by notices distributed from house to house, and pamphlets thrown down by helicopters at some stages.

The branch will hold a public meeting on Sunday at the Orlando DOCC Hall to discuss the rent issue

East Cape call to boost aid for black housing

Cape Post 14/10/81 (124)

Political Correspondent

CAPE TOWN — The delegates from the Newton Park constituency argued strongly yesterday at the Cape National Party congress for urgent steps to boost black housing

The delegates called for more Government assistance for infrastructure, hastening the implementation of the 99-year leasehold scheme and a review of the finances of black local authorities

Mr Theuns Coetzee pointed out the delays in providing Government money for infrastructural development, with the administration boards having to get approval from both the Department of Co-operation and Development and Community Development before they could undertake such projects

Administration boards had to raise money for road development from their own sources, and he questioned the present system of revenue-raising for black local authorities

Mr Johan Cráuse, MPC for Newton Park, called on the Government to speed up the process of registering 99-year leasehold titles, and said that in some cases it took up to three or four years to get titles registered

The Minister of Co-operation and Development, Dr Piet Koornhof, said in reply he fully understood the importance of black housing He referred to the Government's recent expansion of the Commission on Co-operation and Development to allow six members to focus entirely on matters affecting black urban communities

An important step had been taken this session with the introduction of legislation enabling white employers to become involved in the 99-year leasehold system

Dr Koornhof said it was important that blacks be put in a position where they could assist themselves, and supported the principles of site and service and self-building schemes as long as they were done on an orderly basis

One of the major problems encountered, he said, was that lack of money available for housing development In April this year the National Housing Commission had approved projects worth R21,5 million, but did not have the money to go ahead with them

Scheme set up for black housing

Argus 15/10/81 (124)

THE first utility housing company for blacks in South Africa formally got off the ground when its memorandum and articles of association were signed at the Urban Foundation's Cape Town offices yesterday.

The signatories of the Uluntu Utility Company — which will operate in the Western Cape — include black community leaders and businessmen, top representatives of Anglo-American Corporation and of Barlow Rand Limited and Mr J H Steyn, executive director of the Urban Foundation

LET PLOTS

Funded by private enterprise, the Uluntu company will sub-let plots to black residents on land it has leased for a 60-year term from the Western Cape Administration Board.

Residents will also be able to obtain finance for home-building through the company and the first housing development is to be undertaken at Malunga Park, Guguletu, where 193 plots are available.

The first five houses are expected to be completed by the end of the year, while the balance are to be built next year.

A board of directors will be elected soon

Paddy's 'victory' leaves him ill in bed

ARGUS 16 10 81 (124)

IT WAS billed as Irishman Paddy Kavanagh's best 91st birthday present

He heard he could move to a new home in Walmer Estate instead of to Belhar 25 km away on the Cape Flats

But for Mr Kavanagh and his wife, Doris, the bubble burst yesterday

They moved with a heavy load of memories from their home at Cauvin Flats, District Six

And what was to have been a good move has left one of the couple in bed and the other distraught and close to tears

Moving from District Six had clearly been the most traumatic part of he couple's year-long battle to remain in the area

Although their new home in Coventry Road, Walmer Estate, is in a 'bad state' and the electrical wiring had to be replaced, Mrs Kavanagh became so terrified living alone in Cauvin Flats that she decided to move into the still partly unpainted house

'When we arrived at the new place the electricity was not working yet and we spent the first night in darkness, unable to really make a soothing cup of tea

'The meat went off because the fridge could not work,' said Mrs Kavanagh

But Good Samaritans are rallying to their aid

'A kind gentleman has painted the home and another had arranged the transport

'Now all I am doing is waiting for the inspector from the Department of Community Development to arrive to install the electricity,' she said

The plight of the Kavanaghs received wide publicity a few ago when touring rugby team captain Slattery was asked approach the Gover to stop them evicti Kavanagh from his h

Slattery felt, howe would be improper f team to 'get involved

In the end Mr Ka achieved 'victory', w help from his country

Homes plan won't benefit EL blacks

BD 16/10/81

(124)

EAST LONDON — The government's decision to allow the private sector to build houses for urban blacks will not benefit the residents of Duncan Village

This is because, under government policy, they face removal to Mdantsane in the Ciskei

A spokesman for the Department of Co-operation and Development here said the concession announed by Dr Piet Koornhof would not apply in Duncan Village

"Duncan Village, as you must understand from numerous statements by the Deputy Minister of Development, Dr George Morrison, is to be disestablished" he said.

Spokesmen for the local chamber of commerce and industry welcomed the plan in principle

The secretary of the Border Chamber of Commere, Mr R Allison, said the matter had not been discussed by his organisation.

"But I should think we would support it, although it is a bit premature at this stage," he said

Asked about the applications of the scheme in Mdantsane, he said "I don't know about Mdantsane That would be in the Ciskei I can't give you anything until we have discussed the issue

The president of the Border Chamber of Industries, Mr John Rich, said he had not studied Dr Koornhof's statement

He said housing was among the issues to be discussed at next week's congress of the Federated Chamber of Industries here

"I must point out that employees living in Johannesburg have a different problem to ours," he said

"I hope to raise many questions at next Wednesday's meeting on how the private sector can be involved in housing schemes."

He said the fact that most black workers in the area were from a state that was soon to be independent changed the approach to the matter

"I agree with the principle but it's the mechanism that I still want clarity on"

Several employees have been assisted by their employers to buy houses in Mdantsane, but the manager of Mdantsane, Mr I Balk, was not available for comment yesterday — DDR

Editorial opinion, page 1

Four burnt to death in shacks

EPost 19/10/87 (124)

Post Reporter

EAST LONDON — Four people were burnt to death and several left homeless when 20 shacks burnt down in two separate incidents here at the weekend.

Three people who lived in a shack in the bush near Parkside, Mr Tabalaza Xinqashe, Mrs Deborah Socishe, and a three-year-old child, Tamela, were burnt to death on Saturday night

The Border police public relations officer, Major W W Brown, said the people were asleep in the shack when it was destroyed by fire. The cause of the fire is unknown.

An unidentified man was burnt to death and several people left homeless when a number of structures burnt down in Godlow Street, Duncan Village, on Sunday, according to a Fire Department spokesman

Police have meanwhile disclosed that one of two men believed to have robbed an Alice hardware store, was shot and killed on Friday.

After being arrested, the man apparently escaped and was killed by a single shot

DD 20/10/81

Man dies in hut fire

724

EAST LONDON — A man was burnt to death in a hut near Godla Street in Duncan Village early on Sunday morning.

The public relations officer for the police in the Border, Major W. W. Brown, said the man had not yet been identified. He said it appeared that a burning candle caused the fire.

This is the second incident in which a hut was destroyed by fire. On Saturday morning a hut in the bush near Lavender Street, Parkside, was destroyed by fire and three people, a man, a woman and a three year old child, were burnt to death. — DDR

COUNCIL GIVES BUYING PLAN THE GO-AHEAD

C. Herald 17/10/81 (124) 285

THREE HUNDRED AND TWENTY-EIGHT tenants in Hanover Park and Heideveld will soon be able to buy their presently rented houses. The City Council has given the nod for a pilot selling scheme to go ahead.

However, details of the pilot scheme still have to be worked out by the council's executive committee

This means the houses could become available to the present tenants early in next year, according to assistant Town Clerk for Housing Mr G Hofmeyer.

The houses are situated between Mountview and Newfields Estate in Hanover Park In Heideveld they are between Heideveldweg and Settlers Way

This is the first time the council will be selling houses originally built for renting

Mr Hofmeyer said the offer to buy will only be made to the present tenants of the houses.

'We won't force anybody out if they do not want to buy,' he said.

He said the occupants of the house would have to do their own maintenance if they bought the house.

'They are, in fact, paying for maintenance like everybody else with their rents,' he said.

Maintenance of houses has been a burning issue in many areas, with some residents claiming that the council was not doing its duty as the landlord

Having to pay for their own maintenance is one of the arguments used in other areas, like Bridgetown, against this type of scheme going ahead

A survey was done in Bridgetown and Silvertown recently to find out the people's attitude towards buying their houses.

DETAILS

Although the final details have not been released, it is believed the houses in Hanover Park and Heideveld could cost between R8 000 and R12 000

Mr Hofmeyer said tenants would receive circulars which would inform them of the prices of the individual houses

The tenants would have 30 days to reply.

Freeze on home resale 'indefinite'

CT 23/10/81 (124)

Staff Reporter

THE DIVISIONAL Council of the Cape has confirmed that purchasers of certain properties it sold in Elsie's River more than six years ago will be unable to resell them for an indefinite period

Reacting to questions on the predicament reported in the Cape Times on Wednesday of owners effectively locked into their homes because they cannot give transfer to others since the council itself has yet to obtain transfer, the secretary of the council, Mr W R Vivier, said in a written reply "No indication can be given as to when transfer will be possible"

One of the unhapppy owners, Mr J Hendricks, who purchased in May, 1975, said yesterday that he was more worried than ever He regarded his home as his biggest investment, but it was not much of an asset if it could not be resold in the usual manner

About 30 other people in the area are in a similar position

Mr Hendricks said "I really don't know what to do It's going on seven years since I purchased my house and the Divisional Council is still not in a position to tell me when I can take transfer"

Another problem with the long delay is that the council sells its houses at cost, as made clear in the deed of sale Mr Hendricks was advised several months ago, before it became apparent that his intended resale was not possible, that he owed an additional R970 on top of the original R9 750 price of his property

He assumed that this would be the final amount owing, but Mr Vivier noted "the council sells its houses at cost and that before the final selling prices can be determined, all costs in connection with the acquisition and development of the township must be available As certain costs are now becoming available, the final selling prices could not be determined at an earlier date"

Mr Vivier said negotiations for the council's acquisition of the land near Matroosfontein station from the Citizens' Housing League began in 1973, but they were complicated by the fact that South African Railways and Harbours and the Cape Town City Council were interested in obtaining portions of the property

The Housing League gave the council occupational rights in 1974 and the first dwellings were sold in 1975, but finality was only reached on the purchase price for the land in 1979

All the required approvals from State departments had now been obtained and the council expected to take transfer, at the end of the month, but it could not give transfer to purchasers until the township was registered, and this would "take some time"

Mr Vivier said it should be noted that if the council had not developed the township when it did, the houses would not have been available This would have aggravated the existing housing shortage

Officials invited to meeting

C. Herald 24/10/87

(124)

BONTEHEUWEL residents have invited City Council officials to address them at a mass meeting in the area on Sunday afternoon in a bid to find a solution to the area's maintenance problems.

However, the Director of Housing, Mr H Bloom, and a spokesman for the Town Clerk, Mr H G Heugh, said on Monday that they had not yet received letters inviting them. Bonteheuwel Civic Association secretary Miss Lovetta Bolters said the letters were posted early last week.

Mr Bloom and the assistant town clerk (Housing), Mr G Hofmeyer, said the letters would be dealt with when they were received.

BCA chairman Mr Mark Abrahams said the residents of Bonteheuwel had received letters from the City Council after two recent marches to the local housing office to complain about housing maintenance.

'People found their answers unsatisfactory and decided on a mass meeting to which Council would be invited,' he said.

Eastridge demands granted after protests

Herald 24/10/87

(124)

RESIDENTS of Mitchells Plain's Eastridge rental suburb — intent on finding an early solution to the school crisis in the area — joined forces with a delegation of Tafelsig residents to complain to the Administration of Coloured Affairs and the Cape Town City Council.

After stating their grievances to Mr A Brinkhuis, the Administration's Regional Representative in Wynberg, the residents of Eastridge were promised buses to take their children to schools in the area and were also promised that those children presently not at school, would be accommodated at two schools in Mitchells Plain.

The residents demanded that the Council provide houses to be used as a day hospital and a community centre when they spoke to Mr D Mabin, the council's assistant engineer (housing) and Mr G Hofmeyer, an assistant town clerk.

PROMISED

The residents were promised two houses for a community centre and creche, but their demand for a day hospital could not be met.

They were told that the Council could only provide a clinic. The provision of day hospitals was the duty of the Provincial Administration.

The residents of Tafelsig recently had similar demands met by the authorities after a protest.

In a memorandum handed to council officials, the residents outlined their grievances. It read:

- There are 269 children of school-going age in the area;
- Of these, 63, are not attending school because of financial reasons and the lack of accommodation in Mitchells Plain;
- 151 travel to schools outside Mitchells Plain and 55 attend schools in Mitchells Plain;
- 56 are due to start school next year.

A petition, drawn up by the Eastridge Residents' Committee to demand better facilities, was signed by more than 300 people.

EMOTIONAL

The memorandum, signed by the secretary, Mr T Hoskings, said: "The problems the people of Mitchells Plain are experiencing are not only of a financial nature, but are also causing psychological and emotional stress.

'The risk involved in travelling by train, especially for our little children, is a matter of grave concern to us.'

Mrs Amardien Klopper's five children have to walk to the Town Centre for a bus to Rocklands and then hitch a lift to school from there.

'Every morning when my children go to school, I start worrying whether they will get home safely in the afternoon,' she said.

Her children attend school in Strandfontein Village.

LUCKY

Mrs Lena Serelina is one of the lucky ones. After having paid R65 for people to look after her three children in Retreat, previously, she has succeeded in finding place for her children at a school in Woodlands.

'However, it is still expensive for them to travel to school every day,' she said.

Barred from garage, family lives in cars

By PERRYNE CONSTANCE

C. Herald 24/10/87

(124)

A HEATHFIELD family has been living in two cars for one-and-a-half months because the City Council deemed the garage they were occupying unfit for human habitation.

Now a relative of the family has questioned whether it is better to live in a garage or in the open The family is living in his backyard and have asked not to be named

Their problems started when the relative built a house on the plot they had occupied for more than 20 years They continued to live in the wood and iron shanty, but when the house was completed in November last year a council official told them they had to break down the shanty.

Having nowhere to go and not being on the council's housing list, the family sought refuge in the double garage

But, a visit from a building inspector in June brought the news that they would have to move out. They were not offered alternative accommodation, according to the mother.

The inspector returned in July and demanded that the family leave the garage A decision was taken to move into the family car and all the furniture was placed in the open

The mother had her name placed on the council's housing list and they waited for a house

Meanwhile sleeping in a car in a sitting position proved too much for the five adults. Another relative loaned them his car to ease the pressure

The seats were taken out of the family car, making it possible for three to sleep full length in it, and two slept in the other car

The mother complained 'Now I can't drive because the car has no seats'

LETTER

She said she received a letter from the council last week offering the option on a repossessed house in Mitchells Plain.

She said 'You do get depressed waiting for a house but you have to overcome this

'We are a close family and the children have stayed with us although I said I would understand if they wanted to go and board somewhere'.

The family are waiting patiently for a reply from the council telling them that a house is available. In spite of living through storms and other bad weather, they believe they have overcome the odds against them. A house of their own would be the best thing that could happen to them, the mother said

C.T. 24/10/81 (124)

KTC homeless demand reply

RESIDENTS of the KTC emergency camp in Nyanga-East are demanding an urgent reply from the chief commissioner of the Department of Co-operation and Development, Mr Timo Bezuidenhoud, regarding the provision of housing for the camp's 100 families

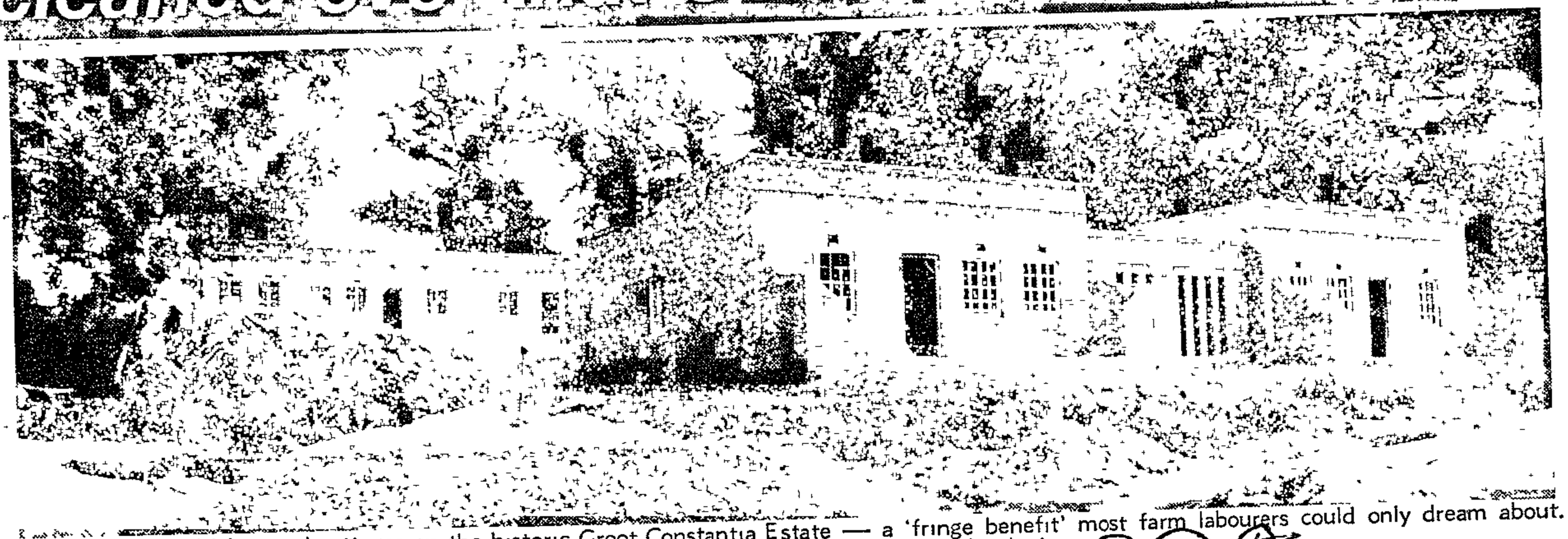
Mr Bezuidenhout met KTC residents in July and promised to investigate the allocation of houses to families living in the camp

The chief organizer of the KTC committee, Mr Frank Thabe, said yesterday that the committee had not received a reply from Mr Bezuidenhoud since the July meeting

"The people are angry and upset because we have not received a reply from the chief commissioner We want to know what our future will be"

Air cleaned over that Constantia dispute

By Charles Riddle



☐ THE controversial labourers' cottages on the historic Groot Constantia Estate — a 'fringe benefit' most farm labourers could only dream about.

Argus 24/10/81 (124)

PEACE IN THE VALLEY

PEACE has returned to the exclusive suburb of High Constantia. Residents have now abandoned opposition to construction of labourers' cottages on their historic neighbour, Groot Constantia Estate.

Petitioners against the workers' homes are happy that only 16 are being built — and not 50, as initially feared.

And independent estate agents this week put an open market valuation of at least R50 000 on the cottages that residents had objected to.

When proximity of the cottages became obvious to residents of the prestige area, many signed a petition strongly objecting to their siting and the 'gross invasion of our privacy.'

And in the ensuing controversy, opponents of the PFP accused Constantia MP Mr Roger Hulley of a racist stance in opposing the construction.

Since then, Mr Hulley has organised a peace meeting between senior labourers of the farm and the organiser of the petition.

'They talked man-to-scheme. It is fine to develop a high quality pocket such as the 16 cottages now erected,' Mr Hulley explained.

This week Weekend Argus asked three estate agents specialising in the Constantia area to value the controversial and nearly complete architect-designed homes.

Independently, they all priced the National Monument Council-approved cottages at be-

One agent, who asked not to be named, said: 'I know the area like the back of my hand and I was very impressed when I saw the construction from a distance. But to allow R50 000 property development alongside the one-acre High Constantia plots is still unfair.'

The homes have all been designed to blend in with the existing Groot Constantia buildings. They are certainly

field Village and Loader Street.

The cottages have been built no more than 200 metres from the site of the existing labourers' cottages on the farm. The surrounding land will be landscaped and an on-site investigation dispels any objection to the design or standard of the cottages.

Admittedly they are worth only R60 000 in an area where homes fetch

man on the issues bothering the local people, cleared the atmosphere, and the whole episode has ended in a spirit of good neighbourliness,' Mr Hulley told Weekend Argus.

The initial problem arose because local residents thought the Groot Constantia Control Board was planning to build 50 houses.

'There is a huge difference between 16 and 50 homes. Nobody wanted a dense cluster housing

tween R50 000 and R60 000 each on the open market.

There can be few farm labourers in the world with 'fringe benefit' homes built to the standard of these cottages.

Constructed at the current cost of more than R300 a square metre the larger cottages cost the Groot Constantia Control Board in the region of R25 000 each to build, excluding the cost of the land.

less noticeable against the landscape than some of the neighbouring, privately owned properties.

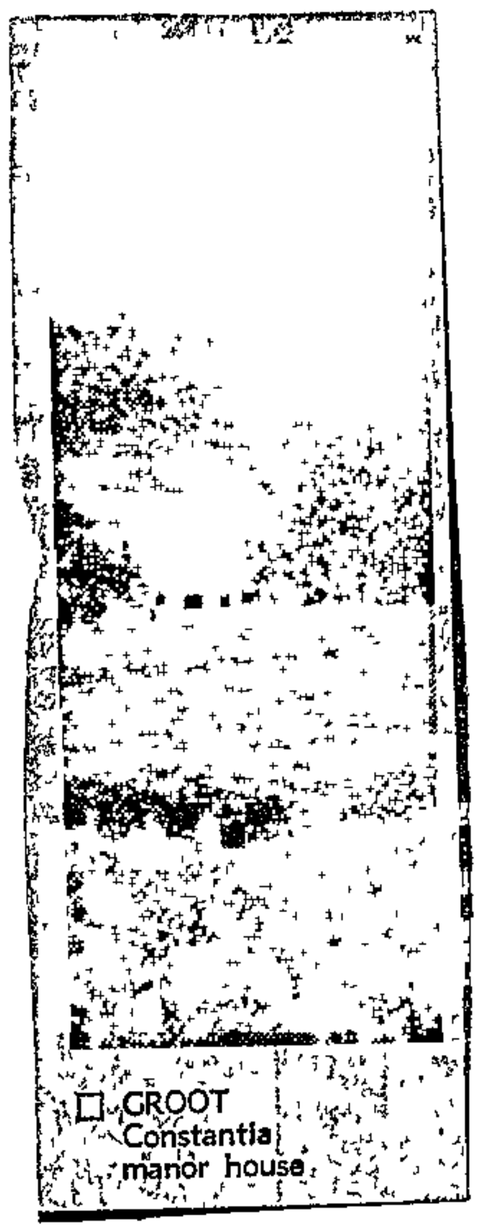
Correctly fitted out, say the agents, the cottages could be compared to such exclusive developments as the Alphen Mews or Nova Constantia cluster homes.

In market value the cottages would outprice many of the now fashionably-renovated houses in the once predominantly coloured areas of Har-

in excess of R100 000.

But the Groot Constantia Control Board has shown it has done all it can to house the labourers comfortably.

On any other farm their efforts would be seen as a big step forward in progressive farm management. In constantia their development has led to an undertaking by the authorities that further developments will be subject to consultation with all concerned.



GROOT Constantia manor house

Answer to housing for blacks

RDM 26.10.81 (12)

THE East Cape Administration Board (Ecab) has taken a revolutionary step to reduce the massive housing backlog in Grahamstown's black townships

It has decided to provide serviced sites for do-it-yourself houses in Tantyi township and to extend the programme to other towns in the Eastern Cape next year in a decision seen as a radical departure from existing housing policy

The decision was taken after the board's executive committee was faced with the grim findings of an investigation into the extent of the housing crisis in Grahamstown

A pilot project will be launched almost immediately to provide basic services for 60 Zenzele (do-it-yourself) houses in Tantyi township Ecab will bear the cost of services — about R44 000 — while homebuilders will be given Ecab loans to pay for materials, which will cost R1 500

Participants in the scheme will build the houses under Ecab supervision from plans supplied by the board

Another 160 sites — all 220 are to be offered on 99-year leasehold — have been set aside in the township for the extension of the project.

The board's executive committee this week also agreed to place R500 000 on next year's capital estimates to extend the Zenzele project to other towns in the Eastern Cape

Investigations of the gravity of housing shortages in other towns are on the cards and are certain to lead to similar projects being launched wherever there is a need Among towns which could benefit are Port Alfred and Kenton-on-Sea

Confident

Announcing the decision at the weekend the Chief Director of Ecab, Mr Louis Koch, said the board had decided to undertake the project on its own because the Department of Community Development had refused to advance money for schemes comprising houses which did not meet its minimum standards

He was confident, however, that if the project proved successful it would convince the department that Zenzele housing was a feasible and essential alternative to conventional housing and would lead to a reimbursement of the money being spent by Ecab to launch the scheme

Grahamstown was selected for the pilot project because of the critical proportions of the housing shortage in the town

No new houses have been built in Grahamstown's black townships since 1973, although a scheme to build 200 conventional houses is now in progress

A final chance for 50 'illegals'

RDM 26-10-81

Mail Correspondent

124

AT LEAST 50 Grahamstown people could be left homeless or forced to crowd into homes of relatives and friends if orders to demolish 10 backyard buildings in Fingo Village are enforced.

The shacks — which have mushroomed in Raglan and Victoria Roads and J and I Streets — contain more than 20 rooms

They have been built to meet the needs of people desperate in the light of an estimated shortage of more than 5 000 homes in Grahamstown

But they are officially "unauthorised structures", built without the official blessing of the East Cape Administration Board to which plans should have been submitted

According to officials, in 1979 and in 1980 the Grahamstown Community Council resolved that all buildings erected before March 12, 1979 be automatically legalised After that date, however, plans should be submitted to the council for approval before buildings are constructed

The regional manager of Ecab in Grahamstown, Mr Dennis Bush, said if shacks were allowed to go up without permission it undermined the authority of the community council

Knowledge

But community councillor and chairman of the Fingo Village Ratepayers' Association, Mr N N Zondani, said "Too few people are aware that they must submit plans before putting up extensions on their own properties"

The secretary of the community council, Mr S Naude, said "We will not demolish any structure without affording the people an opportunity to rectify the problems."

Argus 26/10/81 (124)

Call to slow down rate of Atlantis development

THERE is no case whatsoever for the development of Atlantis at the cost of the Cape metropolitan area

This is the finding of a socio-economic study of the area by Mr P le Roux and Mr A Redelinghuis of the Institute for Social Development at the University of the Western Cape

In a paper given at a seminar of the South African Institute of Town and Regional Planners last week, the authors recommended that housing in Atlantis should expand only at the rate that employment opportunities do

COSTS HIGH

The study found that the political economic and social costs for the development of Atlantis at the cost of the Cape metropolitan area 'are bound to be very high indeed

'It does not follow that Atlantis should be abandoned but it should be permitted to find its own level, the study said

People should not be forced to move to Atlantis because of lack of housing in the Cape metropolitan area

Planners should in future not try to push development away from the Cape metropolitan area by limiting available housing and industrial areas Every attempt should rather be made to promote more opportunities for the development of the Cape metropolitan area

Mr le Roux and Mr Redelinghuis agree with the proposal made for the Cape metropolitan area that the axis between Macassar and Kuils River be developed, although they oppose the suggestion that this should be an area for coloured only

Indeed, we believe we should stop planning on the basis of population groups, and that the scrapping of the Group Areas Act is long overdue'

The deconcentration to Atlantis could succeed only when the metropolitan area itself had shown a sustained rate of growth

'For Atlantis to one day become a thriving city, one should not strangle the Cape metropolitan area, but encourage its development

'We should permit industries to be established throughout the Cape metropolitan area, so that people in areas such as Mitchell's Plain and Macassar will be able to find employment close to their work Cape Town needs to become a boom town'

Mitchells Plain owners can take transfer soon

CT 27/10/87 (129)

Municipal Reporter

MOST Mitchells Plain home-owners can expect to take transfer of their properties within the next six months — almost six years after the first residents moved into the area in early 1976

And it is only when they take transfer that they will know what the final selling prices of their properties will be When they bought their homes, they were given "provisional" prices, ranging from R8 795 to R15 415

According to a Cape Town City Council spokesman yesterday, 13 000 of a total of 20 000 properties had already been registered, and council officials would finalize prices soon Following approval of the National Housing Commission, transfer could be taken in six months

The council spokesman could not give any idea yesterday of final prices A report would be tabled in the full City Council before this was possible He explained that it had not been possible to stipulate selling prices yet as escalation and inflation had delayed working out final costs with contractors

The spokesman added that he was not aware of any Mitchells Plain home-owner having applied for transfer or of anyone having been inconvenienced by not having taken transfer yet Buyers in any case had to pay in at least 10 percent of the cost of the property before being allowed to take transfer

If the first 13 000 home-owners take transfer — which would cost each one about R200 — within the next six months, it will mean a bonanza of R2,6-million for the City's accredited firm of conveyancers by April next year

Small builder urged to enter lease plan for black housing

NM 27/10/81

(124)

From COLIN VINEALL
Property Editor

EAST LONDON — The so-called small builder should endeavour to enter the market of building homes for blacks for sale under the 99-year lease system, the past president of the Association of Building Societies, Mr Andries Viljoen, told the Building Industries Federation congress here.

He said such a move would naturally elevate the situation of building operations in the townships, and added that the small black builder should similarly endeavour to enter this market.

As an example Mr Viljoen quoted the case of a large company which indicated that it would rather buy completed homes than have the trouble of building and supervising them themselves

'Small builders built these homes and got their money quickly from the corporation This is a lucrative field to be exploited'

Adjust

He said the Small Business Development Corporation had a formula for financing home building that would assist beginners to get off the ground

He said building societies were part of the country's economic structure and as such would have to change with the times

'It is therefore clear to me that societies, in their endeavour to obtain sufficient funds from the market to fulfil their function, will have to adjust more frequently and more rapidly to market-related trends,' he said

'I do believe societies will work towards getting a larger slice of the investment cake to provide the home loan finance needed to house all of our people on an economic basis The Government cannot be expected to continue building sub-economic housing units — private enterprise must play a stronger part, and eventually it will be building societies,' he forecast

Speaking of the role of the building societies' development corporations, he said they did not operate in competition with the building industry.

'Most if not all of them put their work out to tender for building contractors to build the units,' he said

Mr Petrus Liebenberg, chairman of Finansbank, told delegates that bankers tended to regard small builders as overgeared, in overdrive and over-optimistic.

'The typical small builder who approaches a bank manager and asks for a loan has few personal assets, too little capital in his business, little in the way of a track record and perhaps not even a firm contract guaranteeing him work

'The bank manager sees him as a big risk for comparatively little financial reward. But he also knows that perhaps one out of every 10 such applicants will eventually not just make it but make it in a major way in the building industry.'

Blacks

Mr Samuel Motsuenyane, president of the National African Federated Chambers of Commerce, said there were increasing opportunities for black contractors in the years ahead. There was a demand for about 400 new houses a day until the turn of the century

'It is quite heartening to see that in certain building companies the ratio of black to white apprentices stands at 70 to 30 in favour of blacks,' he said.

About 80 to 90 percent of the total labour force in the building industry was black of which 43 percent were semi-skilled workers and predominantly black.

Mr Motsuenyane said the denial of property rights deprived blacks of an opportunity to invest and to participate in the development of a capitalist or free enterprise society in South Africa.

'I feel quite strongly that capitalism will never survive where a vast majority of the population is compelled to live without basic rights and under intolerable conditions of poverty and dependency'

First the demolishers — then a lean-to

ARGUS 29 10 81

(124)

FOR the past 10 weeks 'home' for Miss Elizabeth Williams, a mother of nine, has been a lean-to of corrugated iron against a wall in Reform Street, District Six, near the Muir Street mosque

Along with her few possessions Miss Williams — she reverted to her maiden name after her divorce five years ago — her son Naziem, six, and their dog have squatted on the pavement across the road from her home since it was demolished

'They' (Department of Community Development) offered me a home in Belhar but I cannot go as I have no income,' she said

'My other children left me a year ago and will do nothing to help me now I am in this desperate position

'Naziem's father knows we are here but he does nothing to help his own child A few people in the area have helped us with food and I have sold off everything to keep alive but there is little left now to sell

Miss Williams, 41 was born in Aspeling Street, District Six She moved to her Reform Street home 10 years ago after her birthplace was demolished

In spite of her present plight the bitterness does not stay long in Elizabeth Williams's voice

'I must laugh otherwise I'd just break' she says 'I tried to sell some of my last spoons and forks today but nobody wanted them'

She is hoping to find a job as a sleep-in domestic worker

She said the Community Development officials had warned her to leave the area, but without an adequate income she could not move to the Cape Flats and 'starvation'.

MOTHER of nine Elizabeth Willia the shelter in Reform Street, Distr for the pas

DD. 30/10/81

Rethink plea on Duncan Village move

GRAHAMSTOWN — A community councillor here has appealed to the authorities to reconsider the removal of people from Duncan Village in East London

Mr J G Jadi, a senior councillor, said "We know what it feels like to tackle something of this magnitude where sometimes officials have the impression they are dealing with people suffering from slow thinking processes"

Mr Jadi said Grahamstown people had been fortunate in their efforts to save Fingo Village

"We were helped by the Ciskeian Government, the Grahamstown City Council, prominent members of the white community and members of the official opposition"

He said blacks hated being uprooted

"Whenever this happens, the community council in the area appears to be nothing but a bunch of jabaases"

Mr Jadi praised the Grahamstown Community Council, who in conjunction with the East-Cape Administration Board, upgraded the townships

"Starting with Makana's Kop this upgrading and filling in vacant ground will continue down to Tantyi, Fingo Village, the old location right up to A Street where people in Sunnyside will be given suitable accommodation within the new replanning scheme"

He said by reconsidering the position of Duncan Village the authorities would do a lot of people a lot of good by bearing in mind the credibility of the Duncan Village Community Council and the sincerity of the Central Government which were at stake

"This applies especially to overseas' speeches of high-ranking ministers which imply that South Africa is doing all it can to move away from hurtful legislation" — DDC

Bonteheuwel tenants' march on Civic Centre

CT 30/10/87 (124)

Staff Reporter

THE Cape Town City Council was aware that the maintenance of houses in Bonteheuwel was not of the standard which tenants deserved, the assistant town clerk (housing), Mr G R Hofmeyer, said yesterday

He was addressing about 180 Bonteheuwel tenants who marched into the Civic Centre yesterday morning to demand that the council undertake repairs to their homes They also demanded that tenants should no longer be required to pay for maintenance and that funds be reallocated for repairs

The tenants, all members of the Bonteheuwel Civic Association, arrived in the City about 10am in two buses They were followed by uniformed and plainclothes policemen and by traffic officers The residents gathered in the Podium Hall and demanded an audience with either the town clerk, Mr H G Heugh, or the director of housing, Mr H Bloom

Mr Hofmeyer, who arrived to hear their grievances, said Mr Heugh was in a meeting and asked that the residents elect a delegation of 10 to discuss the issue This was rejected by the tenants, who said they were all experiencing the same problems and wanted a solution applicable to everyone in the township

Residents accused the city council of failing to reply to their letter inviting a council representative to attend a mass meeting to hear residents' complaints Mr Hofmeyer said the council had acknowledged the letter He denied allegations that the council had called in the police to the Civic Centre

In a memorandum prepared by the Bonteheuwel Civic Association, residents complained of leaking roofs, damp walls, blocked toilets, the absence of toilet seats, stagnant water and windows which did not shut properly Decayed doors exposed residents to hooliganism and faulty window catches made their homes easy prey for burglars

Malfunctioning toilets and cisterns caused inconvenience and embarassment and faulty light switches were a risk, particularly for young children Health profile surveys showed a high incidence of respiratory and nutritional diseases in Bonteheuwel, some of them related to housing conditions

To laughter from residents, Mr Hofmeyer said the council faced financial difficulties in maintaining Bonteheuwel

A tenant replied "People recognize the superb quality of the material used in the Good Hope Centre and the statues outside The council can find money to build massive projects which we don't need They spend thousands of rands on the (Cape Town Symphony) Orchestra for tunes which we don't listen to"

Another speaker said "Why do we have to pay for repairs The council puts up our rent every time and we still have to pay for maintenance The council has a history of negligence But we don't want to see Bonteheuwel become a slum like Bokmakierie"

A group of about 15 residents later met Mr Hofmeyer and Mr Bloom and handed in the memorandum Mr Hofmeyer undertook to table the memorandum at next week's meeting of the council's Housing Committee The committee's response will be communicated to the Bonteheuwel Civic Association

Left Bonteheuwel residents discuss their grievances at a meeting with the assistant town clerk (housing), Mr G R Hofmeyer, yesterday About 180 tenants marched into the Civic Centre to demand repairs to their homes. **Right:** Mr Hofmeyer addresses residents

'Don't crowd us' — tenants' plea

C. Herald 31/10/87 (124)

THE people of Kew Town want the council to go ahead with a R3,5-million plan to upgrade their area.

But they will ask that instead of building a further 102 houses as originally planned, the council build only 50

In March this year the council's housing committee announced a plan to upgrade blocks of flats and build houses in Dr Abdurahman Avenue Residents welcomed the plan but said the number of houses to be built would encroach on their already limited privacy

The Babs Block Committee, representing 196 flats, petitioned the council to stay the plan until they had made a study of the priorities in the area

The council agreed and Babs (Build a Better Society) workers undertook a study of the socio-economic circumstances in the blocks of flats

PRIVACY

A spokesman for Babs, Mr George Gibbs, said the study found that the people's opposition to the plan stemmed from the lack of space and privacy in the area

At a meeting in the minor hall of the Athlone Civic Centre last week, residents recommended that the council build only 50 houses and upgrade the rest of the land as a public area for their use.

Children's playing space was said to be a priority and residents believed the concentration of people in the area suggested by the council would result in conflict between them.

A delegation was elected to meet members of the council in the near future to discuss the recommendations, and ask that Kew Town flat tenants be given first option on the new homes

Anger mounts over 'broken promise'

C. Herald 31/10/81 (124)

RESIDENTS of Mitchells Plain's two rental suburbs, Eastridge and Tafelsig, are up in arms over what they call a breach of promise by the Cape Town City Council.

At a meeting in Eastridge last week, the residents said they had been told by the council that they could not get houses to use as community centres and creches, after being promised these facilities at earlier meetings with council officials.

According to the residents they have been told by Mr D Mabin, the assistant City Engineer (housing) that the council could only give the keys to 'recognised bodies.'

This has upset the Eastridge Residents' Association and the Tafelsig Interim School committee, organisations started at mass meetings in the areas

RECOGNISED

They are asking: 'What constitutes a recognised body?'

Tafelsig residents said they had been promised nine houses but only received two for use as a clinic which operates one morning a week.

At last week's meeting the residents said that, in future they would refuse to speak to council officials.

'We will demand to speak to the full executive of the council'

Anger at the City Council and conditions in Mitchells Plain characterised the meeting of about 40 people crammed into one of the small houses in Eastridge.

They said: 'Mitchells Plain is a beautiful place, but just look at the mess in which we have to live They don't even clean the streets,' a woman said.

Another angry resident added: 'When I asked to live in Eastridge, I was told that the schools had already been planned and that I did not have to worry I only found out afterwards, that the schools would only be built in 1983.'

Housing hassle began with row

C. Herald 31/10/87 (124)

MBEKWENI, Paarl, barman Mr Horatius Ntshayeni has a rather strange housing problem.

As matters stand now he has to vacate his modest administration board house — and appear in court for the second time for refusing to do so

It all started in July when Mr Ntshayeni's wife and two children returned home to her mother following a nasty row between the couple

Mr Ntshayeni was left all alone and this the local administration board would not allow. They ordered him to the bachelors' quarters

'But,' protested Mr Ntshayeni, 'I am about to smooth things over with my wife and she should be back home any day now'

NO AVAIL

His appeal was to no avail, however He simply had to get out — and on October 8 he was fined R30 or 30 days for not vacating his house, at F69, Mbekweni

Meanwhile, the couple agreed that 'all is forgiven' and Mrs Ntshayeni prepared to trek back home

Then she learnt that her husband had been ordered out of the house

'I am not coming home to a man who does not have a house to offer me,' she declared

Mr Ntshayeni was now in a 'no-win' situation.

Both Mr and Mrs Ntshayeni appealed to Mbekweni township manager Mr C Joubert for permission to retain the house.

MOVED BACK

All their efforts came to naught. Mrs Ntshayeni gave her husband the benefit of the doubt and moved back home.

They would continue the fight together

The next stage of the battle takes place on November 3 when Mr Ntshayeni has to appear in court for again refusing to moved out of F69

The administration board has refused to accept Mr Ntshayeni's rent for September

'I really don't know what to do,' was all he could say last week.

In limbo after forced sale

MR FREDDIE HUFKIE, left, and MR SENTY MAPALING outside the homes they had to sell to the Somerset East Municipality seven years ago, and for which they now pay rent.

They've paid rent for seven years on the homes they once owned

C Post 31/10/81 (124)

By CLIFF FOSTER

COLOURED families in Somerset East, forced to sell their homes to the municipality seven years ago under a redevelopment scheme, are still living in these same houses — and they have paid back to the municipality a big slice of their compensation in the form of rent

But there is still no sign when buying new houses diminishes still further

With their dwindling capital, there is little chance many of the families will afford the price of a new house when the time finally comes

Today, the houses in which they live are worth considerably more than the compensation they were paid for sell because we struggled for our place and then we had to part with it

"We had to sell because the council told us that if we didn't they would expropriate"

Mr Freddie Hufkie's eight-roomed houses, standing on a huge 2 500 square metres plot, had been in his family since his great-grandfather's

you market value The house is worth about R35 000 at today's prices in grounds like this

"I will be given an option to buy when they redevelop this area, but by that time I will just about have finished paying out the compensation they gave me"

Mr Hufkie fought the council's order to sell He saw law-

the area is likely to be redeveloped

And as each year goes by the families surrender more rent and the hope of eventually meeting the cost of

them

Mr Senty Mapaling, who was paid R2 700 for his home, and now has to pay R20,75 a month rent, told Weekend Post "We didn't want to

days He was paid R6 150 for it, and he's becoming increasingly bitter about the deal

"They don't give you replacement value, they just give

yers in Cape Town and Port Elizabeth, but they told him there was no alternative

His sister, Mrs Ruth Bantam, who lives nearby, was also forced to sell and she was paid R2 500 for her seven-roomed house. She now [illegible] said "There is nothing going on.

"I spent my last Christmas in Johannesburg and the coloureds there live in comfort in a beautiful suburb all laid out and modern — why can't we?

"They have promised us seven years ago and I don't know what's keeping us back."

In some cases, where families could be accommodated elsewhere, the houses were demolished — especially those in Worcester Street which has whites living on the other side of the road.

These houses are desperately needed now because the coloured area is badly dilapidated and overcrowded.

In one three-roomed semi-detached home with an earth floor at 142 Primrose Street live 14 people — sleeping up to four to a bed with four children sleeping on the ground.

The space problem in this house is so acute that personal possessions can hardly be accommodated. Wardrobes are suitcases piled one on top of the other or under the beds.

In one room less than four metres square sleep 10 people, four on the floor.

Each room has a bed in it and there are four beds in all. One is occupied by four children, two by men and wives, the fourth by two youths.

There is no electricity.

● The Town Clerk could not be reached for comment about the redevelopment of the area adjoining Worcester Street.

Residents angry after drowning of boy in trench

E. Post 31/10/89 (124)

BY SAVVAS GEORGIADES

THE KORSTEN community of Port Elizabeth is up in arms over the death of a five-year-old boy who drowned yesterday in an unguarded trench dug for sewage pipes by municipal workers

Jeremy Sandt, of Krog Street, Korsten, was playing with neighbourhood children when he slipped into the trench, about 1½ metres deep and filled with water, the boy's father, Mr David Sandt, 31, said

Mr Sandt said he had just returned from work when his father-in-law broke the news about his son's death

When the Weekend Post visited Mr Sandt, he pointed out the trench where Jeremy had drowned

Unguarded trenches for sewage pipes lined both sides of Durban Street There were no warning signs or beacons to warn people about the trenches, some as deep as four metres

"The way the municipality has approached the digging is disgusting It appears they have no consideration for the coloured community," said Mr Sandt

"There are no playgrounds or facilities for the children in the area If there were, perhaps the children wouldn't go and play near the trenches

JEREMY SANDT

"Also, the trenches are next to the main throughway to Gelvandale and many people use the path," Mr Sandt said

The boy's grandfather, Mr W S Oliphant, 78, said the children were playing in his yard at 5pm He went inside and the children left to play near the trenches

"I think they were attracted by the water and Jeremy must have slipped into the water," Mr Oliphant said

Two unknown men apparently pulled the boy out of the water

"A 15-year-old girl ran up to me at about 5 30 and said Jeremy had fallen into the water," Mr Oliphant said

"I called the ambulance but the boy died on the way to hospital

"I have not only lost a grandson but also a friend Jeremy and I slept in the same bed and sometimes he would stay up all night talking to me"

This was a terrible shock to him and he was angry that the municipality had apparently not taken the proper precautions

A schoolteacher, who did not want to be named, said the municipality seldom put up safeguards around trenches they dug

"In the white areas there are beacons and barriers around trenches but in the coloured area they just dig trenches and don't seem to worry who falls into them," she said

A neighbour, Mr Nathaniel Rusford, 28, said the community would make representations to the municipality to put up boundaries around the trenches

"It is about time the municipality took the coloured community into consideration," Mr Rusford said

Municipal officials were not available for comment

A sad and shocked father, Mr DAVID SANDT, and grandfather, Mr W S Oliphant, stand by the trench where five-year-old Jeremy Sandt died.

QUANTITY SURVEYING

(Continued)

Six burnt-out shacks to be rebuilt on a self-help basis

EV Post 3/11/81

(124)

Post Reporter

RESIDENTS of six shacks in Walmer township, which were destroyed by fire, have been allowed to construct new corrugated iron dwellings on a self-help basis despite an official decision to move the township eventually.

According to a report from the Urban Foundation, the East Cape Administration Board agreed to the self-help scheme though the construction of permanent structures to rehouse these families was prohibited

The foundation was also given permission to incorporate firewalls into the structures to prevent fire spreading from one house to another.

"The project is being used to demonstrate the viability of providing housing on a self-help basis by involving the families concerned.

"It also shows the viability of alternative low-cost units which are to be upgraded incrementally from a temporary nature to a permanent nature," the report said

Families, who agreed to work as teams to build the units, were consulted and drawn into the planning decision of the project from the start.

Construction took place at night and during weekends.

"The construction of the modular timber framing which would form the walls of the units was completed and erected against the firewalls," said the report.

Corrugated iron was used to cover the framework.

Though no water or sewerage reticulation exists, it could be included when available.

It was also possible to upgrade the units by using a ferrocement application to turn them into permanent homes. Bathrooms and extra rooms could an also be added.

Asked about the implications of the project that had aroused the interest of other residents in the area, the chief director of Ecab, Mr L Koch, said if anyone wanted to improve his property, he should apply to the authorities through the normal channels for permission.

"There is no free land available in the township and no new houses can be built there," he said.

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URBAN & REGIONAL PLANNING

Student Planners Award

For the student who has shown greatest promise at the end of the first year.

M P Morkel

400 houses complete next year

Ev Post 4/4/81

(124)

A REPORT yesterday stated that 998 houses being built in Booysen Park would be ready early next year and a further 1 000 complete by mid-1983

According to Port Elizabeth's deputy director of housing, Mr M F Molyneux, 400 houses will be ready by mid-1982 and another 598 a year later

Work on the other 1 000 houses will only start by mid-1983

QUANTITY SURVEYING

(Continued)

hn Prize

best all-round student year of study.

mittee of the Western apter of Quantity rs' Prize

student obtaining ghest marks in Professional Practice.

P R Swift

LTA Prizes

For the best student in each of the courses of Building Economics I, II and III in the third, fourth & fifth years respectively.

I : N D G Sessions

II : A R Low Keen

III: No award

S A Brick Association Prizes

For the best student in the subject of Building Construction.

C W von During

For the second best student in the subject of Building Construction.

K Strong

URBAN & REGIONAL PLANNING

Student Planners Award

For the student who has shown greatest promise at the end of the first year.

M P Morkel

Electricity is not a 'first essential'

Cape Times 27/11/81 819 124

By YAZEED FAKIER

THE Citizen's Housing League which administers Bishop Lavis township says the installation of electricity in the township's 1 800 houses is 'not a first essential'.

The league's general manager, Mr F W Pohl, was responding to urgent calls by residents for the houses — which have been without electricity for the past 20 years — to be supplied with it.

Residents have complained that the absence of electricity among other setbacks affected their children's progress at school as they could not study for long periods or see clearly under conditions of poor lighting.

March

Angered that the league had not met promises of electricity installations they staged a march on the league's rent offices in the township in August and handed a petition and a memorandum to a representative.

In a comprehensive reply to the residents' grievances, foremost of which is the absence of electricity, Mr Pohl said that in September 1978 he had had a meeting with the local Matroosfontein Management Committee and community leaders to improve the quality of life in the township.

Mr Pohl said it was made clear to him at the meeting that the provision of electricity was the highest priority of most residents.

'In spite of a host of problems in this regard the CHL board approved a scheme and submitted a loan application amounting to R1 1 million for the improvement of those houses and including electricity, ceilings and wash basins — to the Department of Community Development in July 1979.

'The National Housing Commission approved this application during October 1979 but it was unfortunately not possible for the commission to make the funds available at the time. Basically that is still the position.

'I must now clearly state that the first essential in Bishop Lavis is not electricity and other improvements to the houses but the completion of the services-upgrading scheme and more particularly the sewerage scheme.'

He said that as a result of countrywide government cutbacks earlier this year the league was R1 1 million short of the amount needed to continue the upgrading scheme. To this figure a further R1 2 million would have to be added for the league to complete its work by March 1983.

In a reference to criticisms by the Bishop Lavis Action Committee Mr Pohl said: 'We are in continual contact with the management committee on matters affecting the wellbeing of Bishop Lavis and I really do not think it necessary to answer the unfounded accusations of the so-called Bishop Lavis Action Committee.'

APPENDIX A

EXAMPLES OF RUN STREAMS

The following are sample run streams that vary in complexity due to the programmer's requirements. These pertain to the FORTRAN, COBOL, Assembler, Map and FURPUR processors. These examples are intended to illustrate control statement formats and are not intended to illustrate the most effective or suggested system usage.

EXAMPLE 1

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        @RUN       RUNID,171234,PROJFLD
        @FOR,IL
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        ....
                   Source Language Statements
        ....
        ....
        @FIN
```

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complished by

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of facilities
program is ac-

EXAMPLE 2

```
        @RUN
        @FOR,IS
        ....
        ....
        ....
        ....
        @XQT
        @FIN
```

CAPE HERALD 7/11/81 (81)(124)

150 march on City Hall

TWO busloads of Bonteheuwel residents — watched by plainclothes and uniformed policemen — marched to the Cape Town Civic Centre last week to demand free repairs to their houses and a reallocation of City Council funds to make maintenance of their homes possible.

The more than 150 residents arrived at the Civic Centre at about 10 am They gathered in the Podium Hall and demanded to speak to the Town Clerk, Mr H G Heugh, the Director of Housing, Mr H Bloom, or the chairman of the Housing Committee, Mrs Eulalie Stott

The Assistant Town Clerk (Housing), Mr G Hoffmeyer, told the protesters that the Town Clerk and Mrs Stott were not available

He said, however, that Mr Bloom would see them a little later and that they could make an appointment for their executive or a delegation to meet council officials

Residents complained about their maintenance problems and accused the council of calling in the police

Mr Hoffmeyer said he had not called in the police

One of the residents said the police had tried to stop their buses leaving Bonteheuwel and had followed them to Cape Town

Remarks like Bonteheuwel is falling to pieces' and 'What have you done with all the money we paid over all the years?" came from the protesters while they waited for Mr Bloom

Mr Bloom arrived at 11 45 am and suggested the residents elect a delegation to discuss the problems over a cup of tea

Residents reacted by saying 'We don't want your tea We want our houses repaired' and 'We are all affected We all want to hear what you have to say

It was eventually decided to elect a 15-strong delegation to discuss with the officials

The delegation handed in a memorandum outlining their problems and stating their demands

The memorandum said bad housing caused bad health, inconvenience, dangers and social problems

It also questioned the Council's financial policy

Mr Hoffmeyer told the delegation that he was aware of the peoples problems The council had intentions of upgrading Bonteheuwel but this would mean asking the National Housing Commission for a loan, which could force rents up

The Government had refused permission for the council to increase rents

RATES

Mr Hoffmeyer said the council had in the past used rates money for maintenance

He promised to put the memorandum before the next meeting of the Housing Committee and inform the residents of the outcome

MR G HOFFMEYER, the Assistant Town Clerk (Housing) addresses Bonteheuwel residents who marched to the Cape Town Civic Centre last week

Divco plan makes it easier to buy homes

Argus 10/11/81

(124)

Divisional Council Reporter

THE Divisional Council of the Cape may make buying a house easier by allowing tenants to pay the initial deposit of R300 in 24 instalments.

This recommendation, in a report by the secretary, Mr W R Vivier, will be considered by the council on November 24.

Mr Vivier says many people allocated homes by the council are unable to raise the deposit and moved in as tenants with the option to buy.

The sale is often not completed because they have difficulty in saving up the deposit.

REVIEWING

Mr Vivier said the Housing Code made provision for the tenant to pay the deposit by adding 24 instalments to his rent.

'While the council has in the past not adopted this procedure, this policy should be reviewed as it would certainly encourage home ownership and at the same time allow the tenant the opportunity of assessing his own personal housing requirements,' his report continues.

'In addition, his salary could have advanced over this period to such an extent that he may financially be in a better position to purchase the property.'

Group of Walmer 'lodgers' moved

E POST 12/11/87

(124)

Post Reporter

THE first truckload of about 15 "lodgers" in Walmer Township today moved voluntarily to occupy some of the 766 houses being built by the East Cape Administration Board in Zwide

But a member of the Save Walmer Committee, the Rev W Kani, says that preference should have been given to victims of this year s floods and to people squatting in Soweto

The houses are being built in Zwide specifically for the 4 000 Walmer Township residents However, only those who volunteer to move are being taken at present to Zwide

Rev Kani said that conditions in Walmer Township were not as bad as those in Soweto where some 66 000 people shared 36 communal taps for which they "had to queue for hours to get water"

The roads in Soweto were "very bad" and sanitation came in the form of one bucket per family, in shacks sometimes shared by three or four families

He said the people of Walmer Township who owned property and who were comfortably housed were 'not going to move"

UNIVERSITY OF CAPE TOWN

FACULTY OF ARTS — DEAN'S ADVISORY COMMITTEE MEETING HELD ON ....DC 118....

CANDIDATES FOR THE M.A. DEGREE

More blacks opting for leasehold

Argus 12/11/81

(124)

Argus Correspondent

JOHANNESBURG — The controversial 99-year leasehold system of giving blacks their own homes in urban areas is showing all signs of taking off in Soweto, South Africa's biggest black city.

In spite of initial suspicion of the Government's motives in granting these leases instead of allowing blacks full ownership of land on which to build homes, the number of blacks opting for leasehold has increased dramatically.

So far this year the number of leasehold registrations in the West Rand Administration Board area totals 591 — 80 more than in the four years since the system was begun

THE REASONS

And the number of applications this year for leasehold is 1 368, compared with a total of 1 442 in the years since the start in 1977

All but a few of these are for Soweto residents.

The figures are small for a city of 1 25-million people but WRAB chiefs believe that the spurt in interest in leasehold reflects two things in particular

● A growing belief among blacks in the permanency of their residence in urban areas, supported by growing indications from the Government that they, too, are accepting this

● Increasing affluence among blacks generated by rising economic influx, especially in the labour field since the Government's acceptance of key proposals by the Wiehahn Commission

Building society and WRAB officials hoped that the main obstacles — land and surveying problems — would be cleared away by the Prime Minister, Mr P W Botha, during his "second Carlton" conference in Cape Town today

	alifications held				Supervisor
	Diploma	Major(s)	Year	University	
	s)	Psychology Psychology	1972 1974	U.C.T. U.C.T.	
	is of language acquisition				Mr L. Gilbert
	s)	Speech & Hearing Therapy	1978	Wits	
	by normal and language impaired children				Prof P.D. du Preez
	s)	History Geography Geography -- --	1963 1964 1965 1971	Rhodes Rhodes U.C.T. UNISA	Assoc Prof B. le Cordeur
	infertility		1979	U.C.T.	Prof P.D. du Preez
PTT: Worker consciousness and the emergence of a working class in African in the 19th and 20th Centuries			1976 1977	U.C.T. U.C.T.	Dr D. Kaplan

NOTE: F.R. = Field of Research P.T.T. = Provisional Thesis Title

Argus 12/11/81

Houses would do 'damage to nature'

(124) (81)

TELEGRAMS of protest against planned development in Upper Fernwood are to be sent to the Minister of Water Affairs, Forestry and Environmental Conservation, Dr C W van der Merwe.

At the head of the 'telegram campaign' is a City Councillor, Mr J S Rabinowitz

The City Council's town planning committee yesterday inspected the 44 500 sq m site at the top of Cherry Street where developers plan to build 75 luxury duplex townhouses The cost is estimated at R10-million

The proposed development has been strongly opposed A Newlands housewife, Mrs Ann Percy, collected about 3 000 signatures for a petition presented to the Administrator, Mr Gene Louw

People from as far as Johannesburg and Durban are objecting to the 'creeping cancer' of property development up the slopes of Table Mountain

If the townhouse development is approved, the building line will reach up to the boundary of the Kirstenbosch Botanical Gardens and a large area of natural forest will disappear.

ZONED

The chairman of the town planning committee, Mr J A K Muir, feels that the only way the development can be halted is for a body such as the Provincial Administration to buy the land from the present owners

The land had already been zoned for townhouses when the Divisional Council transferred it to the City Council

The telegram Mr Rabinowitz has sent to Dr van der Merwe stresses the 'urgent necessity' to prevent the construction of the townhouses. 'The damage to nature will be irrevocable and the plans are already with the City Council,' it said

Mrs Percy, who has appealed for support from everyone concerned with the growing development up the slopes of the mountain, said in her telegram: 'Please stop the destruction of Table Mountain'

(124)

12/11/81

DEPARTMENT OF AFRICAN STUDIES

EXT RT ON THE THESIS SUBMITTED FOR THE DEGREE
OF HILL, ENTITLED:
ISLATION ON KINSHIP AND IDENTITY AMONGST
TOWN."

Thi worthy of the award of the degree of Master of

Art rtaken by the candidate involved her in the use

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hi al sections of the thesis to which I will return,

b work constitutes a definite advancement to know-

late has presented a sizable ethnographic descrip-

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a -political situation of Indian Muslims in relation

t society. Her comments on the effects on the lives

o legislation and her remarks on the complex issues

c erceived by Indian Muslims, are both instructive

a well be brought to the attention of administrators

his respect Miss Hill's work could represent an

2/.....

AT an in loco inspection yesterday of the Upper Fernwood site where a R10-million townhouse project is planned were city council members, from left, Mr Billy Sceales, Mrs Joan Kantey, Mr John Muir, chairman of the town planning committee, Alderman Mrs A C Beyer, Mrs Bronnie Harding, Mrs Eulalie Stott, Mr Bertie Stern, Dr Jack Joffe and Mr Rupert Hurly

Strikers told: Quit hostel

Argus 13/11/81

124

Labour Reporter

CONTRACT workers among the 80 striking workers at Cape Foundries in Paarden Eiland have been given notice by the company to vacate its Langa hostel by Sunday.

The General Workers' Union, to which the workers belong, has accused Cape Foundries and its parent company Murray and Roberts of 'hiding behind the contract labour law.'

'They are using the laws against workers who have no option about where to stay,' a union spokesman said.

'It doesn't help for top management to talk about reform if middle management carry on like this.'

Mr Brian Rosenbloom, general manager of Cape Foundries Holdings, said he thought about 31 contract workers had been given notice to leave the company's hostel.

PROSECUTION

'They are not employed by us any more. As far as I know, they have to vacate within 72 hours or we might be prosecuted for breaking the law.'

Mr Barry Beckley, group human resources manager of Murray and Roberts in Johannesburg, said questions on the dispute should be referred to Mr Rosenbloom.

Asked whether Murray and Roberts was prepared to take responsibility for what happened at one of its factories, Mr Beckley said the company was 'concerned about anything that affects our workforce, at any of our subsidiaries.'

Workers at Cape Foundries downed tools on Wednesday after a union member was dismissed for arriving late at work.

Eviction: GWU takes legal advice

Cape Times 14/11/81

~~145~~ ~~157~~ ~~189~~ 124 ~~201~~

By TONY WEAVER

THE General Workers' Union (GWU) has taken urgent legal advice on the 34 eviction notices served by the management of Cape Foundries Holdings on striking contract workers currently living in the company's Langa Hostel

The workers — part of 80 GWU members currently on strike at Cape Foundries' Paarden Eiland factory — were told yesterday they had to vacate their rooms by Sunday

The orders were unsigned but were accompanied by a slip which read "with compliments — Cape Foundries Holdings"

The general manager of the factory, Mr Brian Rosenbloom, said yesterday that whatever questions were asked of him, the reply would be "no comment"

A spokesman for Cape Foundries' parent company, Murray and Roberts, said from Johannesburg that while M&R was "naturally concerned about its corporate image", the strike was being viewed as an internal matter at the Paarden Eiland factory

All M&R subsidiaries had full autonomy and internal disputes were dealt with by local management, he said

Test case

A spokesman for the unregistered, independent General Workers' Union said yesterday that the 34 workers had paid their rent at the hostel until the end of the month, and union lawyers were also examining the judgment of a recent "test case" where striking workers had won their right of hostel occupancy

Although Cape Foundries said the workers had "dismissed themselves", they had not collected their outstanding wages or dismissal notices and had not been provided with train fares to their point of recruitment

They refused to collect the wages and were thus still on the company's pay-roll, she said

The union said yesterday that "in the present political and labour situation, it is really quite appalling that Cape Foundries, a Murray and Roberts subsidiary, should hide behind the contract labour laws

"They are using the hostel eviction threat when there is no alternative accommodation for the workers"

'Foisted'

Meanwhile, the general secretary of the Tucsa-affiliated Engineering Industrial Workers' Union (EIWU) has objected strongly to a GWU statement that his union was "foisted" on the workers by management in an attempt to break the strength of the GWU

Mr Archie Poole said yesterday that "about 60 workers at Cape Foundries have voluntarily signed stop orders and EIWU membership forms

SELLING AT PLAIN STOPS

Argus 14/11/81

124

Alan Cooper, Property Editor

THE selling of houses at Mitchell's Plain has virtually stopped and the balance of houses to be built — about 9 440 — will be let. There are, however, 18 000 families waiting to rent City Council homes.

Three contracts for a total number of 11 440 houses together with civil engineering services, were awarded a year ago by the City Council

'Work on the earthworks, services and building house foundations is now nearing completion,' says the Acting City Engineer Mr C J Freeman

'The house-building teams are following on at a fast rate All 11 440 homes should be completed by 1983

'At that stage, 30 322 houses will have been built by the City Council at Mitchell's Plain

'Prior to starting work at the Plain seven years ago the council had elsewhere built approximately 36 000 houses, mostly for letting to coloured families Thus in a short space of time, the stock of council-built houses will have nearly doubled

'To date 21 512 houses will have been completed at Mitchell's Plain, representing approximately the halfway mark in the town's development'

The City Housing Manager Mr H B Bloom, said today that all the houses up for sale at Mitchell's Plain had been sold or presold — that is sold before being built.

Of the 11 440 new houses being built at the Plain about 480 had been allocated to the Department of Community Development and the City Council hadd ecided to sell a further 1 100 to 1 200.

'These houses are located in areas where houses have been sold before and it was felt that we had to keep faith with buyers of houses and not allow rented homes among them

'Virtually all these 1 200 homes have been sold or presold

'The balance — about 9 440 — have been set aside for letting But the council has decided that, after 12 months' occupaancy, the tenant may buy his house'

Existing letting stock, without the Mitchell's Plain houses, numbers about 38 000 units which are fully occupied There are 18 000 on the waiting list for rented accommodation and a further 8 000 want to buy their own homes.

'This total of 26 000 only indicates the demand and not the need,' said Mr Bloom 'We do not know just how many need homes'

With a stock of some 9 000 now at Mitchell's Plain for letting and 18 000 on the waiting list, the council still have a long way to go to meet all housing needs in the city.

Yet this year the Department of Community Development slashed quotas for housing for Mitchell's Plain and the council had to cut back on amenities

In a progress report, Mr Freeman said that the Plain now had a large number of shops in three shopping centres

'Construction of many new churches is nearing completion There are two clinics and three spacious libraries

'Three civic halls and three community halls are in use and the town's first swimming pool is to be opened in time for the summer season

'Sixty-two playing fields have so far been provided in four large sports complexes, catering for soccer, rugby, cricket, hockey, baseball, netball and athletics

'There are five secondary and primary schools while a further two secondary and five primary schools are at present under construction

Mitchell's Plain can also now boast of having three cinemas,' he added

Maintenance: Another march planned

C. Herald 31/10/81 (124)

By RYLAND FISHER

CAPE TOWN City Council officials did not pitch up at a mass meeting in Bonteheuwel — even though they had been invited. As a result the more than 600 people who attended decided 'If they cant' come to us, we will go to them.'

The meeting of the Bonteheuwel Civic Association (BCA) held in the Oasis Cinema, was called to discuss the area's housing maintenance, problem, which has already generated two protest marches to the local housing office recently.

A decision was made to go to the Cape Town Civic Centre on Thursday to demand the repair of the houses.

City Council officials had been invited by letter to attend the meeting.

'Pointing to two empty chairs at a table marked 'Reserved for Council' a speaker said: 'If we are going to wait for Council to come to us, we will wait forever.'

Speakers at the meeting spoke about the problems they had experienced with the maintenance of their houses and about what people in other areas had done about their problems.

CAHAC

Mr Wilfred Rhodes, chairman of the Cape Areas Housing Action Committee (Cahac), an umbrella body of 25 community organisations said his organisation was behind the people of Bonteheuwel.

'Council is always saying they don't have money. That is because they have wasted our money on things we don't need.

'They say they do a lot for our people. We reject that. We must continue fighting them until we have other people in their places,' he said.

Mr Rhodes's speech was interjected by shouts of 'Down with Council' from the audience.

BCA chairman Mr Mark Abrahams said poor housing conditions had led to many illnesses.

'When people get sick, they get pills, but that will not help. They must look at the cause of the problem, the damp walls and the inadequate houses,' he said.

He pointed to recent community opposition to proposed busfare increases, which showed people could achieve things if they were united.

Mrs F Tape, a member of BCA, drew loud applause when she spoke about the doors filled with egg containers, cracked walls, waterpipes made of plastic and outside toilets.

COMPLAIN

'When we go to Council to complain, they take no notice. These houses are not ours. We only pay rent to Council. They must maintain the houses.

● City Council officials could not be contacted for comment on Monday morning.

Meetings protest about hikes in township rents

124

E POST 16/11/81 (114)

MEETINGS protesting against the rent increases proposed by the East Cape Administration Board and approved by the Port Elizabeth Community Council were held in Kwazakele yesterday

The meetings were convened by Roots, the cultural movement, and the Port Elizabeth Black Civic Organisation

Security Police observers kept a low profile Their presence was criticised by Roots in a statement as "upsetting"

At the Pebco meeting it was decided that the handing over to the Chief Director of Ecab, Mr Louis Koch, of a petition protesting at the R4-a-month site rent increase, be delayed for a week Signatures are still being collected

Pebco has written to Mr Koch asking him to defer the rent rises indefinitely

The vice-president of Pebco, Mr Jackson Mdongwe, criticised the living conditions of the Kwazakele residents, the low income of the residents and the poor state of repair of the township's houses

He appealed for unity and for opposition to others fighting for the same goals He blamed the poor attendance at the meeting on these bodies — a clear reference to the Roots organisation

The Roots meeting was told by one elderly woman that rent rises were not justified because neither Ecab nor the community council maintained the homes

"When houses are built there are no proper floors or ceilings We have to go to great expense to give these finishing touches And we have to pay for the rubble left by the builders to be removed," she said

It was resolved

- That employers consult their employees before signing bank stop orders increasing rent payments by R4
- To demand the resignation of members of the Port Elizabeth Community Council
- That families whose shacks were burnt down in the Red Location should not pay rents for dwellings that did not exist
- That the Port Elizabeth Community Council chairman, Mr Wilkinson Maku, be asked again to convene a mass meeting and explain the rent increases — or resign
- That independent ward committees encourage young men to protect commuters from pickpockets and robbers during the festive season

Under siege in 'kerrie-huis' Belhar

By John Fensham

IN the bleak, stark moonscape that is new Belhar, there is no relief. Not from the heat and dust in summer, from the mud and wet in winter, and from the year-round fear which has turned these ochre 'kerrie-huise' into a suburb under siege.

Harsh as the laws which conceived them, the houses thrust up from the barren Cape Flats sands seem like boxes, their barrack-like, anonymous uniformity unbroken by grass, trees or flowers.

There is just the sand, the yellow houses, and the people.

But they nevertheless can laugh — although they dare not go out after dark or alone during the day, have no hot water in their 'homes' and must pay the local 'shopkeeper' 42 cents for a small tin of beans.

Few have not experienced, in some form, the violence of the 'skollies' who haunt the bushy dunes fringing the township.

'Hey man, they (the Department of Community Development) painted a pretty picture when they told me about this place, but I think they ran out of paint by the time the houses were built. Only the yellow was left,' Mrs B Patterson said.

'The way they described it, we were moving to paradise, but I think they got their directions mixed up.'

girl being raped a little while ago.

'That bush is a terrible place man,' he said. Mr Stevens lives in Chestnut Way, now the elite part of Belhar.

'This place was really bad some time ago,' said his wife Brenda. 'There were robberies, assaults, rapes every day, but now the action has moved to the newer areas, to the 'kerrie-huise' in Extension 9.

'But both areas still desperately need a police station, regular patrols and some effort to clear the skollie gangs right out.'

Without a car you are doomed. So the streets and sandy backyards are scrapyards of derelict vehicles as people try to assemble spare parts into something that moves.

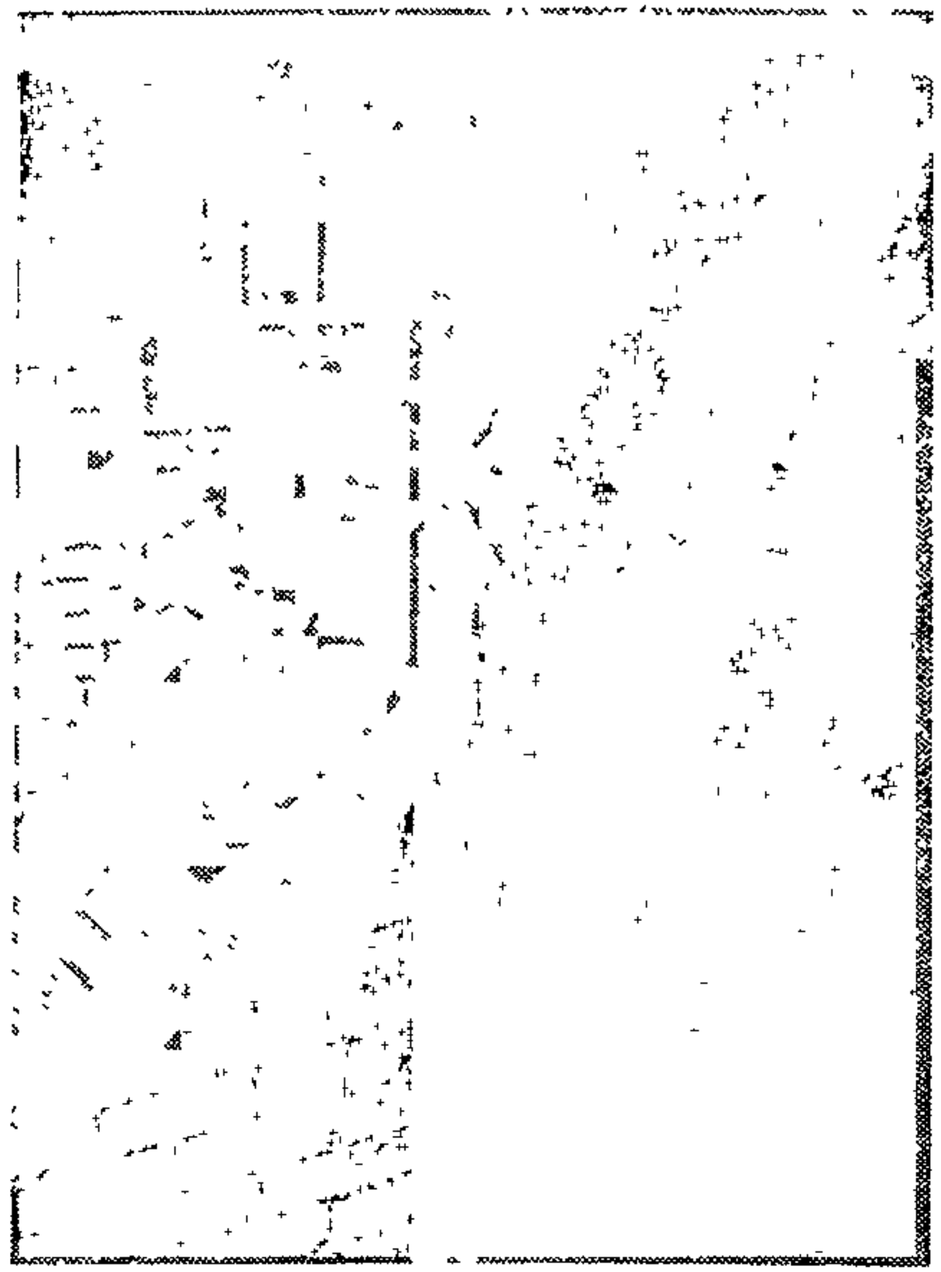
'The bus service here only goes to Eureka Estate, and we have to take another bus from there to Elsies River.

'You never know if you'll get to the shop with your money, and if you do, you don't know if you'll get home again with with your parcels. Friday nights are the worst, when people try to get home with their pay packets,' Mrs Klink said.

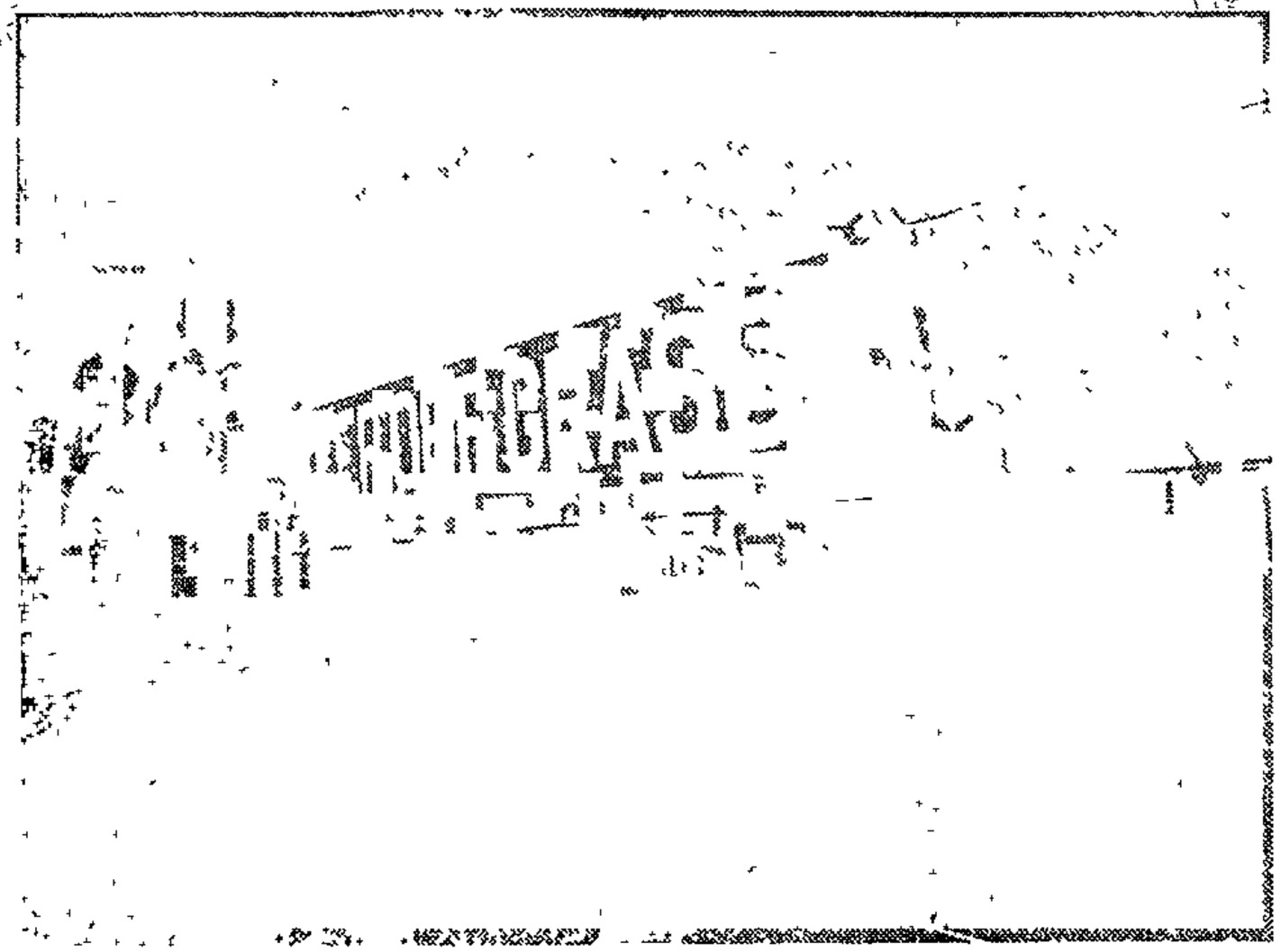
NO WATER

For safety, people use the more expensive taxis, which make another dent in mea re incomes.

THE bleak moonscape of a street in Belhar's new Extension 9 which residents don't see as 'a great leap forward for mankind.'



WRITTEN in blood, the name of the Nice Time Boys labels this children's park gangster territory



THE only bit of lawn in new Belhar is fenced with barbed wire and signs warn children off. The lawn is criss-crossed with barbed wire, 10 cm above the grass

NO CHURCH

'God goes to bed early on Sunday nights now,' said another woman. 'There is so much crime after dark that we don't even go to church on Sunday nights.'

But their laughter is spiced with resentment.

Belhar's people, in the newer sections, live an uneasy truce with their neighbours from District 6, Elsies River, Tiervlei, Woodstock, Black River.

'I lived in District 6 for 44 years,' said Mrs Patterson.

She pointed to the bent, grey figure of her mother-in-law in a corner. 'She lived there for 82 years, in the house in which she was born.

'They tore our lives to pieces when they moved us out and they did the same to all the other people. So the youngsters fight and the older people don't mix easily. We are all too different.'

KERRIE-HUIS

The Tiervlei people were among the first to occupy the 'kerrie-huise', and jealously considered the area their own.

Yet a community spirit is slowly emerging. The gritty tarmac are deserted most of the time. Even the children play in their own tiny, sandy yards.

But when the mobile shop blares its way between the houses people emerge.

Greetings are tentative. The smiles, when the greetings are returned, reflect as much relief as they do friendliness.

'We don't mix much with the neighbours like we did in Elsies River,' said Mrs N van Niel. 'Not because we don't want to, but because people just don't go out at night. You get stabbed, mugged, shot, robbed and raped right outside your house — and this happens all the time, even when people go to the shops.

'If you don't have a car, you are doomed.'

There are children's 'parks' in new Belhar, the bleak Extension 9. They are equipped with concrete pipes, concrete blocks and thick iron pipes.

The children seldom play in these 'parks.' They look more like public works department stores than playgrounds — except for one, nicknamed 'die kanon park' or 'die army depot'

This park at least has some planted lawn . . . but the grass is criss-crossed with barbed wire, surrounded by a low barbed wire fence and signs: 'Keep off the grass.'

The concrete pipes are angled up at the sky like anti-aircraft guns, the play sections walled off from one another by concrete and brick, and besides the lawn, the area is unpaved gravel.

IN BLOOD

And on one of the vertical concrete pipes is finger-painted in blood: 'NTB' — the logo of the Nice Time Boys, a gang which takes over the park whenever it wishes, dismissing any children playing there.

'They come here to smoke dagga, drink and gamble,' said one resident. 'We can do nothing. If we complain, they smash our homes.

'There have been rapes and shootings in that park,' said Mrs J Klink. 'We have no telephones to call the police — but, who do we call?'

'The Bellville police say we must contact Kuils River, they tell us to get the Elsies River police, and they tell us they have no van, we must wait a few hours.

'One policeman said we must put our crime on the other side of the railway line, then they'll take it'

Last Sunday two sisters walked through the bush between Unibell station and the township. Two thugs grabbed them and one pushed a knife into the 10-year-old sister's neck hard enough to draw blood.

The elder sister, 13, believes she saved her sister's life only by offering her wristwatch.

The walk to the station, through the thick bush and sand dunes, is so dangerous, it has done much to unify the people because no one will dare walk through it alone.

'The skollies are well organised men,' said Mr Selwyn Stevens. 'They post lookouts high up on the sand dunes and when they see a man or woman coming alone, they signal to their chommies in the bush, and then they strike.

'If there is more than one person they signal, and those people are left alone. My neighbour had his watch, rings, shoes, socks and spectacles taken from him, and he was beaten. I stopped a school-

'My husband earns R195 a month,' Mrs van Niel said. 'My rent is R77,91, far more than the 25 percent it should be.'

'Some people pay only R30, but there are many paying R135, R145 and even R165 a month. This for a two-bedroomed house with bathroom and a kitchen and lounge combined And no hot water.'

'It costs me R20 a month to send my kids to school because there are no schools here and my husband had to pay about R8 for his transport.

'Electricity is R29 a month, water R3 — and all these essential expenses leave us only about R50 to come out every month.

FIGHT ON

'To live in this place with no hot water, no schools, no pavements, no hospital, no police, no sports facilities, no shops, no pavements, no trees.' She shook her head at the helplessness of it all.

Mrs Patterson, a widow supported by her children, held up her sleeping grandchild, an infant with milky skin and straight, black hair.

'We can only fight on,' she said. 'For this, for our children and our grandchildren. They are the ones we are working for, the ones we are striving and enduring for. What happens to us is not so important.

'We must make a better world for the little ones.'

A GIRL is dwarfed by the dunes in which gangsters hide out. People are attacked and robbed almost daily on their way to the bus and railway stations.

Harsh conditions in Philippi camp

CAPE TIMES 16/11/81 (124)

By JANE ARBOUS
Divisional Council Reporter

ABOUT 11 km from the heart of the Southern Suburbs 450 squatters live under appalling conditions on the sand dunes of Brown's Farm in Philippi

Domestic services such as a water supply do not exist In winter, the iron-and-wood shacks are flooded The heat of summer brings out the flies and the smell of exposed sewage

For the past month, women and children have had to cross the busy Lower Lansdowne Road at least three times a day to fetch water from the Roman Catholic Church's St Mary's School several hundred metres from the camp

Sister Aine, the Dominican nun in charge of the school, said last week that she left the gate open for the squatters to enable them to use a slow-running tap in the grounds The school foots the water bill

"The situation is dreadful, especially to see the children carrying buckets of water dodging the cars on Lansdowne Road"

The homes of some of the squatters

Those who suffer the "intolerable conditions" are mainly coloured people with steady jobs They moved there because they could find nowhere else to stay

Mr Jackson Gopie, his wife Edith, their five children, two dogs and a cat, have lived in a shack divided into four rooms since 1975

"Sometimes it is very bad here," said Mr Gopie, who works nearby

Although the area falls under the Divisional Council of the Cape, the local authority has no jurisdiction to provide services, because the land is privately-owned

Only the owner could ask for services to be established, and would have to bear the cost By last night the owner had not been traced

Until a few weeks ago, the squatters got their water from the adjacent Lourdes Farm squatter camp, which was on council property Squatters on council land pay a monthly levy to cover the cost of services provided until resettlement The families living in 700 shacks on Lourdes Farm have all been rehoused and the water supply discontinued

The squatter problem in the Divisional Council area has been in existence for the past 10 to 15 years During 1975 a survey was carried out to ensure effective control over the influx of squatters, and the shacks and occupants were registered

All shacks erected after 1975 are regarded as illegal and demolished by the council after the neccessary notice has been served on the occupants in terms of the Prevention of Illegal Squatting Act

In terms of council policy, rehousing for registered squatters is a priority Of the 13 716 shacks registered in 1975, 10 419 homes have been demolished and the families given alternative accomodation relative to size and income

The 80 shacks on Brown's Farm are among the 3 297 still to be levelled

'Limited' funds

The secretary of the council, Mr W R Vivier, told the Cape Times that the shacks could be demolished only when the council was in a position to provide alternative accomodation This depended on funds from the National Housing Commission, whose allocations were "extremely limited during the 1981/82 financial year"

"No definite indication can be given for the rehousing of squatters on the Brown's Farm complex," he said

Most residents interviewed at the camp said they were willing to be rehoused "anywhere"

And because they have no other options until then, they wait patiently in hope of a better deal

'There's a hole in our budget' — council

CAPE HERALD 14/11/81

81 124

'WE do not have money to repair houses.'

This is the gist of a letter sent by the City Council to the Bontebeuwel Civic Association (BCA) who have been fighting for more than four months for free repairs to their houses.

The campaign was kicked off with a mass meeting on July 5 and culminated into a protest march to the Cape Town Civic Centre by more than 150 people on October 29.

The residents were promised a reply after the Housing Committee's meeting on Tuesday last week.

Mr G Hoffmeyer the assistant Town Clerk (Housing) said on Thursday afternoon that the letter was about to be posted.

He said the letter states that the Council and the Housing Committee were aware of the maintenance problem, but they could not do all maintenance.

'We note the deteriorating state of the houses, but it is partly the responsibility of the tenant,' he said.

Mr Hoffmeyer said the Housing Committee recently sent a delegation to Pretoria to press for a solution to the problem.

RISING COSTS

'The money available for maintenance is not enough. Due to rising costs, we have been able to do less and less maintenance.

We cannot make the ratepayers pay for the tenants' repairs. We are extremely concerned about the situation and will continue to look for a solution, he said.

k. Pack-id's and number of packs (disc only)

J. Linkage to the granule description (mass storage)

i. Number of reels of tape and tape reel numbers (tape only)

to as cataloging and effected by the @ASG and @CAT control statements.

The information contained for each file entry includes the following:

a. External name of the file

b. Project identity from the @RUN control statement

c. Account number from the @RUN control statement

d. Date on which the file was cataloged

e. Activity of the file including the date of last reference

f. Usage authorization (READ/WRITE Keys)

g. Recording mode (magnetic tape only)

h. Granularity and number of granules assigned (mass storage only)

For files which are to be retained beyond run termination, entries are constructed containing the identification and characteristics of each file and are maintained by the system in a Master File Directory (MFD). The process of entering a file in the Master File Directory is referred

6.1 INTRODUCTION

SECTION 6

MASTER FILE DIRECTORY

QUANTI
SURVEY
(Contir

EL house prices expected to continue rising

DD 17/11/81

(124)

EAST LONDON — Despite predictions to the contrary, house prices in the city are still rising, and will continue to rise for the next few months

This is the assessment of the chairman of the East London committee of the Institute of Estate Agents, Mr John Batting, in a report on property trends

Mr Batting rejected reported claims that property prices will begin to drop

"We feel that in the housing market there will be a steady increase in prices in the next few months

"Prices are continuing to rise slowly, but there will be an upward trend because of the shortage of homes"

Mr Batting said that "spec" builders were selling homes before they had reached roof height, although he added that the speculators were building half the usual number of houses because of the money supply shortage.

"The major housing shortage, and it is a chronic shortage, is in the R35 000 to R55 000 price range Homes in the upper price bracket are also being snapped up by buyers and we haven't seen any fall off in prices for higher income houses"

He said plots were also continuing to sell, "mainly to purchasers with funds available from sources other than building societies"

In the commercial and industrial property market, Mr Batting said there was a lot more activity, and that there seemed to be "no hesitancy for investors to invest in the East London area as might have been expected last year and before"

He said the renting situation for warehouse space was also chronic.

"It is virtually impossible to find anything between 200 and 800 square metres of warehouse space and there is a big demand for it"

Prices were also moving up in the smallholding and farm property market, he said

"There is an extreme shortage of smallholdings for sale and a keen demand," he said — DDR

S A Brick Association Prizes

For the best student in the subject of Building Construction.

C W von During

For the second best student in the subject of Building Construction.

K Strong

URBAN & REGIONAL PLANNING

Student Planners Award

For the student who has shown greatest promise at the end of the first year.

M P Morkel

(124) 17/11/81

Conjig to build homes for VW employees

VOLKSWAGEN has awarded LTA Conjig a contract to build 10 pilot houses for employees in Uitenhage's KwaNobuhle township

The company recently announced that it is to make R1-million available to employees to build their own homes under the 99-year leasehold system

Managing director, Peter Searle, says his company will also lend the East Cape Administration Board R154 000 to provide electricity for all the sites allocated for 99-year leasehold in Uitenhage — benefiting all residents in the leasehold area

A total of 119 such plots have been demarcated, of which 75 have been set aside for Volkswagen employees.

Searle says the company also plans to develop another 200 sites in a new KwaNobuhle extension set out by the East Cape Administration Board.

Gerry Eckhart, Conjig's corporate housing development manager, says that in the Volkswagen pilot scheme Conjig will build houses varying in design and price with different types of finish — from very basic, with no flooring and an asbestos cement roof to homes with proper flooring and concrete tiled roof

Even the simplest house, however, will be superior to existing homes in the township

Within 10 months of establishing a section to specialise in houses for Black employees of large corporations, LTA Conjig is building more than R3-million worth of 99-year leasehold homes in Soweto

They range from basic two-bedroom homes at just over R9 000 to four-bedroom, two-bathroom houses at R32 000 Plans can be developed and varied around a two-bedroom core design

Conjig works mainly with Black sub-contractors, but handles all financial arrangements and co-ordinates and supervises all contracts

Rents rise 'invitation to return to the bush'

ARGUS 17.11.81

124

Staff Reporters

THE increase in rents in Mitchell's Plain was an invitation for thousands of rehoused squatters to return to the bush it was said today

The chairman of the Combined Mitchell's Plain Residents' Association, Mr Chris Stevens, was commenting on yesterday's announcement of rent increases for all Cape Town City Council tenants

Hardest hit tenants will be those in Mitchell's Plain and the Malay Quarter who could pay increases of R7,50 a month or more

'I hope the council has not taken this decision with its eyes closed Its effect on the coloured people could be disastrous,' Mr Stevens said

He said the council, at the Government's insistence, was trying to get squatters into houses

'Putting up rentals in the face of soaring costs is an invitation to return to the bush'

The council was already faced with a situation where 6 000 families, who had bought homes in Mitchell's Plain, were nearly R1-million in arrears with their repayments.

Some were 12 months in arrears

'A rent increase could now mean that tenants who rented houses because they could not afford to buy them, would also fall into arrears with their rentals

'As it is, there are daily evictions' Efforts to build a coloured middle class will come to nothing if thse so-called middle class people can no longer afford their homes,' Mr Stevens said.

The council plans to rent more than 10,000 homes in Mitchell's Plain and its latest building contracts are for rented dwellings

The council is already faced with a recent tender for 216 three-bedroom economic homes not being awarded This is because the lowest tender could put the cost of each home at about R20 000 — out of reach of just about everybody on the waiting list for homes

Mr H M Khan, chairman of the Schotsche Kloof Civic Association, said the increases, though expected, still came as a 'shock'

Although not more than R750 the increases were high and not warranted because the City Council had neglected the area

The Malay Quarters had been subjected to regular increases over the past and were now paying about R120 for a three-roomed house

The increases in all other townships will be about R3 or less a month.

Council housing scheme. rents to go up

CAPE TIMES 17/11/81

(81) 124

Municipal Reporter

RENTALS for tenants in Cape Town City Council housing schemes will go up on January 1 — with tenants in Mitchells Plain and the Malay Quarter likely to be the hardest hit

Warning tenants of the rental increase yesterday the town clerk Mr H G Heugh said it had been discovered that the true costs of rented housing in Mitchells Plain would be much higher than the estimates used to calculate the preliminary rents for tenants who had already moved in

This would lead to substantial increases, especially for those in some income categories Mr Heugh said 'Council is very concerned indeed at the effect this may have for these tenants It is therefore making urgent representations to the government for relief

Less than R2

However in the housing schemes outside Mitchells Plain and the Malay Quarter in the Bo-Kaap, the rents of two-thirds of the tenants would rise by less than R2 a month and for almost all of the rest by less than R3 By far the majority of those whose rents would be increased by more than R3 a month will have water and or electricity costs included in the rents

Referring to the Bo Kaap, Mr Heugh said The 52 restored houses in the Malay restoration area are a special case The increases in this area are substantial, partly because a limit was placed on previous increases and what is being paid now is well below what the true rent should be

"A limit has been agreed to once again and rents will not go up by the full amount of this years increase, but only by between R6 and R7,50 a month The rate fund will bear the balance

Sketching the background to the proposed increases, the Town Clerk pointed out that

- The cost of repairing or rebuilding dwellings had rocketed
- Fifty cents would be added to monthly rentals because of new salary and wage demands
- Water supply to many lettings and in some cases also the electricity supply was not metered separately and included in the rent Recently announced increases in these charges would also affect tenant rentals

@QUAL	5.1.1	2-22
@REWIND	6	3-16
@RUN		2-1
@SETC	1.9	2-61
@START	1.5	2-58
@SYM	1.8	2-60
@TEST	1.9	2-61
@USE	2.1	2-24
@XQT	1	2-41
@PACK	10	3-12
@PCH	11	3-12
@PMD	11.2	2-54
@PREP	6	3-8
@PRT	9	3-11
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		7-13

(263)

'Not enough funds' for Grassy Park's needs

(124) ARGUS 18/11/87

Divisional Council Reporter

THE Divisional Council spent a total of R1 331 000 on streets, sewerage and street lighting in Lotus River and Grassy Park this year, the secretary, Mr W R Vivier, said in a report

It has insufficient funds and manpower to carry out improvements more rapidly.

The Grassy Park-Lotus River Residents' Association has asked the council to receive a deputation to complain about unmade roads and other grievances

The association has also asked the council to bypass the Management Committee for the area and deal directly with it.

In his report, Mr Vivier explained that the provision of sewerage was given top priority and it was only after this and the installation of storm water drainage that roads were surfaced

He said that about 90 percent of the area now had sewers and 69,9 km of road had been permanently surfaced out of a total of 108,9 km.

'It is only in the third catchment, which is in the Lotus River area, that work remains to be done,' said Mr Vivier.

The report goes on 'Finance, or the ability to afford desired expenditure, is the key to the problems of the Grassy Park local area.

OVER YEARS

'Where any area is to be developed the work has to be carried out over a number of years since the local authority will not have the funds or the manpower to provide services to the whole area in a short period of, say, one year.

'The tempo according to which the work will be done will depend on the amount of money which the area can afford to meet the interest and redemption on the loan and, as the assets age, also on maintenance'

The report explained that, under the Divisional Council's Ordinance, local areas were meant to finance their own services but this is not the case in Grassy Park.

HIGH RATES

Mr Vivier said the reason why some people in Grassy Park have to pay high rates is that valuations in the area, based on current market value of land and replacement cost for buildings, are generally low

'If valuations are generally low then it can be expected that those owning more expensive properties will be more severely hit,' he went on

'While there is every sympathy with the people of Grassy Park in their desire to improve their environment it does not seem that there is any short-term solution to the financial problem

'The Government has rejected both subsidies and alternative sources of taxation'

Mr Vivier suggested that a deputation from the association should meet the council's Works Committee rather than the full council

He said the council was obliged by law to consult the Management Committee over any proposals for the area.

Council seeks relief over rents

CAPE TIMES 18/11/81 124

By NEVILLE FRANSMAN
Municipal Reporter

BECAUSE the Cape Town City Council feared that proposed rent increases for existing tenants in Mitchells Plain would be unreasonable, two top council officials flew to Pretoria on Monday to seek government relief for already embattled rent payers in Eastridge and Tafelsig.

But a shock awaits new tenants who wish to move into Mitchells Plain rented homes. They will have to pay up to R25 a month more than at present, depending on their incomes.

The Cape Times reported yesterday that the council had decided on rent increases for its 40 000 tenants. Also disclosed was that, while the vast majority of these would pay only up to R2 more a month, tenants in Mitchells Plain (and in 52 re-stored cottages in Schotsche Kloof) were going to be much harder hit.

The City's chief accountant for housing, Mr S Goreham, and the director of housing, Mr H Bloom, arrived back in town yesterday after their "mercy flight" to the capital where they had discussions with the deputy director-general of the Department of Community Development, Mr B A van der Vyfer, and members of his staff.

However, it will take some time before the government can give a reply on the extent of the aid – if any. Meanwhile the council has decided to limit the increases for existing Mitchells Plain tenants to more reasonable levels.

For those earning up to R150 a month the increase for existing Mitchells Plain tenants will be only R2,50. Those with an income between R151-R250 will have their rents pushed up by R5, while those earning more than R251 will pay R7,50 more.

If these limits were not applied the increases would have been between R5 a month for the lowest income category and a crushing R25 a month for the highest.

The bad news is that any new tenant moving into a rented house in Mitchells Plain will have to pay the higher rental on which no limit has been placed.

Taking a typical three-bedroomed house in Eastridge, Mitchells Plain, as an example, the following table gives the income category, the present rental, the rental to be paid by existing tenants next year, and the rental to be paid by new tenants.

- R150 — R30,52 – R33,03 – R36,03
- R151-R250 — R62,77 — R67,77 — R77,34
- R251-R350 — R77,78 — R85,28 — R95,85
- R351-R650 — R104,53 — R112,03 — R128,26

Data file DATAFILEA is a catalogued file on mass storage with a qualifier of PROJFLD (PROJFLD*DATAFILEA), that is being assigned to the run by the @ASG,A statement. The @[illegible] file DATAFILEA, apply t[illegible] statement, and produce [illegible] .tions that follow the @DATA in DATAFILEB.

y when the U option is used.
, will be two complete files
'ILEB. However, the @DELETE
ter File Directory and the
e run stream according to
ile, i.e., catalogue DATAFILEB
file in the Master File
ATAFILEB (L Option) is pro-

No F-cycles will be pro
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statement will delete I
@FIN statement will rel
the options on the @ASG
and place all informat
Directory. A complete
duced.

ARGUS 18/11/87

City bid for aid on rent rises

124

Staff Reporter

THE chairman of Cape Town City Council's Housing Committee, Mrs Eulalie Stott, and top officials including the Town Clerk, Mr H G Heugh, and his deputy, Dr Stanley Evans, are in Pretoria today trying to obtain Government aid to cushion council tenants against shock rent increases.

Other members of the Housing Committee, with the housing director, Mr H Bloom, and his deputy, Mrs S Mulder, went on a tour of inspection of the council's housing estates today

The council decided rent increases were necessary following complaints from tenants about the standard of maintenance of some estates

The hardest hit will be new tenants with incomes above R251 a month moving into Mitchell's Plain, who will have to pay R25 a month above present rentals

Rises for tenants already living in Mitchell's Plain will be limited to between R2,50 a month and R7,50 a month, according to income.

The @COPY statement will then transfer this file from FILEA to tape. The @COPY,F is used because a data file is not in program file format and no processor procedure tables, etc., need to be transferred. The @FIN statement releases both TPF$ and the tape file. To place the data back into mass storage, the file on tape will have to be @COPY'ed from tape to mass storage.

EXAMPLE 12

```
@RUN      RUNID,174Ø8,PROJFLD
@ASG,A    DATAFILE
@ASM,IL
.....
.....     Source Language Statements
.....
.....
@XQT
@ADD      DATAFILE
@FIN
```

The @RUN statement provides the RUNID, account number and the project field. The file DATAFILE is assumed to be a catalogued file residing on mass storage that is being assigned to the run with the @ASG,A statement. The assembler places the RB element into TPF$ and the execution of the absolute element will be performed from TPF$. The data to be read by the executing program will follow the @XQT card, but in this instance the data is being supplied from the file DATAFILE, rather than having the ac @XQT card. When the run owever, the data file will sti file.

EXAMPLE 13

```
@RUN
@ASG,CF
@USE
@DATA,I
@RUN
....
....
....
@END
@FREE
@START
....
....
....
@FIN
```

Stream

Rates to rise in northern areas

Cape Times 17/11/81 (p 12)

Staff Reporter

MUNICIPAL rates and service charges in the northern areas are to rise but the increases are generally below the inflation rate of 15 percent.

Municipal rates in Goodwood will go up by 10 percent and water will be upped to 24 cents per kilolitre. The yearly minimum availability charge for water will rise by R6 to a total of R18 for all erven.

Water connection fees will increase from R135 to R145 for 15mm supply pipes, from R165 to R170 for 20mm supply pipes and from R230 to R245 for 25mm supply pipes.

Sewerage connecting fees will rise from R130 to R150 for 100mm pipes and from R155 to R170 for 150mm pipes.

The Goodwood Municipality has budgeted for R6 466 128 of which R3,5 million is derived from general service fees, including water, sewerage and fire brigade services.

● The town clerk of Paarl, Mr J P Barnard, said he expected the rates for 1982 to be adjusted upwards but "not commensurate with the inflation rate".

Water rates would also go up while the garbage removal fee would be increased for the first time in four years.

The same

Sewerage fees would remain the same, he said.

● Brackenfell Town Council has increased its annual budget by 13 percent for the coming year with a total expenditure of R2,6-million of which R255 150 will be for capital expenditure.

Rates and services have been increased by an average of 11 percent which constitutes an effective increase of about R4 per ratepayer.

The monthly water rate has been increased from 30 cents to 33 cents per kilolitre.

● Kuils River has budgeted for R3-million for 1982 with a provision for a R2,2-million capital expenditure.

Rates have been increased by an average 4,66 percent, garbage removal service (two drums a week) has been increased from R36 to R39 per year and water availability charges have increased from R12 to R16.

Water rates have increased an average of 8,4 percent from 24 cents to 26 cents per kilolitre for the first 50 kilolitres.

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Port Elizabeth house prices soaring

Sun TRIB (Property) 22/11/81

124

Property Editor

HOUSE prices in Port Elizabeth in two consecutive six-month periods (July-December 1980 and January-June 1981) increased on average by R13 000 or 50 percent

This was the most significant feature of the residential property market in Port Elizabeth, according to a trend report released by the University of Port Elizabeth's Institute for Planning Research

Equally noteworthy, says the report, has been the sharp drop in volume of sales (number of transfers) during the January-June 1981 period

The number of transactions for the 12-month survey period was 2 361 — virtually the same as the previous year's total. But the volume of transfers decreased sharply during the latter six months to only 593

Thus, says the report, the January-June 1981 survey period represents only 25 percent of the total number of sales during the entire 12-month cycle.

The report largely ascribes the marked decline to the unavailability of housing bonds during 1981, a situation that was further aggravated by increasing price levels

Volume of sales under sectional title, reveals a similar sharp fall-off in terms of number of sales in the January-June 1981 period

On average, flat prices increased by 25 percent, half that of houses, says the report.

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2. Construction of flow diagrams. Solution of linear systems of equations. Matrix methods. 3. 1st order differential equations and their solution. 4. Systems of 1st order differential equations. Graphical solution. 2nd order differential equations.
5. 1-dimensional diffusion equation. 6. Using the DRIVER package to run models on the computer.

Two die in Ottery head-on smash

A INSURANCE salesman, 26, and his father-in-law were killed last night when their car collided head-on with another in Strandfontein Road, Ottery.

They were Mr Desmond Dyers, 26, of Buccaneer Street, Mitchell's Plain, and his father-in-law, Mr William Norman Thomas, 49, of Sonata Street, Retreat.

Mr Dyers' wife, Jennifer, and their 11-month-old son, Jason, were injured and admitted to Victoria Hospital. Both are in a satisfactory condition.

SATISFACTORY

Six other people were injured in the accident. They are Mr E Jacobs, Mr E Radyn, Mr E Velans, Mr A Thomas, Mr J Domingo, all of Grassy Park, and Miss S Carolus of Mitchell's Plain.

All were admitted to Victoria Hospital and are in a satisfactory condition.

MAN DIED

In Malmesbury, a middle-aged lorry driver died while Metro rescuers were trying to free him from the mangled wreckage of his overturned wine-tanker in Voortrekker Road, the town's main thoroughfare.

The dead man's name is being withheld until his next-of-kin, believed to live in the Northern Cape, have been notified.

An unidentified man in his sixties was knocked down and killed in Lansdowne Road, Philippi, last night.

Plan to sell rented houses

Argus 24/11/81

124

Municipal Reporter

A SCHEME to sell houses to thousands of Cape Town City Council tenants will be the subject of a major debate at Thursday's meeting of the council.

The vice-chairman of the council's housing committee, Mr Solm Yach, will introduce a motion asking for the appointment of a special committee to go into the question of the sale of the major portion of council-owned and council administered rental housing.

He will ask that the committee consist of three councillors and three officials representing the Town Clerk, the City Engineer and the City Treasurer.

THRASHED OUT

In an interview Mr Yach said he had strong feelings on this matter and had decided to bring it to the council to have the matter thrashed out once and for all.

'I believe that those tenants who can afford it should be able to buy their homes. They must be given the opportunity to become home owners and have something of substance to leave to their children or relatives one day,' he said.

Mr Yach said one of the reasons why sectional title, for instance, was so popular, was that it gave the flat-owner security. He was no longer at the mercy of sudden increases in rents.

Council tenants were in exactly the same position.

Question 4

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BLACK UTILITIES (340)

First in the field

FM 27/11/81 (124)

Private enterprise has taken the lead in setting up a housing utility company for blacks The Uluntu Housing Utility Company operating on a R7,5m loan from Anglo American and Barlow Rand was already in operation when PM P W Botha told the Good Hope conference that government intends starting similar enterprises

Uluntu, a non-profit company which has been in informal existence since October 1980, was formally registered last week It may serve as a model for similar operations

It was launched by local black leaders in conjunction with the Urban Foundation, the Western Cape Administration Board and the local community council for the Cape Town area Its operation is restricted to the western Cape and is controlled by a majority of black directors (nine blacks to six whites)

Its first project, a township development in Guguletu, will be fully serviced with electricity water-borne sewerage and telephone cables Phase one, comprising 183 houses costing between R10 000 and R25 000 each, will cater for those in the R400-R1 000 month income groups Prospective home-owners can apply for low interest loans Five demonstration houses are nearing completion

The major stumbling block is the lack of security of tenure for blacks in the western Cape However Uluntu's GM Ivan van der Merwe says that new ground has been broken in this regard 'As a housing utility company, Uluntu operates under unique conditions as a result of the lack of tenure So a system has been designed whereby we have negotiated a limited form of leasehold which offers increased security of tenure

"Uluntu obtains a 60-year lease on land from the administration board on which to develop township infrastructure and houses The company then sub-leases properties to individuals on an open-ended basis We already have a waiting list of almost 800"

He adds that 'land is very scarce but we believe there will be enough for a further 4-5 years development However even during this period government will have to allocate additional group areas"

The project is contributing to the development of a free market in housing in the western Cape Although houses are sub leased to individuals, the company allows free-trading in leases

There are few conditions attached to obtaining financial assistance Says Van der Merwe "All Uluntu requires is that the buyer is able to continue payments and be legally in the area ' If additional land is allocated for black housing in the western Cape, the company could make a significant contribution to solving the housing crisis

But this
sets the ball rolling for increased ... which is now
made profitable by the ~~towing~~ lowering of interest rates.
This in turn leads to increased output which pushes
up demand and consequently sales. So consumption has
increased and if this consumption outstrips the rise in
national income then savings must decrease. Banks are
profit seekers and want to increase the amount of money
available to them so they have to make saving look
attractive again. This is done by increasing the interest so
that people will get a higher real return on their money.

Another problem where interest rates come up is in the
model of inflationary recession. If we accept that $MV = PQ$

W Cape coloured need 67 000 homes — Minister

Argus 27/11/81 (124)

Divisional Council Reporter

MORE than 67 000 homes were needed for coloured people in the Western Cape — 40 930 in Cape Town municipality and the divisional council area, the Minister of Community Development, Mr Pen Kotze, said yesterday.

He told the Western Cape Association of Afrikaanse Sakekamers progress was being made through projects like Atlantis and Mitchell's Plain.

Mr Kotze said with new guidelines and resources provided by the State, and through co-operation between the public and private sector, he was sure the problem could be solved

He said housing projects to provide 27 669 homes for coloured people at a cost of R255-million were already in progress in the Western Cape

Another 15 102 homes at an estimated cost of R170-million were planned for the future.

Council inspects Athlone housing

Cape Times 19/11/81 (8) 124

Municipal Reporter

THE Housing Committee of the Cape Town City Council yesterday went on a lengthy inspection tour of housing schemes in the Athlone area to investigate residents' complaints about the state of their dwellings.

The vice chairman of the housing committee, Mr Norman Osburn, said after the tour that the committee had acquired several ideas and that the issue would receive high priority. "Residents were pleased to see us taking an interest in the condition of their homes," he added.

Mr Osburn was asked whether yesterday's inspection tour was in response to vociferous representations — and demonstrations at the Foreshore Civic Centre — by tenants in council housing schemes.

He said: "We have for a long time been aware of the state of disrepair and have been agonizing over what steps to take in view of the depleted Maintenance Reserve Fund (MRF). Our visit yesterday is just further evidence of the council's seriousness to improve the situation."

● Earlier this year the Cape Times reported a spokesman for the Town Clerk's department saying that R1 840 205 was needed in 1980 just for "immediately essential maintenance". Of this R58 530 was the 1979 credit balance in the MRF — to which tenants contributed as part of their monthly rentals — and R1 248 990 was paid in during the year.

This left a deficit of R532 685 which had to come from the general rates fund. The spokesman added at the time that "the city council has a severe problem in just doing the absolutely necessary work".

He was reacting to demands made at a mass meeting attended by nearly 2 000 people in Bonteheuwel in July.

The meeting called by Cahac (Cape Areas Housing Action Committee) rejected the council's stand that it had no money, rejected a new lease plan for new council tenants which would make them responsible for most of the maintenance to their dwellings and accused the council of "wasting money on projects such as the Cape Town Symphony Orchestra and the Good Hope Centre".

● Last month 180 Bonteheuwel residents marched into the Foreshore Civic Centre demanding that the council repair their homes.

The above run indicates that a program file PROGFILE has been catalogued as a permanent file residing on mass storage and is being assigned to this run by the @ASG,A. The @ASM statement with no I or U option and three specification fields is going to do an update to source element SYM from program file PROGFILE and produce an entirely new and complete source element named SYMA and place it in file PROGFILE. Element C-cycles are up-

EXAMPLE 15

```
@RUN          RUNID,17448,PROJFLD
@ASG,A        PROGILE
@ASM,L        PROGFILE.SYM,,RB3,,SYMA
-10,20
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IN PROGFILE.RB3
@XQT
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....          Data Images
....
@FIN
```

7-9

A new RB element reflecting the changes is produced and placed in PRG.RB2. The @MAP statement calls in the collector and the IN statement in turn brings in the RB element RB2 from the program file PRG to the collector where it produces an absolute element and places it in IPL$ ready for execution which in turn is initiated by @XQT.

A post mortem dump will occur only if the program terminates in error, in which case the I and D banks, and the active library elements will be dumped. When the run @FIN's, the absolute element in TPF$ will be released and the cataloqued program file PROGRAMFILE will contain the symbolic element with two cycles and the one updated RB element.

Housing backlog growing for all groups

CAPE TIMES 27/11/8 (124)

Political Correspondent

THE housing shortage for white, coloured and Indian people has increased sharply over the past few months, while the government is still battling to overcome the results of its previous policy on black housing

This emerged from a speech by the Minister of Community Development, Mr Pen Kotze, to Western Cape chambers of commerce in Cape Town yesterday

Mr Kotze outlined the massive efforts his department is making to provide housing for people of all races, with the government sector as a whole spending nearly R2 000 million providing 160 000 houses over the past five years

He said, however, that the backlog for the white, coloured and Indian groups is now 130 000 housing units. This is 45 000 units higher than the 85 000 backlog he estimated during the parliamentary debate on his portfolio in September

Mr Kotze said the present backlog was 30 000 units for whites, 75 000 units for coloureds and 25 000 units for Indians These represent increased shortages of 10 000 houses for whites, 30 000 houses for coloureds and 5 000 houses for Indians in two months

The number of houses in the pipeline for these groups remains unchanged at 72 000

Also unchanged is the 160 000-unit backlog for black people, with only 31 000 units in the pipeline

Mr Kotze told businessmen the Department of Community Development had inherited a "tremendous backlog" in family housing for black people in white areas because no such housing had been built for nearly ten years From the middle 1970s to the end of 1978, government policy was not to provide state housing on a family basis for black people outside the homelands

Since his department took over responsibility for black housing in these areas in 1979, a total of R252,5 million had been allocated in amounts rising to R81,5 million for the current financial year.

Incentives

Mr Kotze said the government was formulating incentives to encourage employers and the private sector to become involved in the provision of housing for the black, coloured and Indian people

Eliminating the large backlog in black housing would mean some use of unconventional building methods and controlled self-build schemes

The backlog of coloured housing in the Western Cape was 67 000 units, with considerable overcrowding in coloured areas affecting social conditions and race relations

Search Item

Main Item F-cycle -4

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New Brighton homes show first in E Cape

G Post 29/10/87 (124)

Post Reporter

AN ideal homes exhibition, the first in a black township in the Eastern Cape, will be held in Fordville, the new higher-income township in New Brighton, at the weekend.

One house and three luxury maisonettes will be on show at the exhibition, which has been arranged by the SA Permanent Building Society. All the units will be fully furnished for the exhibition on Saturday

It will be opened by Mr A F Viljoen, managing director of the society and chairman of the Viljoen Commission on Black Housing.

Mr Dennis Creighton, manager of the society in Port Elizabeth, said that the four units on show all confirmed to normal building society standards

"The standard of finish is high and all are architecturally designed We have also felt that an exhibition of this nature provides an ideal opportunity for people to see exactly what they are getting," he said.

"The maisonettes in particular are the first of their kind in Port Elizabeth's black residential areas and we believe they will generate great interest"

Mr Creighton added that finance would be available to persons interested in buying the three maisonettes completed so far. They cost R34 000 each The building society provides loans to buy houses in Fordville and has to date granted 15 loans totalling R399 260 for this purpose.

A further 14 loans totalling R372 890 have been registered while one loan for an amount of R26 370 is awaiting registration.

Fordville, which is Port Elizabeth's first black suburban housing project to be built under the 99-year leasehold scheme, will eventually consist of 71 houses in the R30 000-to-R40 000 price range and 11 maisonettes

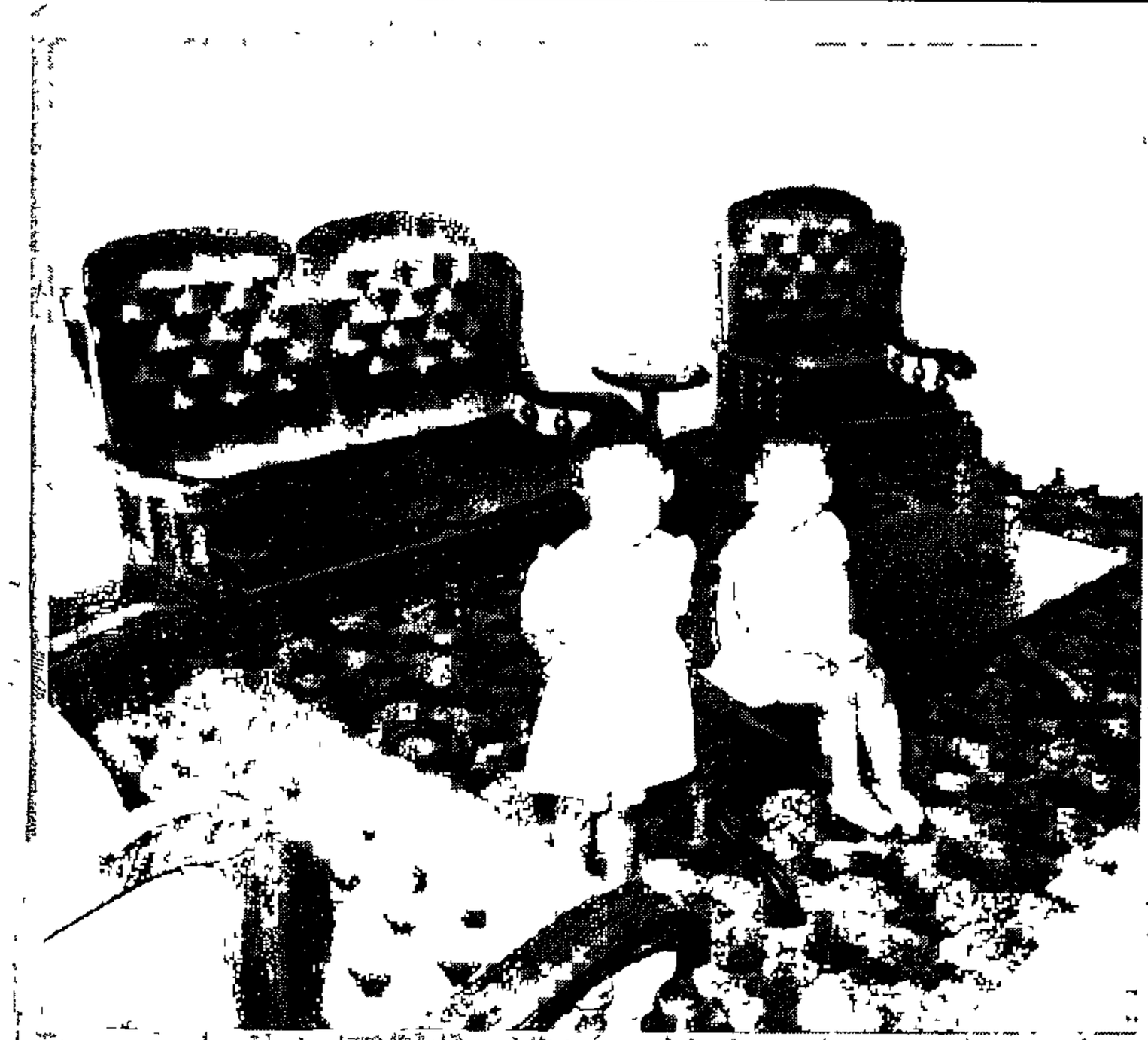
The first five owners have now moved into their houses.

The suburb is named after the Ford Motor Company, which has played a major role in its planning and development.

The company has provided the services for the project, including the tarring and kerbing of the streets at a cost of nearly R300 000. It has also undertaken to do the landscaping

These three maisonettes, each with three bedrooms, a modern kitchen and built-in cupboards, will be open for inspection by would-be home-owners this weekend.

A luxury car stands outside one of the five houses at the new Fordville township which have already been sold.



ZINTLE SIWISA, 1½, perches on a coffee table next to her sister, BABALWA, 2½, in their new home in Fordville. Besides spacious rooms, the houses also have gardens with more than enough room to play in.

This house at Fordville, New Brighton, is one of the first in Port Elizabeth to be built under the 99-year leasehold scheme. Prices in the development will be in the R30 000-to-R40 000 range.

200 gather in protest against East Cape townships rent increase

E Post 29/10/81

By JIMMY MATYU

MORE than 200 residents from the Port Elizabeth black townships — New Brighton, Kwazakele, Zwide and Red and White Locations — assembled outside the offices of the Port Elizabeth Community Council today to demonstrate against the R4 blanket increase in site rent

A spokesman for Roots, which organised the protest, said it was "the wish of the people".

Roots members claimed that in a letter to Roots last week, Mr Ian Peter, chief executive officer of the council, invited them to ask the council for explanations on township administrative matters

Neither Mr Peter nor Mr Msimelelo Maku, chairman of the Port Elizabeth Community Council, was available for comment as they were both at a meeting today

Meanwhile, Roots has been criticised by the Port Elizabeth Black Civic Organisation for approaching the Community Council without consulting Pebco and for organising protest meetings

Pebco has dissociated itself from Roots' actions

"We do not know whether Roots is after some credibility and is out to try and destroy Pebco But they should have stuck to cultural matters from the start and left civic issues to us," Mr Q Godolozi, president of Pebco, said

He said Roots should have waited until after Pebco's Sunday mass meeting

"As it is today, residents are split and confused Some have approached us, demanding to know who had asked Roots to be involved in the rent issue They have asked us to draw up a petition," Mr Godolozi said

A woman in the crowd outside the community council building said they had braved the bad weather today to hear what explanation Mr Maku had for the rent increase

Mr Mzunzima Mayekiso, a Roots official, said the demonstration was peaceful

Five residents, Mr Wilberforce May, of Zwide, Mr Bedzer Ntsele, president of the Kwaford Residents Association, Mr Thami Konto, a Roots official, Mr E Stokwe, of Kwazakele, and Mr Mayekiso were elected to represent the crowd at talks with Mr Maku and Mr Peter

Bishop Lavis residents reject 'representative'

CAPE TIMES 30/11/81 (81) 1264

By YAZEED FAKIER

THE Citizens' Housing League was "obviously out of touch" with the views and feelings of Bishop Lavis residents, who would never accept the Matroosfontein Management Committee as their representative, it was stated yesterday

The Bishop Lavis Action Committee (Blac) said this in reply to a statement by the league's general manager, Mr F W Pohl, last week

Mr Pohl had said the league was in continual contact with the Matroosfontein Management Committee on matters affecting the well-being of Bishop Lavis

"I really do not think it necessary to answer the unfounded accusations of the so-called Bishop Lavis Action Committee," he added

Blac said that at a meeting on September 10 the league "undertook to liaise with the representatives elected by the people instead of with the committee"

"Last week, however, they breached this commitment by stating that they would regard only the management committee as the representatives of the people"

Blac said the residents did not accept this committee because

- They regarded it as a "toothless and impotent dummy body" which up to the present had done "absolutely nothing" for the people of Bishop Lavis
- The people serving on the management committee did not live under the same "squalid conditions" as the majority of the township's residents They could therefore not understand the deprivation and suffering of those people
- The members of the management committee were not democratically elected and could never be accepted by the people

FM 4/12/81

MIGRANT HOSTELS

R3m programme

Cape Town's once notorious Langa Barracks have been taken over and completely renovated by LTA as part of a R3m programme to upgrade all its hostel accommodation for migrant workers

The old building, erected in 1929, was last year condemned as a health hazard by Cape Town's municipal health department It featured in the controversies earlier this year over the eviction of squatters from the western Cape It was being used by the Peninsula Administration Board (PAB) to house evicted squatters whose numbers were swollen by "gatecrashers" All had to go

Employers can no longer afford to provide inferior housing for migrants Says Tony Smith, LTA's industrial relations manager "LTA is committed to upgrading and improving its hostel accommodation nationally The group has set aside R3m for this purpose"

One of the most significant factors in improving the quality of workers lives is privacy Previously, the barracks accommodated about 30 men per room and they slept on concrete slabs Individual double and single rooms have now been provided and the number catered for reduced from 2 000 to 360 — with a maximum of 16 men per flat unit

Single rooms are allocated on the basis of seniority and all rooms are provided with single beds, mattresses and lockers A large and well-equipped recreation room has been provided for each block.

A major short-coming may be lack of flexibility Permanent housing for blacks in the western Cape is a sensitive political isssue, but it seems short-sighted to build accommodation that is not convertible to family housing at a later date

differences in the prevalence of diseases, and the distribution of medical personnel within the country.

The other thing that health planners can do when considering manpower requirements is to look at the service load. The main problem with this is that estimates of the service load vary. Let us for example make two calculations for staffing hospital outpatient and casualty departments in South Africa. In each case assume that a doctor working

MIGRANT HOSTELS

R3m programme

(124) (3/5) FM 4/12/81

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there are other major flaws in trying to use such figures of attendances as the basis for calculating manpower requirements even for hospital outpatient and casualty departments. Patients do not arrive at these departments in a steady stream, and those that do come do not necessarily represent all those who should be coming. Furthermore if hospitals offer a good and sympathetic service and do not keep people waiting for hours then they are likely to attract

The Need for Health Professionals in S.A.

How many doctors and nurses do we need?

Let us assume for the moment that we wish to provide good health care for all the inhabitants of South Africa, and let us further assume that we wish to do so using doctors and nurses only in their "traditional" roles. Even making these assumptions it is impossible to stipulate an "ideal" [illegible] of doctors and nurses for South Africa. For many "patients" impossible to calculate how many people, and so people) there are in the community, or a [illegible] impossible to say how long a doctor or a [illegible] with an individual patient let alone with [illegible] patient. Nevertheless those responsible for future manpower make guesses of some sort about future [illegible]

One thing that planners can do is to look [illegible] to medical manpower ratios in different countries [illegible] the U.S.S.R. and most countries of Western [illegible] national ratios of about 500 people to one doctor[1], and Sweden also has a ratio of 200 people to one nurse.[2] One could regard these ratios as "ideal" and aim for them, but they are arbitrary ideals and such national ratios can be very misleading. In the first place they take no account of what the doctors and nurses are doing. A doctor sitting in a busy general practitioner's surgery is much more useful to patients than one who is filling in forms, playing golf or attending a conference. Such national ratios also fail to take into account other health care personnel,

Better housing for black employees

ARGUS 5/12/81

124

DURING the past six months LTA Building (Cape) has spent more than R500 000 on upgrading accommodation for its black employees in the Western Cape.

Two large blocks in Langa Barracks have been converted from multipe-son, large dormitories into two man bedrooms

Each block comprises 10 units consisting of eight two man bedrooms, a unit for visitors of three rooms, a recreation room and a central messing and kitchen area

The bedrooms, each designed to accommodate two men, have vinyl floor tiles and are provided with electric light They are equipped with two single beds with foam mattresses and fitted out with curtains, a locker and chair for each occupant

The central messing area also with vinyl floor tiles is equipped with a four plate electric stove, and has two stainless steel tables each seating eight men

The visitors' area has three rooms attached kitchen and toilet facilities with an enclosed courtyard

The two blocks, which can now accommodate 280 persons, was taken over from the Cape Town Administration Board in April this year and the work completed this month

8/12/81 ARGUS 8/12/81

Axe-wielder ends strife-torn meeting over rents

A RENTS increase protest meeting in Bishop Lavis ended in pandemonium last night when a man ran through the crowded hall brandishing an axe

The violence was a sequel to a near riot which erupted at the meeting earlier when supporters of the Labour Party tried to evict about 50 residents who were protesting against the presence of the chairman of the Labour Party, Mr David Curry, two other party members and the management committee

In the four violent tussles that followed, during which residents clashed using chairs and whips, several people were injured.

A number of people, including elderly residents and children, narrowly escaped serious injury when members of the audience stampeded through the overturned chairs to get to the exits

The fighting started when about four Labour Party supporters and members of the Bishop Lavis Tenants' Association tried to evict about 50 members of the Bishop Lavis Action Committee from the meeting

The 50 residents who stood at the back of the packed hall, singing protest songs and chanting and heckling, prevented Mr Curry and two other Labour Party members, Mr Ebrahim Carter and Mr Nic Isaacs, from addressing the meeting

Several residents fought to control angry party supporters, one of whom brandished an axe and another who carried a garden fork

The meeting at the civic centre was attended by about 600 angry Bishop Lavis tenants, many of whom faced rent increases of up to 110 percent next year.

The few people who remained behind to listen to Mr Curry after the meeting had broken up were told that the Labour Party intended to see the Citizen Housing League today about the 'outrageous increases in rent'

Angry pensioners, many of whom are widowed, said their R9 a month pension increase had been gobbled up by rent increases of more than R10. Other angry residents told how their rents had increased from R30 to R54 and R24 to R51

Mr Nic Isaacs, the chairman of the tenants' association said the increases were 'tripping the people before they got started'

The residents who were members of the action committee accused the Labour Party and management committee of climbing on to their 'bandwagon'

knowledge•

The file control routines have no predefined format•
unit of a specific amount of space on...
assigned and data handling is dependent upon the program•

(mass storage only)• This is not the level where OPEN,
accessed sequentially (tape or mass storage) or randomly
logical record location, whether the records are to be
characteristics: file name, record size, block size,
istics (except for some tape functions), only the file
level but the user need not know the device character-
(2) Logical - this type of control is close to the physical

to efficiently use this technique•
must know a great deal about the device characteristics
readily adaptable to standard conversion• The user
for tape or disc units that have data in a format not
program the specifics• Generally this is used only
physical characteristics of the device and be able to
(1) Physical - (arbitrary devices) the user must know the

data in this type of file depends upon the level of control
record format varies from file to file• The accessing of
such as Payroll, Inventory, Sales Analysis, etc., where the
permanent or temporary file and generally refers to files,
indexed or random or any user defined format• It may be a
tape or mass storage and may be classified as sequential,
control of the user program• This type of file may be on
User Data Files - a file whose format is under the exclusive

pulated by special System file control routines•
as such exists on an Element File• This file may be mani-
containing elements from a program file• No Table of Contents
Element File - a specially structured file on magnetic tape

'Poor conditions', residents protest

Staff reporter

RESIDENTS of the Bokmakierie, Bridgetown, Silvertown and Kewtown (BBSK) areas met in Athlone yesterday to protest against alleged poor housing conditions, poor council service, and rising rents

The meeting at St George's Church Hall was organized by the BBSK Residents' Association to focus attention on what they considered to be the City Council's neglect of housing maintenance in their areas

More than 250 people, including representatives of the Parkwood and Steenberg residents' associations, packed the hall At the meeting of more than three hours they adopted a resolution to involve other areas in forming pressure groups that would take the council to task on various issues

Lack of funds

It was alleged at the meeting that the council constantly used the excuse of lack of funds as a reason for its inability to maintain its housing schemes decently

The houses in these areas were old and already in a bad state of repair, and faulty electrical systems had caused some of the houses to burn down, the meeting was told

One resident in the area said people objected to having to pay as much as R80 for electricity "when they don't even have working hot and cold water cylinders"

Poor maintenance of housing was cited as contributing to health problems A Cape Town doctor who visited Kewtown on routine house visits was told by mothers that their children's illnesses were caused by windows that did not close

Refusal

Other problems discussed were the council's refusal to open the Bokmakierie rent office and the random provision of "infill" council housing

Bokmakierie residents have to walk to Kewtown to pay rent each month, risking being attacked and robbed of this rent No buses run there and there is no taxi service

Overcrowded facilities already existed and filling in available space gaps with more housing was seen as leading to slums and increased crime

Residents also adopted the motion that the council should, in future consult the BBSK association as representatives of people in the area before making any moves there

A follow-up meeting will probably take place early next year to decide on a course of action should the residents' proposals meet with no response

CAPE TIMES 9/12/81 (124)

The case for home-ownership

Extracts from a speech by Councillor Solm Yach at a meeting of the Cape Town City Council last month setting out the case in favour of home-ownership by tenants in municipal housing estates who can afford it.

THE Housing Act of 1980 was promulgated by the Conservative government in Britain in August, 1980 It was designed to enable council tenants to buy the homes they occupied Only tenants who had lived in their flats or houses for a specified period were to be entitled to take advantage of the legislation's "right to buy" The act also provides for purchase at a substantial discount and arranges beneficial mortgage schemes

Some reasons for advocating home-ownership are the following

- Home-ownership provides the security of a healthy and well-adjusted family life,
- Economic security and the removal of the uncertainties and stress of ejectment,
- An encouragement of thrift — as the monthly payments of capital create an asset and promote saving and act as a hedge against inflation or devaluation of the purchasing power of money,
- A pride of ownership, the ability to pass the asset of a house to children,
- The personal interest in the asset, the home, which would be well maintained, gardening interests, a family togetherness, a sense of permanency, a part in the capitalist system associated with prosperity

One could find those who could present a list of demerits in the concept of home-ownership by the poor Those who find it necessary to raise criticisms could be categorized with those who believe that the poor ought to be retained in our midst, who find the need to keep control of the destiny of tenants by keeping up the tenants' dependence on the council as provider

In Britain the opposition of the Labour Party to the passing of the act of 1980 was because some local authorities derived most of their votes from tenants, so Those selected would be tenants **who wish to buy**, to remain and improve their home No one ought to be forced to purchase, only willing buyers need be considered

The sale of 10 000 houses at a **notional** price of R5 000 each and the provision of a bond at the National Housing rate of 7 percent over 30 years, is contemplated

Ten thousand houses x R5 000 creates a sale of R50m and applying a 7 percent rate of interest yields R3,5m per annum, to which must be added the repayment of capital factor, some R1,5m per annum

On a straight-line basis, a tenant purchasing at R5 000 would be expected to pay R41 per month — in respect of interest R28, and capital R13

To illustrate the recycling of the funds

R28 pm x 12 x 10 000 units results in R3 360 000 pa recycled interest

R13 pm x 12 x 10 000 units results in R1 560 000 pa recycled capital

Need I stress the benefits that could accrue to the barren wastes of our administered estates!

We would be able to embark on a plan of urban renewal as set out in the City Engineer's Report of 1980 entitled "Upgrading of Housing and Services in Cape Town" The funds would be there for Better street lighting, provision of pavements and roads, quality fencing could be erected,

More amenities could be provided Swimming pools, tennis courts, grassing of open areas, tree planting, external repairs to those houses never to be sold, as they are occupied by the very poor, internal improvements to these houses by the provision of electricity, new baths, better ventilated rooms, new window frames, doors, etc,

Vandalism

Another benefit would be control of vandalism in the townships The list is never-ending! All it requires is the goodwill of the authorities to permit usage of either the interest or the capital In any case, the money ought to be used to benefit those areas that have generated the funds Also the taxpayer has provided the funding over the years and this represents a new application to the best interests of township dwellers

sale of council houses could upset that cosy relationship

Take the success story of SHELTER It provided home-ownership to the very poor They were encouraged to come out of the bush They now own their homes and in due course will take transfer of their asset, a home, providing their basic needs — with the ability to expand as and when the family can afford to build extensions

37 000 houses

The provision of funding for the maintenance of council housing estates, the road system, pavements, lighting, amenities, is a situation without solution The ratepayers of Cape Town provide inadequate funds to cover the vast area of the townships comprising some 37 000 houses

I illustrate the method of raising the funds for maintenance It is the recycling system **We would be using assets that are there!** All that is required is the co-operation of the council and that of the National Housing Commission

No-one will lose anything The taxpayers of South Africa have paid years ago to provide the funds to erect houses in the townships It would therefore represent a recycling of the funds that would be generated from hidden assets!

Of the 37 000 houses we select 10 000 houses for sale.

Home-ownership housing, on an extension scale as exemplified at Mitchells Plain, can become the most important single factor in the advance and upliftment of the coloured community of Cape Town To bring home-ownership within the means of the present tenants, the selling price will have to be as low as possible due to the age of the areas This will permit improvement to those houses as we must ensure that standards will be improved and not lowered

Such low selling prices will affect any treasury loss by savings on rent subsidies, external maintenance cost, administration costs, etc

The delay in selling township rental houses must not be tolerated We must proceed without delay and thus create a settled home-ownership community When you sell a man a house, you are upgrading the area immediately, because he is going to take pride in that home as it gives security of tenure resulting in a much more settled community. You inhibit a floating community The householder now has a stake in the free enterprise system A house appreciates in value all the time, adding to the quality of life

The council's maintenance and repair costs become minimal, as all costs in this regard will be for the owner's account We must act now We have delayed for far too long

Lavistown rent-rise figures 'incorrect'

ARGUS 10/12/81

NOTICES from the Citizen's Housing League advising Lavistown residents of rental increases from January were incorrect, the general manager of the league, Mr F W Pohl, has told The Argus

'Residents are angry about the increases. Some say their rents have gone up 110 percent.

Mr Pohl said the notices were being corrected and the tenants would not have to pay the incorrect amounts

'We apologise for any inconvenience caused'

Rentals for the lowest income group, earning less than R150 a month would rise from R10,49 to R17,83 (69,97 percent)

For the higher income groups, rentals would rise from R25,68 to R40,40 (57,32 percent)

For the economic houses, rentals would rise from R24,42 to R40,79 (67 percent)

Mr Pohl said the increases were caused by 'interest and redemption payments on a R7,7-million loan for essential reconstruction of the municipal services, an increase in sewage treatment charges, an increase in Divisional Council rates and the higher cost of maintenance and refuse removal services.

He said the League was concerned about the increases, but had no option

Mr Matt Essau of the Foundation for Social Development, a community agency in Lavistown, said residents felt the increases were unwarranted

'At issue is not incorrect rental figures but the temerity of the league in imposing the fourth increase within a year without having anything to show for it.

'No real improvements, other than some sewerage works, have been made'

Houses were without electricity and bathrooms and were seldom maintained.

'They are only now installing basic services such as waterborne sewerage

'People are angry about inconveniences such as cutting the water supply without notice

'Now to top it all, the residents are faced with huge rent increases,' he said

EXAMPLE:

FN, the latter being the 'Void' reference. The new file to be catalogued would be referred to as FN(+1). At the point in time that FN(28) is the latest and the next file is about to become FN(29), the absolute file FN(27) could be referenced by FN(-1). When the new file is catalogued, FN(29) would become FN(0) or FN, FN(28) would become FN(-1), and FN(27) would become FN(-2).

A plus sign is illegal when the intention is for absolute notation.

When updating is called for (e.g. @DATA,U FN.), the F-CYCLE for the output file must be (+1). This is accomplished by the request @ASG,CP FN(+1),F2. The (+1) assignment will never be made dynamically by the Processor.

If an existing F-CYCLE is deleted, all older relative F-CYCLES of the file are increased by one.

As an example, if the last file to be catalogued has an absolute F-CYCLE of 28, it could be referenced by FN(28), FN(0), or by simply that name until the file is decatalogued.

b. RELATIVE F-CYCLE NUMBER

(1) The last file to be produced and catalogued may be referenced by either (0) or the 'Void' reference; that is, by the omission of the F-CYCLE parentheses.

(2) The file being produced and yet to be catalogued may be referenced by a (+1).

(3) The back-up files may be referenced by (-1), (-2), (-3), etc.

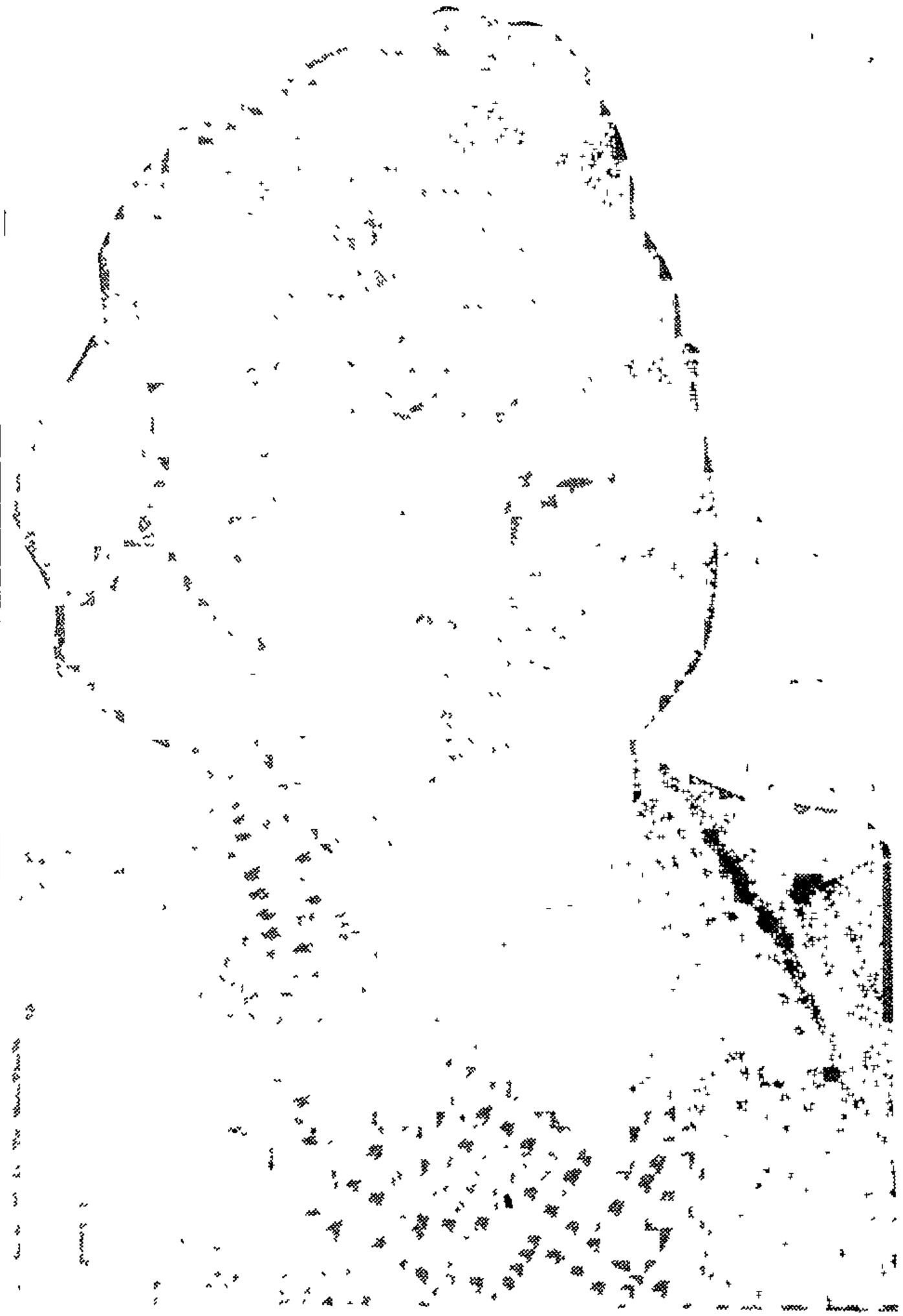
A file with a particular F-CYCLE number can be referenced in one of two ways:

a. ABSOLUTE F-CYCLE NUMBER

The Absolute F-CYCLE number is always an unsigned integer within the range of 1 to 999. This number is an integral part of the external file name and will remain a part of

file (same QUALIFIER and FILENAME). Omission of the F-CYCLE implies that the most recently constructed file is intended.

Question has faced council for years



MRS EULALIE STOTT . . . has urged the council o be wary of the Government's motives in wanting to sell the

To sell - or not to sell to tenants?

CAPE HERALD 19/12/81

124

TO SELL or not to sell to tenants — that's the question facing the council housing committee.

One of the proponents of the 'sell' idea is Mr Solm Yach, vice-chairman of the council's housing committee, who introduced a motion asking that the council appoint a special committee to research the sale of a major portion of council-owned-and-administered rental housing.

In a copy of the report on the meeting, Mr Yach listed what he termed the advantages of selling the houses to tenants:

- Home-ownership provides the security of a healthy and well-adjusted family life;
- Economic security and the removal of the uncertainties and stress of ejection;

Thrift

- Encouragement of thrift, as the monthly payment creates an asset and promotes saving as a hedge against inflation (or devaluation of the purchasing power of money);
- Pride of ownership and the ability to pass the asset of a house to children,
- A personal interest in the home, which would be well maintained; a gardening interest, a family togetherness; a sense of permanency, and a part in the capitalist system associated with prosperity.

She insisted that people were as insecure in their 'own' homes as in rented houses. In fact the situation became even worse when monthly payments were beyond the means of people

'People who pay rent regularly are secure in their Council house. If they do not pay the monthly instalment *for 30 years*, they are out of their houses.'

In terms of Mrs Stott's argument, the sale of council houses, instead of helping to alleviate the housing problem in Cape Town might make it a lot worse.

Soaring building costs would put alternative accommodation out of reach for those who *could not* afford to buy in the lower-rental housing schemes.

For instance, a family living in Heideveld might be paying a rental of about R40 a month. That same family, if they lived in one of the newer estates such as Mitchells Plain, would be required to pay nearer R100 per month. How many such families would be able to pay the higher rental?

In Mr Yach's opinion, home ownership would mean the upliftment and advancement of the black community in Cape Town.

In addition, he says, the sale of some houses to people who could afford to, and were willing to buy, would generate capital which could be ploughed back into the townships.

We would be able to embark on a plan of urban renewal as set out in the City Engineer's Report of 1980 entitled 'Upgrading of Housing and Services in Cape Town.'

With the money available, recreation facilities such as swimming pools and tennis courts could be provided in the areas. The homes of the poorer tenants, who could not afford to buy, could be improved.

Wary

But Mrs Eulalie Stott, chairman of the council housing committee, has urged the council to be wary of the Government's motives in wanting to sell the council houses.

In a speech to a conference of housing managers in November 1979, Mrs Stott outlined her objections to the question that has been facing the council for so many years.

She said that home-ownership enabled the Government to get money back at more economic rates of interest, but that the stated policy of the Government was to move away from further subsidisation of housing.

Mrs Stott refuted the idea that only home-owners took pride in their habitats and maintained that it was the size of the residents' incomes and their personal standards that actually determined their interest in the homes.

COMMUNITY HOUSING F.M. 18/12/

Anger at Athlone (124)

The Cape Town City Council is fast becoming a target for anger among council house residents in the coloured townships under its jurisdiction The main grievances are the council's alleged poor maintenance of housing, rising rentals, and developing slum conditions at places

Earlier this year representatives of different residents' associations met to discuss their complaints against the council, and since then pressure groups have been forming Recently, more than 250 people met in Athlone to raise public consciousness about housing and related issues

It was claimed that the council continuously uses the excuse of lack of funds to justify neglect "What's more, the council is taking money from the rates fund to offset losses it has incurred in other areas" a resident claimed

The meeting adopted a resolution rejecting all attempts by organisations which could lead to overcrowding in the area Included are the Babs (Build a Better Society) scheme, financed by Mobil Oil, and the council's intended scheme for another 200 houses in Kewtown Overcrowded facilities already exist and filling in available space gaps with more housing is seen as leading to slums and increased crime

Residents also adopted a motion that the council should, in future, consult the residents' association as representatives of people in the area before making any moves there

A follow-up meeting will probably take place early next year to decide on a course of action should the residents' protests and proposals meet with no response from the council

☐ A spokesman in the council's housing division says he has "no views at all' on the matter

Financial Mail December 18 1981

(FQE - 1977)
(35 marks - 42 minutes)

BM 4 (cont.)

b) outline your recommendations in regard to the treatment of the interest on the holding company loan account in the group (consolidated) financial statements, (8 marks)

in each case giving your reasons.

CAPE HERALD 19/12/81 (124)

Anger after Council 'pulls the plugs'

A DELEGATION from the Manenberg Civic Association met the Mayor of Cape Town last Wednesday to protest against a lack of electrical wiring for household appliances.

They demanded a reply from him by December 17

The meeting was a sequel to a gathering in the Shawco hall last Sunday when angry residents voted for a delegation to present their complaints to the City Council

Their main gripe was the alleged removal by council workers of plugs which residents had bought for electric stoves, refrigerators and other appliances

A spokesman for the Association said in a statement that many people's houses were wired only for lighting and residents were not prepared to use expensive fuel to run their appliances

STATEMENT

He referred to a statement made by Mrs Eulalie Stott, chairman of the council's housing committee, who said in March last year that within two years all houses in the area would be provided with proper electricity

'She said she knew the people were using electrical appliances from plugs they had installed themselves, but would turn a blind eye to this until the proper electricity supply was installed,' the statement said

'Now, instead of fulfilling its promises the council is removing the plugs We cannot make use of our fridges and stoves'

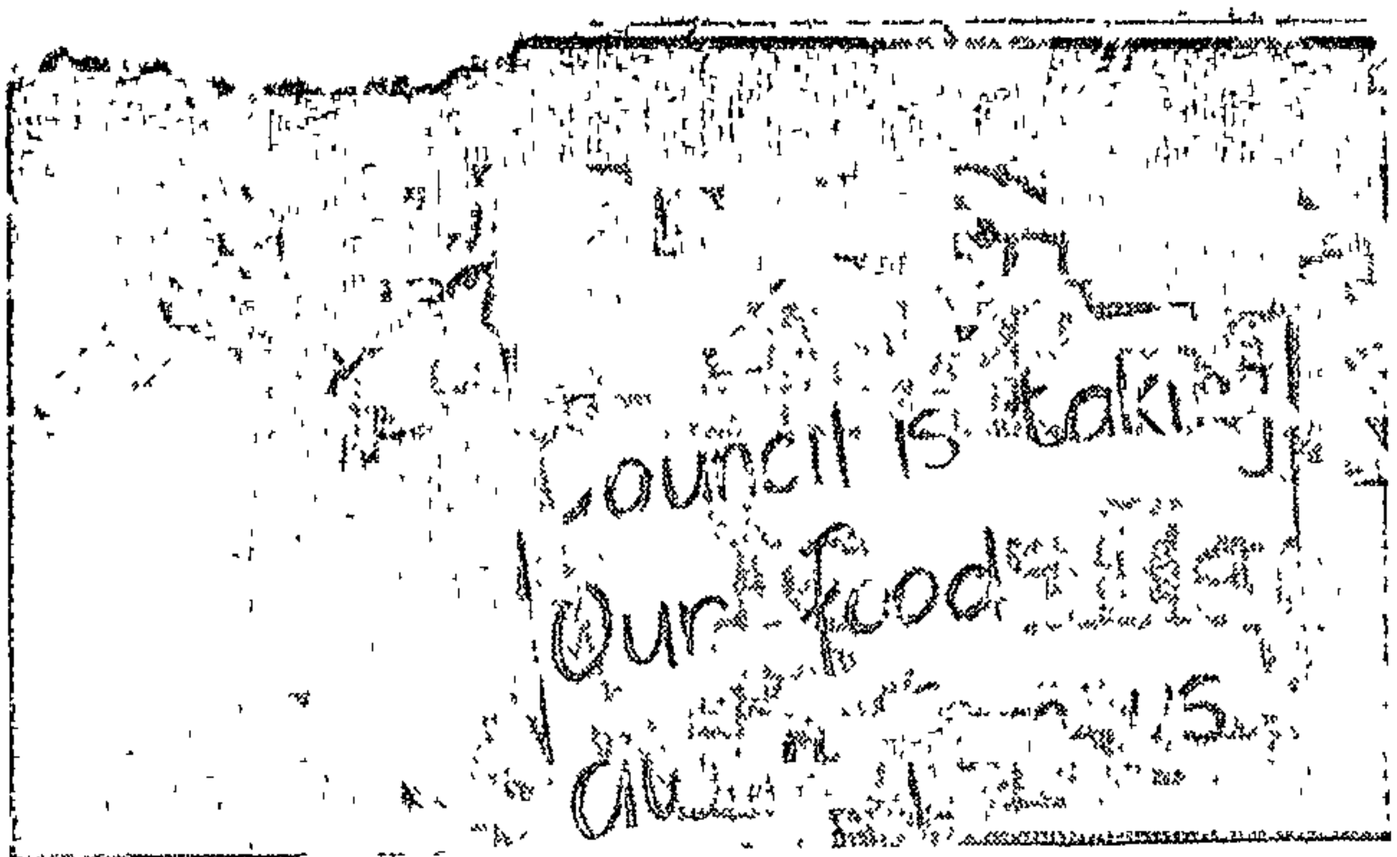
MONEY

The statement said that people had spent a lot of money buying these things and were not prepared to go back to using paraffin, which was expensive, unhealthy and dangerous

The Assistant Town Clerk, Mr G R Hofmeyer, confirmed that in certain cases the City Electrical Engineer did avoid calling on people to disconnect their illegal connection. However, where he believed there was danger to a family or its neighbours, he could call on the family to disconnect its supply

LOAN

On the proposed improvement in electrical installation in the houses Mr Hofmeyer said this was agreed to by the National Housing Commission in September 1980 They promised to give the council a loan as soon as funds were available, but the money had not yet been set aside



LAVENDER HILL children display one of the placards protesting against high rents in the township yesterday.

Placard demo at Lavender Hill

ARGUS 23/12/81

124

RESIDENTS and children of Lavender Hill (near Steenberg) staged a placard demonstration outside their homes yesterday to protest against rent increases.

Under the banner of the Lavender Hill Resident's Association, placards were displayed saying 'No to high rents', 'Council is taking our food away from us', '1982 — less food for us', 'Housing is a basic need' and 'Sign the petition'

A petition signed by Lavender Hill residents objecting to rent increases demands that:

- All rent increases be stopped,
- People pay rents which they can afford,
- The central Government take full responsibility for housing

The chairman of the Lavender Hill Residents' Association, Mrs H Benjamin said the rent increases meant that people would turn to robbery and crime, that some children would have to go to school without bread and more children would be locked in houses all day while their parents went out to work

The rent of six adults and two children living in one room in Lavender Hill has been raised from R13,50 to R15,50

Another resident, Mrs Sarah Jacobs, who is on a disability grant, will have to pay a rent of R30 next year and Mrs Elizabeth Solomons and her family of eight children will pay a rent of R40 for the three rooms they paid R32,20 for this year

'This is the kind of Christmas that the (Divisional) Council is giving the people of Lavender Hill,' said Mrs Benjamin

Lavender Hill residents stage protest

Staff Reporter

BOUT 100 people demonstrated in vender Hill yesterday to show ɔn opposition to increased rents

People are angry and dismayed the recent increases said Mrs ster Benjamin president of the ender Hill Rents Association, ich organized the demonstration

We are all struggling to make ds meet and this recent increase is astic We can t afford it'

ɪoung people were in the majority the demonstration and 'they will hard hit this Christmas as money becomes tight This is the kind of Christmas present given by the City Council Mrs Benjamin said

'What people don t realize is that we spend all the money we earn on travelling rent food water and electricity We can t even save Now with the council demanding more we are working just for them

The rents have been raised an average of R2 a month with the most serious increase at R10 a month in the newer buildings

Mrs Benjamin said that rent struggles in the community had been organized under an umbrella body the Cape Areas Housing Action Committee (Cahac) Cahac has a rents committee which has produced a pamphlet and a petition

The pamphlet calls on the people of Lavender Hill to organize to resist high rents by attending rent meetings displaying stickers getting churches and trade unions involved and signing the petition

The petition demands that all rent increases be stopped that people pay rents which they can afford and that the central government take full responsibility for housing

The main complaints are that houses leaked and are windy

The wind blows through house and brings sand into rooms There is no comfort or protection and should you own a car it to be parked in the road where soon damaged said one mother

Residents said the houses were small and there was no hot wat

The sewerage is just 50m from houses said a woman The stinl terrible and it has made a numbe the young children very sick We have to fit nine children into bedrooms

CAPE TIMES 23/12/81

(126)

Pressure for new rent system

Municipal Reporter

LIEF for residents in loured housing schemes uld only be obtained if the esent rent system was anged the Cape Areas using Action Committee id yesterday

The chairman Mr Wilfred nodes, said people faced New Year with apprehen on as proposed rent hikes uld swallow much of their rd-won wage increases ny of them were battling to current rentals

delegation from Cahac sented their case to the pe Times yesterday as part the awareness campaign rent increases recently anunced by the Cape Town Council the Divisional uncil, and the Peninsula lministration Board

ahac which represents 32 mmunity organizations, circulated a petition and tributed 50 000 pamphlets the Peninsula since the ekend calling on residents to unite in resisting the t increases which vary m area to area house to se

n a document handed to Cape Times Cahac pointout that rentals were dided into two parts — basic nt fixed by the Department Community Development the repayment of the housing loan and additional or service charges levied by the local authorities

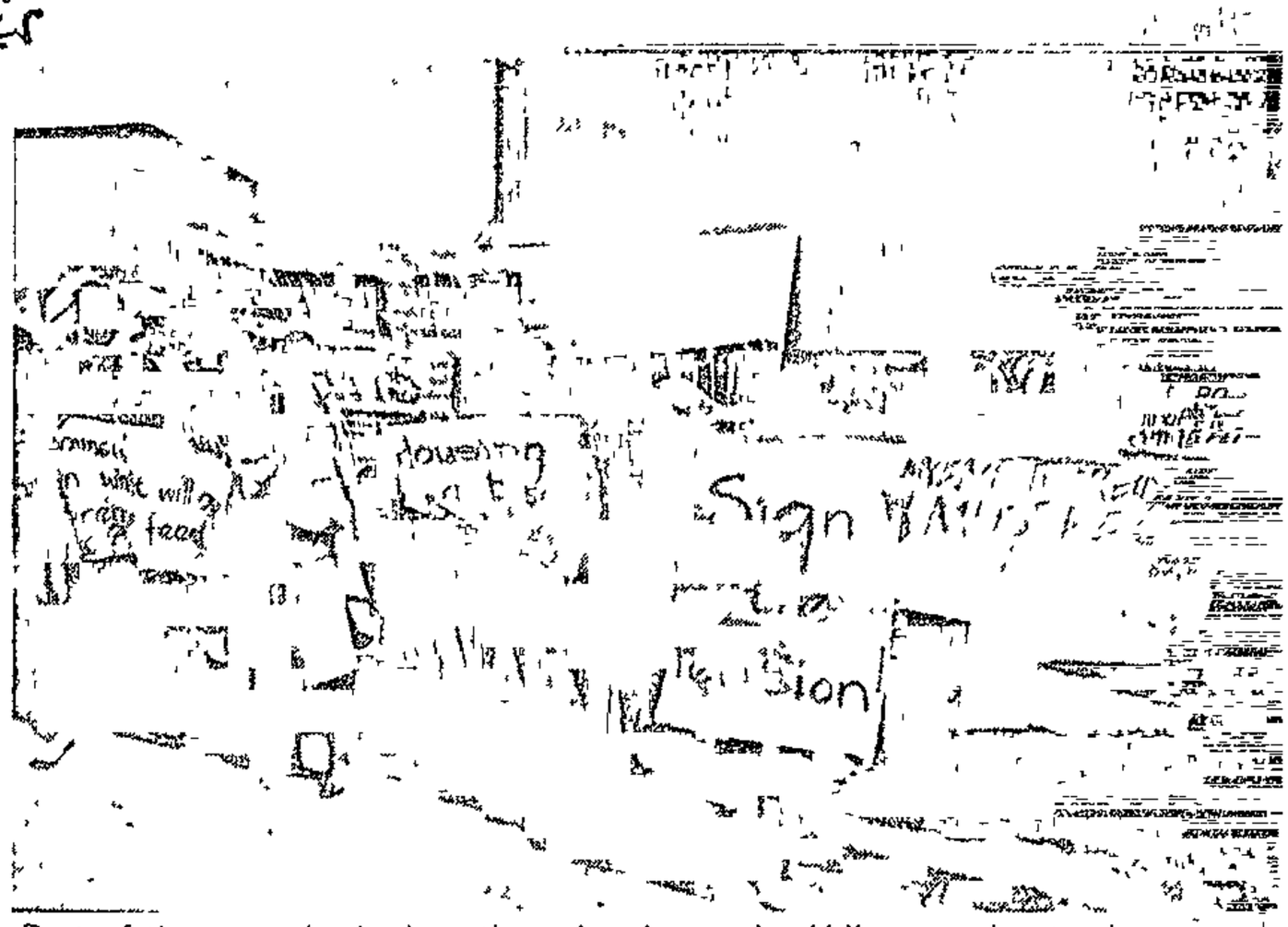
One of the major problems was that basic rents were insufficiently subsidized by the State This was compounded by the differentiated interest rates based on income The State also had no control over the service charges levied

In Atlantis — one of the hardest hit areas — increases in the additional charges ranged from R3 16 to R62 57 In Belhar they were between R3 12 and R19,89 and in Elsies River they ranged from R0 26 to R28 77

Cahac criticized the additional 'local areas' rate charged by the Divisional Council to finance all the area's services Tenants are clearly being forced to finance separate development

In Bishop Lavis which was classified as a local area the percentage increases ranged from 90 68 percent for a two roomed house 73 3 percent for a three-roomed house, and 69 3 percent for a four-roomed house

The secretary of the organization Mr Trevor Manuel said the rent increases were highest in the new housing schemes where some people were paying up to 55 percent of their income in rent



Part of the crowd which gathered in Lavender Hill yesterday to demonstrat against rent increases

Demand to end rent increases

A petition to protest against increased rents was launched this weekend and most Western Cape townships were flooded with pamphlets calling on people to resist high rents.

The pamphlets and petitions were put out by the Cape Areas Housing Action Committee (CAHAC) and distributed by its affiliate community organisations

They demand an end to rent increases, that the Government take responsibility for all housing and bigger State subsidies for housing

CAHAC — an umbrella body of community organisations — is spearheading the campaign embarked on recently by 30 local civic bodies and trade unions

CONTROL

People in rental areas under the control of the Cape Town City Council, Divisional Council, Housing League and Administration Board, face increases — in some cases more than 100 percent — from the start of next year.

In the pamphlet, CAHAC said the only way to stop rent increases was to change the present rents structure.

'The huge increases we will now have to pay will mean less food. Our wage increases are being swallowed by the Council,' they said.

CAHAC believed housing was a basic need

'As workers, we cannot afford to build our own houses Housing is therefore, the responsibility of the Government This Government has a Minister of Sport, but no Minister of Housing

'In the absence of central control, the councils do as they please If the housing situation is to improve, the central Government must take responsibility for all housing'

They urged people to join their local civic bodies or form Rents' Action Committees, sign the petition and get their churches, trade unions and neighbours involved in the campaign to keep rents down

Housing crisis threatens to explode

Cape Herald 26/12/81

MORE than 200 City Council and Divisional Council tenants in Mitchells Plain have decided not to pay increased rents and will continue to pay current rents

This will continue until the Government changes the present rent structure

The Mitchells Plain tenants decided this at a protest meeting at the Lentegeur Civic Centre on Thursday evening

The meeting was arranged by the EPC (Electricity Petition Committee) in response to the announcement that rents are to be substantially increased as from January 1, 1982. In some cases rents will double.

The refusal to pay the new rent was contained in a resolution adopted unanimously The resolution also demanded that all rent increases be stopped that the Government should take full responsibility for housing and that people pay rents they can afford

PETITION

'We also endeavour to associate ourselves with the general campaign in the Western Cape against high rent increases,' the resolution concluded

A petition containing most of the demands in the resolution had been signed by 1 800 people by Thursday evening. Many more signitures are expected, according to the chairman of the protest meeting, Mr Marcus Solomons

With regard to one of the demands — that the Government take direct responsibility for housing — Mr Solomons said it was important to note that South Africa had a Minister of Sport and Recreation but not a Minister of Housing

He also said that it should be noted that when disaster struck whites at Laingsburg a commission to inquire into ways of alleviating the suffering was instituted within days.

'Yet we black people live in a constant state of disaster and no commissions are ever set up for us'

Mr Pieter Johannes Apples, of 77 Nerina Way, Beacon Valley, Mitchells Plain told the meeting his rent would increase by R40 He is presently paying R55,67

Mr Apples said he would refuse to pay the extra R40

'We must follow the path of the biblical David and tackle this Government which is nothing less than a modern-day Goliath,' he said

Another member of the audience, Mr Wilson Geneti, said that when he moved to Woodlands, Mitchells Plain, two and a half years ago his rent was R44 In January 1982 it will be R126,84

Mr May Prins, chairman of the EPC, accused the authorities of the worst type of exploitation, namely

'They are making profit out of one of our most basic needs — housing We must put a stop to this but we can only do so effectively if we are united,' he said

Thousands urged to oppose rent increases

ARGUS 28/12/81 (124)

THE support of thousands of blacks, coloured and whites throughout the Peninsula has been enlisted to oppose New Year rent increases on Government financed housing schemes

The increases, described variously as 'disastrous' 'unrealistic' and 'laughable' have sent a wave of despondency over the affected areas

From Atlantis to Mitchell's Plain, from Macassar to Schotsche Kloof and from Tafelsig to Elsies River, a communitywide protest with political overtones is mounting in the face of large rent increases on January 1

PETITIONS

To give impetus to their dissatisfaction, residents are signing petitions calling on the Government to abolish the present rent system

Fifty thousand pamphlets have been circulated calling on householders to 'unite to resist high rents' The imposition of high rents is interpreted in the pamphlet as a by-product of apartheid and a means used by city councils and administration boards to exploit people for their own financial benefit

To date

- Divisional Council notices informing residents of rent increases have been burnt in Elsies River,
- One hundred and fifty Mitchell's Plain residents have held a protest meeting to voice their opposition,
- Representatives of 30 civic associations have met in Athlone and agreed to campaign against the increases
- Angry Lavender Hill residents have demonstrated publicly with posters saying the New Year increases are beyond their means

There is already talk in the affected areas of resisting the increases by not paying them and more protest meetings and rallies are being planned

According to figures given to The Argus the increases will not be confined to the coloured areas, but will also affect rents paid by whites in Government housing schemes in Albow Gardens and Ottery

And in the Administration Board areas of Langa, Nyanga, Guguletu, Umfuleni and New Crossroads an increase in service charges is being planned, according to the Cape Areas Housing Action Committee (Cahac)

CHURCHES

Spearheading the protest against rents is a Rents Action Committee comprising 35 community organisations and several trade unions among them the Garment Workers' Union, the Food and Canning Workers' Union and the National Union of Commercial, Catering and Allied Workers

The Rents Action Committee also has the support of the Lutheran Church and the Methodist Church of South Africa

Proposed increases in rentals range from 10 percent to more than 100 percent

According to Cahac rents for all tenants in city council housing schemes will go up on January 1, with tenants in Atlantis, Schotsche Kloof and Mitchell's Plain being the hardest hit

In Atlantis, for example, Mr A Abrahams, who earns between R150 and R250 a month, will see his rent go up by more than 100 percent from R28 a month to R61,01 while Mr E Titus, who earns between R250 and R350, will will see his rent jump from R31,36 to R75,53 a month

Mr J Delie, of Amy Close, Atlantis, will pay R101 in January for a house that cost him R40 a month this year.

LAVISTOWN

In Lavistown according to Cahac's figures, rents for two roomed houses, will jump from R17,98 to R34,29 — a percentage increase of 90,68 The rents on some three and four-roomed houses in the same area will jump 73,3 percent and 69,3 percent respectively

Mrs Johanna Marthinus, of Lavender Hill, will have her rent increased by 40 percent — and although she will get off more lightly than some of her peers — she feels she cannot afford the increase

One of the most alarming features of the present rent system for Cahac and its affiliates is the high percentage of income which is paid as basic rent in some areas

In terms of a circular sent out by the Department of Community Development in 1980 residents were informed that municipalities should not charge tenants more than 25 percent of their basic income. This, according to the latest figures is not being applied