

HOUSING & HOSTELS - CAPE

1993

AUG. — ~~SEP.~~ DEC

50 000 pay too little for rates

By NAZEEM HOWA

ALMOST 50 000 residents of Cape Town are paying less in rates than it costs the city council to provide them with the most basic of services.

STimes CC/Mebo
This was confirmed by the executive committee of the council in a written response to a question put by Councillor Arthur Wienburg

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In its response, the executive committee confirmed that 49 913 people will pay less than R612 a year in rates for the 1993-1994 financial year

(124)
Of the 49 913, 42 898 residents receive a rebate of 35 percent on their rates, the report revealed

According to Mr Wienburg, it costs the council R612 a year to provide refuse collection and sewerage services to each household. Other services such as street sweeping increases the figure to around R800.

Most of those paying less than R612 lived in Ward 13 (Athlone, Crawford, Rondebosch East, Lansdowne, part of Wetton, part of Claremont, and Kenwyn) and Ward 17 (Lakeside, Muizenberg, Marina Da Gama, St James, Kalk Bay, Clovelly, Strandfontein, and Mitchells Plain).

It's out with the old Gympie St as gangland puts on a happy face

□ Facelift for Woodstock road that struck fear into residents' hearts

LENORE OLIVER
Staff Reporter

IT used to be notorious, a street which most parents declared out of bounds to their children

Such was its reputation in its heyday as Woodstock's gangland, that the mere mention of Gympie Street struck fear into the hearts of many

But old timers who associate Gympie Street with crime, prostitution, dagga merchants and shebeens will be pleasantly surprised by the facelift which is transforming the drab rundown slum into a pleasant neighbourhood

Businessman Osman Hassan has changed the face of Gympie Street by renovating nine of its houses

Clean and bright, painted beige and white, the terraced houses are in refreshing contrast to the rest of the crumbling unpainted dwellings in the street

Each has four bedrooms a sitting room dining room, kitchen bathroom and separate toilet

Mr Hassan has put them on the market for R125 000 each

"The houses are as good as new

"We have replastered them, replaced old roofs, ceilings and windows and installed new electric tubing and wiring," he said

But, sadly, many of the original occupants have moved away because they cannot afford them

"The new houses are now occupied predominantly by people who have lived in other parts of Woodstock for most of their lives," said Mr Hassan

He said he had put in an offer to buy the rest of the houses in Gympie Street

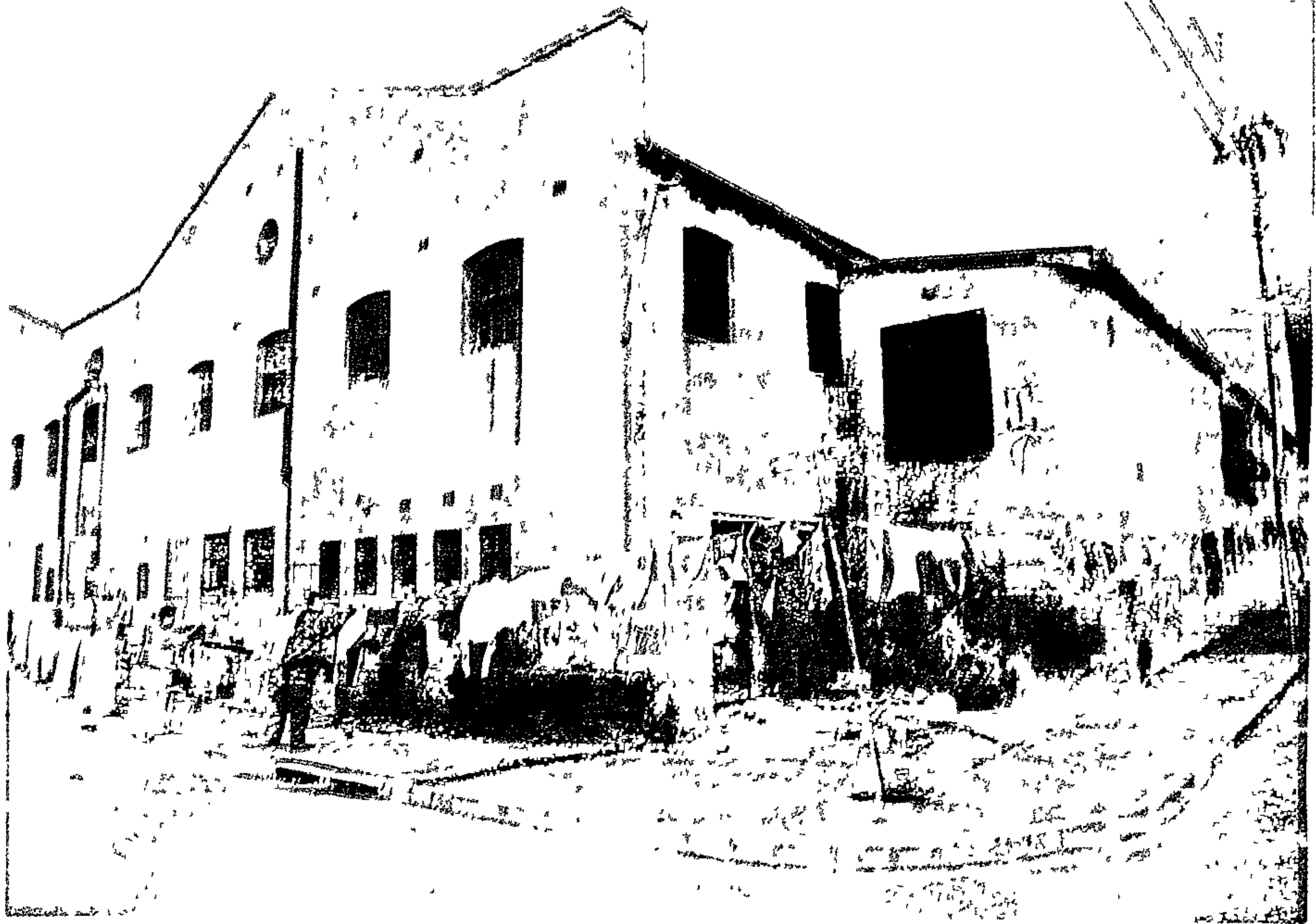
However, owner Yusuf Gachie had turned it down

"The street would have so much character if all the houses were renovated and it has become even more important because they are beginning to collapse," he said

Two houses in Gympie Street have collapsed in the past month

In July a family had a narrow escape when the back section of their house collapsed burying everything they owned

On Tuesday an empty upstairs bedroom collapsed on a kitchen but the tenants were unhurt



Pictures WILLIE de KLERK, The Argus

RUINS AND RESTORATION: Most buildings in Gympie Street, Woodstock are, like these above, unpainted and decaying. However, newly renovated ones, below, contrast sharply with the old.



Boycott of new rates planned

MORE than 400 residents of Surrey Estate, Primrose Park, Greenhaven and Portavue have resolved not to pay rates levied on the new valuations recently implemented by the city council.

At a meeting at Madressa Hall in Surrey Estate on Wednesday, the residents resolved to pay the same rates as last year, civic association chairman Mr Ismail Saban said.

Rates had increased by between 24% and 29%. Mr Saban said in a statement.

Residents said the Cape Town City Council was "unrepresentative and undemocratic" and called on the council to retain the previous year's rates "until a new democratic council elected by all people comes into being".

They said the "new valuations

are high, unrealistic and do not correspond with the actual value of properties in the area".

They also objected to the council's lack of consultation with residents and ratepayers.

The civic association called on all ratepayers to complete a form objecting to the new valuation. There will be a further meeting on August 11 at 8pm at Madressa Hall.

Go-ahead on house sales

Municipal Reporter (24)

A COMPANY that will promote the sales of the 10 000 or so remaining Cape Town City Council houses to their occupants has been given the go-ahead, despite bureaucratic delays

A letter from Home Ownership Marketing Enterprises (HOME) said that just as the company had been about to set to work, the government announced that transfer costs to pro-

ET 10/8/93
spective lower-income tenants would be drastically reduced through legislation, possibly to no cost at all

HOME welcomed this but advised prospective home owners to wait for the legislation to be passed

"By doing what is morally and ethically right, the delay in effecting sales is having a devastating effect on the financial resources of the company and its staff," HOME said

Newlands in rates rebellion

Staff Reporter

NEWLANDS residents unhappy with their property revaluations and rates hikes have voted to send a deputation to the city council to refuse to pay increases of more than 10% and to demand a postponement of the objections deadline.

About 100 residents who met at the Vineyard Hotel last night agreed that their property revaluations and rates increases were "unfair" in the light of the pressing economic situation and the

decrease in services to the area.

One resident claimed his revaluation and rates had been increased by 272%.

The residents also agreed to object to their increases in writing, individually.

They suggested that all rates be withheld from the Cape Town City Council and paid into a trust account until residents' demands had been met and services to Newlands had been improved.

The deadline for objections is August 27.

124 CT 13/8/93

Children catch diseases from refuse

By Sabata Ngcal

TOWNSHIP children are contracting air-borne diseases including scabies and diarrhoea on a worrying scale from growing mounds of refuse which remain uncollected.

Mrs Anna Genu, a community health worker, said the children played in the scattered waste and contracted diseases from the contact. ~~(124)~~ (124)

"The situation has increased our workload," she said. The piles of refuse are growing daily as there is no fuel for the

14/8 - 18/8/92
waste disposal trucks managed by the Ikapa Town Council.

Refuse has been uncollected in Guguletu, Nyanga and Langa townships since July 5 when Ikapa Town Council employees downed tools after a wrangle with their employers over pay.

The workers said that, despite downing tools, they were prepared to remove the garbage if they could get fuel for the refuse trucks.

Cape Provincial Administration (CPA) said the situation was still under discussion by the working committee comprising representatives from workers, the



WASTE: Part of the refuse which is lying uncollected

union and CPA.

Genu said dead and rotting dogs were also dumped in the refuse and the stench was overwhelming.

"The elderly are also vulnerable to disease, but children are at greater risk because they play in the garbage.

"This makes our work diffi-

cult because if we say people should not throw refuse on the streets, we should give them an alternative," Genu said.

She said as a result of the "appalling conditions" their community work did not "bear any fruit because sick people could not use our advice and medicine effectively

"There is no improvement in the health of people suffering from tuberculosis because of the refuse," Genu said.

"We give them treatment and they are affected by the refuse which is sometimes dumped in front of the houses and their health gets worse."

Logra repays withheld rates

25/16/8/93 (124)

Staff Reporter

THE Lotus River, Ottery and Grassy Park Residents' Association (Logra) has paid back R400 000 in withheld rates after the CPA agreed that rates for the area would not be increased there this year

Logra chairman Mr Philip Bam said yesterday the CPA had undertaken to ask the government for millions of rands for infrastructure in Grassy Park. He hoped this would be budgeted for in the next financial year

"If the government doesn't come up with the money we may revert to another rates boycott or mass action to force its hand," he warned

He said the CPA had committed itself to applying to the government for funds to have the roads upgraded by

the end of 1995

Mr Bam said R30 million was needed to keep the rates down and to complete the infrastructure to upgrade roads, stormwater drains and lighting and to develop recreational areas and parks

He said the RSC had already earmarked R12m and another R18m was needed for the roads and R2m to keep the rates low for at least two years

Logra has been withholding rates since late last year and paying them into a trust fund after a decision by the RSC not to provide a subsidy of R800 000 for the area to offset last year's 9% rates increase

Logra believed it was the responsibility of the state to correct the imbalances it had caused



DELIGHTED . . . The Rathinasamy family were delighted with their new house which they took possession of last Friday. They are (from left) Envir, Mrs. Elizabeth Rathinasamy, Ashwin (3), Mr. Jugdesan Rathinasamy, and Lagé (6) Handing over the keys is Ms Beverly Jansen, chairman of the OVDT, watched by Mr. Nigel De La Rosa of CUH.

Picture CLAUDIA CAVANAGH

Owners get first site-and-service homes officially

BY CLAUDIA CAVANAGH

THE first eight subsidised houses on the R5,24-million site-and-service scheme next to Ocean View were officially handed over to satisfied owners last week.

The scheme, funded by the Independent Development Trust and implemented by Cape Utility Homes and the Ocean View Development Trust — will ultimately provide much-needed housing for 700 families with incomes below R1 000.

Its early stages were bogged down with controversy when first the

Kommetjie Ratepayers Association complained that the site would devalue their properties and then when heavy rain severely eroded the bulldozed site

Green

Since then members of the community, the Kommetjie Environmental Awareness Group as well as CUH have embarked on a project to stabilise and green the large piece of land.

Ms Beverly Jansen, chairman of the OVDT, said Kleinberg Primary School in Ocean View had also just launched a programme to help green the area.

The negative publicity has taken its toll on the project though and Mr Alistair Sempell of CUH confirmed that some financial institutions were not keen to grant bonds to owners of plots.

One owner, who contacted the Atlantic Review out of desperation, said she had had plans drawn up for her house independently of CUH but had been unable to raise the finance to build the R30 000 home.

Support

Mr Sempell said "The residents must not give up. As the situation here stabilises and the banks see the progress that is being made, their attitude will change". Some institutions have continued to pledge

their support to the scheme, he said.

In addition, constant petitions were being made on behalf of residents to banks and other less formal institutions for support.

One family which took possession of their house on Friday expressed delight with their small home.

Mrs Elizabeth Rathinasamy said they'd been waiting for a house for five years. The finer details — ceilings, light fittings and carpets — would be completed by them and they hoped soon to add a room.

Waiting list

Mrs Sandy Dowling, also of the OVDT, said, "It is unrealistic to expect fancy houses from people who earn less than R1 000 a month but there is lots others can do to provide assistance. For instance, employers can help by subsidising their employees, by giving advice or even by standing surety for a loan.

"One must remember that there has been a long waiting list for housing in Ocean View, that nobody could ever do anything about. This was the only opportunity they'd had to really help a large number of people."

Funding for roads and flush toilets came from the IDT, making it possible for the lower plots to be cheaper.

House prices still sinking

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CT 17/8/93

By MAGGIE ROWLEY
Property Editor

HOUSE sales and prices in the Western Cape declined for the sixth consecutive month in July, latest figures provided by Property Services show

The statistics show that 437 houses were sold last month against 449 in June, 511 in May, 490 in April, 549 in March and 630 in February

The gross rand value of sales also dropped not only in real but also nominal terms over the past six months

Last month total house sales topped R94,8m, up slightly on the R91m in June but down from R110,6m in May, R115,6m in April, R117,7m in March and R135,2m in February

The discrepancy between the asking price and the realised prices of houses also continued to widen last month with the average sale price of R217 041 falling 10,8% short of the asking price.

Sectional title/shareblock sales were also down last month at 199 against 215 the previous month and 358 in February this year

Sixth month of sliding sales trend

with gross rand value of sales at R38,3m against R36,9m the previous month, R34,6m in May, R40,6m in April, R40,3m in March and R55,4m in February.

The average realised price of sectional title units was R192 313, 5,8% lower than the average asking price.

The total number of all transactions was down at 684 units against 732 the previous month, 783 in May, 809 in April, 907 in March and 1 140 in February.

The total gross rand value of sales was also down at R139,9m against R144,5 in June, R154,3m in May, R167,6m in April, R171,4 in March and R213,3m in February

Meanwhile the latest CPS Property Price Index (CPPI), which documents municipal transfers of properties around the country, shows that the average price of

houses in the Western Cape region increased by 9,3% in the six months to end February this year against the previous six month period of March to August 1992.

While these statistics are not as up to date as Property Services', as transfers lag sales of properties by about three months, they do give a fuller picture as all transfers of single residential units.

The average house price in the Western Cape region rose to R196 936 from R180 209 against a national average house price increase of 4,2% to R174 384 in the six months to end February.

The Johannesburg region showed a decline from 2,4% to R199 403 during this period bring the average Johannesburg house price closer to the average house prices in the Western Cape.

According to CPPI, house prices in only four towns/cities showed a decrease against 10 in the previous survey

Those registering a decrease in the six months to end February were Randburg (down 2,1%), Randfontein (down 0,8%), Carltonville (down 1,5%) and Edenvale (down 4%).

Mfuleni council quits after sit-in

South 14/8 - 18/8/93

By Sabata Ngcai

MFULENI town councillors finally resigned this week following an eight-week sit-in by residents at the council offices.

Mr Oliver Ngqubelani, leading the delegation of Mfuleni People's Joint Committee (MPJC), reacted with delight when assured by the Cape Provincial Administration (CPA) the councillors had resigned.

This followed a meeting between the CPA and councillors this week.

CPA spokesperson Ms Melanie Dedekind confirmed councillors had resigned "with immediate effect".

Residents occupied the town council offices from May 22, their main demand being the resignation of all councillors. They accused the councillors of being inefficient.

Last Friday an MPJC delegation went to the CPA headquarters in central Cape Town while frustrated residents continued their occupation of the Mfuleni council offices.

However, the MPJC failed in their negotiations with the CPA so they decided to stage a sit-in at the central offices of the CPA until their demand for the resignation of councillors was met. (124)

"After two hours of our sit-in, the CPA officials returned and assured us they would make sure that the councillors resigned before the end of this week," Ngqubelani said.

Two months earlier the CPA had repeatedly refused to sack the councillors as it did to Ikapa and Lingeletu West Town Councils because there was no "prima facie evidence of corruption".

Radiant by name — not by nature

South

By Rahama Fossoow

RESIDENTS of Radiant Mansions, a sectional title block of flats in Fifth Avenue, Grassy Park, before their home is far from radiant.

The paint on the walls of the four-year-old building is peeling, the units on the weather side are damp in winter, the light bulbs in the passages are fused and doors to the stairwells have been removed.

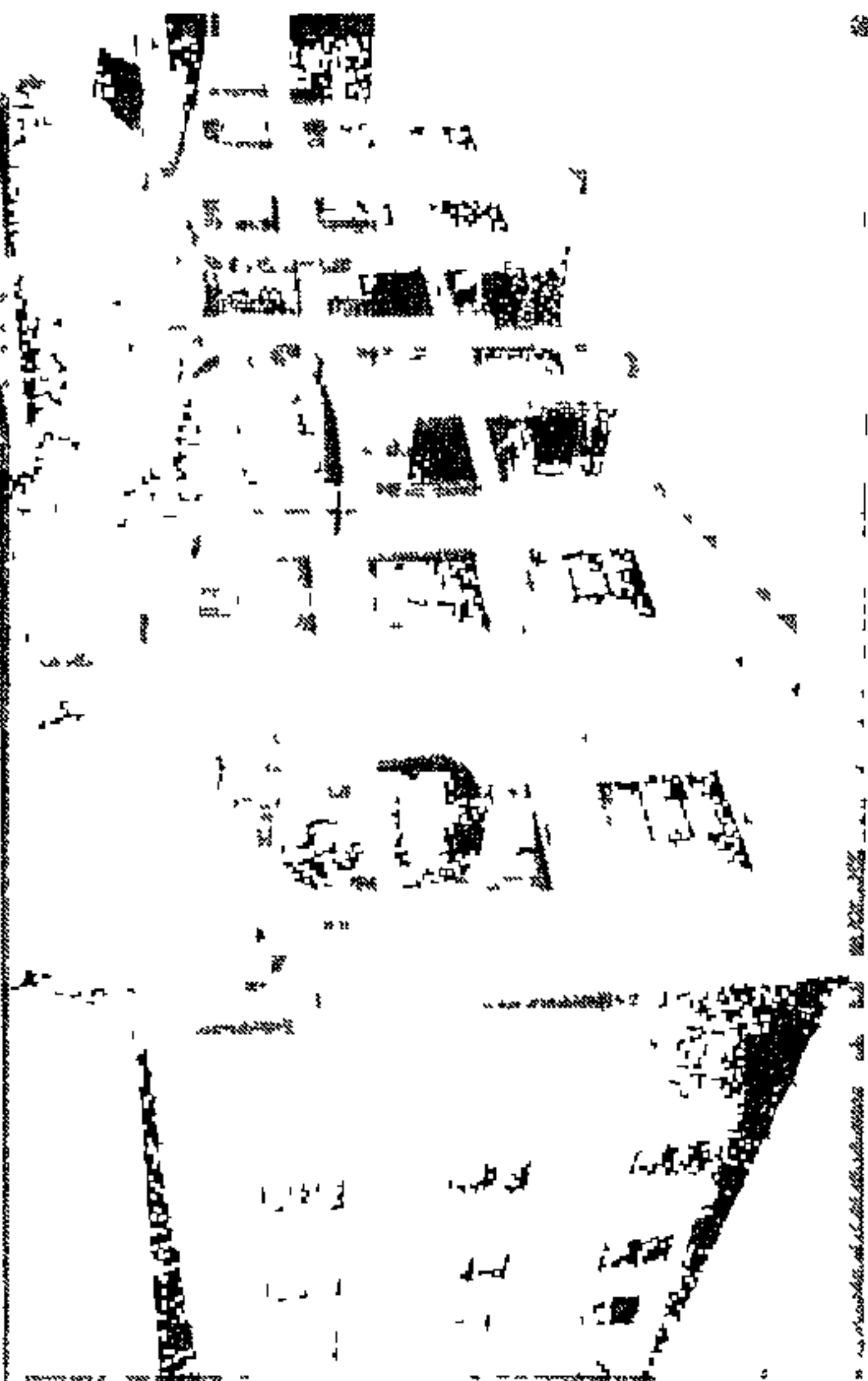
But the management company which administers the block says the owners do not understand sectional title ownership.

The owners of the 48 units all pay R100 a month for maintenance to the property managers, GA Knight Property Management, and they believe the money is not being spent effectively.

"This is blatant discrimination. If this block of flats was in Kenilworth or Rondebosch, I am sure Knight would have done something about the way this place looks," said Mr Joseph Guyan, an owner of one of the units, whose carpets are stained with damp.

Last week the owners called a meeting with the trustees of the body corporate they elected and asked Knight to send a representative to discuss their problems. The meeting was called off when the management firm failed to turn up.

"The building has not been painted since it was built. The place is unsafe for children because it is on a busy street, but the management firm refused to erect gates at the entrance," Guyan said.



FEELING GLOOMY: Radiant Mansions residents Joseph Guyan, left and Bernard Beaufies are unhappy with the poor state of the block of flats. Photo: Yurnus Mohamed

"Our cars are broken into constantly because the lights in the parking area aren't working. This block is an easy target for burglars."

Another tenant, who asked not to be named, said he struggled to sell his flat since September last year because banks and prospective buyers were not impressed by the condition of the building.

The owners are also upset about their high electricity bills — which is metered by the property managers and paid to them. They claim their bills are higher than can be justified.

Mr Craig Carroll, who bought a flat in February, believes he is still paying the outstanding bills of the previous owner.

"When I signed the deed of sale,

there was nothing said about keys and electricity. At the previous sectional title flat where I lived, we paid our electricity to the Council and our bills were far lower."

Carroll said he had few appliances, not even a stove or a heater, but his electricity account was never lower than R130.

On his first account from GA Knight, the previous owner's name had been tipped out and his name inserted. The account had a balance brought forward of R165.

"How could I have owed them money before I even signed the deed of sale? There must be some cheating going on," Carroll said.

A spokesperson for GA Knight, Mrs Linda Hawkins, said the own-

ers' allegations were "untrue".
"These people don't understand what sectional title means. We administer 75 other body corporates and we don't have a tenth of the problem with them as we do with Radiant Mansions," she said.
Hawkins said the R100 levy covered administration and audit fees, bank charges, electricity of the common property, insurance for the body corporate, repairs, rates and other expenses.

At most other sectional title properties the levies were R175 to R200.

She said at the end of the last financial year, Radiant Mansions ran at a loss of R21 000, according to audited statements.

She said the company did not attend the meeting last week as they had contacted the trustees and asked for a postponement until the 1993 audited statement was available.

"There is bitterness among some of the owners towards GA Knight but I think it stems mostly from ignorance," Hawkins said.

"To paint the building will cost between R30 000 and R40 000," Hawkins admitted there was a problem with Carroll's accounts, but said it had been cleared up when the accounting system was computerised a few months ago.

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The National Language Project, an NGO working in the area of language and education wishes to employ a

Course Developer

(African Languages)

- Responsibilities will include:
 - developing African second language teaching materials within a multilingual classroom context
 - providing teacher support

- Applicants should have:
 - a degree in applied linguistics
 - teaching experience in formal education
 - knowledge of an African language(s)

Organisational and/or publishing experience would be an advantage. Salary commensurate with experience and qualifications.

Send your written application, with CV to: The Executive Director, National Language Project, P O Box 378 Salt River 7924 Fax: (021) 47-2994 Tel: (021) 47-2760/1 Closing date: 16 August 1993

Thornhill locals may not pay rates

Staff Reporter

RESIDENTS of Thornhill in Athlone decided last night not to pay new rates imposed by the city council (124)

At a meeting last night of the local residents association, residents also demanded that rates should not be increased until the "apartheid system of local government was scrapped", said South African National Civics Organisation spokesman Mr John Neels.

Residents had resolved that they would continue paying their old rates until September but if their demands were not met they would withhold all payments of rates

CLIVE SAWYER, Municipal Reporter

PROTEST meetings are being called from the Atlantic suburbs to the Cape Flats as ratepayers reel from the shock of their new property valuations.

A meeting is to be held tonight in Sea Point, where many elderly people on fixed incomes say they cannot survive the huge rates increases

Residents of Cape Flats areas and Newlands say they will not pay the new rates and have called for a city council moratorium on the increases, which took effect last month

Today is the last day council officials will be on hand at the Civic Centre to help people examine the valuation rolls and obtain advice on possible objections

Hundreds of ratepayers have made use of this facility in the past weeks

Representatives of a group of 120 Newlands residents held a heated 90-minute meeting with executive committee members Louis Kreiner and Leon Markovitz yesterday to demand a moratorium

The demand was turned down

The group said their rates had soared but services such as refuse collection and cleansing were intermittent

"There are no public facilities in Newlands," a spokesman said

Most people in Newlands were not wealthy. Many were retired or employees with fixed salaries

The group called on their ward councillor, Eulalie Stott, to back their call or resign

In council debates leading up to the introduction of the new valuations, Mrs Stott was among councillors in favour of increasing the rebate on residential properties from 26 percent to 35 percent

A spokesman said the group would call another meeting on September 1 to decide whether to pay rates into a trust fund instead of to the council, or to pay only a limited amount to the council

Cape Flats residents said the new valuations had no relation to the market value of their properties, which had been artificially inflated when the Group Areas Act was still in force, and which dropped when the Act was scrapped

Sea Point councillor Joe Rabinowitz, who with Chris Joubert and a city planning official will address tonight's Sea Point Civic Centre "information" meeting, said he had been besieged by senior citizens complaining about huge rates increases

Residents of Camps Bay, one of the areas worst hit by the revaluations, are to meet later this week

Camps Bay and District Civic Association chairman Mel Richter said he was aware a meeting was to be called but it was not being organised by his association

He expected "a lot of hardship" to follow the new valuations

Mr Richter said city treasurer Eddie Landsberg had assured him no one would be put out on the street because they could not pay "The council has said it would find some way to help"

It is understood some southern suburbs residents are planning to protest against new valuations.

Meanwhile, city treasury officials are to probe alternative systems of valuation

Included in the investigation will be the Natal system, which allows people to delay payment of rates until their death or the sale of their properties

Protest meetings over new property valuations

Rates mutiny

(124) AREG 19/8/93

Rebellion against rates increase grows

By PETER DENNEHY

POCKETS of rebellion against the new rates revaluation are forming in several upper and middle-class suburbs — including Camps Bay, Sea Point, Newlands, Rylands and Surrey Estate.

A council spokesman said yesterday that over 1 000 written objections had been lodged with the council against the new rates. More than 5 000 people have made inquiries about their rates. There are 161 354 rated properties in total.

Yesterday a deputation from Newlands spent almost an hour "negotiating" with executive committee chairman Mr Louis Kreiner and exco member Mr

Leon Markovitz, trying to get them to agree to a moratorium on the new rates for Newlands. Mrs Jackie Keeton said the rates liability of Newlands homes had risen by up to 272% to R500 a month and more, while the suburb had no civic centre, library or cleansing depot of its own.

Mr Markovitz said he felt it was necessary to "look at the municipality as a whole" rather than take the perspective of a single suburb. More people had objected to the new rates than had been expected, Mr Kreiner said.

Mr Markovitz said it might take up to two years to sort out all objections.

9/19/81 12/24

By Sabata Ngcisi

MFULENI town councillors, who resigned last week after a protracted eight-week sit-in by residents at the council offices, could receive a golden handshake amounting to as much as R24 000 or a monthly allowance until the end of their term in October next year.

Former Mfuleni mayor, Mr Arwell Mvumu, said this week he had no qualms about receiving the financial package for doing no work.

But the prospect of a package for the ousted councillors is flatly denied by the Cape Provincial Administration (CPA). CPA spokesperson Mr Frikkie

Golden handshakes for Mfuleni councillors?

South

2018 - 24/8/93

Ondendaal said since the councillors had resigned voluntarily, the CPA "might consider a package" if their names were cleared in the current investigation into irregularities at the town council.

CPA had appointed auditors to investigate irregularities at the town council.

Ondendaal said the investigation was prompted by persistent claims

that councillors might be involved in corruption following the conviction of the council's town clerk recently.

Earlier this year councillors at the Langelethu West Town Council, who were "persuaded" to resign, received a settlement package of R24 000.

The Mfuleni councillors last week bowed to persistent commu-

nity demands for their resignation on allegations of inefficiency and corruption.

The councillors were persuaded by the CPA to resign, when a community sit-in began in May, in return for a package deal.

However, they refused the offer and insisted they were not prepared to resign.

"The offer expired because they

refused to accept it," said Ondendaal.

Mvumu conceded the councillors had resigned because of "mounting pressure from residents" and denied any package agreement between CPA and the councillors.

"We have only agreed with CPA that we would get our monthly allowances until the end of the term of office next year," he said.

He refused to say what the monthly allowances were.

"There is no monthly allowance for the councillors."

He said the CPA "Can consider a package for them only if their names are cleared in the investigation."





Pictures OBED ZILWA

LIVE NOW PAY LATER: A resident voices support for the Natal system, which allows ratepayers to defer payment of property taxes until death or the sale of their properties

(124) ARG 20/8/93
'Seniors' call for 50% off rates

CLIVE SAWYER
Municipal Reporter

ANGERED by property valuations which have sent rates soaring, about 300 Sea Point residents have vowed to pay rates at last year's levels.

A meeting of about 400 people, many elderly, called for 50 percent rebates for senior citizens

Council officials who attempted to explain the new system were heckled and jeered

City councillor Chris Joubert told the emotional meeting their best contribution would be to suggest methods of rates relief.

He said a new system of valuations would be discussed at a Democratic Party congress.

Mr Joubert said the Natal system, which allowed people to defer payment of rates until their death or the sale of their property, could be considered

Valuation officer Ray Stephan said previous rates were based on 1979 figures, which were no longer representative of property values

He said about 1 000 letters had been sent to the council about the new valuations, about 30 percent of them from people who said they could not afford them.

Ratepayers have until August 27 to object

Assistant city treasurer



NO WAY: The message of hundreds of Atlantic seaboard residents to the city council was clear — we reject being penalised for owning valuable properties

George van Schalkwyk said the revaluation did not boost income to the city.

Senior revenue officer Errol Bester said the rates rebates scheme for the elderly allowed for rebates on a sliding scale for people with a monthly income of less than R1 100, who owned only one property and which had to be valued at less than R160 000.

● Mayor Frank van der Velde said revaluation balanced the rates burden

"Areas which have had rapid gentrification pay more while those which have declined in market value pay less," he said.

He noted that in some signif-

icant areas, such as the Cape Town central business district, the share of rates had eased

Meanwhile, ratepayers have another week to inspect valuation rolls at the Civic-Centre

The service, with officials on hand to help with inquiries, will be in operation during office hours until August 26

● People who cannot pay their rates will not be put on the street.

It was incorrectly reported in the late final edition of The Argus yesterday that city treasurer Eddie Landsberg said anyone who could not pay would be put out on the street. The error, which happened in the editing process, is regretted.

Council to meet on rates 'revolt'

CLIVE SAWYER
Municipal Reporter

THE city council executive committee is to hold an emergency meeting on Monday to discuss the growing rebellion over hugely increased rates.

But while exco chairman Louis Kreiner said he had an open mind on the issue, he warned there was little hope of relief for thousands of people shocked by huge increases in property valuations.

Hundreds of Atlantic seaboard ratepayers last night joined the protest against the new valuations, vowing to pay rates at last year's levels and calling for 50 percent rebates for hard-hit senior citizens.

Sea Point councillor Chris Joubert said today the meeting had instructed him to tell the council people refused to pay the new rates.

He said he would also press for the 35 percent residential rebate to be passed on to flat dwellers, and for the Natal model — of deferment of payment, until death, of the sale of a property — to be copied in Cape Town.

Asked where money to run the city would come from if rebates were granted widely, Mr Joubert said he did not know.

But the sensitivity of the matter meant it demanded re-examination — preferably by a forthcoming new democratic council.

He said he understood Administrator Kobus Meiring might be sympathetic to allowing the Cape to copy the Natal system of deferment.

Mr Kreiner said it seemed the council had given too little publicity to the workings and implications of the revaluations.

"We are not imposing this new valuation willy-nilly," he said.

The new valuation roll had cost R4 million and took two years to complete, because of the huge area to be covered and a shortage of qualified valuers.

Rates rebellion grows in city

By EUNICE RIDER and PETER DENNEHY

HUNDREDS of Atlantic seaboard residents last night joined the growing rebellion against rates increases, vowing to withhold their payments

Vociferous protests against newly imposed rates have also come from other suburbs around the Peninsula

Last night hundreds of residents from Camps Bay, Bantley Bay, Sea Point and Green Point said at a meeting that they were being "penalised" as a wealthy area and were paying inflated rates to subsidise less affluent areas

They said they would pay their rates, but would withhold the increased amounts "until a better solution is found"

The angry residents said the belief that their area was wealthy was a misconception, as many residents of all age groups — but especially the elderly — were struggling to keep the houses they had lived in all their lives because of the "ludicrous" property revaluation and rates increases

Ratepayers have reported massive percentage increases Newlands residents said this week that one owner in that suburb had to pay 272% more

Several new rates bills in Newlands are around R500 a month

In Bantley Bay there are properties liable for over R1 000 a month

Even on the other side of

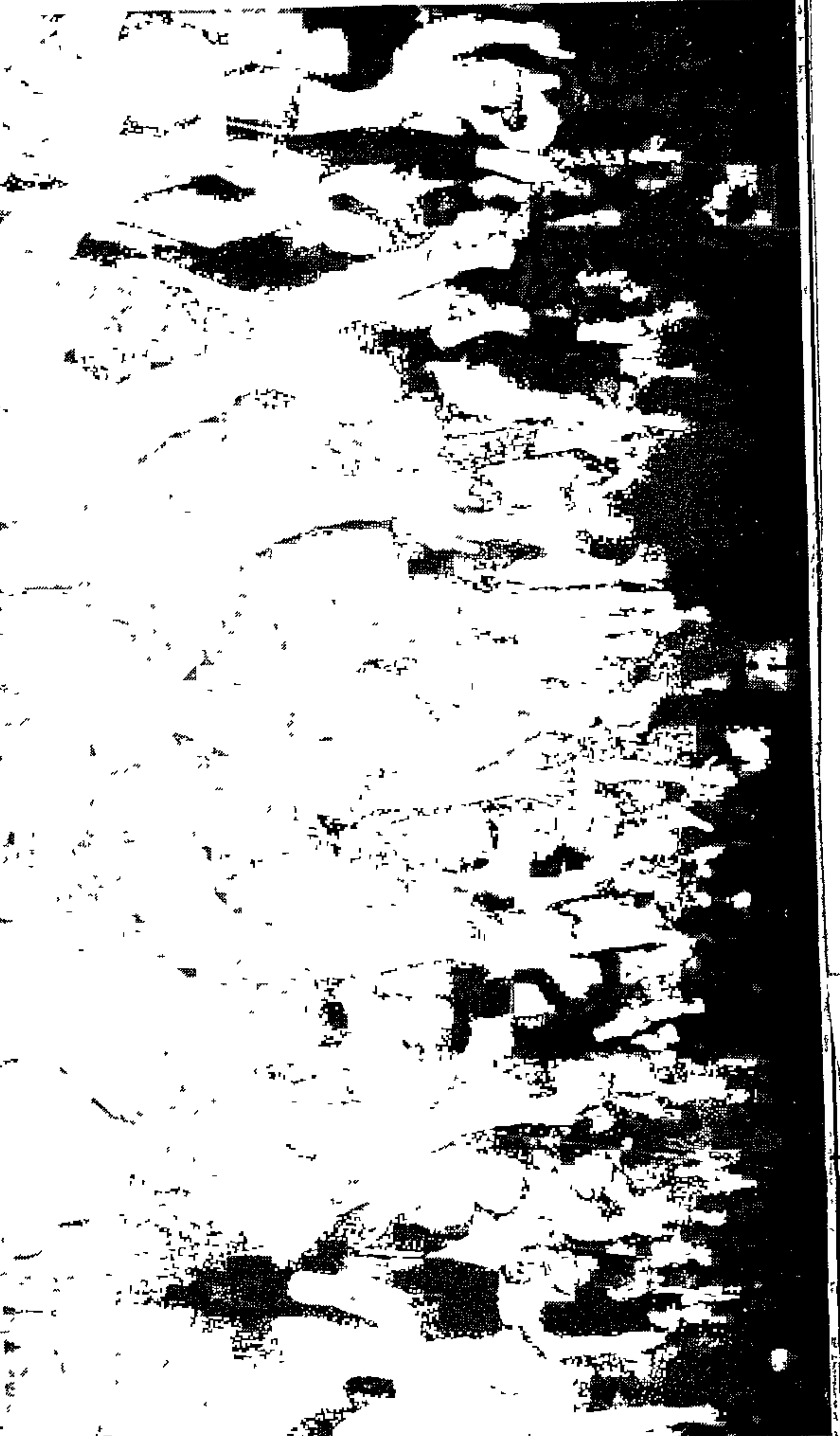
the Peninsula, where ratepayers had expected their rates to rise very little, increases of 53% (to R146 a month) and 144% (to R306 a month) have been reported

The civic organisations of Thornion, Surrey Estate, Rylands, Gatesville, Heideveld, Hatton Estate, Welcome Estate, Bellmore, Portavue, Primrose Park, Greenhaven and neighbouring areas this week called on the council to place a moratorium on the new rates and said they would consider boycotting "rates and taxes" if this were not done

In an attempt to avoid a similar row in the future, a new valuations ordinance has been suggested

'RATES REBELS' . . . Angry Atlantic seaboard residents dissatisfied with property valuations and "ludicrously" increased rates, vote in favour of withholding increased rates payments from the city council at a meeting in Sea Point last night

Picture: BERNARD PEREZ



Systems in other cities compared

Staff Reporter

SOUTH AFRICAN city councils' methods of imposing rates vary, but a snap survey by the Cape Times yesterday revealed city homeowners seemed to pay more — specially after the recent rates' hike

● Johannesburg's rating system uses land as the bench mark and then adds service charges

Rates for a house in the middle-class Johannesburg suburb of Roosevelt Park valued at about R200 000 are R96 a month or R1 152 a year, with all other services extra

● Durban's rating system uses land and structure and includes general rates, sewerage and refuse removal

● Johannesburg city council rates for a R230 000 dwelling in the middle-class Montrose suburb are R2 218 a year or R184 a month. This does not

include any service charges

● In Port Elizabeth the owner of a middle-class home can expect to pay R144 a month, including refuse and sewerage, or about R1 728 a year

● In East London rates for a middle-class home valued at over R220 000 in the upmarket Baysville suburb are about R3 099 a year or R258 a month, including sewerage but no other services

Rates: 2000 have objected

By PETER DENNEHY

AS the number of formal objections against rates revaluations topped 2 000 yesterday, the Cape Town City Council could not say how many residents had had their rates reduced, or where they lived

Apart from the 10,5% increase to offset inflation, the council says, average rates municipally-wide have not increased at all as a result of the recent revaluation

This is because for every extra rand that one person has to pay, someone else pays a rand less

Industry,

commerce

pay less

generster are down by less than one percent, in Lentegaur by about three percent, in Rocklands by about eight percent, and in Tafel-

sig by about two percent

“A lot of commercial properties have come down,” a senior council official confirmed

Executive committee chairman Mr Louis Kreiner said he would put representations from dissatisfied ratepayers before the full executive committee on Monday, including complaints from New-

lands and Athlone

He did not hold out much hope for any further relief, however

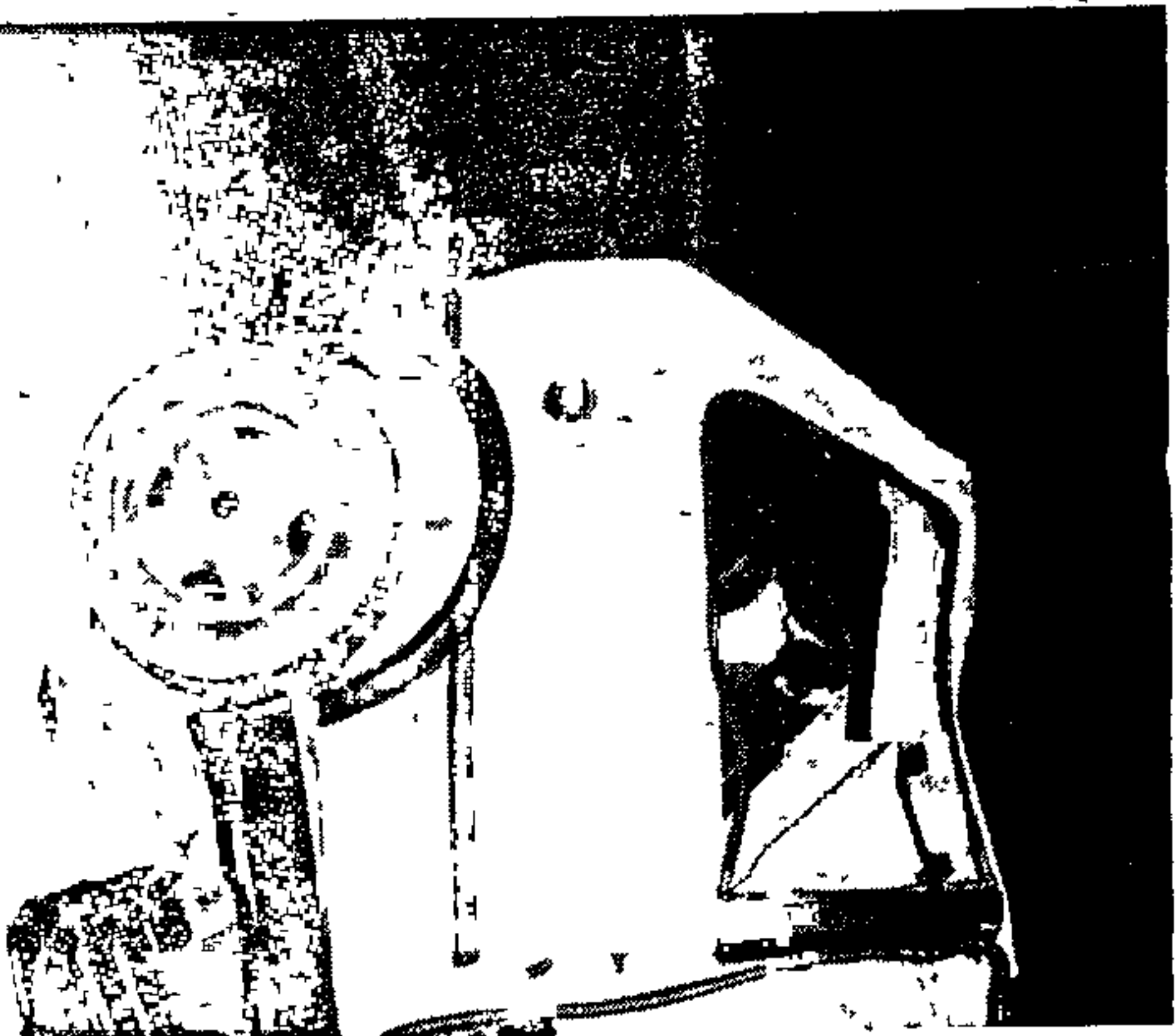
“I don't think many people are aware that they enjoy a 35% rebate on residential property

“Anybody who feels his or her property has been overvalued and is willing to try to prove it, is entitled to appeal until next week.”

Had the council left the revaluation to whatever new council came into office next year, “people would have had an even bigger shock”

One had to face the reality that one's property was increasing in value, and one's rates liability would be adjusted in line with this

Council officials said yesterday that experts would be sent to look at all the properties for which legitimate objections have been received



HORROR SMASH . . . Miss Kim Manning, 22, (in restaurant in Hour Bay, were killed early yesterday Main Road, Rondebosch

Uproar over rates bombshell widespread

DI CAELERS
Weekend Argus Reporter

AKG 21/8/93

AS mounting fury over rates increases threatens to erupt, Cape Flats homeowners have slammed their "rich" Sea Point counterparts saying they should pay up in return for the excellent services they enjoy.

And while ratepayers are still incensed over increases of up to 300 percent, support is growing in areas like Newlands and the Atlantic seaboard for a breakaway from the "out-of-touch" Cape Town City Council.

In a row-within-a-row, battling Flats homeowners have little sympathy for their counterparts in upmarket areas closer to town saying they have long enjoyed major advantages and that it is time for them to pay up.

However, most of the disgruntled ratepayers realise that little can be done to ease their plight, the valuations are mostly realistic and it is because revaluations have not

been done for about 11 years that increases have come as such a shock.

That sentiment is shared by the chairman of the city council's executive committee, Mr Louis Kreiner, who told Weekend Argus yesterday there was "very little" the council could do since the budget was already approved.

"We have found in a lot of cases that property sales are up to 10 times the valuation previously placed on buildings.

"What's been happening is that the more affluent properties have been subsidised up to now by the less affluent. The distribution is going to now be on a more realistic basis."

If people believed their valuations were wrong, they needed to follow the correct channels.

And that is exactly what the Athlone Civics Co-ordinating Committee intends doing, according to a spokesman who said they would be at the city council with their piles of objection forms on Thursday which is closing day for objections.

Today the committee has organised a march from Surrey Estate, Vanguard Estate and Rylands to the Athlone Civic Centre which is expected to attract about 1 000 people unhappy with their rates increases.

The spokesman said valuations were done in 1990 when the Group Areas Act was still in place. The scrapping of that act saw properties devalued by about R20 000 to R30 000.

"Nobody will pay more than R120 000 to live in a coloured area now when they can live nearer to work and with all the conveniences and facilities.

"The people in Sea Point are complaining about their rates when they've got all the facilities — right down to a dog toilet," he said.

But residents of Sea Point and Newlands are angry, nonetheless, and spokesmen for residents' groups said yesterday their ire was strengthening the case for breakaways from the city council and the establishment of independent local authorities.

Newlands residents' spokesman, Mr David

Erleigh, said the kitty was, quite simply, dry and that people could really not afford the increased rates bills.

"If our appeals to Exco fall on deaf ears then we are going to have to take a principled stand, measures appropriate enough for the city council to 'come to the party' and begin taking us seriously.

A number of people have indicated they would prefer their own local authority which would determine rating here rather than see it being done by a metropolitan authority."

Green and Sea Point Ratepayers' and Residents' Association chairman, Mr Mike Stavropoulos, agreed the rates increases were "motivating people to cause the break-away" which had been the subject of discussion for some time.

The association's vice-president, Ms Annette Rennecke, said, "The council was given 10 years in which to do the revaluation. They've taken 11 years although they knew how prices were changing and increasing, particularly in the Atlantic seaboard."

Rates: 2 000 ⁽¹²⁴⁾ have objected _{CT 21/8/93}

By PETER DENNEHY

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This is because for every extra rand that one person has to pay, someone else pays a rand less

Indications are that many who are paying less are commercial and industrial properties

Council figures on how residential suburbs are affected show home rates have come down marginally in Mitchells Plain

On average, rates liabilities in Beacon Valley, Estridge and Mor-

Industry, commerce pay less

genster are down by less than one percent, in Lentegour by about three percent, in Rocklands by about eight percent, and in Tafel-sig by about two percent

"A lot of commercial properties have come down," a senior council official confirmed

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lands and Athlone

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Council officials said yesterday that experts would be sent to look at all the properties for which legitimate objections have been received

Sloppy look at hostel life

City Press

18 April

22/8/93

1284

**A BED CALLED HOME, BY
MAMPHELE RAMPHELE
PUBLISHED BY DAVID
PHILLIP - R49,95**

THIS account of hostel dwellers in Cape Town may have merit as an academic thesis, but I was surprised at the absence of any reference to the work of Dunbar Moody.

To my knowledge, he has done more groundbreaking research on (mine) hostel dwellers than any other academic.

However, the publishers clearly felt this was an important work and so released it to the general public. They were mistaken. There is nothing in this book that could not be summarized by a single sentence: men, women and children living in single-sex men's hostels sometimes do some strange things, but are nice people for all that.

The book is a simpering, liberal look at hostel life as though hostel dwellers were dropped from a spaceship in the distant past. Completely absent is any sense of pas-



TWINSET AND PEARLS? ... Dr Mamphela Ramphele's research comes in for criticism.

sion or outrage, or even a mention of the system of capitalism that herded contract workers together like animals. What the person in the street needs to know is who built the hostels and for whose economic benefit the system is maintained. The social

dynamics of families living in a space 2 m by 1 m is of lesser interest.

I understand Dr Ramphele is now on the board of Anglo American. I'm afraid this book shows it

- **Elvis Jack.**

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Ratepayers vote to secede

By WILLEM STEENKAMP

CAMPS BAY ratepayers, angry about municipal rates hikes, have voted overwhelmingly in favour of seceding and forming an Atlantic seaboard municipality.

At a spirited meeting at the Rotunda, Camps Bay, last night, they also decided to pay the same amount in rates as they had last year and to call on the city council to resign.

The city council was de-

scribed as "bloated" by the 500-strong audience.

Catcalls and heckling were reserved for city councillors Mr Joe Rabinowitz and Mr Jack Frost, who were present.

When Mr Rabinowitz exhorted ratepayers to send written objections to the council before Friday's cut-off date, he was met with calls of "It's no use."

Fears were voiced that the council would take legal action if residents paid 1992 rates until Mr Brian Lutzno, an attorney, said the new valuations were

still proposals until they were ratified by a Valuations Court. Three proposals adopted by the meeting were:

● That only the same amount in rates as last year be paid;

● That the council be asked to resign, and

● That Camps Bay, Llandudno, Bantry Bay and Sea Point secede from the Cape Town municipality and form their own, independent municipality. Nine people, elected to a committee, will meet the city council today.

Meanwhile PETER DENNEHY reports that residential rates have dropped on average in only two of the 17 Cape Town City Council wards as a result of the controversial adjustments.

It has emerged that Ward 17, which includes Mitchell's Plain, and Ward Six are the only two areas where residents enjoyed rates cuts this year.

Commercial property owners were the winners — in some cases their rates dropped 69%. A graph from the city council shows that there are seven

wards in which the rates liabilities of businesses have declined, on average.

City treasurer Mr Eddie Landsberg said yesterday that the recent re-portionment of the rates burden had nothing to do with leveling a previously racially-defined playing field.

That expected increase has yet to come and "would give rise to an aggregated rates increase of some 20%", according to the council's constitutional affairs committee.

● Picture Page 3

124

108
108
108



Rates moratorium rejected

By PETER DENNEHY

OUTRAGED residents' requests for a moratorium on the payment of vastly-increased rates were turned down by the Cape Town City Council executive committee yesterday

Council spokesman Mr Ted Doman said exco had stuck to the July general revaluation, but it had also decided to extend the rates inquiry service by a

CT 24/8/93 (124)
week.

Residents will also be granted another week to lodge objections against their valuations. The previous deadline was this Friday

A public relations firm will also be engaged by the council in an effort to inform the public about the rates revaluation

Mr David Erleigh, who repre-

sents a group of angry Newlands ratepayers, slammed this yesterday as a "waste and abuse" of ratepayers' money. The public was "already more than well-informed", he said

At a meeting on September 1 at Claremont Town Hall a call will be made for a Greater Claremont Town Council, he added

Local voters (124) 'must pay up'

CT 24/8/93
Municipal Reporter

THE country would be paralysed if the "culture of non-payment" was allowed to spread to coloured and white neighbourhoods, Cape Administrator Mr Kobus Meiring has warned.

Addressing senior representatives of municipalities throughout the Cape at the opening of a special congress of the province's municipal association, Mr Meiring said he personally felt very strongly that whoever did not meet his obligations towards his local authority should be disenfranchised.

The franchise question is expected to be discussed at the congress today.

● The special congress has been called to discuss proposals for transitional local government structures

Council members

CT 248/93 (24)

Support UDI call

Staff Reporter ATLANTIC seaboard city councillors Mr Chris Joubert and Mr Joe Rabinowitz say they support the idea of a "breakaway" from Cape Town municipality.

However, they said yesterday that the UDI option would have to be investigated fully and carried out legally and funds would have to be found to implement it. At a meeting in Camps Bay on Sunday night, Atlantic seaboard residents threatened to secede from the Cape Town municipality. Mr Joubert said a smaller municipality could run its own affairs more efficiently.

Illegal

Proposals to form smaller municipalities had been mooted for the Cape Town of the future, he said.

Of ratepayers' voting in favour of paying the same amount in rates as they had last year, Mr Joubert said this action would be illegal. Mr Rabinowitz said that about 10 years ago he had proposed that the Atlantic seaboard have its own municipality. A great deal of work would be needed to make this viable.

"If the Atlantic seaboard gets its own municipality the Cape Town City Council will have to be approached to provide services," he said. The rates increases were colossal, he said. The Sea Point councillor said it was better to negotiate than to threaten residents that they had only three days to submit written objections to the city council about their property valuations. Camps Bay city councillor Mr Jack Frost said the new Cape Town would be broken down into smaller areas and he did not think the Atlantic seaboard had the structures necessary for it to become an independent local authority.

● Rates moratorium rejected — Page 3

Camps Bay slams rates 'sweetener'

Staff Reporter (124)

THE Camps Bay Action Group has slammed the city council's decision to appoint a public relations company "to help sweeten the bitter pill of the new rates"

The action group was formed at a meeting on Sunday when Camps Bay residents signalled their intention to split from the city council

"No amount of skilful public relations expertise can camouflage the fact that the new rates have outraged ratepayers, and that we

are demanding the council reconsider the whole issue," Martin Feinstein said on behalf of the action group **ARC 25/8/93**

"Any expenditure on public relations at a time when Cape Town's citizens are struggling to find the money for astronomical rates increases will only serve to heighten perceptions of a bureaucracy trying to defend itself from within an isolated ivory tower"

Mr Feinstein called on the council to impose a moratorium on the increases and to negotiate

with ratepayer representatives to "find a solution to this crisis"

"The alternative is that ratepayers will have to explore all other methods to oppose the increases which could lead to a prolonged and bitter struggle between them and the council that will seriously affect local politics for many months," he said

● Representatives of the action group will try to meet the council's executive committee this afternoon at the Civic Centre to "demand that they reconsider the new rates"

CBD benefits from rates cut on commercials

TOM HOOD, Business Editor

BIG business will save millions of rands collectively from a big cut in rates payable on most commercial properties as a result of the city council's new property revaluation

Main beneficiaries will be the giant insurance companies, pension funds and financial institutions which own office blocks, hotels and shopping centres

Valuations have skyrocketed, but rates, have plunged to 1 747c in the rand from 7 886c in the rand paid last year

A few commercial properties such as Cavendish Square, Blue Route and Golden Acre shopping centres, however, will pay more rates because big improvements have pushed up valuations enormously — by 375 percent in the case of Cavendish and 399 percent for the Golden Acre

These are estimates of rates payable on some commercial buildings this year compared with last year

Buildings

University of Cape Town
 Groote Schuur Hospital
 City railway station
 Nico Malan complex
 OK Bazaars, Adderley St
 Cartwrights Corner
 Adderley St
 Standard Bank, Adderley St
 First National Bank
 Adderley St
 BP Centre, Foreshore
 Shell House
 Cape Town Centre, Foreshore
 Caltex House, Foreshore
 Reserve Bank
 Wooltru House
 Longmarket St
 Syfrets, Wale St
 Board of Executors, Wale St
 Good Hope Bank,
 St George's Mall
 Newspaper House
Shopping centres
 Cavendish Square, Claremont
 Kenilworth Centre
 Golden Acre, Adderley St
 Blue Route Centre
 Maynard Mall, Wynberg
 Picbel Parkade, Strand St
 Werdmuller Centre, Claremont
Hotels
 Mount Nelson
 St George's Hotel
 Vineyard, Claremont
 Ritz Plaza, 3 Anchor Bay
 Cape Sun
 Bay Hotel, Camps Bay

New rates	Old rates
R6 266 900	R6 320 000
R5 876 000	R6 594 300
R990 674	R1 672 000
R1 120 000	R1 535 000
R535 000	R902 000
R510 380	R640 600
R147 500	R287 000
R198 200	R309 200
R1 148 400	R1 273 000
R1 219 000	R1 388 000
R1 859 360	R1 662 000
R271 700	R336 000
R632 800	R919 600
R1 105 000	R1 202 000
R117 900	R165 000
R67 059	R89 000
R100 700	R122 000
R220 900	R474 500
R2 008 600	R1 618 600
R1 193 700	R787 800
R2 101 400	R1 901 500
R1 000 000	R949 200
R607 900	R631 800
R778 200	R665 800
R114 000	R369 000
R383 500	R572 913
R990 600	R1 672 000
R435 000	R192 310
R307 900	R185 600
R1 269 300	R1 483 000
R284 700	R185 600

ARC 25/8/93

(124)

Application against (24) eviction

ARG 25/8/93
Supreme Court
Reporter

A PIKETBERG civic leader has brought an application in the Supreme Court, Cape Town, to have his eviction from his house by the municipality declared unlawful.

Hennie Joubert, deputy chairman of the Picketberg Civic Association, claimed he was unlawfully evicted on August 11 from the house he bought from the municipality in May.

He admitted he was in arrears with his repayments but said he had made payments for June, July and August which had been accepted by the municipality.

He claimed he was not given 30 days' notice of the eviction in terms of the House of Representatives Housing Act and the eviction was motivated by malice because of his political profile.

Mr Justice Fagan ordered that he be allowed to take possession of the house and granted a rule nisi until September 16.

Norman Arendse, instructed by Chennells Albertyn of Stellenbosch, appeared for Mr Joubert. The application was unopposed.

Seaboarders flood complaints desk



JOHN HUSTWICK
Hard to afford

Staff Reporter
ABOUT 7 000 ratepayers have complained to the city council in the past four weeks at recent property valuations and rates increases — the most vociferous being pensioners and Atlantic seaboard residents
Yesterday the Cape Times interviewed property owners at a busy Civic Centre complaints counter.



URSULA WOHLMANN
Rescue

Camps Bay pensioner Mr John Hustwick bought his property for R44 000 in 1978. It has been revalued at nearly R600 000, doubling his monthly rates bill to R569
Mr Hustwick, who is paying for his son's studies, relies solely on investment income. "It's going to be very hard to afford this," he said
His neighbour Mrs Ursula Wohl-



NOEL BREAKKEY
Doesn't pay rent

Camps Bay Drive faces a 97% monthly rates increase to R383. Although he acknowledges his house could fetch nearly R400 000, he says, "The value of my house doesn't pay my rent"



TREVOR MIDMER
Total rip-off

Mrs Yvonne Venier of Bantry Bay says her monthly rates have been increased by over 100% to R800.
City bowl resident Mr Trevor Midmer says the increases are a "total rip-off".
Mrs Jenny McKay of Rondebosch says with four school-going children she'll have to tighten her purse-strings to afford a 100% rates increase



JENNY MACKAY
Tightening purse-strings

Businesses' rates slashed

By MELANIE GOSLING
and PETER DENNEHY

THE rates row deepened last night when it became clear that some Cape Town businesses had received rates cuts of as much as R400 000 a year as a result of the city council's rates adjustments after property revaluations

Most residents are now paying vastly increased rates — some up to 300% — while businesses, which make up about half of the council's rates rev-

enue, have received huge decreases

As the number of formal objections against rates revaluations topped 2 000 this week, and angry Atlantic seaboard residents resolved to quit the city council, valuations in Cape Town's central business district dropped by an average of 24%. The council supplied the Cape Times with the valuations of certain Cape Town business properties in relation to both the 1979 and the 1990 general

valuation, which came into operation in July this year

Some of the decreases were

● OK Bazaars From R900 000 a year to R534 000, a reduction of about 40%

● Cape Sun From R1,4m to R1,2m

● Shell House From R1,3m to R1,2m

● Standard Bank From R280 000 to R147 000

● First National Bank From R308 000 to R198 000

However, the Golden Acre's rates had gone up from R1,8m

to R2,1m

CF 25/8/93 (124)
Meanwhile, the regional chairman of the SA Property Owners' Association, Mr Anton Musgrave, said yesterday home owners in the affluent suburbs had been increasingly subsidised by businesses over the past 11 years. This led to rates on commercial premises in Cape Town becoming two to three times higher than those in other cities

● Council may face boycott —
Page 7

Councillor says 'secede' clamour emotional

THE clamour by ratepayers to secede from the city council was yesterday blamed on "emotion" by councillor Mr Chris Joubert.

Mr Joubert said he supported a "local option", but fell short of condoning unilateral secession from the council.

At a Camps Bay ratepayers' meeting on Sunday, called to protest against rampant rates increases, angry residents threatened to break from the council and go it alone.

Confident of voter faith, Mr Joubert said people were "not making sense at the emotional meeting".

He said emotions had run high because "rates have gone through the ceiling".

CT 25/8/93 (124)

"I'm behind the people, 100%", he said, "but I wouldn't support UDI, not a rebellion, not something illegal."

He believed the majority of ratepayers in the municipality retained their confidence in the council.

Mr Joubert said his faith lay in a negotiated settlement which would attain the same goal as UDI calls — compact, efficient local boroughs.

He envisaged the integration of wards, 1, 2, and 3 to create a self-contained borough stretching from Bakoven to Mouille Point.

In correspondence to the Cape Times he said the shock rates increase was the fault of past councils which had not increased rates incrementally.

Council may face boycott

~~123~~ (124)

CT 25/8/93

Staff Reporters

AN overwhelming majority of ratepayers and civic associations contacted in a Cape Times "Rates Revolt Poll" yesterday said their members wished to boycott rates charged on the new property valuations

Of the 38 property owners' bodies from across the Peninsula interviewed in the poll, representatives of 35 said their members were "extremely unhappy"

Members of 24 were considering boycotting or had resolved to boycott the new rates

Belgravia Estate Civic Association members were "extremely upset" and planned to boycott new rates, said chairman Mr Ivan Williams

Bonteheuwel Residents' Association members were "furious" "Some of our members have joined Ratepayers in Revolt and will definitely be boycotting," said secretary Mr J Miranda

Camps Bay and District Civic

Residents' groups rally for action

Association members were "grossly unhappy" and had resolved to pay only old rates plus 10%

The Camps Bay Action Group said it would meet the council's exco today to demand they reconsider the new rates

The group called for a moratorium on the increases

Clifton-on-Sea and District Bungalow Owners' Association members were "in a state of shock"

"Not everybody living in Clifton is wealthy — there are a substantial number of people of very modest means living here," said chairman Mr Geoff Hirschmann

Gleemoor Cape Flats Civic Association members were "vehemently opposed" to the new rates and had threatened to boycott unless property was revalued on a fairer basis, said secretary Mr Louis Roelf

Heathfield and District Residents' Association members said they wanted to boycott and had sent a memo to the council requesting an extension to the August 27 objections closure date, said chairman Mr Dave Parker

Helpmekaar Ratepayers' Association members were "extremely angry" and wanted to boycott as "most people here are unemployed and can't afford the new rates", said president Mr Thomas McLaughlin

Kensington/Factreton Residents' Association members had "definitely resolved to boycott", said chairman Mr David Stone

Lansdowne Civic Association members were "bitterly angry" as "some of our rates have gone up by more than 500%", said chairman Mr Ivan Abrahams

City may face new rates increases

124

ARG 26/8/93

CLIVE SAWYER
Municipal Reporter

RATEPAYERS could face more rates increases in just two years when the provincial administration is scheduled to do property revaluations.

City council executive committee chairman Louis Kremer today asked the council for an urgent probe into ways to help hard-hit ratepayers.

The council would ask for laws to be changed to allow rates relief, he said.

Moving a motion of exigency, he said exco should investigate devices such as phasing in increases and levying separate user charges for services.

He said the city was not benefitting from the valuation increases because they shifted the rates burden according to changed property values.

Some ratepayers had been "getting away with murder" because their rates were up to 1 000 percent too low.

He said the council could not have delayed the valuations because the increases would have been worse.

Communication with ratepayers was "sadly lacking" and many were unaware of concessions such as the 35 percent rebate.

John Sonnenberg said the council did not want forced removals because people could not afford their new rates.

He said big business should help "the small man".

Dr Sonnenberg said many ratepayers had asked what they got for their money. Money was spent where most needed, and the burden on ratepayers was worsened by central and provincial subsidy cuts.

Arthur Wienburg said he fully supported Mr Kreiner's call for an investigation, but opposed spending on a public relations exercise "to make excuses to ratepayers".

Public relations would not help people pay their rates, he said.

There was an urgent need to cut spending to essentials.

● See page 7

Financial giant promises lower rents

TOM HOOD, Business Editor

HUNDREDS of businesses will have office and factory rents lowered when their landlord, Old Mutual, passes on reductions in municipal rates levied by the Cape Town City Council.

The insurance giant could save millions of rands from the revaluation of Cape Town properties, which is estimated to lower rates on commercial buildings in the main business areas by about 30 percent.

The rates portion of commercial rentals is about R4 a square metre.

"We aim to give any savings back to the tenants," said Mutual's new property chief Ian Watt.

"We don't know what other property owners are doing but we aim to give our tenants a fair deal and make sure they are happy with the service they get."

Mutual is the country's biggest landlord, owning R8,5 billion worth of commercial buildings.

Record letting of 599 000m² — the equivalent of 120 football fields — was signed by Mutual and tenants in the year to June 30, said Mr Watt.

Supporting the rates cuts for businesses, while home owners face shock increases, Anton Musgrave, chairman of the Western Province regional committee of the SA Property Owners' Association, said the new valuations recognised the growth in residential property values had outstripped the growth of commercial property values.

ARC 26/8/93
 "The residential rates rebate has been increased from 26 to 35 percent. This means the commercial sector continues to subsidise residential property," he said.

Homes: Check on new values

CT26/8/93 (124)

By **MAGGIE ROWLEY**
Property Editor

RATEPAYERS may well have grounds for objections to their municipal valuations on the basis that the quoted depreciation allowances are incorrect, according to a leading Cape Town valuer

The new valuations show a depreciation factor on the replacement cost of improvements

This relates to physical deterioration and functional obsolescence of the building

If the depreciation factor relating to physical deterioration of the house given by the council is less than that tabled by the international valuer's handbook, *McMichales Appraising Manual — Fourth Edition*, ratepayers should object, and could save hundreds of rands a year

Taking the age of the house ratepayers can calculate how much structural and physical depreciation should be allowed. For example, if the house is 30 years old, the depreciation factor should be 42,49%

In addition, he says ratepayers should claim for a functional obsolescence factor relating to outmoded design which he considers should be a further 0,5% a year. So if the house is 30 years old, ratepayers should claim a further

HOUSE OF SOLID CONSTRUCTION (EXPECTED LIFE 75 YEARS)

AGE	RDF	AGE	RDF	AGE	RDF
1	2%	10	17,0%	35	49,5%
2	3,8%	11	18,5%	40	52,2%
3	5,6%	12	20,0%	45	56,5%
4	7,4%	13	21,4%	50	60,5%
5	9,1%	14	22,8%	55	64,1%
6	10,7%	15	24,2%	60	67,3%
7	12,3%	20	30,8%	65	70,3%
8	13,9%	25	36,8%	70	73,0%
9	15,5%	30	42,49%	75	75,0%

Note RDF = Recommended depreciation factor

15% depreciation allowance

This would bring the total depreciation allowance to 57,49%. From this the ratepayer should deduct the depreciation allowed by city values, for example 10%

The depreciation allowance claimed as relief in this case would be 47,49% of the city's replacement cost estimate

Improvements

If this was for example R100 000, the relief sought by the ratepayer would be R47 490. If the objection is approved by the Valuation Court this should save ratepayers about R500 a year, he says

Mr Emil Weichardt, assistant valuation officer of the city council, said this was a linear approach to depreciation and made no allowance for improvements

or restoration to the property

However, ratepayers whose houses were old and had not been renovated could possibly benefit from an increased depreciation allowance, he said

To do so they would have to provide the council with a list of defects such as rising damp, rusty windows, outdated electrical wiring or plumbing and the cost to repair these defects

"It is the responsibility of the owner to prove they have been given an insufficient depreciation allowance"

He said owners should check that all improvements done on the property had been included on their valuation forms

"They could find that a double garage or swimming pool is not included and an objection could result in the Valuation Court increasing the rates applicable"

Rates hike to 'redistribute wealth'

Staff Reporter

PROTESTING ratepayers have been told bluntly that property rates had been increased to help the council "redistribute wealth"

Representatives of the Camps Bay Action Group, the Green and Sea Point Ratepayers Association, and the Traders Association attended a special meeting of the city council's executive committee yesterday

Justifying the increases, councillor Dr John Sonnenberg said: "The question is what this city has done for its citizens which no other city in this country does, you can call it what you like, but if you want to be blatant, it's the redistribution of wealth. There are people being provided for here who have got nothing"

Camps Bay spokesman Mr Carl Meyer said no account had been taken of homeowners' ability to pay. Armed with a petition of 1 000 signatures, Mr Meyer said his group had resolved to pay rates at last year's level plus 10%, rejected the city council's paper on a future local authority, lacked confidence in the council and demanded that it resign

The Green and Sea Point Ratepayers demanded a moratorium of at least six months on payment of new rates and a 50% rebate for pensioners. They also want to hold a referendum on secession

Exco official Mr Leon Markovitz said separate municipalities would be seen as protectionist, not caring for the broader community

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CT 26/8/92

South 27/8 - 31/8/93

By Rehana Rossouw

Housing dreams crumble to dust

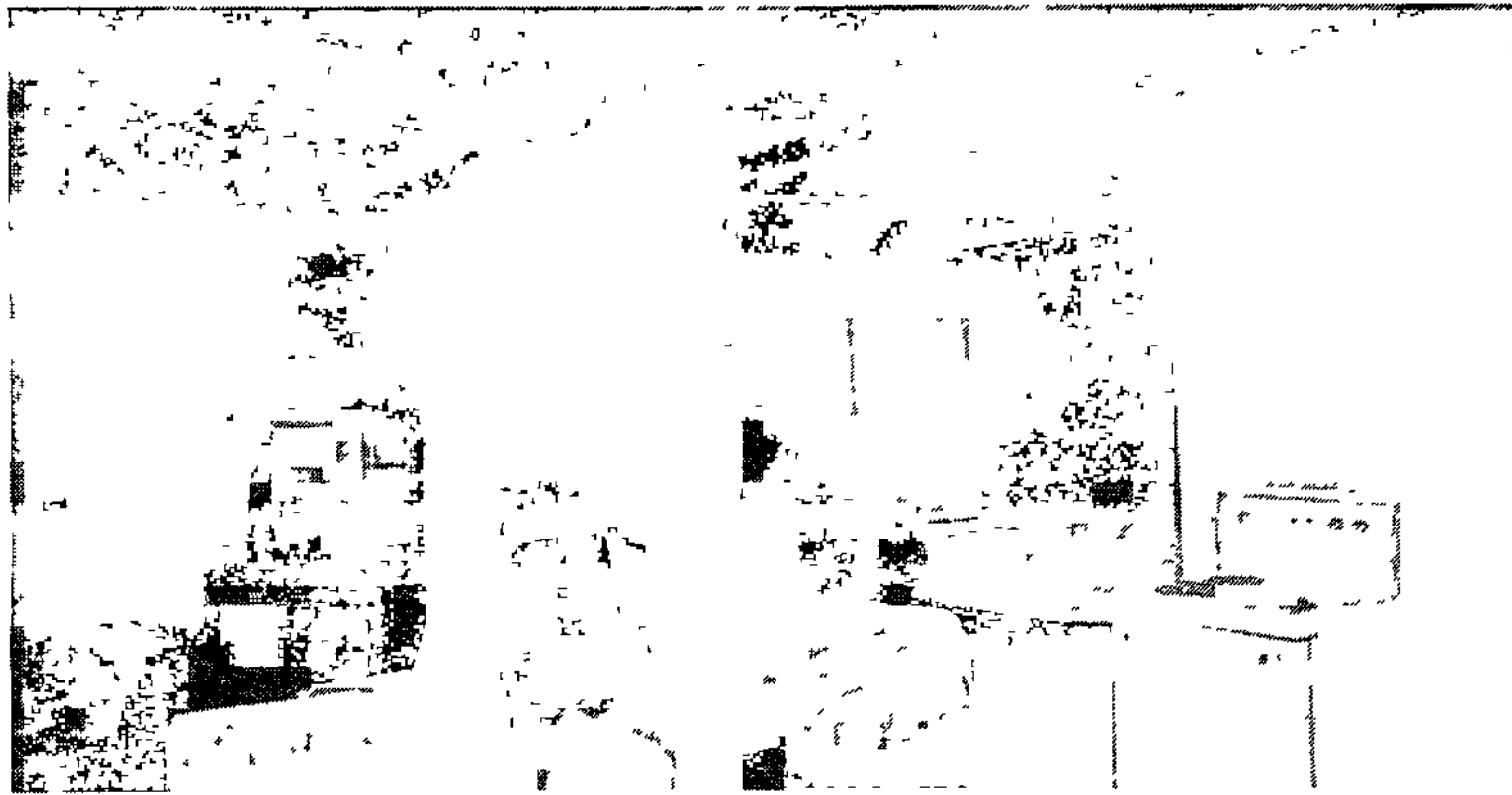
MR ANWAR Sadulla had a dream — to provide his family with a home he owned and could pass on to his children when he died

"Today, my dream has crumbled. I don't think I'll have a decent home for my children, but maybe I'll have something to show my grandchildren," he said

Sadulla lives in Searidge Park, an area in Mitchells Plain developed by the House of Representatives and the Cape Town City Council in 1990 as a self-help scheme

Prospective buyers were offered loans of R30 000, including R14 000 for the plot and R12 000 worth of building materials. To qualify, the maximum salary of the family wage-earner had to be R1 200 a month

The City Council built a foundation, four outer walls and three inner walls for the bathrooms of the 436 houses in Searidge Park.



CONCRETE SHELL: (above) The interiors of most of the houses in Searidge Park are still unfinished — three years after residents moved in

GREY VIEW: (left) Gerald Davids, left, and Fuad Daniels live in a street of grey, unpainted houses

Photos Yunus Mohamed

who does not have the means to complete his home. He lost his job since he moved into the area, but keeps up with his payments by running a shop in what might one day be his lounge.

The outside and inside of his house are still unplastered and unpainted, his floors are bare concrete and his roof, trusses and electrical wiring are exposed

"When I sit and watch television I have to wrap a blanket around myself because it is so cold," he said

"If the council doesn't do something soon to ease the burden of the people here, this place is going to become just another slum"

Councillor Neil Ross denied Searidge Park residents' claims that the City Council was not interested in their problems

"I personally spent an enormous amount of time in dialogue with the people there and the Council has offered significant relief to them," he said

Ross said the land price in the area had been reduced by R2 000, repayments had been reduced to 25 percent of each wage-earner's salary and the Council had agreed to build walls at the back of the properties at a cost of R100 000

"I am enormously sympathetic to these people and I realise that although many of them would not ordinarily become homeowners, the housing crisis is so enormous that people enter into agreements they normally would not," he said

"Many of them are under severe financial strain at the moment, but this is not the Council's fault. They did not appreciate the responsibility when they entered the agreement"

The Searidge Park Ratepayers' Association has been negotiating with the City Council for relief from their financial commitments and explanations for their questions since 1991

Davids said councillors Eulahe Stott and Neil Ross had visited the area in 1991 and the ratepayers had had several meetings with them,

without success

"Since then our problems have got worse. Because of the recession, people have lost their jobs and can't keep up with the payments," Davids said

"The majority of people just don't have any extra money to spend on completing their homes," Davids' is one of the residents

The owners were expected to complete the rest of their houses. But three years later, many of them are still living in the concrete shells. Their salaries do not stretch far enough to improve their homes

Sadulla is a little more fortunate than many of his neighbours. He has erected the inner walls of his house, mounted ceilings and laid floor tiles over the concrete foundation.

But the outside of his house is still unpainted, and there are no fences separating his home from his neighbours.

"Most of the couples who live here are young, with small children. But the kids can't play outside because, without fences, the area is unsafe," Sadulla said.

"Our children are sick all the time with chest complaints, asthma and laryngitis because many of the houses don't have ceilings or floor coverings

"I was in hospital for a week recently with pneumonia."

Sadulla's story is similar to that of other people in the area.

Most of the residents of Searidge Park admit they did not read the fine print on the contracts they signed three years ago before moving into the area. They claim, however, that they were not allowed to scrutinise the documents or seek advice.

"I asked when I came to the area in 1990 if I could take the contract to my boss to find out what

it meant," said the chairperson of the Searidge Park Ratepayers' Association, Mr Gerald Davids.

"But I was told that there were hundreds of people behind me in the queue and if I did not sign quickly, there were others who would."

"The assistance we were given amounted to R27 000. We want to know where the other R3 000 is"

Sadulla pays the City Council R330 a month. He has been told the house will be his in 30 years

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Prosperity from training

Biday 27/8/93
ADRIAN HADLAND

PRETORIA — Training in science, engineering and technology is the key to economic prosperity, says Foundation for Research and Development chairman Johan van der Walt.

In the foundation's 1992/93 annual report, Van der Walt said SA's economy could be kick-started only if people were equipped with the knowledge and skills to improve their own quality of life and create job opportunities for others.

Of the R70m annual budget, R11m had been paid out in university or technician bursaries; R30m in research grants "to maintain and expand the existing knowledge base", R5,6m on supporting technology research; R5m for marine and environmental projects, and R1,3m for the development of entrepreneurship in technology.

"More than ever, our country needs people who can harness science and technology to the benefit of SA and all of its people"

Pay fight still on, say public servants

Biday 27/8/93

ADRIAN HADLAND

PRETORIA — Public servants yesterday rejected government's latest salary offer, saying the additional R150m intended for educators and employees at the lower end of the salary scale was insufficient.

Public Servants' Association GM Hans Olivier said all 11 organisations within the Public Service Caucus, representing an estimated 300 000 state employees, had agreed this week that they could not accept the new offer.

"The bottom line is that we are not satisfied and the fight is still on."

After insisting public servants would receive only a 5% salary increase this year, President F W de Klerk said earlier this month that an additional R700m would be made available to limited public service categories "for the improvement of salaries and other conditions of service".

The state of the economy and levels of public expenditure prevented a higher offer being made, De Klerk told a news conference.

On Tuesday this week, it was announced after another round of negotiations that a further R150m would be added to the R700m, leaving government with a public

service salary bill this year of just under R3bn.

"The salaries of the educators at the bottom end of the salary scale especially can be improved significantly" by the extra R150m, a Commission for Administration statement said.

In addition to the R850m improvement, government agreed to begin negotiations on next year's increases immediately.

But Olivier said public servants were concerned that, with elections scheduled for the end of April, next year's Budget was unlikely to be announced in March.

"We have doubts about how that will happen."

While an additional R850m sounded like a lot of money, it amounted to a 2% increase across the board, he added.

Olivier said the caucus had asked the Commission for Administration to return to government in order to seek a mandate for a more satisfactory offer.

A 15% increase had been requested, he said.

The commission was expected to respond shortly, after which negotiations would resume.

Council roasted over sharp rises in rates

CAPE TOWN — The time taken by the Cape Town City Council to undertake a new property valuation was the real cause of current dissatisfaction over rates increases, SA Property Association (Sapoa) western Cape regional chairman Anton Musgrave said this week.

"If regular valuations had been done, residential property owners would have had a gradual increase in their rates accounts rather than the shock of the current sharp rises in certain wards," Musgrave said.

Ratepayers in several Cape Town

124

LINDA ENSOR

suburbs such as Camps Bay, Bantry Bay and Sea Point, are up in arms about the large increases.

Musgrave said, however, that the effect of the delay was that ratepayers in affluent suburbs had been subsidised over the past 11 years.

It was crucial to the well-being of Cape Town that property valuations be undertaken every three to four years, he said.

Sapoa believed that rates for commercial premises in Cape Town were

two to three times higher than those in comparable SA cities, with the commercial and industrial sectors in Cape Town having to bear more than 50% of the burden.

This was passed on to tenants and ultimately to consumers.

Musgrave said the rates rebate for residential properties had been increased in the latest valuation from 26% to 35%.

This meant that the commercial sector continued to subsidise residential property owners to an increasing degree.

POLITICS

DP homes
in on city's
rates revolt

(124)

ARCCT 27/8/93

□ Regionalism in air, too

MICHAEL MORRIS
Political Correspondent

CAPE Town's rates revolt, a regional economic policy tailored to the Western Cape's needs, and political intolerance, are among top items on the agenda of the Democratic Party's regional congress in Lansdowne tomorrow.

The party also will break new ground in electing a regional leader in place of the present regional chairman

The election of a new regional leadership, geared to meet the demands of the election campaign, is expected to reflect the DP's broadening base in the Cape.

Much of Saturday's congress will focus on the election campaign and the party's bid to hold the majority in the Western Cape.

Western Cape chairman Jasper Walsh said: "The congress follows a year of unparalleled growth in the structures, membership and activities of the DP in the Western Cape.

"This has led to a total change in the face of the party, a change likely to be reflected at the congress in the new leadership to be elected."

He also believed the congress would take an "uncompromising" stand on regionalism

"The Cape community is no longer prepared to be apologetic — we want to control this region and make it the premier state of South Africa."

Resolutions submitted by party structures include calls for a public programme to address political intolerance. Cape Town's rates increases also feature

The Western Cape region of the DP also will become the first regional party structure in the country to present its own regional economic policy



200 Bokaap residents join the rates revolt (24)

Municipal Reporter

ABOUT 200 Bokaap residents have joined the rates revolt, demanding a moratorium on valuation increases until they have direct representation on the city council

Spokesman Ismail Achmat said the Bokaap had always been treated as the "bastard son" of the city council

"The city council does not represent our community. We did not elect them

"Decisions affecting the community have been and are still being made without consulting us, and this is an insult to our

community," said Mr Achmat. Examples of huge valuation increases in the Bokaap were

● A Longmarket Street house was revalued from R10 000 to R107 000

● A Sachs Street house went from R30 000 to R240 000

Mr Achmat said calls to upgrade the Bokaap had been ignored — there were few pavements, the area was badly serviced and lacked amenities

"The recent valuations are totally out of touch with reality," he said

● See page 6

ARG 27/8/93

Exco move to soften rates blow

(124)
~~113~~

CT27/8/93

By PETER DENNEHY

CAPE TOWN City Council voted unanimously yesterday to have its executive committee "examine all options" to alleviate the impact of rates.

However, exco chairman Mr Louis Kreiner rejected suggestions from Mr Arthur Wienburg that more cash offices and libraries be closed and that the council stop giving "grants in aid" — which amount to 2% of rates income — to needy institutions

Mr Kreiner said there were many options, some already legal and others that would require making representations to the Administrator for changes to the ordinance

Cutting contributions to charities was no solution, he said

One option was for the phasing in of the rates increase. Another was to separate charges for services

The council agreed to investigate the rate-reducing effect of separating charges for refuse removal and sewage treatment from the overall rates charge

Referring to the case of a retired Clifton resident whose rates had been increased from R230 a month to R2 400 a month, Dr John Sonnenberg said "We don't want financial forced removals."

He said there was an element of redistribution of wealth in the present rating system.

People with high-value properties paid more than the cost of their services in rates, and the extra money was spent in the municipality's areas of greatest need

Mrs Eulalie Stott pleaded for a change to the cut-off point beyond which pensioners do not qualify for a rates rebate. Anyone with a house valued at over R160 000 does not qualify

● See leader — Page 6

DP caucus criticised

Municipal Reporter

NON-CAUCUS members Mr Arthur Wienburg and Mr Peter Muller lambasted the council's Democratic Party caucus for its veto of a resolution calling for a report on practical steps to be taken towards privatisation of council tasks

Mr Muller charged that the council was backing away from privatisation not because it was good for the council to do so, "but "because it is good for their (caucus members') image vis-a-vis the new government, local regional or national"

City businesses pay more than in Jo'burg

RATES on businesses in Cape Town are still substantially higher than those on businesses in Johannesburg or Durban — in spite of the recent drop of up to 69% in local rates on commercial properties

A Cape Times survey yesterday found that a business which owned land in the central business district valued at R1 million, with a R10m building on the site, would pay rates of about R192 000 a year in Cape Town, R123 000 in Durban and R51 000 in Johannesburg

The chairman of the SA Property Owners' Association, Mr Anton Musgrave, said yesterday Cape Town's property owners in the CBD had been subsidising the residential areas, particularly the affluent suburbs

Chamber of Commerce assistant director Mr Albert Schuitmaker said the high rates had detracted from businesses positioning themselves in Cape Town. The chamber had made several submissions to the council on this matter.

Meanwhile Cape Town residents who say they will refuse to pay the increases in residential rates, could lose their houses

Council spokesman Mr Ted Doman said yesterday the council would first take the normal legal proceedings against residents

"But ultimately the council can sell the house in execution. The rates owed will be deducted from the sum received and the remainder paid to the former owner," Mr Doman said

Final date for rates objections

Staff Reporter

THE city council yesterday announced an extension of the period that valuation rolls will be open to the public, and a final date for objections to increased rates.

Spokesman Mr Ted Doman said the rolls were open to the public until September 3 and the final date for objections was September 8.

Mr Doman said the ratepayers would receive a letter explaining procedures for lodging objections.

(124) 0728/8/93

Zonnebloem rates protest

Municipal Reporter

ZONNEBLOEM ratepayers' representative Mr David Buckingham objected yesterday to the increase in rates in that suburb, on the grounds that it has been earmarked for low-income people who have been "socially and economically disadvantaged".

It was clear that 75% of members of the incoming District Six community would have to earn less than R1 500 a month, he said. There would be low-rise, high-density housing in the area.

Delft residents face water cuts

MORE than 400 residents of Delft face the prospect of having their water supply cut off, after 50 families in the town had their water cut on Tuesday.

The Democratic Party's Delft branch issued a statement yesterday "expressing disgust and dismay at the insensitivity of the Western Cape Regional Services Council (WCRSC) in cutting off

the water supply to 50 homes in Delft".

Delft's DP chairman, Mr Stanley van der Berg, said "the people who have had their water cut off are in arrears for more than R500 and simply can't afford to pay, or to have a service as basic and vital as this, suspended"

WCRSC spokesman Mr Hennie Smit said "those people whose

water had been disconnected did not respond to advance warnings". He added that "if a person could prove ill health or unemployment, it is council policy not to disconnect their water supply" (24) CT 28/8/93

Residents would have to pay the R100 reconnection fee and would have to make arrangements for paying off the arrears

Battle for hearts of squatters is looming

By MONWABISI NOMADLO

A FIERCE national power struggle for control over squatter areas is looming as the controversial Western Cape United Squatter Association (Wecusa) prepares to challenge the Civic Associations (124)

The plan to launch Wecusa nationally - recently at the centre of a probe by the Goldstone Commission on violence in Crossroads - was confirmed by Wecusa's leader, controversial ex-ANC leader Jeffrey Nongwe.

Wecusa's plans have raised questions about a possible hidden-agenda by the association alleged by the ANC to have been infiltrated by intelligence agents - an allegation denied by Nongwe.

Wecusa is alleged to have enormous contacts

with consultancies and developers, some of whom are presently under investigation by the Goldstone Commission and the National Peace Committee (124)

Wecusa's plan has been described as involving the government, as millions of voters in squatter areas will be affected.

The ANC's western Cape regional office said it appeared the aim was to undermine Sanco's influence among squatter settlements countrywide ahead of South Africa's first democratic election, thus cutting back on ANC votes

The plan is alleged to have been masterminded by the National Intelligence Services (NIS), whose operatives wield enormous influence within Wecusa.

Alleged to be influential is Wecusa's officer

for housing and development, the mysterious Conrad Sandile, alleged at a Goldstone Commission hearing to be an MI agent (124)

Sandile - dubbed a mystery man by Goldstone Commission chairman Neil Rossouw who is probing causes of violence in Crossroads - disappeared from Duduza in June 1985 after booby-trapped handgrenades killed and mutilated Cosas activists in Kwa-Thema, Tsakane and Duduza on June 25 that year

The ANC said the plan was likely to set the stage for political clashes with existing civic structures over the right to organise in squatter areas

Nongwe was recently suspended from the ANC as leader of its Crossroads branch

The ANC's PWV re-

■ To Page 2.

Battle looming

Over squatters

From Page 1

in Cape Town

gion chairman, Tokyo Sexwale, expressed concern at what he calls a "similar pattern" of the sudden emergence of divisions in squatter areas on the East Rand (124)

City Press has discovered that Sandile has been meeting squatter leaders on the East Rand, including the controversial Joseph Mabe of Duduza whose committee has cut links with the existing local civic

Conflict between Wecusa and Sanco in the western Cape has a long and bloody history against a backdrop of murder, arson and abductions - and allegations of police complicity

The activities of Wecusa's executive members have raised concerns

Last month Nongwe, accompanied by executive members Conrad Sandile and Jerry Ntuli, met three Ciskei ministers, including its finance minister

The ANC has alleged that a similar meeting between Wecusa and Inkatha was recently held

Last month, senior executive members of Wecusa, including Nongwe and Sandile, gave evidence before the committee probing causes of violence in Crossroads

After hearing evidence, the committee's chairman Rossouw - former Attorney-General of the Cape - decided to launch an investigation into possible involvement of the MI in the destabilisation of the WC

According to sources within the Goldstone Commission probing causes of violence in Crossroads where Wecusa and Sanco have clashed, there was evidence following an aerial survey that Sections 2 and 3 held by Sanco had been ravaged while Wecusa's Section 4 remained intact

Sandile has been linked to Prince Gobingca, the self-confessed MI agent who led the rightwing Witdoeke attacks on Crossroads in Cape Town in 1987

Attempts to reach Sandile were unfruitful

Political comment and newsbills by K Sibya, headlines and sub-editing by B Keswa, both of 2 Herb Street, New Doornfontein, Johannesburg

Rates: Meiring 'unable to intervene in crisis'

(124)

ARC 30/8/93

TOS. WENTZEL
Political Staff

THE Administrator of the Cape, Kobus Meiring, will be unable to intervene in the row about increased municipal rates in Cape Town.

A spokesman for his office said today in terms of the municipal ordinance of 1974, local authorities were largely autonomous in matters such as levying rates.

The ordinance laid down properties should be revalued every five to 10 years. Cape Town had acted within this provision.

It was also laid down the Administrator had to be consulted if rates went above 2c in the rand. Cape Town rates were

still below this.

Local authorities had the right to give rebates of up to 40 percent to special groups such as pensioners. If the rebates went above 40 percent the Administrator had to be consulted.

There were procedures allowing people to object to rates increases as was now being done in Cape Town.

Much of the problem appeared to be because valuations had not kept pace with real market value.

The spokesman said Mr Meiring would not specifically raise the matter with the Cape Town city council but it could be brought up at regular meetings.

NO vote, no rates

South 2718 - 3118193

By Quentin Wilson

RATEPAYERS in the greater Athlone area have banded together to boycott the Cape Town City Council's rates and property valuation increases on the Cape Flats

"No Vote, No Rates", was the rallying cry at a meeting on Tuesday night of the Athlone Civics Co-ordinating Committee, where angry residents decided to boycott the payment of higher rates

Some home-owners in the area have been hit with a 400 percent rates increase

Mr Sahe Davids, from Belgravia Estate, said he would "do whatever it takes" to resist, paying his new annual rates of R792,36. In the past, he paid R187,35

"I'm just going to pay my old rates," Davids said "This is a com-

plete rip-off Council does nothing for us - the drainage is shocking in the area, roads are often flooded in winter, we don't have a park.

"It does not make sense to pay for services we don't receive"

The Cape Flats civic organisations' major objection is the undemocratic nature of Cape Town's City Council

"Who are they to impose their laws on us when we did not elect them", asked civic leader Advocate Dullah Omar

"We must make it impossible for them to govern. We must create the conditions for them to be replaced."

Omar was addressing 1 000 people at a weekend rally in Athlone.

"We must decide how our rates are being spent. At the moment most of the money goes into more facilities for white areas, while we sit

to be paid for our hard work. We simply won't stand for it any longer."

The civics have given council a deadline of September 20 to withdraw the rates increases and to scrap the new property valuations.

Mr Ted Doman, spokesperson for the Cape Town City Council, said they had set up an office at the Athlone civic centre where people were welcome raise their objections.

"The office will be open until September 3 and we urge anyone who feels they have been given an unfair deal, to come and speak to us. We will try to work something out," Doman said.

On Thursday August 26, the civics have organised a demonstration outside the Cape Town civic centre where residents are to hand over their letters of objection

with nothing," he said.

The march and rally on Saturday was organised by the Athlone Civics Co-ordinating committee comprising the Surrey Estate, Porterville, Primrose Park and Greenhaven civic association and resident associations from Mountview, Thornhill, Belgravia, Crawford, Welcome Estate and Vanguard Estate.

Omar said this was the first time these civic and resident associations had joined hands in one campaign.

Mr Ismail Saban, chairperson of the Surrey Estate Civic Association, said the rates increases had "definitely shocked people into action".

"The Group Areas Act forced many of us to live here. We made a go of it and now we get penalised for making it beautiful," he said.

"This whites-only council has never helped us, but now they want

Kommetjie rates up 13% 124

CT 31/8/93

By CLAUDIA GAVANAGH

KOMMETJIE residents are facing a 13% rates increase but can look forward to little improvement in the standards of service offered

The chairman of the Kommetjie Local Council, Mr Roy Andersen, said in effect less than 5% of the increase was for rates

He said "The sewerage situation in Komme-

tjie has reached the stage of being a health hazard and the other 10% of the increase will have to go towards this

"Of the total rate base, 28% to 30% is actually interest and redemption. If services were to improve, ratepayers would have to face an increase of about 25%," he explained

"On top of this, we're still trying to get the money together for our community centre

"We're in the process of taking transfer of 5 ha of beachfront property we bought at a very reasonable price"

This would then be sold to raise money for the community centre

He said that once the waterborne sewage had been sorted out, it would be in place for ever

Mr Paul Nicholson, of the Ratepayers' Association executive, last week called on Kommetjie residents to view the in-

crease in a "clear and logical manner"

He said "It is below the the rate of inflation and I don't think it's really an outrageous increase. Aren't there more important things to fight about at the moment?"

"Our problem is that we are still paying for infrastructural development — tarred roads and waterborne sewage — which have historically not been provided in

Kommetjie
"A high percentage of our rates goes to pay back the interest on these infrastructural projects

"Even if the value of our properties drops, we've still to pay back these loans"

Some residents interviewed claimed that services were inadequate and that their rates should be reduced because the value of their properties has dropped because of the development of Site 5 and the new Ocean View extension.



WHAT TO DO? Bewilderment and resignation is written on the faces of these southern suburbs ratepayers at a meeting in Claremont held to protest against increased rates. Pictures ANDREW INGRAM, The Argus

ARG 31/8/93 (124)

More ratepayers join in revolt over increases

ROGER FRIEDMAN
Staff Reporter

QUESTIONING the city council's moral right to increase rates by more than 50 percent earned a furious Lionel Mirvis a place on the committee of a new Ward 14 and 15 ratepayers' action group formed at a meeting in a packed Claremont scout hall

Last night's meeting, attended by about 200 Claremont, Newlands, Kenilworth, Wynberg, Rondebosch and Bishopscourt ratepayers, resolved to ignore the rates increases and continue paying at last year's levels, plus 10 percent

The meeting also decided to demand that the council

- Extend the property valuation objection period to September 30

- Reverse the ratio between commercial and residential rates to favour residential ratepayers.

- Change municipal ordinance 74 so that in future rates would relate to the value of the property rather than its improvements.

Earlier one of the ratepayers demanded to know whether the government paid rates on its Cape Town buildings, including the Houses of Parliament

Another ratepayer said ratepayers should guard against "short-term victories" — like declaring UDI — and concen-



CONCERNED RATEPAYERS: About 200 Ward 14 and 15 ratepayers packed the First Claremont Scout Hall to decide on strategies to oppose "immoral" rates increases

trate on communicating with other organisations

Chairman of the meeting Tony Vroom said the elected committee would hold talks with similar committees from other areas with a view to forming a combined body

Newlands ratepayers' representative Barry Cox said he could not rule out a declaration of independence from the city council, resolved at last Wednesday's Newlands ratepayers meeting in the Claremont Civic Hall

The committee elected last night consists of Dr Mirvis, Mr Vroom, Peter Vurgarellis, Paul

Whitaker, Eddie Groyer, John Ford, Joan Rogers, Margaret Joske, Derek Mandy and Dave Kelly

- City council senior revenue officer Errol Bester said State properties had been liable for rates since 1988 in terms of the Rating of State Property Act, but got a 20 percent rebate

These properties included government buildings such as the Houses of Parliament, former State departments Transnet and subsidiaries, Telkom and the Post Office, privatised in 1990 and 1991, had to pay full commercial rates

Commercial property ⁽¹²⁴⁾ under-valued

COMMERCIAL property is fundamentally under-valued "and unless the industry is to suffer from some dramatic decline in earnings there would appear to be a buying opportunity," says Brian Kantor, professor of economics at UCT

He told the Rode Conference on property at the UCT Graduate School of Business yesterday that although commercial property prices have lagged while those of industrial shares have risen, "the growth in earnings from property has held up well compared with industry earnings since 1990"

"SA share prices have benefited greatly from the strong recovery in equity markets worldwide. The link is through De Beers and other leading SA stocks which are actively traded in those markets"

Property prices in SA might have been dragged down by "the international disillusionment with property"

"But it should be understood that the earnings performance from property investments in SA has been far superior to that of property in key markets abroad."

Kantor said the internal rate of return from an investment in the property trust index has averaged 18,78% a year since January 1990 compared with 15,5% from the money market "and a paltry 10,3% if the industrial index was held over this period."

Tough economy blamed for high rental arrears

STIMES (C. M. M. M.)

THE tough economic climate was the major cause of spiralling rental and home-ownership arrears, city councillor Mr Neil Ross said this week.

He was reacting to a report which revealed that more than 50 per cent of the Cape Town City Council's tenants were in arrears with their rental payments. The report is to be tabled at a housing committee meeting tomorrow.

According to the report, rental arrears

owed on July 7 totalled almost R7-million. Of that, R515 765 was owed by tenants who owed rent for one month or less.

The situation with home-ownership arrears owed to the council is not much better. People who bought homes from the council now owe in excess of R5-million.

Mr Ross, who chairs the housing committee, said the council's figures were not extraordinarily high when compared with those of other municipalities.

BY NAZEM HOWA

"We are not facing a boycott. It's just that times are hard," he said.

He pointed out that only 33 percent of tenants were in arrears with more than one month's rent. The council had a sympathetic approach to people battling to make ends meet, he said.

"We are in the business of housing people, not throwing them on to the streets."

But, Mr Ross warned, the Council would not

hesitate to evict people deliberately not paying their rent or home-ownership accounts.

According to the report to be tabled tomorrow, rental arrears total R6 937 757,29 — more than three times the gross monthly rental income of the council.

Manenberg and Kalksteenvontein tenants owe the most, with each area owing in excess of R1-million.

The report reveals that 52 percent of the nearly 37 000 people who

bought their houses from the council are up to date with repayments. Twenty-one percent, however, have fallen more than two months in arrears with council.

Mr Ross said the combined R14-million outstanding in rent and home-ownership payments was not adversely affecting the council's cash flow as the arrears had been built up over several years.

"It's not as if it all happened during one financial year," he said.

Freeze all city development on publicly-owned land — ANC

(124)

ARG 1/9/93

□ Part of strategy to redress land ownership problems

BRUCE CAMERON
Business Staff

THE ANC wants a freeze on development in Cape Town

The call forms part of a proposed general hold on the development of all public-owned land which was due to be endorsed by the Western Cape Economic Development Forum at a plenary session today

The hold call was initiated as part of an ANC strategy to re-integrate Cape Town while redressing the land ownership problems caused by apartheid and the Group Areas Act

In terms of the move only development approved by the Forum, which represents labour, business, local and regional government, community organisations and political parties, will be allowed to go ahead until new representative local government is in place

John Neels, ANC Cape spokesman for land affairs and co-chairman of the Forum, gave the assurance the ANC was not out to confiscate property or to punish people who had benefitted from apartheid

The intention in the Western Cape area was to identify all publicly owned land and transfer its ownership to a Public Land Trust, which would assess development needs, with high density housing receiving the priority

Speaking at a media lunch hosted by Pam Golding Estates, Mr Neels also rejected claims that the ANC was collecting funds by promising domestic employees the white-owned homes in which they worked, or that the ANC intended to force whites to house black families.

These were "stories spread by whites"

Mr Neels listed a number of examples of developments that needed to be halted because they would undermine the ANC strategy. These included

● The Waterfront which, he said, was not designed to be part of Cape Town, but only an international tourist attraction. And in being a tourist attraction it did not reflect Cape Town itself because of the manner in which traders were chosen,

● Robben Island, which was not viewed as "Mandela's Island" by the ANC but as a national asset. He suggested it would be best developed as a congress centre,

● The proposal for a separate Pinelands/Nyanga municipality. He said Cape Town had to be seen as a single unit which could be planned to overcome the problems of apartheid. Racially exclusive mini-municipalities could not be accepted.

● See page 8

Newlands ratepayers plan to ask mayor to quit

CLIVE SAWYER
Municipal Reporter

CALLS for the resignation of the mayor and exco, and for a referendum to set up local councils are among proposals to be discussed by Newlands ratepayers

A spokesman for the "Newlands Ratepayers Delegation," David Erleigh, said ratepayers would be asked to support paying "1992 rates plus 10 per cent" and formation of a

Greater Claremont Town Council, at a meeting tonight.

Delegation member Jackie Keeton said the mayor and exco should resign because they had failed to "perceive and avert" the rates crisis

The group proposed collecting 25 voters' signatures to petition the mayor to call a general meeting of the city council and ratepayers

At this meeting, a referendum on setting up local coun-

cils with taxing powers would be discussed

"Immediate relief" should be given to ratepayers "including those who leased land to control vagrancy"

The group claimed a ratepayer had "leased a bank of the Liesbeek River to control vagrancy" and his rates had risen from R54 a year to more than R1 000 a year

They repeated a call for a moratorium on new property

valuations, claiming at least two sample valuations were "unrepresentative"

Mr Erleigh said the R300 000 sample valuation of a plot in Hiddingh Estate was not representative of the rest of the area

He compared it to sales of three nearby properties, in November 1990, March 1991, and November 1991

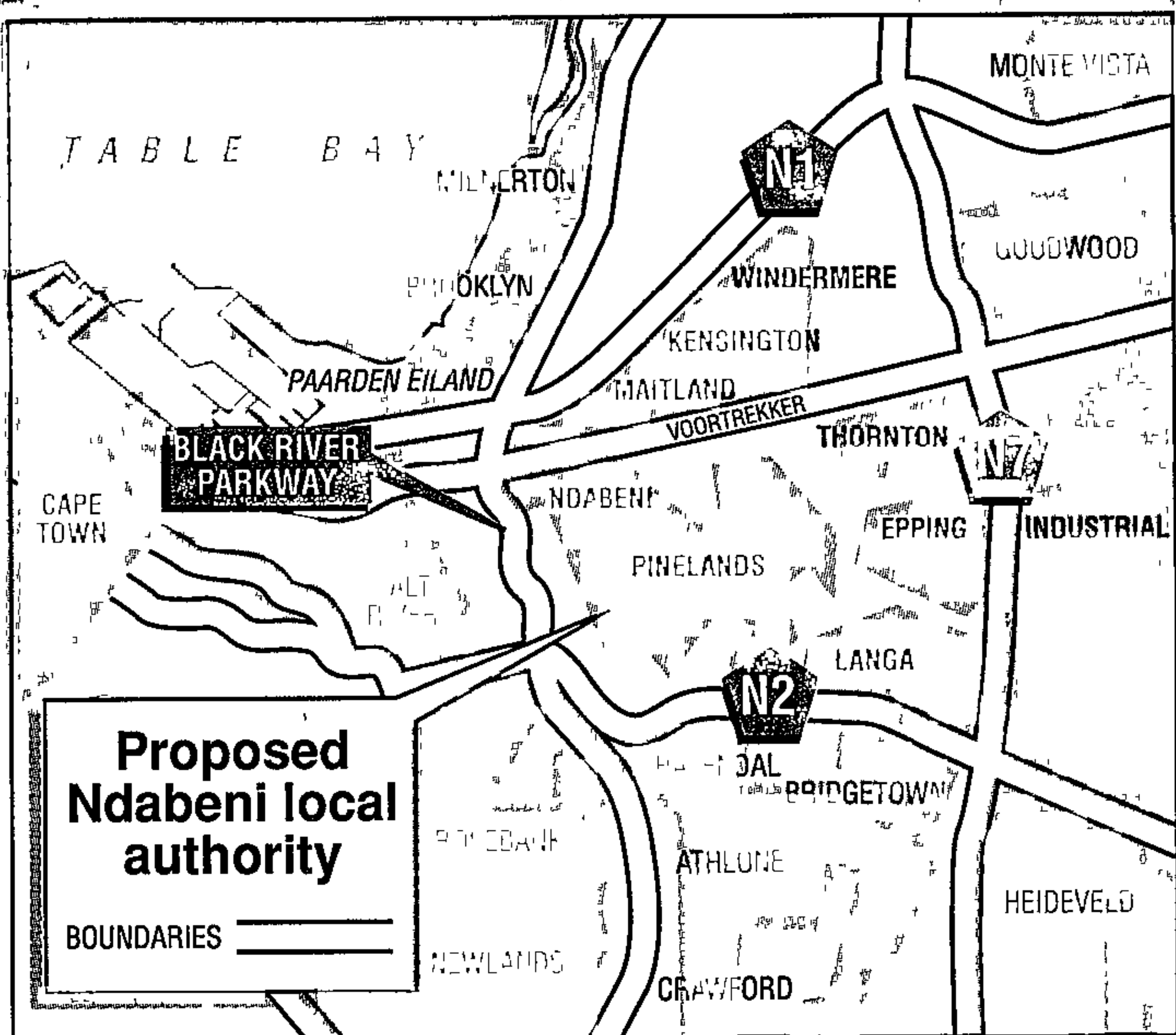
Comparisons showed land in Hiddingh Estate "seemed to

have been given higher valuations than land in Claremont.

Mr Erleigh said an estate agent "of requisite experience and reputation" said this was incorrect because upper Claremont was far more prestigious than Newlands

At a July briefing, city planning and city treasury staff said it was not possible to object to sample valuations because these were finalised last year.

(24) R45719195.



Map BOB GRIERSON, The Argus

PINELANDS PROPOSAL: The Ndabeni Local Authority planned by Pinelands Town Council will include Kensington, Factreton, Thornton, Wingfield, Ndabeni, Pinelands, Epping and Langa

Pinelands wants to 'go it alone' — as Ndabeni Local Authority

CLIVE SAWYER
Municipal Reporter

AN NDABENI Local Authority, including Pinelands, Langa, Epping and Wingfield has been proposed by Pinelands Town Council

The council wants a demarcation board to finalise boundaries

It proposes the municipality be bounded by Settlers Way-N2, Black River Parkway, the N1 and Vanguard Drive

Included will be Maitland Garden Village, Maitland, Kensington, Factreton, Thornton, Wingfield, Ndabeni, Epping and Langa

The new local authority would be "democratic, non-racial, financially viable and politically defensible", said the draft document.

Including Ndabeni and Epping industrial areas would boost the rates base of the new municipality

People over 18 would have the vote, but owners and occu-

piers of properties liable for rates and service charges could get an extra vote

Metropolitan government envisaged by the council would include a number of primary local councils and a metropolitan council, each with clearly defined responsibilities

Pinelands proposed electing primary local councils on a ward basis

Representation on the metropolitan council would be half by wards and half by proportional representation

Pinelands wanted tax powers to be kept by primary local councils

Each would set its own property rates and give a fixed percentage to the metropolitan authority, to be spent on social reconstruction

The council supported extensive training and "capacity-building" programmes to aid affirmative action, but was opposed to a quota system for employment or promotion

A spokesman said the draft proposals, presented to residents last month, were adopted with small technical changes by the council on Monday night

The position paper could be changed depending on the outcome of talks with other bodies and progress towards metropolitan restructuring

AUG 11 1993 (124) 122

Referendum ⁽¹²⁴⁾ for Newlands? _{CT 11/9/93}

Staff Reporters

NEWLANDS ratepayers are calling for a special annual meeting of the Cape Town City Council and its ratepayers, at which they will push for a referendum "to decide between the council's vision of the future, and ours"

In the growing rebellion among ratepayers in the southern and Atlantic suburbs against the new rates increases, proposals made at a meeting of Newlands ratepayers on Monday — including one that they should form a separate town council — will be taken forward to a meeting this evening

Another proposal to be considered there is whether residents should agree to pay only the 1992 rates plus 10%. Ratepayers want immediate relief from revaluation related rates increases

One resident at the Monday meeting called on both the mayor

Ratepayers in growing rebellion

and the executive committee to resign "due to their failure to perceive and avert the rates crisis"

Spokesman for the Newlands ratepayers, Mr David Erleigh, said residents want local councils (like the proposed Greater Claremont Town Council) to be the only authorities which levy rates

If the special meeting is called, it will be the first in 30 years, Mr Erleigh said. Only 25 signatures are needed to approach the mayor with a request to call a special

meeting, although he has a discretion to decline

• Exco chairman Mr Louis Kreiner said yesterday that a special exco meeting will be held tomorrow to consider all options of granting relief to ratepayers

Meanwhile, council public relations officer Mr Ted Doman said yesterday that it would not cost ratepayers a cent to appear before the Valuations Court to support their objections by giving evidence in person

He said the court is due to start its sittings from September 30, and these would be open to the public and press

• Concerned Residents of Steenberg and Retrêat (Crosar) spokesman Mr David Sasman has come up with some conspiracy-theory explanations for the recent rates increase — to force black and coloured people out of upmarket areas like Newlands and Sea Point or make it more difficult for them to buy there

Rates — furious residents protest

ROGER FRIEDMAN
Staff Reporter

POLITICIANS understood and feared the language of protest, a militant meeting of Claremont and Newlands ratepayers was told last night

But the ratepayers were warned by deputy city treasurer Ron Grace that a refusal to pay the increased rates could result in legal action "up to a sale in execution"

The meeting of about 700 people who packed the Claremont Civic Centre resolved to pay no more than 10 percent above last year's rates, called for the implementation of a poll tax, and sought the resignation of the mayor and city council executive committee.

A furious Rondebosch pensioner, who said her house was on the market because she

□ Council warning on refusal to pay

could no longer afford its upkeep, told fellow ratepayers not to allow the council to evict them through extortionate rates

"Go home, take a pen and scratch out the council's figure at the bottom of your rates account. Send them what you want."

Earlier, Myles Kronk spoke of "watching pensioners losing their homes every day. The youngsters of today have made their voices clear. They've been heard and the council has taken note. Youngsters have come up with the word 'protest'."

Another speaker agreed, saying it was the language of protest that politicians feared and respected.

"We don't have to look far to

see what the politics of protest have achieved," he said.

At this point a member of the audience could contain himself no longer. "One councillor, one bullet," he yelled.

Councillor Eulalie Stott, who attended the first part of the meeting before excusing herself, offered to represent the ratepayers at council.

Asked to explain the legal consequences of not paying rates, deputy city treasurer Mr. Grace said the law was very clear. "We have no option but to take legal action."

An annual ratepayer who failed to pay rates by September 30 would face legal action "right-up to a sale in execution."

Monthly payers who missed three payments were faced with a similar procedure.

Twelve resolutions were adopted by the meeting, most of them unanimously.

● Rates should be paid at last year's levels plus 10 percent.

● A poll tax should be instituted once all citizens had the vote.

● The mayor and executive council were to be asked to resign.

● It was not the function of the city council to impose wealth taxes.

● A committee should be appointed to investigate the productivity of council employees.

● Rebate qualifications

should be broadened to accommodate people in genuine need.

● The council should undertake not to indulge in "orgies at ratepayers' expense", a reference to the mayoral function held last night.

● The political aspirations of the mayor and exco should not be permitted at the expense of extortionate taxation of ratepayers.

● Ratepayers' groups should combine to form a united front.

● An annual meeting of ratepayers should be called to replace the present council with "logistic and efficient local authorities."

● The objection to valuations deadline should be extended to September 30.

● Copies of petitions and resolutions should be forwarded to the mayor and administrator of the Cape

(124) RKR 2/9/73

Council may try help ratepayers

CT3/9/93

(124)

By PETER DENNEHY
Municipal Reporter

RATES relief measures are being considered seriously by the Cape Town City Council, which has asked its officials to report next week on the impact that implementing them will have on the council's income

This comes after hundreds of residents at meetings in Claremont, Camps Bay and Athlone resolved to defy the council by refusing to pay the full amount of their recently increased rates

Mr Louis Kreiner, chairman of the executive committee, said after an executive meeting yesterday that all the legal options had already been sorted out from the illegal ones. Officials had been asked to report on the financial implications of the legal alternatives. Mr Kreiner pointed out that the city

was collecting the same amount in rates as it did last year, "but we are trying our best to come up with something to alleviate problems".

"We are aware of the plight of people on fixed incomes, especially the elderly, and we would like to help in some way. No decision has been taken yet, because we don't know what each measure will cost us"

Although Mr Kreiner would not spell out what relief measures are under consideration, mention has been made in the council chamber of altering the cut-off points for rates rebates for pensioners

• Newlands resident Mr David Erleigh said that despite its lively moments, the Claremont Civic Hall meeting on Wednesday evening had been "a sober meeting of ratepayers asking what to do"



PROMISED LAMD: Manenberg home-seekers in front of the Delft homes promised by the DP

DP 'promise' angers homeless

By Quentin Wilson

South 3/9 - 7/9/93

ABOUT 60 Manenberg families who say they were promised houses by the Democratic Party (DP) if they joined, are fuming after the 'promise' was not fulfilled.

The families claim they were promised houses in Delft in May by Mr Isaac Samuels, chairperson of the DP's Manenberg branch.

Three months later, the families are still without homes and Samuels, who was elected onto the DP regional executive committee at the weekend, faces his first major political crisis.

Last week half his Manenberg executive committee resigned — citing his alleged false housing promises as the chief reason for leaving the DP.

An angry Mrs Nadeema Simons, a 25-year-old mother of four who is pregnant with her fifth child said she has nowhere to go after being disappointed by Samuels

"I was really desperate for a house. We were told to move out from where we were staying, so I was prepared to do anything to get a house," Simons said.

"I approached Mr Samuels, who told me not to worry because there were houses available. ~~(204)~~

"He said it would be easier if I became a DP member and so I agreed to sign up I also got my husband to join, believing it would help us get the house." (124)

After seeing the houses and allegedly being promised by Samuels that the DP would pay the deposit as well as "all hidden costs", Simons and the other families believed they were settled.

"After a while, I heard nothing more about it," said Simons, "So I went to Mr Samuels to ask what was happening.

"He told me that I could get a house immediately He said I could pack my bags and wait for him to

pick me up. He never came.

"Now I don't know what to do. I have to move out on September 16 and I won't have anywhere to go"

Samuels denied offering homes as part of the DP's recruitment drive.

"I really detest the accusation. I help whoever I can and while many of them decide to join the DP after being helped, it is only because they believe in the DP's policies and vision," Samuels said.

He said the houses were part of a project headed by the House of Representatives where each parliamentarian controls "nomination lists" and decides who gets new houses in Delft.

Samuels said he was asked by Mr David Currie, DP MP in the House of Representatives, to take responsibility for his list.

Disillusioned DP members in Manenberg are organising a march on Samuels' home on Saturday to demand their "promised houses".

Electricity 'pirates' increase in number

Municipal Reporter (124) ARG 3/9/93

ILLEGAL reconnections of electricity supplies by non-paying consumers have increased sharply, says city electrical engineer Fred Berwyn-Taylor

He said the city council's response to illegal reconnections was "effective" disconnections — removing cables from buildings

He told the utilities and works committee these disconnections, and reconnections when consumers paid arrears, took a lot of time and work

The extra work was "an intolerable burden" on staff and extra contract staff should be appointed, he said

The cost was about R145 for an "effective" disconnection and reconnection and this should be paid by the consumer before reconnection

Consumers unable to pay should be offered pre-payment meters, Mr Berwyn-Taylor said

A total of 258 pre-payment meters had been installed so far

Dispensing machines for pre-payment deposit slips had been installed in housing offices in Hanover Park, Valhalla Park, Bonteheuwel and Manenberg

There had been many requests for pre-payment meters from Lavender Hill residents, said Mr Berwyn-Taylor

But public affairs consultants hired by the council had encountered "considerable opposition" to the devices from Langa residents

The problem was being discussed at the Western Cape electrification forum, he told the committee.

Fm 3/9/93
RATES

Reaching the limit

The growing revolt by Cape Town ratepayers over massive rates increases, following a long-overdue updating of the property valuation roll, is a clear pointer to problems facing nonracial city councils, which should be in existence in the next 12 months

Ratepayers are likely to resist having to pay for the upgrading of underdeveloped black areas incorporated into urban municipalities

(124)
The reason is that many residents will find it difficult to readjust monthly budgets to accommodate their higher rates bill. As a result of Cape Town's new roll there has been an average increase of 80% in rates payable (*Property* April 23). In some upmarket residential areas, particularly suburbs on the Atlantic coast, rates have risen by up to 300%

The main reason for these higher residential rates is the average reduction of 24% in rates payable on business properties in the CBD, long thought to have been subsidising residential property owners

Though these rates increases were not a direct result of the redistribution of resources to black areas, the outcry from property owners is a warning that the financing of local government reform will be problematic

How, for example, would residents in the greater Cape Town metropolitan area be able to afford a further 20% increase on current levels? This is the estimated rates rise necessary to cater for the R90m deficit accumulated by black local authorities in the region (*Leaders* April 27). In some other regions, accumulated deficits are higher

Of 38 ratepayer organisations polled by the *Cape Times* last week, 24 said they were considering withholding payment of the increases or had already decided to do so

Council's legal advisers say ratepayers cannot withhold rates payments. They had until last week to object formally to individual valuations

In what could be regarded as a positive development stemming from the rates revolt, the council has asked Cape Administrator Kobus Meiring to help investigate the current valuation system as well as ways to give relief to ratepayers

It is generally accepted by both government and the ANC that the system of raising revenue to finance local government is inappropriate to the sort of development that will be needed in the years ahead

Get-tough stance by council

sparks ratepayers' revolt

WE WON'T BE SCARED OFF!



CHRIS JOUBERT...
"Don't underestimate the mood of the people"



ARTHUR WIENBURG...
"The council spends like a drunken sailor"



LOUIS KREINER...
"The council is trying to be reasonable"

As the municipal rates debacle takes a new turn with a "don't pay and you could lose your home" line from the city council, ratepayers refuse to be "scared" into giving up the fight.

RATEPAYERS facing a new "get tough" attitude from the city council over the threatened rates boycott have given their answer. Forget the scare tactics, we won't be intimidated.

That is their response to a blunt warning from deputy city treasurer Ron Grace — confirmed last night by the council's executive committee chairman Louis Kreiner — that residents taking the hardline were in danger of seeing their homes attached and sold by public auction.

Explaining the procedure, Mr. Kreiner told Weekend Argus the rules had not changed and that, as in the past, the council was "obliged" to take steps to recover money owing, the last resort being the attachment of homes.

But he stressed that within the present debate, many alternatives were available to ratepayers before such drastic steps were taken, including the negotiation of terms according to means and appeals against new valuations.

"The council is trying to be fair and reasonable but it is completely unacceptable for people to simply refuse to pay. There is no question that in these instances people's homes could be attached and sold by public auction," he said.

However, Newlands residents' spokesman Ms Jackie Keeton, has branded the threats "scare tactics", saying it would take the council much longer than a year to get anyone out of their homes simply by virtue of the length of such a procedure, "and by then they (the council) won't even be there anymore."

Considering the council had already written off millions in unpaid debts from other areas in electricity arrears, for example, it would be difficult for them to justify "rushing in and grabbing our houses".

She said she believed residents' latest decision to pay their previous rates plus 10 percent would more than safeguard people's positions.

"There have been well over 3,000 objections to the new valuations and that process will take forever in the valuations court anyway. The council knows this Louis Kreiner told us himself these objections could take two or three years to process. They are simply trying to intimidate people into paying up.

"Of course people are nervous though and this panic is exactly what they want for the city council to take on the whole city is totally ridiculous, it just wouldn't work and such a step would only serve to make residents more militant."

Meanwhile, the executive committee is to meet on Tuesday to examine "legal options" to ease the burden on ratepayers which Mr. Kreiner said would include the lowering of rates.

"Each of the options has financial implications and whatever costs are cut the city has still got to run on the budget that was approved in May. If that budget is affected, it will affect services and everything else."

And responding to claims that the council had written off debts in other areas, Mr. Kreiner said the continuing installation of prepaid electricity.

DI CAELERS
Weekend Argus Reporter
AR4-4/9/93
124

■ To page 3

Get-tough stance by council

sparks ratepayers' revolt

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BE SCARED OF THEM!

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DI CAELERS **ARG 4/9/93**
Weekend Argus Reporter **124**

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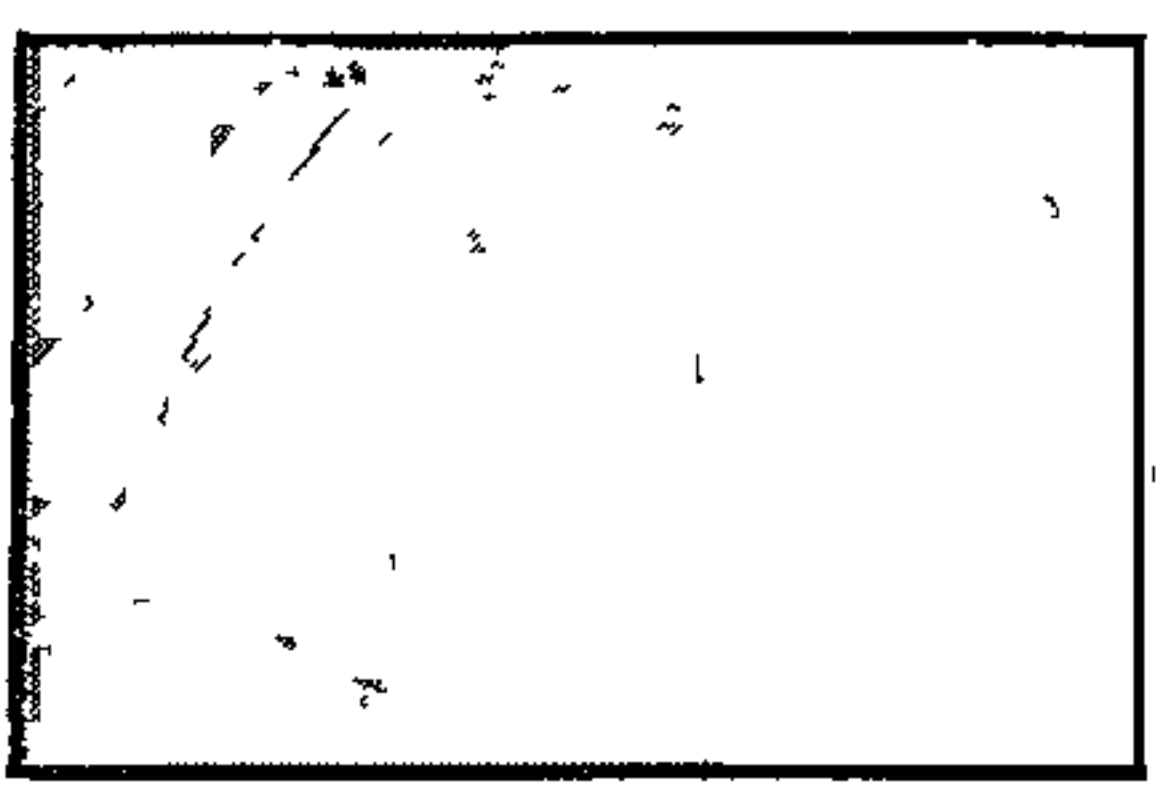
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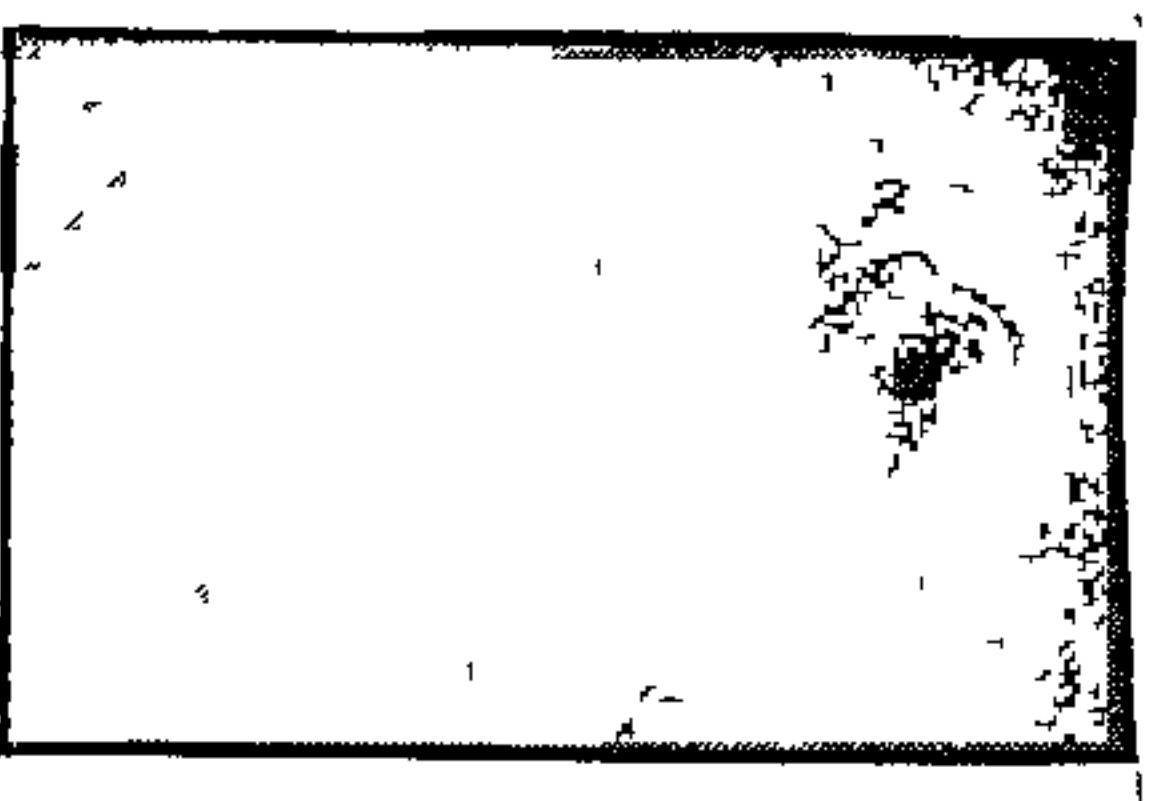
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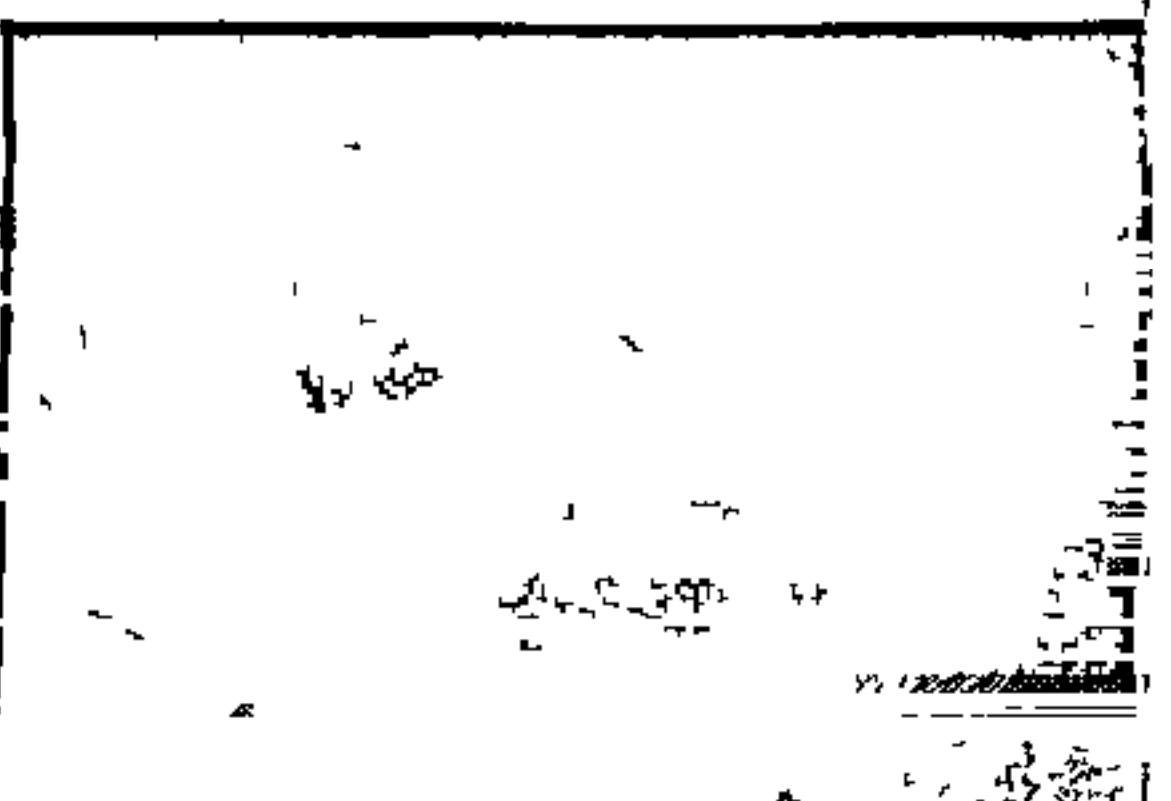
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□ CHRIS JOUBERT...
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SHIFTING THE BATTLEFIELD

City Press 5/19/93

By MONWABISI NOMADLO

FEARS are mounting that rightwing state agencies have targeted South Africa's impoverished squatter areas - starting in the western Cape - as part of the next phase of their undeclared war of destabilisation

These fears have been expressed by civic organisations aligned to the liberation movements

This follows the decision of the Western Cape United Squatters' Association (Wecusa) to "go national" - amid widespread accusations in the western Cape that Wecusa is being used as a front by intelligence operatives to destabilise SA's squatter areas in an attempt to disrupt the forthcoming general election

Once again, the National Intelligence Service (NIS) and Military Intelligence (MI) are said to be infiltrating civic organisations - in some cases their agents are said to be wielding enormous influence

It has been claimed that the aim is to shift the battlefields from hostels to squatter areas, an allegation denied by Wecusa's controversial leader, Jeffrey Nongwe

The ANC alleges that Nongwe - the ANC's Crossroads' chairman until he was suspended last year - works with MI, an allegation which Nongwe fiercely denies

Conflict between Wecusa and the SA National Civics' Association (Sanco) in the western Cape has already left many dead, shacks and property burnt and a number of people have been abducted amid allegations of police complicity on the side of Wecusa. According to sources close to the Goldstone Commission probing violence in Crossroads, where Wecusa and Sanco have clashed, there was evidence following an aerial survey that most of the Sanco sections (Section 2 and Section 3) had been ravaged, while Wecusa's Section 4 remained relatively unscathed

A committee of the Goldstone Commission, chaired by Neil Rossouw, decided to extend its investigation to cover possible involvement of MI in the destabilisation of the western Cape's informal settlements

Wecusa is alleged to be working with consultancies involved in development projects in informal settlements which are funded by the government. Some of these developers are suspected of being NIS and MI agents

The projects in squatter settlements affect millions of people the suspicion is that the state agencies are using the offer of housing and improved services in a bid to win hearts and minds

Wecusa director of housing and

development Conrad Sandile, who acts as a consultant to companies developing several settlements, was accused of being an MI agent at a Goldstone Commission hearing in Cape Town last year

A mysterious figure, Sandile has been linked to Prince Gobinqa, the self-confessed MI agent and a lieutenant of Johnson Nqobongwane, who led the rightwing Witdoeke attacks in Crossroads in Cape Town in 1987

Gobinqa was jailed in Transkei for his part in an aborted coup to overthrow homeland leader Major-General Bantu Holomisa in 1991

According to City Press investigations, Sandile disappeared from Duduza in 1985 after several Cosas activists were killed and mutilated. Booby-trapped handgrenades exploded in their hands during attacks on the homes of policemen and councillors

Sandile recently told the committee he worked with that "very important people" had told him to "persuade squatter leaders to cooperate with them". He refused to name the VIPs in fear of his life

Last week a leading Cape Town newspaper wrote "Attempts by well-placed security sources to gain information on Sandile's identity number hit a brick wall" because "top security clearance was needed to access information on his personal details"

The ANC's western Cape regional office said Wecusa's aim of going national appeared to be intended to undermine Sanco's influence among SA's massive squatter settlements. It said the move was also part of an attempt to deny the ANC votes in the election

Stage

The ANC said the plan was likely to set the stage for political clashes with existing civic structures over the right to organise in squatter areas and which could lead to violence

Sanco national president Moses Mayekiso said the organisation was aware of such plans by the "third force"

He said "We're not afraid of opposition - especially from the state or the Third Force"

He said Wecusa's role was similar to the actions planned by the Joint Management Centres run during PW Botha's total onslaught era. He said such plans would fail like total strategy had failed

Wecusa's Nongwe denied that his organisation was out to undercut ANC support leading up to the election

He said the objective was to improve the lot of squatters countrywide

He lashed out at Sanco, saying it was "politicising squatter people" and "making them an extension of the ANC"

The ANC has also claimed that Wecusa has met with Inkatha and Ciskei officials to talk about setting up their organisations in the western Cape



FLASHBACK... A Crossroads refugee flees during fierce fighting in 1986.

Power thieves 'should pay'

Municipal Reporter

A HIGHER electricity tariff should be introduced for those who illegally reconnected their supplies, a council committee agreed yesterday

The utilities and works committee decided that the new tariff should be levied until the council recovered the R165,30 it cost to disconnect and reconnect supplies. CT4/9/93

The separate charge can be levied only through a pre-payment meter (124)

Rates: DP meets to discuss relief

Municipal Reporter

(124)
2/6/93

THE Democratic Party has called a meeting tonight with the DP's caucus in the Cape Town City Council to consider whether it is possible to phase in the new rates based on the recent revaluation

Dr. John Sonnenberg, leader of the DP caucus, confirmed yesterday that Mr Hennie Bester, the leader of the party in the Western Cape, had asked for the meeting to try to repair the damage done to the party by the rates issue

Dr Sonnenberg said it was likely that at least two steps would be decided upon at an executive committee meeting tomorrow

- The raising of the ceiling of the means test that allowed rebates for pensioners.

- The raising of the cut-off point on the value of a house, beyond which a pensioner did not qualify for a rates rebate.

Pensioners were possibly the most vulnerable and threatened, so they would be considered first, Dr Sonnenberg said

Pressure mounts in rates dispute

Staff Reporters

AS the revolt against increased municipal rates gains momentum, representatives of thousands of Cape Flats residents will meet behind closed doors in Athlone tonight to formulate a joint strategy against the increases

And there are signs that ratepayers' anger may be paying off — the city council's executive committee is considering increasing the rebate for hard-hit pensioners

But while some rates relief measures could be introduced this year, a revision of valuations throughout the municipality is unlikely

The leader of the Democratic Party caucus in the council, John Sonnenberg, admitted valuations in Cape Flats areas could be skewed because the now-defunct Group Areas Act had pushed up property values artificially by narrowing the choice of buyers

It was possible people could have grounds for objection because of this anomaly

But he said it was hard to see how major adjustments could be made to valuations in the current financial year

Organisations for tonight's meeting include the South African National Civics Organisation (Sanco), the African National Congress, teachers, students, pupils, sports bodies and ratepayers' and residents' associations

Thorrihill Residents' Association chairman Saleem Mowzer said anger and opposition to the increases were mounting on the Cape Flats

Residents viewed the increases as outrageous and unacceptable

Rates row — the pressure mounts

(From page 1)

urbs such as Bantry Bay and Camps Bay

"The sooner the "DP-controlled council resigns and makes way for a legitimate, non-racial and democratically elected council the better"

He said former United Democratic Party regional leader Joe Marks, recently elected deputy leader of the DP in the Western Cape, had claimed he would represent the Cape Areas Housing Action Committee (Cahac) in a meeting with the council soon

"Mr Marks is also going to be at the DP's meeting tonight. As far as the organisations of the oppressed are concerned, we want to make it clear Mr Marks does not represent us"

He said he did not know who Cahac represented

"Our organisations have joined Sanco"

● Meanwhile Dr Sonnenberg said council statements that rates defaulters' houses could be sold in execution were meant merely as a reminder of "the very last option" the council had

Chances of such drastic steps actually being taken were "very slight"

He confirmed a meeting would take place tonight between DP regional leadership and the party's city council caucus

But while rates would be on the agenda, there was no direct connection to tomorrow's exco meeting, at which rates relief measures will be discussed

At the exco meeting officials will report back on legal implications of relief measures

While these measures had not been disclosed, they are understood to include increasing the ceiling of the means test, which allows rebates for pen-

sioners, and increasing the cut-off point on house values beyond which rebates are not granted

Dr Sonnenberg said the purpose of tonight's meeting was not to get a mandate from regional leadership for what exco had proposed

Phasing in payments based on new valuations, a step understood to be being considered by the party, would require a change to the provincial ordinance

The council was keen to be of help and did not want the growing "adversarial" relationship with ratepayers

The city administrator reported to exco monthly about proposed sales in execution where rates had not been paid in spite of repeated warnings.

"There are usually about 12 a month, and when we say we are going to go ahead with a sale in execution most of them pay up," he said

He condemned those who encouraged civil disobedience, and challenged comparisons between township residents who had not paid rates, and threats by ratepayers to boycott increased rates based on the new valuations

"The township boycotts had a political focus, to bring down black local authorities, but this is quite a different matter," said Dr Sonnenberg

Mayor Clive Keegan said he had not yet received a petition from Newlands ratepayers to call a special general meeting of ratepayers and councillors on September 14

"All I know of that petition is what I read in the Press. I shall make a decision when I receive it," he said

Mr Keegan, who left the DP caucus when he was elected mayor, will not attend tonight's meeting but will be at the exco meeting tomorrow.

"We have suffered discrimination far too long"

Delegates at tonight's meeting would "work out how to intensify our campaign against the increases"

Residents had already decided to pay their old rates

"We are not prepared to pay the new rates and on behalf of all ratepayers call for the increases to be suspended"

On August 26 the Athlone Civics Co-ordinating Committee, which represents residents of 12 Cape Flats townships, marched in Athlone to protest against the rates rise

"We gave the council until September 15 to give us a positive reply. If we do not get one, we'll consider withholding our rates. We are already consulting lawyers"

The committee held the Democratic Party-controlled council responsible for the rates increase

"We want to make it clear that they don't speak for us. They don't represent the oppressed. They represent white interests and have used our rates for white areas"

He said the DP, which was scheduled to meet councillors who were party members tonight, was using the issue for political gain

The issue had become political because a political party was involved, he said

"Politicians have used the racially-based council for the benefit of the rich living in sub-

(To page 7, col 8)

Civics debate rates payment

Municipal Reporter (124)

REPRESENTATIVES of the Cape Flats civic organisations were still locked in discussion late last night on whether they should withhold only the controversial increase in their rates — or refuse to pay altogether

CT 7/9/93
Mr Saleem Mowser, of the Athlone Civic Co-ordinating Committee, said that if the council had not responded by September 15 to initial representations, "we will consider withholding rates altogether"

"We are consulting our lawyers and thinking of setting up a trust fund"

Meiring enters rates rumpus

APR 7 1973
Staff Reporters

AS the Cape Town rates revolt continues to spiral, the Administrator of the Cape Kobus Meiring has called for lawyers to investigate ways to alleviate the situation (124)

Mr Meiring said today that in terms of the provincial ordinance his hands were tied, but a way could be found to provide for some deferment of Cape Town's controversial rates increases

The city council was "most welcome" to discuss the whole matter with him

"The relationship between the council and the provincial administration is a frank and open one and my door is open to them

"But I cannot at this stage bind myself to their request for a deferment"

He stressed that the city council was an autonomous body in terms of the municipal ordinance and that he could not interfere directly.

The council could however discuss with him ways to relieve the ratepayers' burden

Plans to approach the administrator for a deferment were agreed to at a meeting of the Democratic Party regional leadership and city council caucus last night

In a joint statement, Western Cape DP leader Henne Bester and caucus leader John Sonnenberg said the council's executive committee should ask Mr Meiring to defer implementation of the new valuations until valuation courts had judged all objections.

So far 8 000 letters of objection have been handed in, and more are expected

The council's executive committee was to discuss rates relief measures at a meeting today

But the South African National Civics Association (Sanco) has rejected the plans to approach Mr Meiring.

Sanco's Western Cape deputy chairman, John Neels, said the organisation wanted the council to scrap its valuation system

"We want a new deal for our people"

Sanco had two solutions for the council's rates dilemma.

One is to pay last year's rates and the second is to have a new local authority which as its first priority must work out a new formula for rates and rents

"Once this has been done we'll have answers for the poor".

Ratepayers' associations from the Atlantic and southern suburbs will meet tonight to discuss a response to the rates relief scheme

Green and Sea Point Ratepayers' Association chairman Mike Stavropolous said the rates relief proposals were in line with the association's demands.

His association would support the council's request to the administrator to change the law to allow the scheme

The moratorium on increases based on the new valuation roll — expected to last a year — was "fair" Mr Stavropolous said

But he said the R240 000 eligibility ceiling proposed for rebates on pensioners' properties would not help everyone in the Atlantic suburbs

Mr Bester, the regional DP leader, said the administrator would be asked to speed up the valuation court process by appointing more members to the review body. Unless this was done it could take up to a year to deal with objections

It was now imperative that people who had objections should lodge these before the cut-off date tomorrow

It would be unfair to expect people to pay the proposed new rates until objections had been dealt with

● Scores of Cape Flats-based organisations met last night to plan a joint protest against new rates. They will announce their plans at a 6pm Press conference today

R2-million rates relief fund

But 10,5 percent across board increase comes in

CLIVE SAWYER
Municipal Reporter

CAPE TOWN'S new property valuations are to be deferred and a R2 million rates relief fund set up, it has been decided by the Democratic Party regional leadership and its city council caucus — but some ratepayers are in for a shock.

Even those whose rates went down in terms of the new valuation will have to pay a 10,5 percent increase on last year's rates, said executive committee chairman Louis Kremer.

This meant the poor would continue to subsidise the rich, he said — which was the case before properties were revalued.

Where people had already paid their increased rates, their accounts would be credited, allowing for the provisional 10,5 percent increase.

The city council's executive committee, which was expected to approve the DP proposals today, was to hear advice from council officials on the legal applications.

Phasing in rates increases and reducing interest charged on overdue payments are illegal.

Mr Kremer said the provincial administration would have to consider whether it would be legal to — in effect — increase the share of the burden paid by business when the valuation exercise had shown they should pay less.

Western Cape DP leader Hennie Bester and caucus leader John Sonnenberg said in a joint statement exco should ask Administrator Kobus Meiring to defer implementation of the new valuations until valuation courts had judged all objections.

So far 8 000 objections have been made, and more are expected.

The council's executive committee was to discuss rates relief measures at a meeting today.

Mr Bester and Dr Sonnenberg said if Mr Meiring granted the deferment, ratepayers would be asked to pay last year's rates plus 10,5 percent. The proposal was in line with demands made by southern suburbs and Atlantic seaboard ratepayers, who had protested against valuations.

Mr Bester said exco would be asked to set up a special fund for rates relief.

This fund would be used for relief for people who did not qualify for the pensioners' rebate because of the valuation of their properties, or because of their income.

Subsidising all ratepayers over 60 (60 for women and 65 for men at present) who earned up to R1 650 (R1 100) a month and whose properties had a value of R240 000 (R160 000) or less.

A rebate in terms of the special fund of 10 percent a year "over and above" the 35 percent rebate on residential properties, and.

In cases of genuine hardship 24 months' deferment without penalty.

To page 5, col 1

Rates relief

From page 1 (24)

Mr Bester said there had been "vigorous debate" in the meeting.

"It was not a question of us, the regional leadership, imposing our views on them. It was a joint decision," he said.

He said the city council was in a legal "straitjacket" bound by the ordinance to carry out the valuation and to implement rates based on it.

By law, the city council was not allowed deficit finances.

He said the meeting had noted the "reasonable" attitude of African National Congress local government head Thozamile Botha about the position the council found itself in.

"This contrasts sharply with the irresponsible attitude of Alan Boesak," Mr Bester said.

He said using the unappropriated surplus account to set up the R2 million relief fund would not mean other ratepayers would subsidise the measures.

"Eventually we are going to have to implement accurate valuations."

"The feeling of the meeting was that valuations based on 1990 values were not fair."

The point of asking for ratepayers to be allowed deferment of payments until valuation courts had finished their work was that the law did not allow this at present.

This meant ratepayers who had objected still had to pay the new rates until the valuation courts decided their appeals.

Mr Bester said allegations that the city council had become a bloated bureaucracy were unfounded, the council had 600 fewer employees than it had in 1978.

The new valuations should not have become a party political issue.

"The actions of other parties have forced our hand, to come in to try to find a rational and reasonable solution. All parties should be doing their best to reform local government," he said.

It had been a very constructive meeting. The leadership had not tried to impose itself on the caucus, but there had been a mutual desire to discuss the problem and to try to deal with it.

The party believed a swifter, more cost-effective and efficient system of revaluation should be found, Mr Bester said.

(24) ARG 7/9/93

Housing handouts — another MPs' perk

South 3/9 - 7/9/93

124

By Christelle Terreblanche

MAYBE you thought the perks of members of parliament ended with getting money for living in their own houses, fancy cars, travel allowances ...

But that's not all.

Some members of the House of Representatives (HoR) are laughing all the way to the election — they are dishing out houses in Delft like Father Christmas.

"Yes, each of the House's Western Cape MPs gets 20 of the houses in Delft to give to people in need," Mr Kenny Lategan, regional chairperson of the Labour Party (LP) confirmed to SOUTH.

"The scheme (to allow MPs to allocate houses) was agreed while the LP was still controlling the House, but is being carried forward by the NP."

Analysts say the scheme completely contradicts principles of good government because it erases the boundary between the legislative and executive roles of the state

The practice means that homes built with public funds are allocated according to the private discretion of politicians

Hundreds of people meanwhile

have waited years in the official housing queue only to find MPs empowered to push their pals up-front.

LP and Democratic Party (DP) sources fear houses are often allocated with party-political intentions.

SOUTH has learned that:

- Of the 2 000 houses currently being built in Delft with HoR money, about 500 are allocated to some 25 regional MPs. They in turn give the houses to people they deem to be in need;

- Of the 25 MPs, approximately five are LP members, two are DP and the remainder are Nationalists

- Sources in the DP and the LP say that an HoR minister and his deputy are each allocated 50 houses to hand out.

Questions put by SOUTH to the ministry of Budget and of Housing in the HoR met with the response by an official that Minister Gerald Morkel had instructed her not to speak to the newspaper

Mr Stuart McLoughlin, Western Cape DP director, said there were also allegations that close friends of MPs have been given houses despite the fact that they already own houses.

They then rent the houses out, according to DP members in the Delft Civic.

Rates

(124)
CT7/9/93

retreat

By ANDRÉ KOOPMAN
THE city council will "certainly" back down on its tough stance on controversial new rates and impose a moratorium on payment for at least a year, a confident Democratic Party Western Cape leader Mr Hennie Bester said last night.

The dramatic turnabout comes after a groundswell of opposition from traditional DP supporting suburbs where, in some instances, rates doubled

Speaking after a meeting last night between the party and the DP council caucus, which enjoys a majority in the council, Mr Bester said the executive committee (exco) would be requested today to ask the Administrator for a rates deferment

It was "certain" the council would approve the recommendation, he said. The five-member exco are all DP members.

The meeting recommended that ratepayers pay last year's rates plus a 10,5% increase

Pressure

About 10 days ago, Dr John Sonnenberg, leader of the council caucus, was quoted strongly defending the rates hike, saying that "if you want to be blatant, it's the redistribution of wealth. There are people being provided for here who have nothing".

Dr Sonnenberg confirmed last night the DP called for the meeting. This was in response to the massive public pressure

He denied the move had been politically inspired and that the DP caucus had backed down to polish the image of the DP which has been tarnished in the fallout over the rates hike

He and Mr Bester said that

Exco would be asked to start a special fund to provide relief to people over 60 who do not qualify for the pensioners' rebate

They will ask "that a special fund be utilised to subsidise all ratepayers over 60 years of age who earn up to R1 650 per month and whose properties have a value of not more than R240 000

"The fund would be started with a transfer of R2 million from the unappropriated surplus account."

City businesses pay the highest rate in the country. Business rates were slashed by up R400 000 in the new rate dispensation. However, if the Administrator agrees to the council's request, businesses will have to carry on paying the old rates, Exco chairman Mr Louis Kreiner confirmed.

"Somebody has to pay," he said.

● Civics debate rates payment — Page 3

● Ratepayers call for referendum — Page 3

Probe holds up transfers

MAGGIE ROWLEY
Property Editor

THE transfers of about 200 houses to tenants in Mfuleni, Kuils River, have been delayed following the recent resignation of town councillors and the police probe of financial transactions of the council.

Ms Penny Horwood, communications officer Western Cape community services of the CPA, confirmed police had seized all documents about three months ago as part of their investigations.

Former Mfuleni town clerk Wilfred Murray pleaded guilty in the Parow Regional court last month to 49 charges of theft involving R226 505.

The case has been postponed until September 24 for sentencing.

Ms Horwood said the two-month sit-in at the Mfuleni council by residents, which culminated in the resignation of the town council on August 11, was also contributing to the delays in transfers.

Colonel Andre du Toit, police station commander at Kuils River, said that, acting on requests by the community to investigate allegations of corruption, the police had appointed two full-time auditors.

They were doing a complete investi-

gative audit of all financial transactions of the council dating back to 1990 to determine if there had been any misappropriation of funds, theft or fraud.

The audit had started three weeks ago but it was impossible to say when it would be completed.

He stressed, however, that the newly appointed interim administrator of Mfuleni, Mr Friedel Conradie, had been told he could have free access to all documents.

Mr Conradie confirmed this but said he was "still trying to find his feet" and had insufficient staff.

"But if attorneys are struggling to get clearance certificates they are welcome to contact me and I will try and get the relevant information from the auditors," he said.

The transfers are related to the government scheme of transferring its housing rental stock to tenants. In cases where the market value of the house is less than R7 500 the transfers are free of charge.

Conveyancing attorney Mr Eric le Grange said four transfers he was dealing with had been held up since June 5 as he had been unable to get clearance certificates from the council.

"People are jumping up and down," he said.

(124) (228) CT 8/9/93

□ Mass action begins today with sit-ins at RSC offices

Write off R70 m — civics

(124) (27)

ARC 8/9/93

ROGER FRIEDMAN
Staff Reporter

THE Joint Civic Forum, made up of civics and residents' associations in Regional Services Council controlled areas, begins a programme of mass action today with the occupation of RSC offices across the Peninsula

The forum is demanding that R70 million in rent and services arrears be written off

Last night the forum claimed negotiations with the Cape Provincial Administration, the Western Cape RSC and the House of Representatives had deadlocked

Motivating the forum's demands, chairman Charles Basson said

- Few could afford rent and service charges
- Services were poor or non-existent
- Many people were unemployed or under-employed
- Local government structures were illegitimate

Mr Basson said the forum had initiated negotiations with the CPA, the HoR and the RSC in May and a joint working group had been set up

"It was agreed that a moratorium on all rent and service charge arrears be set up

"A technical committee was

established on June 14 to hammer out a proposal acceptable to all parties and on June 22 the technical committee chairman in the House of Representatives reported back to the working group"

The proposal was

- That rent and service charge arrears be waived for all unemployed, and for homes where breadwinners earned less than R1 000 a month
- That the definition of unemployed be broadened
- That for residents earning more than R1 000 and for eligible buyers in terms of the Housing Sales Campaign, arrears be added to bring the price of the house up to a max-

imum of R7 500
But after "numerous" meetings during July the RSC could not agree to the joint proposal and at the end of July lifted the moratorium on arrears "in contravention of earlier agreements", Mr Basson said

The Joint Civics Forum thus planned to "pursue all forms of community protest to force local government to accede to our reasonable demands"

It called for the restructuring of local government "to facilitate responses to the needs of the poor"

It appealed to all affected owners and tenants to pay their current accounts but not arrears

Ratepayers to call for independence

CLIVE SAWYER
Municipal Reporter

SOUTHERN Suburbs Ratepayers, an umbrella body of civic action groups from "greater Claremont" wants an urgent meeting with Administrator Kobus Meiring to demand an independent municipality

The group, which claims to represent an area bounded by Plumstead, Rondebosch, Kirstenbosch and Jan Smuts Drive, was founded at a meeting at the Vineyard Hotel last night

The body is to call for a referendum on constitutional proposals, and wants to stop "unmandated" redistribution of wealth by the city council

Spokesman David Erleigh said the group will demand that mayor Clive Keegan calls a meeting of all Cape Town ratepayers

This meeting would be aimed at preventing action by Mr Keegan and the executive committee not mandated by "the Cape Town community"

Rates increases should be kept to 10 percent above 1992 levels.

AR 6/8/93 (124)
Exco should be kept from redistributing wealth because this was not mandated.

Mr Erleigh said the community did not want to be bankrupted by redistribution of wealth

"The council has no mandate from its ratepayers and the greater community of Cape Town to negotiate a new metropolitan government in the form of a combined proportional representation and ward system, which is contrary to the position of many ratepayers' associations"

The group would call for a referendum on electing primary local authorities on a ward system, and a metropolitan coordinating council to which development funds would be contributed

"It is the overwhelming desire of the people of greater Claremont to form an independent local authority which is manageable, accountable and provides efficient services"

Mr Erleigh said Exco's "hopeless mismanagement" of the rating system had put people's houses at risk

Exco to press for valuation and rates ordinance change

(124) 8/9/93 ARG

□ But maybe not in time to avoid Cape Flats boycott

CLIVE SAWYER
and ROGER FRIEDMAN
Staff Reporters

THE city council executive committee meets Administrator Kobus Meiring today to ask for changes to valuations and rates ordinances — but the move may not be enough to halt a rates boycott by 23 Cape Flats civic and political organisations.

Exco will ask for changes to allow "dramatic action" to help those hard hit by property revaluations.

While this has been welcomed by spokesmen for Newlands and Atlantic suburbs action groups that opposed the dramatic revaluations, the measures were rejected by an alliance of 23 civic, political and community organisations from the Cape Flats.

The alliance, including the South African National Civic Organisation and the African National Congress, rejected the "peace offering" of a 10,5 per cent rate increase as a "feeble attempt by the Democratic Party to gain votes".

The organisations gave the council a week to meet their demands or face a rates boycott.

Demands included

- The scrapping of the valuation system
- A moratorium on rates increases.
- The formation of a democratic, non-racial local authority

Saleem Mowzer, of the Thornhill Residents Association said a number of civics had already decided to continue paying last year's rates

"If there is no positive response from the council by September 15 we will convene a meeting to consider withholding rates," he said.

"Many associations have already consulted lawyers with a view to setting up trust funds. The decision could well be to withhold rates."

The meeting is a sequel to rates relief recommendations by the Democratic Party regional leadership and city council caucus.

Exco chairman Louis Kreiner said every proposal put to the committee had been considered carefully but the law blocked the council from charging any rate other than the one agreed to in May.

"Regrettably, the suggestion that the city council reverts to last year's rate plus 10,5 per cent is not legally possible unless the law is changed," said Mr Kreiner.

"The council cannot legally declare a moratorium on the current rate, nor revert to the 1979 valuation roll."

Exco, in line with the DP recommendations, will ask this month's council meeting to approve a R2 million fund to assist pensioners hardest hit by increased rates.

Mr Kreiner said the fund would in effect extend the rebate scheme for pensioners and, if approved by the council, increase the upper income limit for eligibility for assistance.

Each case would be considered on its merits.

People who could show they could not afford to pay increases would be allowed to defer payments for up to two years.

Council finds no legal way to ease rates load

LINDA ENSOR

8/19/93

CAPE TOWN — The Cape Town City Council's executive committee was hamstrung by legal constraints from deciding yesterday on a way to relieve ratepayers of the burden of its recently announced rates increases.

Instead, it decided to see Cape Administrator Kobus Meiring today to discuss the relevant sections of the municipal and valuation ordinances which govern rating and property valuations in the city. (124)

Executive committee chairman Louis Kreiner said Meiring also would be asked to review the ordinance governing the frequency at which revaluations took place and to speed up the existing appeal procedure.

"In their present form, these ordinances effectively prevent the city council from taking dramatic action to ameliorate the circumstances of those hard hit by the revaluation of their properties," Kreiner said.

"Every proposal put to the committee has been considered carefully. However, having taken legal advice, the committee is forced to accept the council is precluded by law from charging any rate other than the rate made by the council in May this year."

Suggestions that the council revert to last year's rate plus 10,5%, or that it declare a moratorium on the current rate or revert to using its old 1979 valuation roll were not legally possible.

However, the committee would recommend to the council that a special fund be created to assist those pensioners hardest hit by the increased rates.

DP moves to counter political fallout from rates debacle

Political Correspondent

THE Democratic Party has moved to counter the political fallout from the Cape Town's rates debacle, saying its handling of the crisis is evidence of its commitment to ensure

public accountability

MP for Wynberg, Robin Carlisle said the initiative of DP caucus chairman John Sonnenberg and regional leader Henne Bester was "commendable" and deserved the support of all

Cape Town residents

"Regardless of any other considerations, it is totally unacceptable that the broader business community should benefit to the extent of some R30 million at the expense of

(124)

residential ratepayers". He added "It is important to note that the caucus inherited the thorny issues that it has dealt with so well and that these issues were not of its own making."

RSC offices occupied in rent arrears action

ARG 9/9/93 (124) (25/93)

Staff Reporters

SUPPORTERS of the Joint Civics Forum have occupied Regional Services Council offices across the Cape Flats to demand the scrapping of rent and services arrears and the immediate restructuring of local government.

Yesterday, petitions were handed to RSC officials at their Belhar, Elsies River, Delft, Uitsig, Ravensmead and Eerste River offices.

The Joint Civics Forum, established at the beginning of the year, consists of civic associations — some affiliated to the South African National Civic Organisation — in RSC-run areas.

Affiliates include civic associations from Atlantis to Strandfontein.

Chairman Charles Basson said the forum had been established around specific issues.

He said few residents could afford rent and service charges, the services were sub-standard, there was large-scale unemployment and local government structures were "illegitimate".

Talks involving the forum, the RSC, Cape Provincial Administration and the House of Representatives broke down last month.

Mr Basson said yesterday's action was meant to stimulate a return to the negotiating table.

He warned that should the local authorities not reinstitute "serious negotiations" immediately, Cape Town should brace itself for intensified "mass action".

Only once a commitment was made on the scrapping of the R70 million rent and services arrears could the future of local government and the provision of "meaningful services" be placed on the table, Mr Basson said.

The Sanco-affiliated Eerste River Residents' Association, backed by the Eerste River branch of the African National Congress, remained at the Melton Rose RSC office today.

Eerste River Sanco spokesman Basil Nefdt said the occupation was being continued because the RSC had failed to comply with a 24-hour ultimatum to commit itself to negotiations and to supply water to the Antoniesbos, Happy Valley and Welgemoed informal settlements in their area.

A meeting would be held tonight to decide on further action.

Delft Sanco chairman Wayne Koen said that apart from the broader demands of the forum, the water supply of 35 residents had been disconnected in the past few weeks and he warned of "rolling mass action" in that suburb.

Task force's 5-day deadline on DP rates relief scheme

1211 ARG 9/9/93

But more pay more if 10,5 pc plan is implemented

CLIVE SAWYER
Municipal Reporter

A JOINT provincial administration-city council task group has five days to report on the feasibility of the Democratic-Party sponsored rates relief scheme

This was the result of talks between Administrator Kobus Merring and a council delegation led by executive committee chairman Louis Kreiner

But about 30 000 ratepayers will have to pay too-high rates if the proposals to implement a provisional 10,5 percent across-the-board increase goes ahead

About 24 000 ratepayers pay lower rates in terms of the new valuations, while about 8 500 saw their valuations increase by 10 percent or less

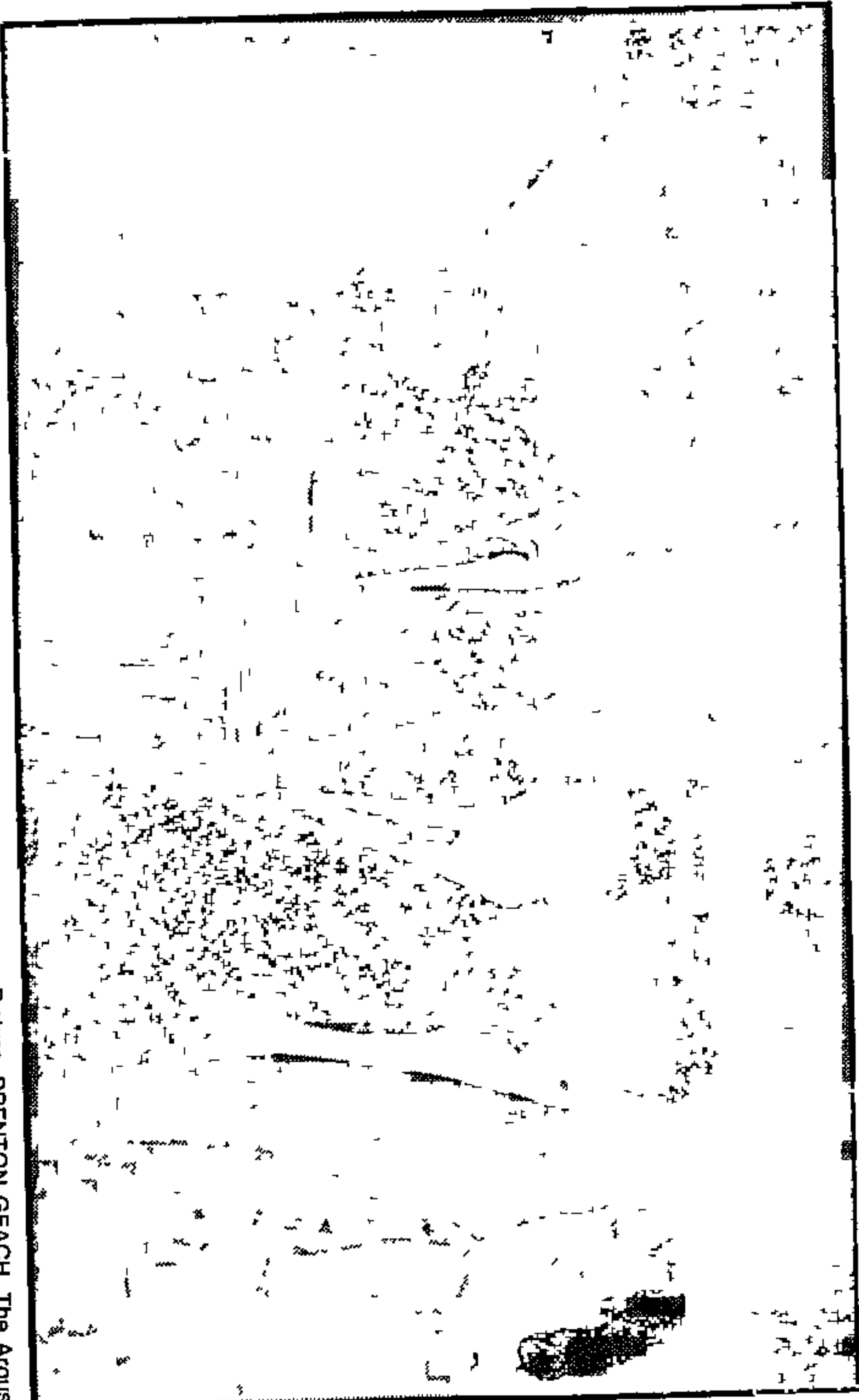
Cape Town has about 180 000 rates accounts, which includes government properties and businesses

But if a moratorium is declared while valuation courts are sitting, 30 000 of the municipality's 125 000 residential ratepayers will pay too much

Yesterday's meeting decided the legal and financial teams of both bodies would be represented on the task group

A statement, carefully worded to avoid raising expectations, said the talks were constructive and friendly

The provincial administration respected the autonomy of



Picture BRENTON GEACH The Argus

SUBURBAN REBELS: Lobby group Southern Suburbs Ratepayers meet mayor Clive Keegan to demand a special general meeting of all ratepayers. From left, city administrator Gys Hofmeyr, Mr Keegan, Tony Vroom, David Erleigh, John Ford and Lesley Ashton

the council, it said

"Both parties recognise they are bound by present ordinances"

The task group will report back to another CPA-city council meeting on Monday with recommendations "if any" to ease the valuations crisis

These recommendations could augment measures already proposed by the city council

The task group will probe

- City council recommendations about concessions for the elderly,

- The establishment of a special rates relief fund,

- Public proposals for a moratorium on new rates based on the valuation, and

- Ways to enable the valuation court to deal with objections more rapidly

Keegan to meet ratepayers this month

CLIVE SAWYER, Municipal Reporter

MAYOR Clive Keegan has agreed to a general meeting of all Cape Town ratepayers before the end of the month

The Southern Suburbs Ratepayers, a lobby group claiming to represent greater Claremont, sought the meeting to discuss the valuations and the constitutional future of local government.

Mr Keegan said the group wanted the meeting on September 20, but this clashed with the founding of the Cape Metropolitan Negotiating Forum. But the meeting would be held this month, probably in the City Hall

A spokesman for the group, David Erleigh, said the meeting would try to stop

ARG 9/9/93
"unilateral conduct" by the mayor and executive committee. (124)

Mr Erleigh said the executive committee should have pressed for changes to legislation as soon as it realised the scale of the crisis caused by the new valuation.

Mr Keegan said the council had not acted arbitrarily, but in terms of the Valuations Ordinance

He said the July, 1990, base date for the valuation was "regrettable" because the market had been better then

Mr Keegan sharply criticised the group for not allowing city council officials to speak at last week's meeting to protest against the new valuation roll

● See page 6.

LETTERS P16

RACING P18

SPORT P18, P19, P20

Meirings firm on new rates structure

By PETER DENNEHY

CAPE Administrator Mr Kobus Meirings told senior Cape Town councillors yesterday it was legally too late to revert to a proposed rates moratorium whereby ratepayers would only pay 1992 rates plus 4.5%.

Mr Meirings and exco chairman Mr Louis Kremer said in a joint state-

ment after their meeting that "both parties (the CPA and the city council) recognised that they are bound by the present applicable ordinances".

A joint task group would investigate proposals for a moratorium as well as concessions for the elderly, the establishment of a special fund and ways to speed up proceedings in the valuations court. It will report

1214 of 9/1/93

back on Monday. Asked why the council had not consulted ratepayers well in advance, council spokesman Mr Ted Doman said the council had in fact done so. The sample valuations, for example, had been done in 1991.

People had been publicly invited to put their queries to the council and large numbers had done so, Mr

Doman disclosed that there are 24 000 ratepayers whose rates have dropped.

● A group of Newlands residents handed a petition to mayor Mr Clive Keegan yesterday, asking for mandates on restricting rates to 1992 levels plus 10%. Mr Keegan said he would pass the matter on to exco.

'Rates impact unknown'

Municipal Reporter

THE council had voted for the general rates revaluation without a full picture of its impact, exco chairman Mr Louis Kreiner said yesterday. (24) CT 10/9/93

Nevertheless, he said that before the budget was passed in May, average percentage increases for over 100 mini-suburbs of Cape Town municipality had been compiled.

He said the public had been told that the values of their properties would vary greatly.

Legal experts have said the council is compelled by the valuation ordinance to revalue once every 10 years. It has not done so more often because of the cost and complexity of the exercise.

● Mayor Mr Clive Keegan will call a meeting of disaffected ratepayers in the City Hall, possibly on September 22.

"We are just checking the availability of the hall," he said. "There will be opportunity for ratepayers to vent their feelings."

● See Leader — Page 4

Hoteliers alarmed at new settlement

Municipal Reporter

HOTELIERS and restaurateurs in the Hottentots Holland basin are dismayed at the possibility of their trade being knocked by stonings on the R300 route after low-income housing is established nearby.

Mr Theuns Vivian, assistant regional director of Satour, said he had spoken to several people in tourism-related concerns in Somerset West, Strand and Gordon's Bay.

All told him the N2 stonings had knocked their businesses badly.

Since security on the N2 had been stepped up they were recovering, but he was concerned that low-income housing was now to be established near the R300.

Nine hectares of land have been earmarked to house 300 families near the airport turn-off from the R300.

CT 10/9/93

288 124

By Quentin Wilson

DISFRANCHISED communities on the Cape flats are digging in their heels for a fight against the new rate increases imposed on them by the all-white Cape Town City Council.

Rates crisis: no backing down

South 10/9 14/9/93 (24)

Representatives from 23 community organisations met in Athlone on Monday night and resolved to implement a programme of resistance that includes marches, protest rallies and "strategic occupations" to force the council's hand.

Dr Allan Boesak, ANC Western Cape chairperson, said it was "ironic" that the Democratic Party (DP) was making as if it was solving the problem, when its members had introduced the rates increase in the first place through their control of council.

Said Boesak "The DP are telling our people that they will try to sort out the mess that council has created.

"But it is the same DP which has a majority caucus on the council. Why are they acting now and not before? Are they scared of losing votes?"

On Monday night, Mr Hennie Bester, DP Western Cape leader, announced that council would almost "certainly" back down on their rates stance.

Boesak pledged his organisation's "unequivocal support" for the anti-rates campaign at the meeting. So too did Mr Salie Manie, Western Cape chairperson of the South



REVOLT: Allan Boesak, pledged ANC support for organisations resisting rates increases

African Municipal Workers' Union and Mr John Neels, Western Cape vice-chairperson of the South African National Civic Organisa-

tion

The broadly-based coalition of organisations, which includes civic organisations, ratepayers' associa-

Photo Yunus Mohamed

tions, religious groups and sports organisations, committed themselves to building an "all-inclusive and united front" to campaign against

council's rates increases

Participants at the three-hour meeting argued that the council had "no moral right" to impose rates increases on people who did not elect them into office.

Instead, the council should stop demanding extra rates and should resign to make way for a more representative local authority," they argued.

The organisations have demanded that council respond favourably to their demands by September 15.

"We can't let the DP-controlled city council get away with this," Boesak said at the meeting. "The arrogance and insensitivity that they have displayed in dealing with this matter must not be allowed to go unchecked."

Mr Saleem Mowzer, chairperson of the Thornhill civic association and chairperson of the meeting, said: "It is clear that our campaign is gaining momentum. More and more organisations are joining us and we are continuing to build more and more unity.

"If the council does not respond favourably to our demands by September 15, we should consider withholding all rates payments and not just the increased amount."

Some participants argued that community organisations should "not bother trying to negotiate with the illegitimate council" but should opt for a purely militant, confrontational approach.

A campaigns committee will be established after further discussions within participating organisations.

61 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Rates crisis: DP are 'fully to blame'

DENNIS CRUYWAGEN

Political Staff

THE Democratic Party has been accused of being fully responsible for the City Council's rate crisis

Athlone Civics Co-ordinating Committee member Saleem Mowzer accused the DP of "damage control" (24) MKT 11/9/93

He said the committee still had not had an answer from council in reply to an ultimatum last month.

"We've given them until September 15. If we do not get a positive response, ratepayers in oppressed communities will convene shortly thereafter."

One of the issues on the agenda would be the withholding of rates

Although the DP controlled the council, it had at no stage consulted the elected representatives of the oppressed communities

"Instead, the council went to their so-called white electorate to hear their views on the rates valuations and increases. We totally reject this."

Mr Mowzer rejected claims that the DP-controlled council caucus had inherited the situation

"They are the council and, therefore, took these decisions. All our people have never been consulted, never been represented in the whites-only council or allowed to vote at local government level."

DP to 'prevent' rates from becoming election liability

CLIVE SAWYER
Municipal Reporter

124
THE Democratic Party plans to take urgent steps to prevent ratepayers' anger becoming an election liability and is expected to announce them this week.

A special meeting of the city council has been called for tomorrow **AUG 13/9/73**

The meeting will debate a response to today's report-back by a joint legal and financial team of the provincial administration and city council on the

feasibility of rates-relief measures proposed by the DP last week.

DP regional leader Hennie Bester would not expand on a statement by the party parliamentary caucus that the situation in the city council was to be addressed urgently.

The handling of the valuations crisis by the council leadership is understood to be at the top of the list of issues worrying the party.

● See page 11

Atlantic residents want UDI in six months

ROGER FRIEDMAN
Staff Reporter

ATLANTIC seaboard city councillors Chris Joubert and Jack Frost have spoken of their "hurt" after repeated calls by Camps Bay ratepayers for their immediate resignation.

About 400 Atlantic seaboard residents committed themselves to a unilateral declaration of independence within six months at a meeting at the Rotunda last night.

"For 10 years I've sat in the chamber and fought tooth and nail for you people," Mr Joubert said.

"If you want me to resign fine, I will. It just hurts a little."

Mr Frost said he was also feeling "quite hurt" after fighting "vigorously" for the community.

"But do you want a mouthpiece in council or don't you?" he asked.

The answer was a unanimous "no" as the audience recommitted itself to a proposal accepted three weeks ago that the council and its

executive committee resign forthwith.

Mr Joubert offered to join the ratepayers' "We'll join you and your committee, even if we have to see the Administrator or the State President."

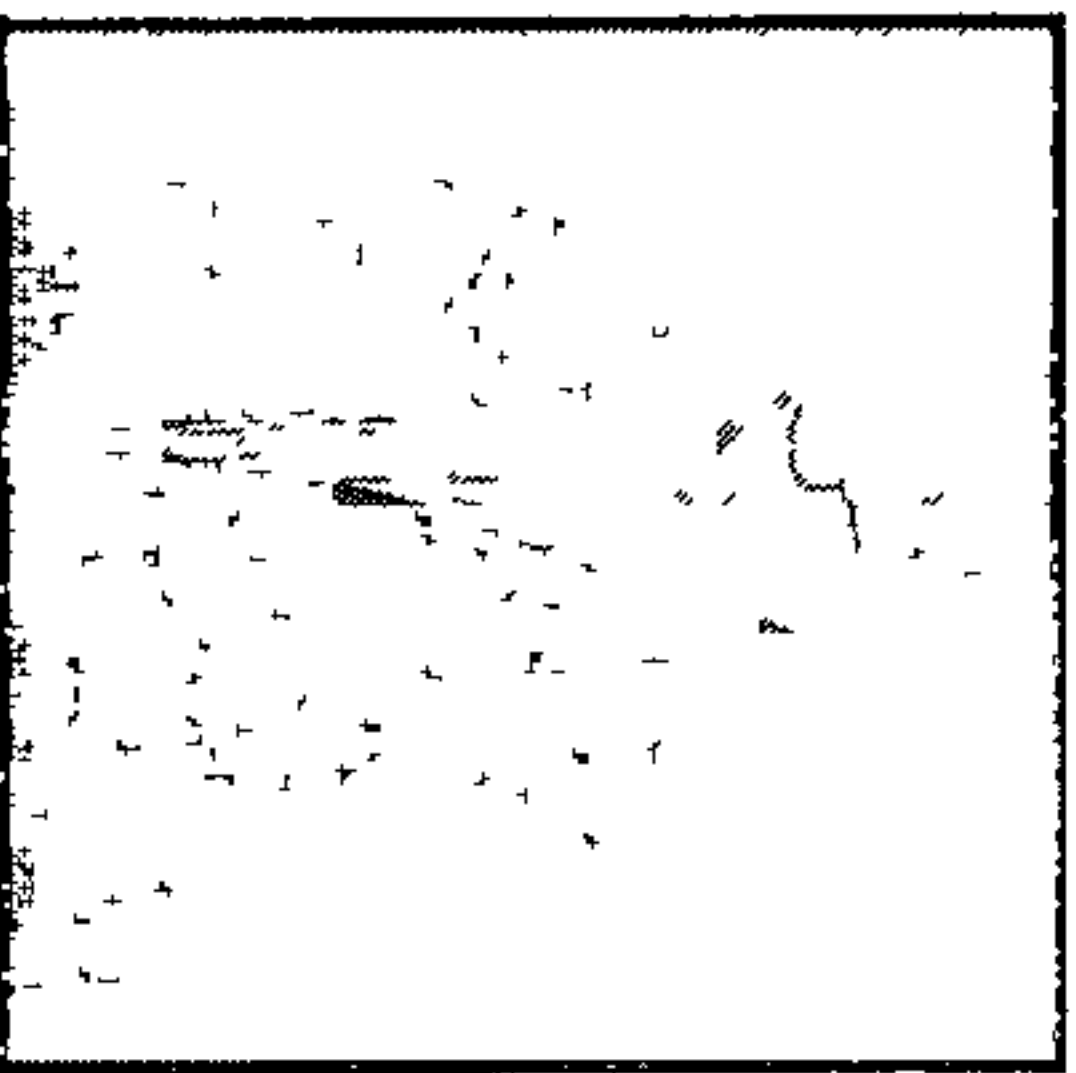
"We are prepared to do something with you if that's in order with your committee," he said.

Fielding some tricky questions from the floor, Mr Frost said people could be evicted if they refused to pay their rates.

He said he too "would like to pay last year's rates plus 10 percent, but don't think I'll do it because it's illegal."

Apart from demanding the resignation of councillors and exco, last night's meeting accepted five other proposals:

- A refusal to acknowledge Clive Keegan as mayor,
- A commitment to paying no more than last year's rates plus 10 percent,
- A commitment to investigate



STRONG WORDS: Camps Bay ratepayers' chairman Carl Meyer calls for secession from the city council

ing "any legal action open to us to redress the rates fiasco".

● The appointment of a committee to investigate secession from Cape Town City Council, and

● To attend a meeting called by the mayor for September 22 en masse.

Camps Bay ratepayers' chairman Carl Meyer said Camps Bay residents had "nothing to feel guilty about".

"What we've got, we've worked for. If the city councillors feel guilty it's their problem."

"I reject with contempt the allegation that we're racist. The city council neglected the poorer communities who are now complaining."

"Instead of using our tax to promote services in those areas they waste it on the crowning glory of his royal highness king Clive Keegan."

Camps Bay would not accept "any socialist metropolitan superbody either".

"We are sick and tired of political mayors marching mayors and toy-toying mayors. We want real people's mayors for a change."

Martin Feinstein gave a report-back on a recent meeting of a Camps Bay delegation and exco.

"They gave us a hearing but didn't take us seriously, accusing us of being emotional and ill-informed."

"They appeared to be arrogant, condescending and patronising. There were little smirks and sidelong glances."

Longstanding Camps Bay resident Roy Mason accused the council of polarising the city "with the red-herring of redistribution".

"The only thing we can do is break away and form our own council."

"The Cape Town City Council is too large, too incompetent, and the rot has gone too deep to reform it," he said.

Trevor Robertson said he'd written to the ombudsman and asked him to place the council under judicial management.

"They are completely and utterly corrupt and can't be trusted with a cent."

Councillor Arthur Weinberg said ratepayers were as blame-worthy as the council.

"The real problem is not the new valuations, but the wanton waste of your money because of city council spending. They're wasting your money," he emphasised.

(124)

ARC 13/1/93

the family service
St Pauls Church
Debosch Tuesday
September 14 at 2pm

Castle League Cape Town Spurs
2 Dynamos 1 Umhlati Bucks 3 Wel-

J Louber 42, D Abels 41, M Jaffe 41
PAROW (72) Market Toyota/leis-

Derek Wilsnagh
Vast SONG SWIFT (SUN)

City ratepayers

(12)

14/1/93

lose their battle

□ Law bars moratorium on new property valuations — exco chairman

CLIVE SAWYER
Municipal Reporter

A MORATORIUM on the new property valuations is impossible, a joint provincial administration and city council legal and financial team has found.

Executive committee chairman Louis Kreiner told a special city council meeting today

● The law barred a moratorium on implementing the controversial July 1990 valuation roll, which has hugely increased rates in many parts of the municipality

Clearing legal obstacles would require parliament to change the law, and an amendment to the municipal ordinance

This process could not be completed before the end of this financial year, he said

● A proposal to allow people who had objected to their valuations to pay a lesser amount until the courts had decided their cases could be implemented only once the council had studied the financial implications

This would be done by the end of this month.

● Increasing the rebate for pensioners by setting up a special fund was "not legally competent", Mr Kreiner said

But the council could apply to Administrator Kobus Meiring for exemption, he said

● A special fund to help hard-hit ratepayers could be set up once the council had agreed to the criteria for beneficiaries, and examined the cost implications

The Administrator would have to be asked to authorise the fund.

● Reducing the rate of interest owed by people who made late payments could be done if the Administrator agreed

Again, this could be done only once the council had studied the cost implications

● Mr Kreiner said Mr Meiring had agreed to set up an extra valuation court to speed the processing of objections to valuations. The number had been increased from two to three

● It was unlikely the rebate on residential properties, increased this year from 26 to 35 percent, could be increased further

Mr Kreiner said there had been requests from ratepayers to boost it to 40 percent

The city council's 1993/94 budget, with the 35 percent rebate, had already been accepted and it was too late to change it

Representations could be made to parliament to change the law to allow a 40 percent residential rebate, but it was doubtful this could be in time for the next financial year

Meanwhile, the Green and Sea Point Ratepayers and Residents Association has passed a unanimous vote of no confidence in the city council executive committee

But the association backed councillors Chris Joubert, Joe Rabinowitz and Arthur Wienburg "for their untiring efforts on behalf of residents of Cape Town"

Meiring, Kreiner mum on rates

Municipal Reporter
A JOINT task group, formed last week from Cape Town City Council and CPA officials, reported back to the council and the Administrator yesterday on the possibility of a moratorium on the new rates.
Neither the Administrator, Mr Kobus Meiring, nor exco chair,

man Mr Louis Kreiner would say, in a brief statement issued last night after the meeting, what the group's verdict was.

However, it is reliably understood that the prospects for a rates moratorium are extremely poor. Even another suggestion, that a R2 million fund be set up from the council's own re-

sources to relieve the hardest-hit, is said to have encountered legal snags.

Mr Kreiner is due to report this afternoon to a special meeting of the city council. He said, last night he would make an announcement at this meeting. Mr Chris Joubert, Councillor of Sea Point, said he would introduce a motion of exigency

about the rates at today's meeting.

Mr David Erleigh, chairman of the Southern Suburbs Rates Action Group, said his group extended its support to Mr Arthur Wienburg and Mr Joubert for the job they were doing in supporting the ratepayers who protested against higher rates.

(124) CT 14/1/93

Loop-hole 'found' to overturn valuations

CLIVE SAWYER
Municipal Reporter

SEA Point councillor Chris Joubert believes he might have found a legal loop-hole which may be used to overturn the new property valuations

He is to ask for an urgent probe into whether the new property valuations were done strictly in accordance with the law

"All is not lost," he said, reacting to findings of a technical committee that a moratorium on new valuations was not possible

Mr. Joubert is to move a motion of exigency at the council meeting at the end of the month, asking for an investigation into whether the roll was "compiled strictly in accordance with relevant legislation"

He believes he may have found a loop-hole which could overturn the controversial new roll

Section 43 of the 1944 Valuation Ordinance states that valuers must take into account property prices in the five years preceding the valuation date, and whether prices were affected by "extraordinary circumstances of a temporary nature"

Mr. Joubert said such circumstances could include the Group Areas Act, abolished since the July 1990 valuation date, and the split between the financial and commercial rands which many believe artificially inflated the property market in sought-after

areas like the Atlantic seaboard Executive committee chairman Louis Kreiner said yesterday that ratepayers would not get a moratorium on the new valuation roll, but limited rates relief measures could go ahead

The executive committee will report to the council on September 28 on financial implications of a limited scheme

A joint city council and provincial administration task group found a moratorium on the new valuations was not practicable, Mr Kreiner said.

"A new valuations ordinance is imminent, and amendments to the municipal ordinance would in effect have to be made for the municipality of Cape Town only"

Ratepayers could be allowed to pay only part of their rates until objections were heard, but would have to pay interest on arrears if objections were overturned

Mr Kreiner said the provincial administration and city council had not agreed entirely on whether the council could set up a special fund for hard-hit ratepayers.

The council would apply to Administrator Kobus Meiring to allow the fund, and proposals for reducing interest on outstanding rates would be put to him.

Extended rebates for "distressed" ratepayers were not possible. Such changes could only be introduced when the next budget was approved in July

Mayor to be petitioned with proposals for a fairer rates system

124
ARG 15/9/93

□ Academic says valuations should be market-driven

ROGER FRIEDMAN
Staff Reporter

THE Southern Suburbs Rates Action Group is to petition the Mayor with proposals for a new property rating system for Cape Town drafted by Deréck Sparks, professor of civil engineering at the University of Cape Town

In the preamble to the document, Professor Sparks said excessive rates charges made it impossible for people to retire in their own houses in Cape Town — and the city council had chosen a parameter for rates which escalated faster than the ability of ratepayers to pay

His proposal could save the city R4 million every five years as it did away with periodic valuation of properties, updated itself, and was workable on an ordinary spreadsheet system

If property valuations were used to calculate rates, Professor Sparks suggested the valuations should be market-driven, and not "dependent on the subjective input of valuers"

Once a property was sold, the true selling price registered with the deeds office should be used as its rates valuation

Where properties had not changed hands, the lower of two

valuations should be rateable

- The price paid when the property last changed hands plus 10 percent compound interest a year, or

- The average of the price paid when the property last changed hands and the updated valuation by the municipality

Once the property was sold the municipal valuation should be made equal to the price

Professor Sparks said his proposals had a number of advantages

- Valuations would change slowly each year — avoiding sudden, major jumps — while property buyers would automatically know what their new rates would be

- Properties not used for speculation would have relatively slow rates increases — allowing people who had lived in their houses for many years and were entering pensionable retirement to pay relatively lower rates

- The method ensured automatically that people in poorer areas would pay less than those in richer ones

- The valuation of a particular property was not dependent on the selling prices of neighbouring properties

- Repairs to a property would

not increase its value until it was sold or transferred

Professor Sparks said the present rates valuation methods applied by the council did not take cognisance of the fact that the average ratepayer's earning capacity did not increase as fast as the cost of living — especially when pensioners were taken into account

"The present rebate for pensioners means they must seek squalid living conditions in order to qualify," he said

"We would prefer rates to be based on the services provided by the council — but such calculations are complicated

"The area of the property determines rainwater run-off, the area of garden affects garden refuse, the number of people living on the property affects sewage removal and the average length of street frontage affects pipe costs"

Professor Sparks said his proposal should be applied across the board, for residential and as business properties

"If instituted, the city council will get the same total income but for certain properties — such as those occupied by pensioners for a long time — the rate of rates increases will be softened"

Rates increase moratorium not viable

CAPE TOWN — A moratorium on the new rate increases was not possible without legislative amendments, a task group set up by the Cape Town City Council and Cape Provincial Administration has found.

The task group recommendations were accepted by a joint meeting of the two bodies this week and would be placed before a council meeting on September 28.

The task group said the suggestion that limited payments be made by ratepayers who had objected to the valuations was acceptable.

Payments would be limited in the current financial year to the rates paid last year, plus 10,5%, until their objections had been disposed of by the Valuation Court.

City council executive committee chairman Lous Kreiner noted, however, that ratepayers making limited payments had

LINDA ENSOR

to recognise that they were legally liable to pay the current rates. The municipality would treat such payments as part payments and interest would be levied.

Kreiner said successful objections would result in the necessary adjustments being made to amounts payable to the municipality

BIDAY 15/9/93

The municipality would look further into establishing a special fund to give special relief to certain ratepayers. It would also formulate proposals for submission to the administrator regarding relief on the interest rate currently levied on outstanding rates accounts. (124)

Kreiner said it was not legally possible to extend rebates to provide rates relief to distressed ratepayers.

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Rates may
exclude all
(24) of 1993
waste levies

Municipal Reporter

CITY Treasurer Mr. Ed-
die Landsberg told Cape
Town City Council's
executive committee yes-
terday that he would re-
port on the possibility of
levying separate service
charges for sewage treat-
ment and refuse removal
on September 21

He had been due to re-
port on the matter of sep-
arate levies yesterday,
but the report had been
delayed.

Some municipalities in
Greater Cape Town, such
as Milnerton, already
levy separate charges for
these services. It is ex-
pected that if the charges
are separated, Cape
Town's rates will decline.
On average, the council
has said, it costs R612 a
year to provide refuse re-
moval to each house and
to treat the sewage from
each home. Those paying
less than that in rates
would suffer if the
charges were separated
from rates.

Rates: Houses

(21)
CTIS 1993

Won't be seized

Municipal Reporter

RATEPAYERS who want to pay
last year's rates plus 10,5% may
do so without steps being taken to
have their houses seized — but
only until their objections have
been dealt with by the valuations
court.

The municipality will treat the
1992 rates plus 10,5% as part-pay-
ments. This is according to the
council's executive committee
chairman, Mr. Louis Kreiner, who
yesterday dashed ratepayers'
hopes for relief from rates when
he reported that virtually no con-
cessions could be granted.

He was reporting back from
meetings with the Administrator,
and from meetings of a task group
of CPA and council officials who
had to look into possible rates
relief options.

Ratepayers not paying the full
amount of this year's assessment
are "legally liable to pay the cur-
rent rates", and interest on the
unpaid new rates will be levied.

Since there have been thou-
sands of objections, it was
thought the valuations courts
would take well over a year to
consider them all. However, an
additional valuation court, to
augment the existing two, is to be
instituted from September 23. All
objections received by the mun-
cipality "whether lacking proper
form or being out of time" will be
considered.

Two options have been ruled
out:

- A moratorium on the new
rates is not possible without leg-
islative amendments, and for
various reasons these are not
practicable, Mr. Kreiner said.
- Even the concessions the

council hoped to give pensioners,
by raising the cut-off points be-
low which one qualifies for re-
bates, are not permitted in law.

- Reacting to the development,
Camps Bay Action Group chair-
man Mr. Carl Meyer said the move
would strengthen the resolve of
residents from Camps Bay, Bak-
oven and Clifton to form their
own local authority.

A host of ratepayers from areas
ranging from Steenberg to the
Bo-Kaap have objected to the
new rates and have vowed to con-
tinue paying the old rate until a
"democratic" council has been
elected by "all ratepayers".
Newlands, Claremont, Trovato
and Rondebosch ratepayers —
who have formed the Southern
Suburbs Ratepayers Group —
have called for the immediate
resignation of all councillors
supporting the increase.

New motion to get rates revoked

Municipal Reporter

SEA POINT councillor Mr Chris Joubert is going to take another crack at the new rates in the hope of getting them revoked

He has given notice to the city council that he will put a motion on the agenda of the meeting at the end of this

month. (124) AT 16/9/93
It says that the executive committee should be asked to investigate, as a matter of urgency, "whether the 1990 valuation roll was compiled strictly in accordance with the relevant legislation", and to report back to the council as soon as possible.

He explained that if the

proper procedures and criteria had not been adopted, it might still be possible to charge rates on the same basis as last year.

Valuers were supposed to take into account prices over the preceding five years, and they should also consider whether prices had been affected by "extraordinary cir-

cumstances of a temporary nature", such as the ability of foreigners to buy property in South Africa on favourable exchange rate terms

Exco chairman Mr Louis Kremer said yesterday that he did not have a problem with Mr Joubert's motion at all

"I will not oppose it," he said

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New rates plan

Professor's proposal is simpler and cheaper

(121)

ARG 18/9/93



MODEL YANK: Close your eyes and you will be forgiven your confusion when Dominique speaks — Cape Town Yank Capetonian, born and bred, she spent three years at a finishing school in Milwaukee, Wisconsin, and has been home for a year. Dominique, 19 next week, is an airline ground hostess and also a teacher at the Wynberg branch of the Figures School of Modelling and Deportment

Picture BRENTON GEACH Weekend Argus

■ In response to the quantum leap in rates, Professor Dereck Sparks of UCT has come up with proposals for a rating system which would greatly ease the burden on householders as long as they hang on to their homes

JEAN LE MAY, Weekend Argus Reporter

CITIZENS of Cape Town are finally telling their city councillors Enough is enough, the handling of the rates issue is the final straw



Professor Sparks

This is because the affordability or otherwise of rates comes very close to the bone for most householders, often being the biggest factor when they make decisions on where to live and on what their living standards will be

And this is what impelled Dereck Sparks, a professor of civil engineering at the University of Cape Town, to put forward innovative proposals for a new property rating system for the city

His proposals were drawn up for the Southern Suburbs Rates Action Group, a feisty new body headed by lawyer David Erleigh. The group is pushing for a referendum to decide whether the area should become a separate municipality, taking in Claremont, Wynberg, Rondebosch and Plumstead as a "viable, composite unit"

Professor Sparks's system is logical, relatively simple, cheaper than the present system and understandable by ratepayers

It would work and, above all, it would be fair. Basically, the method is market-related. Whenever a property is sold, its valuation for rating purposes becomes equal to the selling price

As long as a property remains unsold, its valuation and hence rates on it would increase minimally every year according to an agreed formula

His proposals for commercial property differed from those for residential property

Quarterly surveys published by property brokers, together with the price of office rentals, could be used to value them

Commercial buildings would need to be valued every eight years, said Professor Sparks, but could be updated every year by using the quarterly surveys

The rate per rand of valuation may need to be higher for commercial buildings than those for residential purposes because rates were tax-deductible for business, he said

As for residential property, his proposed system would mean that the valuation changed slowly every year

"There are no quantum leaps in the valuation during the time it is owned by the same person. Any sudden large increase may occur only when the ownership of the property changes"

"This automatically ensures that people in poorer areas will pay lower rates, and the richer areas will pay higher rates"

The proposed system would do away with the need for the valuation of property every five years, he said

"It updates itself — it can be done very simply. Moreover, this method will save the city council R4 million every five years"

Professor Sparks was particularly attentive to the long-term needs of people who live and work in Cape Town and who hope to stay in their homes when they retire

As for the nuts and bolts of the system, it works like this. Using property valuations for calculations on which to base rates, the true selling price as registered at the Deeds Office is used as the rates valuation of the property at the instant of selling

The rates valuation at any other time should be the lower of two values, $V(i)$ and $V(ii)$

$V(i)$ is the initial price paid for the property (as registered at the Deeds Office) after it is increased by 10 percent compound interest a year

$V(ii)$ is the average of the initial price and a current updated valuation by the municipality. When a property is purchased, the valuation by the municipality would be made equal to the purchase price. The municipality could use any reasonable method for the current updated valuation which is to be averaged with the original value

Another advantage of the system was that the valuation of a particular property did not depend on the selling prices of neighbouring properties if the updated value were based on the Consumer Price Index

New rates plan

Professor's proposal is simpler and cheaper

(124)

ARG 18/9/93



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"There are no quantum leaps in the valuation during the time it is owned by the same person. Any sudden large increase may occur only when the ownership of the property changes

"This automatically ensures that people in poorer areas will pay lower rates, and the richer areas will pay higher rates"

The proposed system would do away with the need for the valuation of property every five years, he said

"It updates itself — it can be done very simply

"Moreover, this method will save the city council R4 million every five years"

Professor Sparks was particularly attentive to the long-term needs of people who live and work in Cape Town and who hope to stay in their homes when they retire

As for the nuts and bolts of the system, it works like this. Using property valuations for calculations on which to base rates, the true selling price as registered at the Deeds Office is used as the rates valuation of the property at the instant of selling

The rates valuation at any other time should be the lower of two values, V (i) and V (ii)

V (i) is the initial price paid for the property (as registered at the Deeds Office) after it is increased by 10 percent compound interest a year

V (ii) is the average of the initial price and a current updated valuation by the municipality. When a property is purchased, the valuation by the municipality would be made equal to the purchase price. The municipality could use any reasonable method for the current updated valuation which is to be averaged with the original value

Another advantage of the system was that the valuation of a particular property did not depend on the selling prices of neighbouring properties if the updated value were based on the Consumer Price Index

Self-help homes check violence

Business Editor

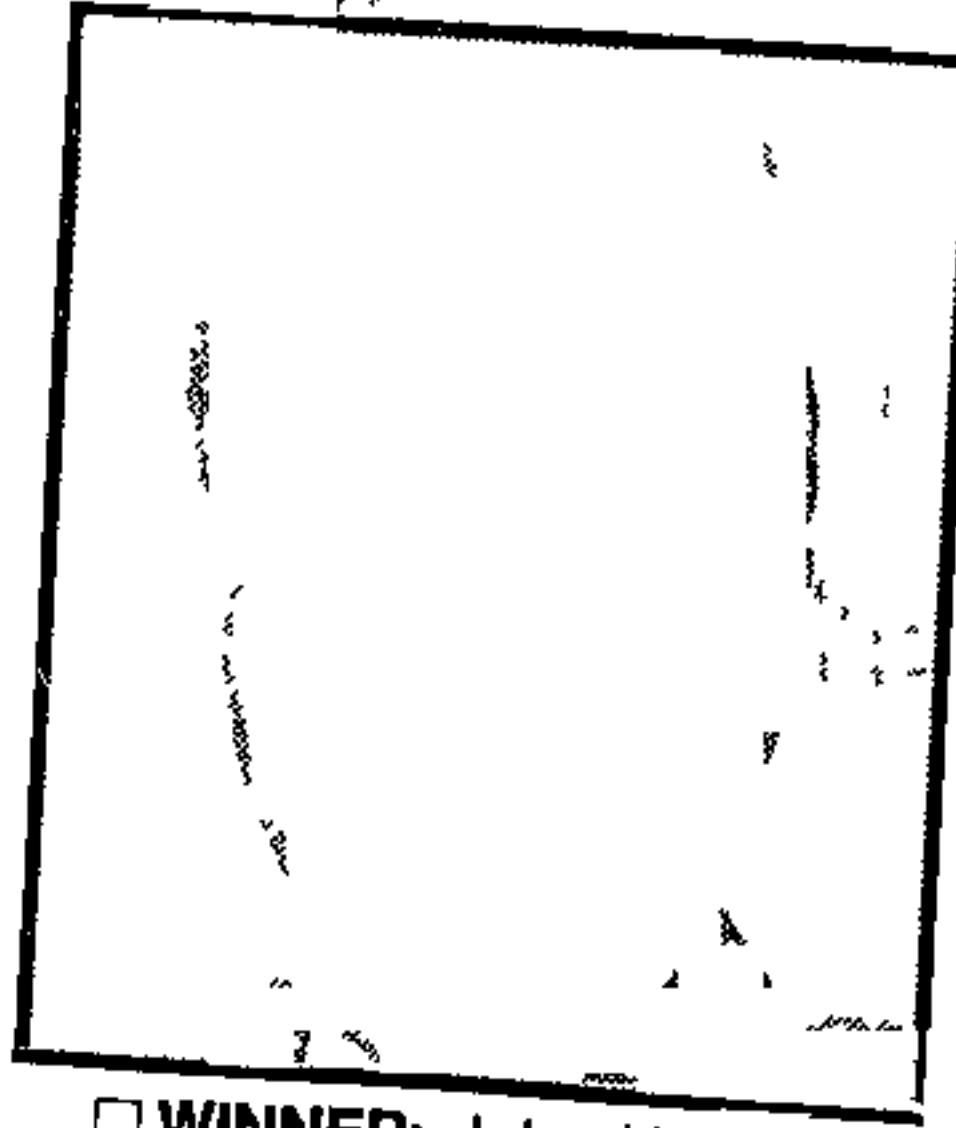
HOUSING initiatives based on the self-help model are seen as a powerful counter to the violence gripping South Africa

This was said when Mr John Hopkins, the House of Representatives' deputy director of housing, was named Housing Person of the Year the by Western Cape branch of the Institute for Housing

Mr Hopkins, who pioneered the department's self-help housing model, received the Sappi Western Cape Housing Person of the Year Award in recognition of his dedication and leadership in the development of self-help housing

More than 18 000 families have been guided and assisted in building their own homes through the self-help scheme over the past 10 years, the award ceremony was told in Cape Town

The Person of the Year award citation of Mr Hopkins says "His innovative approach



WINNER: John Hopkins

to self-help housing has resulted in many people, who had not recognised their abilities, realising their dream of acquiring quality and affordable housing

"In developing skills and encouraging self-confidence, he has contributed to the development of communities with an improved quality of life"

As deputy director of housing in the House of Representatives administration, Mr Hop-

(124)
kins guides the management of 200 self-help housing schemes throughout South Africa.

Accepting the award, he said an effect of the concept was that a community of receivers had become a community of achievers

By continually upgrading their homes as time and resources permitted, the owners increased their asset value "The end result is a stable community with pride in its environment," Mr Hopkins said

Experience had shown that people living in quality homes were happy and productive — particularly when they had built the homes themselves

Violence was non-existent in self-help projects, as homeowners took pride in what they had created

Mr Hopkins added that the philosophy behind the scheme was the need to provide affordable, upgradable homes designed for extension as time and finance allowed

City council can't reverse rates hike

Staff Reporter

THE city council cannot reverse its controversial decision on new rates structures for home-owners and submit to calls for a moratorium

This was announced yesterday by exco chairman Mr Louis Kreiner as the row took another turn

The move follows Monday night's statement by Western Cape DP leader Mr Hennie Bester after a meeting between the DP and its council caucus that the council would "certainly" back down

Mr Kreiner said exco would today meet Cape Administrator Mr Kobus Meiring to discuss the relevant municipal and valuation ordinances "These ordinances effectively prevent the council from taking dramatic action," he said DP caucus leader Dr John Sonnenberg said proposals to soften rates increases of up to 300% were put to exco following a "tidal wave of public outrage".

Special fund

But Mr Kreiner said unless the law was changed "the council cannot legally declare a moratorium"

Exco will recommend at this month's council meeting that a special fund be created to assist those pensioners hardest hit by increased rates

A spokesman for the Administrator said that Mr Meiring lacked the authority to change an ordinance but "believes there are ways to get around the ordinances and alleviate the problem"

Newlands Ratepayers' Delegation spokesman Mr Dave Erleigh last night said ratepayers from the "greater Claremont" area had joined forces to launch the Southern Suburbs Ratepayers' organisation, which would call for urgent meetings with mayor Mr Clive Keegan and Mr Meiring.

Over 30 representatives from Cape Flats' ratepayers associations, civic and labour organisations and businessmen, said last night they were outraged by the DP caucus' decision as this meant the poor would continue to subsidise affluent ratepayers

Gold, rand values down

GOLD bullion tumbled to a \$351.55 close in New York last night, dropping \$12 on Monday's trading levels

The finrand lost eight cents to the dollar to close at R4.81/\$ from Monday's R4.73

And the commercial rand crossed into dangerously low territory at R3.4045 to the dollar

The recent softening of the gold price was reflected in a further fall in SA's critical gold and foreign exchange reserves But a glimmer of good news offered some relief — new car sales rose 15% and business confidence registered a fillip

CT 8/9/93
● Full reports — Pages 8 and 9

SA poised to press Sri Lanka

From NEALE EMSLIE

COLOMBO. — South Africa fell 20 runs short of their target of 300 by the end of play on the second day of the second cricket test yesterday.

But skipper Kepler Wessels was satisfied with their progress. "We'll be able to put the pressure on the Sri Lankans tomorrow," he said

South Africa has eight wickets in hand and a lead of 102.

● Runs pile up — Back Page

Group to boycott mayor's meeting

CLIVE SAWYER
Municipal Reporter

THE Camps Bay Action Group will boycott Wednesday's City Hall meeting for ratepayers called by mayor Clive Keegan.

Spokesman Carl Meyer said the group did not recognise Mr Keegan as mayor.

Mr Meyer said Mr Keegan had no right to decide on the agenda of the meeting.

He rejected the decision to invite all Cape Town residents to the meeting, saying it should be for ratepayers only.

"This is a fight between the ratepayers and the city council," Mr Meyer said.

He said broader issues, including the future makeup of local government, should not be on the agenda.

"It will be impossible to have a serious discussion of that because it is too big a topic."

Members of the action group, formed to fight the valuations issue, would be allowed to go to the City Hall meeting as individuals but the group would not take part officially.

Mr Keegan said he was not prepared to chair a meeting which was for white ratepayers only.

He found it surprising that Mr Meyer did not want constitutional issues on the agenda.

"Time and time again he has abused me publicly about constitutional negotiations"

It would be inappropriate to keep the future of local government off the agenda at a time when the Cape Metropolitan Negotiating Forum was due to be launched.

Ratepayers from Newlands and Claremont, who asked for the meeting, asked for constitutional matters to be on the agenda, Mr Keegan said.

Separate charges (24) 'unfair' (124)

ARG 21/1/93
CLIVE SAWYER
Municipal Reporter

SEPARATE sewerage and refuse removal charges will be beyond the means of the poor, says a report by the city treasurer and engineer.

The executive committee was told today that separate charges could be justified on "economic, technical, academic and equitable grounds".

But the impact on the poor and uncertainty about tariffs in a future metropolitan government cast doubt on whether the council should go ahead with an expensive probe into separate charges, exco was told.

The report said refuse collection and sewerage in less affluent areas were subsidised by rates income from wealthier parts of the municipality.

It might be unfair for one part of the community to subsidise another, but the economic impact on those who could least afford the charges had to be considered.

City treasurer Eddie Landsberg and city engineer Arthur Clayton said Cape Town was one of three South African cities that included sewerage and refuse charges in rates bills.

Most councils in the Cape Town metropolitan area levied separate charges.

● Electricity arrears owed to Cape Town City Council totalled R44,5 million in July, said Mr Landsberg. Some R16,9 million was owed by Langa and Guguletu residents.

Arrears had risen by 29 per cent in the past year. About 8 500 supplies were disconnected in July and August.

R15m owing in city rates

(124)

By CLAIRE BISSEKER

MUNICIPAL rates payments are more than R15 million in arrears, the Cape Town City Council admitted yesterday on the eve of tonight's showdown between the mayor and irate ratepayers.

And as the rates crisis deepens, the council also revealed a huge increase in the city electricity account debt, which now stands at R45m — an increase of R1,6m in the last month alone

But city treasurer Mr Eddie Landsberg, speaking from home last night, could not say if the rates arrears figure was "normal" or if it had been caused by people withholding rates in protest against the recent increase

Also, at an all-day meeting yesterday, the council's executive committee decided not to pursue a proposal that sewerage and refuse collection charges be separated from monthly rate bills

The Civic Rates Action Committee, incorporating 14 Cape Flats

Mayor in showdown tonight

residents' associations, announced yesterday that they would boycott tonight's meeting in the City Hall, where mayor Mr Clive Keegan will face ratepayers. They said their decision was prompted by the "contemptuous manner" in which exco had treated the organisation, by refusing to respond to its demands or attend its meetings

At tonight's meeting the Southern Suburbs Rates Action Group and several Atlantic seaboard ratepayers' groups will demand that Mr Keegan and the entire exco resign

Green and Sea Point Ratepayers' Association chairman Mr Mike Stavropoulos said yesterday

CT22/9/93
that Mr Keegan was "suicidal" in calling a meeting where he and exco would be subject to abuse from irate citizens

Both the Camps Bay and southern suburbs action groups intend to call for Mr Keegan's replacement as the meeting's chairman by a "more neutral" candidate

Mr David Erleigh, Southern Suburbs Action Group spokesman, said "Rates are the crisis of the day. A solution has to be found but exco has failed to find it. The blame lies squarely at their feet and we will demand their resignation. We must have a fresh slate"

Mr Erleigh will call tonight for a referendum on creating a separate municipality in the greater Claremont area and believes the secessionist motion will receive "overwhelming support"

Ratepayers' outrage had been further fuelled by the council's "autocratic" move to exclude ratepayers' organisations from the Cape Metropolitan Negotiating Forum, he said

Supreme court to rule on rates

DP move

(From Page 1)

implications of the valuations
Mr Wienburg said he would move a motion of exigency at Tuesday's council meeting to form a council sub-committee on a new valuation system

This committee should hear evidence from UCT professor Dereck Sparks on an alternative valuation system — reported in The Argus last Wednesday — and should take into account the Steyn Commission proposals

Mr Bester said while there had been "fundamental flaws in the procedures" used in the 1990 valuation, there was no evidence of a lack of good faith by an council official or office bearer

Valuations and the future of local government will be key issues at tonight's meeting, called by mayor Clive Keegan as an open forum to discuss the crisis of confidence in the running of the city

While Atlantic and southern suburbs lobbyists are hoping for a huge turnout of supporters, the Cape Flats-based Civic Rates Action Committee said it would boycott the meeting

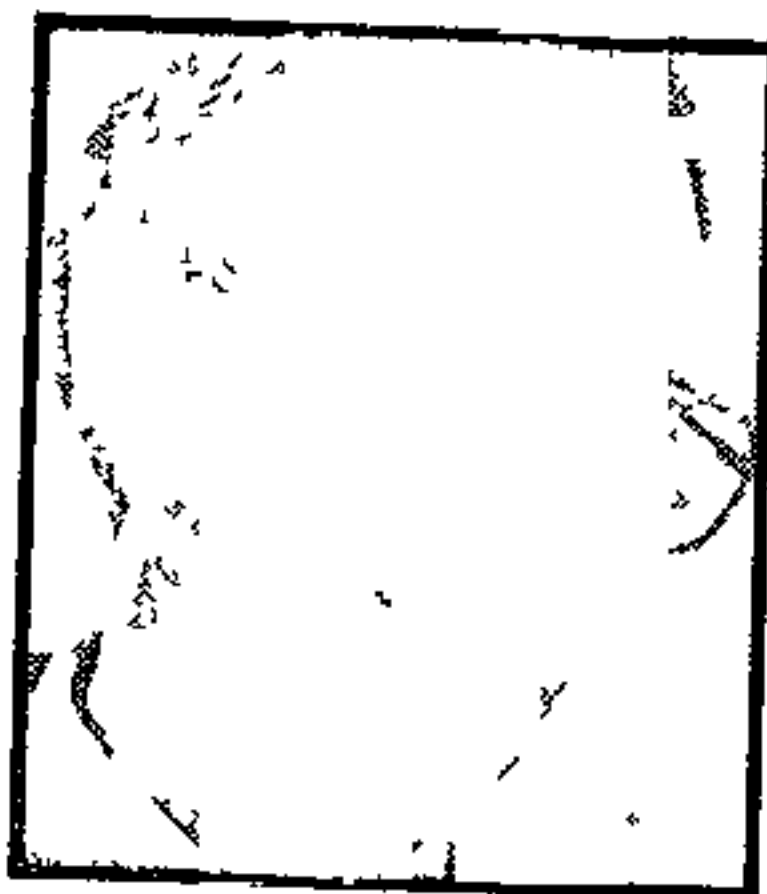
City treasury figures indicate that rates arrears have topped R15 million

Motions to be put by the southern suburbs action group include

- A new council exco should be elected because of the committee's failure to anticipate the valuations crisis and act timeously to probe and implement alternatives

- A referendum should be held among all adults in the Cape Town municipality on constitutional issues

- A referendum should be held in wards 11, 14 and 15 — Rondebosch, Newlands, Claremont and Wynberg — on whether to form an independent local authority



HENNIE BESTER

CLIVE SAWYER Municipal Reporter

THE Democratic Party is to make an urgent application to the Cape Supreme Court to declare the new valuation roll null and void because of alleged procedural errors in drawing it up.

Regional leader Hennie Bester said lawyers had been told to prepare papers to halt the roll before valuation courts begin sittings tomorrow.

There were "fundamental flaws" in valuation procedures, he said. While the order would mean reverting to the 1979 roll, this was not an acceptable long-term solution.

The party would ask the Cape Metropolitan Negotiating Forum and the Provincial Administration for talks on an amendment to the valuation ordinance to create a sound long-term basis for local government finance.

The move comes as ratepayers' anger was set to rise to the rafters of the City Hall tonight amid calls for a new executive committee, a referendum on future local government and rejection of new property valuations as unlawful.

At a DP press conference today, council caucus leader John Sonnenberg called on exco to contribute to, or pay the full cost, of the court application.

Mr Bester said a new valuation ordinance was withdrawn at a meeting of the parliamentary standing committee on local government on Monday at the request of the DP, to allow wider consultation on a new system of local government finance.

The court action was welcomed by Southern Suburbs Rates Action Group chairman David Erleigh and Green Point and Sea Point Ratepayers and Residents Association chairman Mike Stavropolous.

Mr Erleigh said the DP had taken the initiative where the council exco had failed to use its "enormous" legal and research base.

Councillor Arthur Wienburg, who attended the press conference announcing the court action, said exco should pay the costs of the application.

In paying more than R180 000 for a public relations campaign about the valuations, exco had tried to "justify the unjustifiable".

He accused exco of failing to fully inform councillors of the

(To page 8, col 8)

Defiant Kreiner's answer to ratepayers

ARG 23/9/93 124
CLIVE SAWYER, Municipal Reporter

DEFIANT executive committee chairman Louis Kreiner has rejected a motion passed at the stormy City Hall meeting calling on exco to resign

He dismissed arguments by angry ratepayers that exco should take responsibility for the valuations row, and for an alleged failure to properly inform council of the implications of the new roll

Mr Kreiner told The Argus today accepting the new roll had been a decision of the full council

It was not clear what ratepayers had wanted when they called for exco to resign

"Do they want us to resign as the executive committee and remain as councillors, or do they want us to resign as councillors?"

"If they want us to quit as exco, we already have one vacancy with Leon Markovitz's resignation and we would have to find four more people able to take on a full-time job

"If they want us to resign as councillors, that would mean five more vacancies on a council already three short

"Putting the blame for all ills at the door of exco is wrong — the whole council is accountable," said Mr Kreiner

He also rejected motions calling for referendums on the constitutional future of metropolitan and local government in Cape Town

The timing was wrong because of imminent change, and referendums would cost too much

Ratepayers should make their voices heard at the Cape Metropolitan Negotiating Forum

"A referendum is simply not practical"

Mr Kreiner said any result of the motion calling for a provisional 10.5 percent across-the-board increase to valuations would depend on the outcome of a Democratic Party court action to overturn the new valuation roll.

He said issues raised at last night's meeting would be discussed at an exco meeting on October 7.

Mr Kreiner said last night's meeting was "tamer" than he had expected

Response had been poor considering the advance publicity "There were 500 people there — there are 130 000 ratepayers in Cape Town"

● See pages 4 and 12

Exco head Kreiner 'must resign'

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□ Councillor Wienburg to propose motion

CLIVE SAWYER
Municipal Reporter

DISSIDENT city councillor Arthur Wienburg is to propose a motion of no confidence in executive committee chairman Louis Kreiner at next week's council meeting.

The motion, to be debated in open council, proposes that the council request Mr Kreiner to resign over his handling of municipal affairs.

Legally — even if the motion is approved — Mr Kreiner will not be forced to resign.

Mr Wienburg said Mr Kreiner had been in office for a year and had not stuck to undertakings made at a public meeting in the City Hall a year ago today.

These undertakings were to be firm with trade unions, promote better communication with ratepayers — and that last year's public meeting would not be the last.

Last night's City Hall meeting was called by Mayor Clive Keegan.

Mr Wienburg said Mr Kreiner had acknowledged last year "how much heat the chair generates" and that he would not get a second chance.

"The question is simple have things in the city council improved or deteriorated in the past year? The overwhelming majority of citizens of Cape Town will say things have gone from bad to worse," said Mr Wienburg.

Asked why he wanted the chairman of exco to resign rather than the whole committee, Mr Wienburg said it was customary for the heads of legislative bodies to accept political accountability.

"Prime Ministers and leaders of the opposition resign without everyone else going at the same time

Mr Wienburg said Mr Kreiner had failed to show leadership of exco.

He said the motion was not motivated by a personal dislike of Mr Kreiner.

"While it is common cause he and I do not see eye to eye, can anyone refute the facts I have mentioned?"

Mr Kreiner said: "I am chairman of the executive committee and I do not take decisions on my own — the whole rates issue decision was by the full city council and not Louis Kreiner."

He said Mr Wienburg's motion was "personal".

"It is well known he and I do not speak to each other. It is just pique." Mr Kreiner said he had addressed every issue he named at last year's meeting.

"I have been firm with trade unions. I have motivated staff by giving them awards for exceptional services and the committee on Tuesday unanimously voted its confidence in me."

The motion was "just public relations for Arthur Wienburg."

Mr Kreiner said Mr Wienburg had a history of being "anti" the chairmen of the executive committee.

In their turn, Dick Friedlander, John Muir and Bill Peters had been on the receiving end of Mr Wienburg's criticism.

"I have never in my years on the council heard from (Mr Wienburg) any positive suggestion to the benefit of the council."

"As far as ratepayers are concerned, he has burdened staff with questions which have cost tens of thousands of rands."

Mr Kreiner said staff had complained they could not do their jobs because of Mr Wienburg's questions and "demotivating criticism."

Ratepayers jeer Keegan and call on exco to stand down

□ Voting on autonomous local councils demanded

(124) ARC 23/9/93

CLIVE SAWYER
Municipal Reporter

A RAUCOUS City Hall meeting voted to oust the city council executive committee — but stopped short of asking all councillors to resign

Mayor Clive Keegan who called the meeting to discuss property valuations and rates increases, the future of local government and broader issues, was heckled and jeered by an audience of about 700 when he opened the meeting last night

There was laughter when he said the meeting was not a mere public relations exercise

Executive committee chairman Louis Kreiner said his committee would back a Democratic Party court bid to overturn the controversial new valuation roll — but that was not enough to placate angry ratepayers, who voted

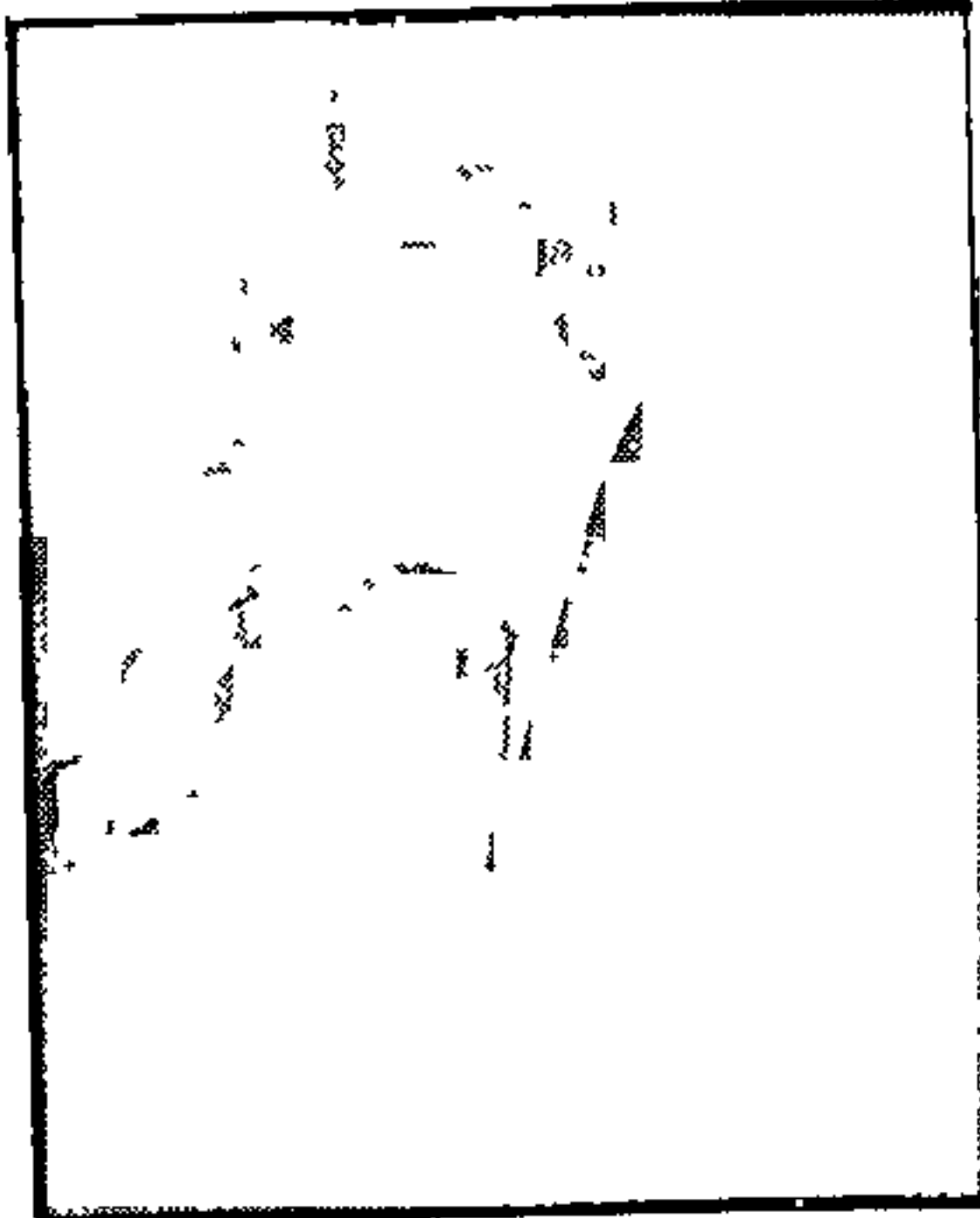
- To call on exco to resign
- That 1992 rates plus 10,5 per cent should be paid in lieu of new rates
- That the council had no mandate to impose "draconian" taxation
- That the council had no mandate to enter into forums on the future of local government
- For a referendum among all adult citizens of Cape Town on whether to have a metropolitan council elected by proportional representation, or local councils and coordinating metropolitan
- A referendum on autonomous municipalities for Newlands, Rondebosch, Wynberg, Claremont and the Atlantic suburbs

A motion by Jeff Wittenberg of Muizenberg that all councillors resign was defeated

Mr Wittenberg said the council had no mandate to put Cape Town under the domination of people who arrived yesterday and are living in Khayelitsha

His calls drew protests about racism from the audience

Town Clerk Keith Nicol gave a



EMBATTLED: A pensive mayor Clive Keegan, who tried to act as a neutral chairman of the turbulent City Hall while being jeered and heckled

detailed presentation on the background to the valuations, but the audience objected to the giving of presentations by officials who did not make policy decisions

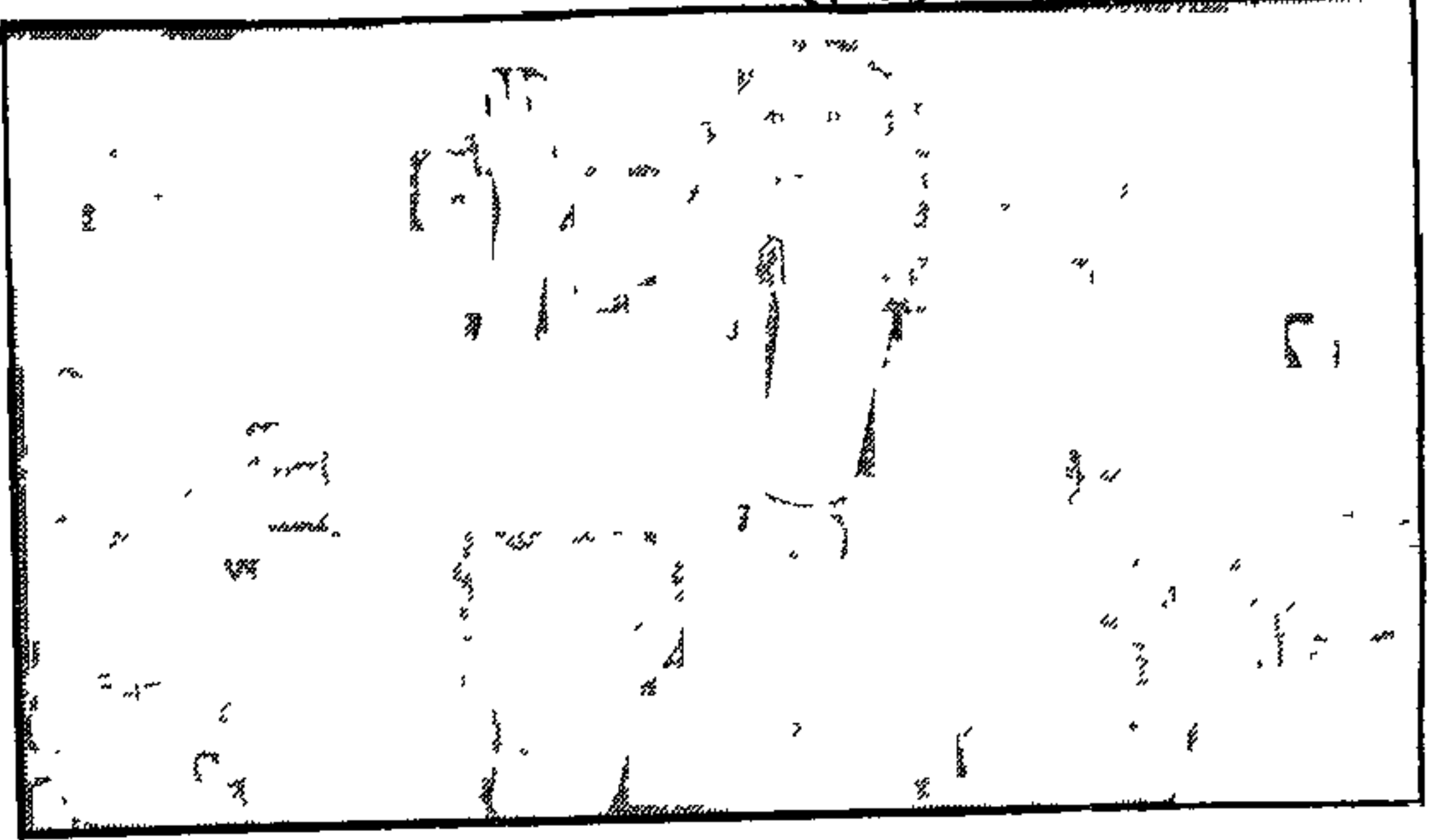
There was laughter when Mr Nicol said the new valuation was not because the city council wanted more money while City Treasurer Eddie Landsberg told a questioner that rates income was R460 million last year and would rise to R465 million this year

When slow clapping interrupted Mr Nicol's presentation, southern suburbs rates action group chairman David Erleigh said he disassociated himself from the behaviour of the audience

Mr Nicol said interim rates relief measures to be considered by the council included allowing ratepayers who had objected to their valuations to make part payments

But there was a howl of protest when Mr Nicol said interest would be due on late payments

Proposing the motion that exco resign, Mr Erleigh said it had failed to take positive action to avert the valuations crisis



Pictures OBED ZILWA The Argus

GO GO GO! At a foot-stomping, slow-clapping meeting, this ratepayer added her voice to calls for city councillors to resign



REBELS: Southern suburbs ratepayers action group chairman David Erleigh, centre, and Green and Sea Point Ratepayers and Residents Association chairman Mike Stavropolous, unite in calls for rates relief and referendums on suburban independence

Under public pressure, exco had resorted to an expensive public relations exercise instead of calling a public meeting

The alternative method of valuation proposed by University of Cape Town professor Dereck Sparks would cost less, be up-to-date, and would be based on market values, Mr Erleigh said

Calling for a city-wide referendum on constitutional issues, Mr Erleigh said the council's mandate

was stale

DP caucus chairman Norman Osburn said grounds for the party's Supreme Court bid to have the 1990 valuations declared null and void included alleged failure by valuers to inspect each property in person

● Mr Kreiner said motion passed at the meeting would be discussed by exco as soon as possible

● Exco head Kreiner 'must resign'

Rates Drama

Council to back court action



124
FACING THE RAGE
Mayor of Cape Town Mr Clive Keegan



RATEPAYER ANGER... Ratepayers at a rowdy meeting in the City Hall called to debate the increase in rates, last night jeered and heckled the Mayor, Mr Clive Keegan and voted for the City council's executive committee to resign
Pictures Alan Taylor

By PETER DENNEHY and ANDRE KOOPMAN
THE city council will back a bid in the Supreme Court to overturn the controversial new rates system, executive committee members said at a rowdy meeting in the City Hall last night.

The new system was imposed by the council in July. The council would probably pay part of the costs. Mr Louis Kreiner, Exco chairman, confirmed after the meeting, which was called by the mayor to discuss ratepayer rebellion against the new rates.

Mayor Mr Clive Keegan faced a barrage of heckling from about 500 ratepayers after starting his speech. He was heckled and jeered throughout the meeting in which there were repeated calls for his resignation.

Mr Norman Osburn, chief of the DP caucus in council, said the system of determining rates — imposed by pro-

vincial ordinance — was "immoral and indefensible".

The DP caucus — which dominates the council — wanted to join the Supreme Court action as co-applicants "so that we can stand together to fight the system" of valuations which he blamed for the rates debacle.

The caucus was confident

DP FILES URGENT COURT ACTION

See PAGE 3

that a more equitable system of evaluation could be found.

After this Mr Kreiner told the meeting Exco had in fact normally discussed the application and would support the application.

He said after the meeting that council would be amenable to paying its share of the costs of the court application — probably half — but this had yet to be discussed.

Mr David Erteligh, chairman of the Southern Suburbs Ratepayers' Committee, was loudly applauded during his hard-hitting speech, especially when he called for the Exco to resign.

This call was supported by foot-stomping and sustained clapping and received unanimous support.

His other motions received unanimous acceptance, except for one man who said he felt privileged to live in Camps Bay and was happy to pay a 100% increase to support the poorer people of the city.

- The motions were that the council should undertake to:
- Support a legal challenge to the new valuations, and pay its costs
 - Restrict rates increases to last year's rates plus a maximum of 10%
 - Stop purporting to represent ratepayers at the local negotiating forum
 - Hold a city-wide referendum to determine whether ratepayers want a metropolitan council or local authorities with a co-ordinating body
 - Hold a referendum in the Rondebosch/Newlands/Lansdowne/Claremont/Wynberg area "with a view to establishing an independent municipality"

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City townships get lights boost

(124)

CT 23/9/93

By ARI JACOBSON

NINETY five percent of Cape Town's townships will be electrified by 1995, and this will lead to a "significant" increase in black disposable incomes by decreasing energy costs, it was revealed yesterday.

Eskom's Western Cape manager, Mr Ronnie Kingwill, speaking at an Eskom conference in the Cape yesterday, said Guguletu, Nyanga and Khayelitsha would "almost all" be electrified by the end of 1995.

This reflected a further 12% increase in houses that would be electrified in this period and was equivalent to about 43 500 more houses.

He added that electrification would "decrease energy costs and so increase disposable incomes" by doing away with the antiquated yet costly use of paraffin and wood.

'95% to be electrified by 1995'

"It's not as much as a 50% saving but it is a significant reduction in a black household's energy bill."

Commenting on trends, Mr Kingwill said that judging by the increase in electrification demand in the townships there had been a noticeable increase in "the use of appliances".

"Township residents have also started to increase consumption through the electrification of small businesses."

The conference heard from Eskom's national development manager Mr Piet Steyn that small black businesses will receive an additional R6 million in 1993 through Eskom's policy of giving work to small black companies such as cleaning and computer firms.

Mr Steyn said this would "generate economic activity" in the townships and the black entrepreneur was responding and "producing the goods".

He said Eskom's drive to uplift the townships was "successful and would continue to grow".

But he warned that "a country cannot deny inputs to certain people for so many years and then expect immediate outputs".

"However the black entrepreneur has the talent — all he needs is the access to skills and resources."

Mr Steyn said that the higher the level of skills on display, the greater the business opportunities.

Boycott call has little impact

By PETER DENNEHY

(124) CT 24/9/93

DESPITE calls to boycott rates, the amount of rates income flowing into the Cape Town City Council coffers each month has stayed roughly the same during the change-over from the old valuations to the new

This was confirmed yesterday by a council official who is not allowed to be quoted. He referred the Cape Times'

question to deputy city treasurer Mr Ron Grace, who could not be contacted.

The official, who could not provide specific figures, said that the July and August monthly rate-payment income had not tailed off.

The city council is understood to collect about R24m a month in rates. Another council official disclosed yesterday that there are close to 12 000 objections to the new rates valuations.

It is thought that it will take two years for the valuation courts to rule on all the objections. Hearings begin in October.

The council has started trying to settle some of the objections out of court.

● Mr David Erleigh, chairman of the Southern Suburbs Ratepayers yesterday said he believed a call for a boycott had lowered the number of people who attended a rates protest.

By MAGGIE ROWLEY
Property Editor

Recession gnaws at Knysna house prices

DEVELOPERS in Knysna have had to drop prices of new homes by up to 10% in recent weeks, says Duncan Simpson of De Huizemark.

Reduced turnover levels from those of 18 months ago had forced the town's residential developers to cut margins to maintain turnover patterns, he said.

There was still activity in the second hand house market, but this too had slowed and prices and demand in the luxury R1m plus market had softened substantially.

Simpson said that since the directive from developers to agents a few weeks ago to drop prices, demand had picked up substantially particularly in the middle income bracket.

The greatest demand was for housing up to R500 000.

He said most buyers in the area were those relocating to Knysna. The holiday home purchasers had been "few and far between".

"We know this due to the interest

being expressed to purchase businesses in the town.

"It has all been a matter of affordability and the depressed property market countrywide. People selling property elsewhere who are unable to get their price just can't afford to buy in Knysna where prices tend to be higher than most other areas in the country."

Chick Ramsay, MD of De Huizemark in Knysna said however there was no easing in new residential developments and land for new development projects was still being "snapped up".

He said a recent trend being supported strongly by Transvalers was the selling of stands in group housing schemes by developers with building on having to be undertaken by the buyer within a few years.

He added that two commercial developments were in the pipeline.

124 CJ 24/9/93

Civics boycott Keegan's meeting

South, 24/9 - 28/9/93

By Quentin Wilson

124

RATEPAYERS on the Cape Flats will boycott the emergency meeting called by mayor Clive Keegan for Wednesday night and plan "other forms of protest action" against the rates and valuations increases

This is according to Mr Ismail Saban, one of the co-ordinators of the newly formed Civics, Rates Action Committee (CRAC) which represents 19 civic organisations

Said Saban. "The mayor, who does not represent us anyway, has no power to do anything about the rates increases. That is in the hands of council.



CLIVE KEEGAN

"He is clearly trying to appease white ratepayers and we do not want to give any credibility to the meeting"

Instead, CRAC is organising a mass meeting of Cape Flats residents for Tuesday September 28 where other forms of protest action are to be discussed

"There we want to hear from residents what they want to do — we have heard suggestions of withholding rates payments and

that, for example, must be taken further.

"We will, in all probability, be announcing a march at the meeting," Saban said.

Tuesday's meeting is to be held at the Athlone civic centre at 8pm

RATES *Fm 24/9/93*

Opting to go it alone

White Capetonians, angered by substantial increases in property rates and fearing a nonracial metropolitan authority, prepared this week to Balkanise the city but affluent suburbs' demands, to be able to form their own municipalities, are not likely to succeed. Local government is entering a stormy transition during which the focus will be on power in larger metropolitan councils, not small autonomous authorities. *(124)*

Cape Town's new mayor Clive Keegan and the city's executive committee members were due to face ratepayers at a public meeting this week. Calls for their resignations were expected but were not likely to be heeded.

The rates row follows a revaluation of property in the city for the first time since 1979. In terms of the new valuation roll, the values of most dwellings shot up, in line with market values, but some commercial and industrial values decreased. The average rates increase applicable from July was 80%. Some increases were far higher.

Justifying the drop in commercial and industrial rates, the council argued that for years nonresidential property owners, who

Fm 24/9/93

do not qualify for a rates rebate, had subsidised the residential rates account.

Councillor Leon Markovitz, who represents nonresidential property owners in the city centre, says nonresidential rates in Cape Town are among the highest in SA and are discouraging development and investment in the city.

He warns that unless this changed, many businesses would move north to areas bordering the city such as Bellville, Parow and Goodwood. *(124)*

The council has clearly under-estimated the reaction of usually placid whites to the rates issue. Complaints are not centred on the new valuations, most of which are still below market levels, but on the way in which the council dealt with the issue.

Ratepayers say there should have been regular valuations since 1979, especially as it was well known that the property market was booming. The council could also have eased the impact of the higher values by gradually changing the rates ratio between residential and nonresidential properties over the next two to three years.

Thus far attempts to deal with the crisis have come to nothing. DP regional leader Hennie Bester (the council is controlled by the DP) suggests that rates should revert to previous levels plus 10,5% but it was discovered that council has no authority to change rates once they are agreed.

The council also turned to Cape Administrator Kobus Meiring but was told there was little he could do.

Ironically, the increased values do not mean a substantial increase in rates revenue. The rate payable on residential property has been decreased from 5,82c to 1,13c including a 35% residential rebate. The rate for commercial and industrial property has been decreased from 7,86c to 1,74c. Ratepayers will thus be paying a lower rate but on far greater values. Rates income for the current year is budgeted at R465m. Last year it was R415m.

The focus of the complaints seems to be that the rates burden has been shifted towards high-value residential areas along the Atlantic coast and in the southern suburbs, while the rates payable by many property owners in less affluent suburbs and by business and industry have either decreased or increased only marginally.

The only concessions available are for elderly people with incomes of less than R1 100/month whose properties are worth less than R160 000. However, the council says it will respond sympathetically to cases of genuine hardship and has undertaken not to throw anyone out of their homes.

One benefit from the crisis is that it has focused attention on the inadequacy of property rates as the major contribution to municipal finances.

A more equitable system will need to be implemented to cope with the massive demands that will be placed on limited financial resources by the emerging nonracial local authorities. ■

Noordhoek seeks rates system

Municipal Reporter

WHILE thousands of rate-payers in Cape Town want property-based rates to be replaced by a "pay only for services" system, Noordhoek residents who are already in that supposedly fortunate situation now want a rates system.

For years after the Cape Divisional Council was abolished in

1987 and the Regional Services Council was formed, Noordhoek was not represented on any council, and its residents no longer had to pay rates

Like parts of Philippi and Schaapkraal near Ottery, its local authority status was "rural", and eventually it was represented on a rural council — the only type of local authority

which may not levy rates.

The RSC provides certain services like refuse or sewage removal, and those who enjoy the benefit of these must pay for each service.

Mr John Cannan, chairman of the Noordhoek and District Civic Association, explained that there were disadvantages to the rural status. One of these was

that Noordhoek had no real say over the budget for its area.

"Also, we don't think we can remain a rural area for much longer. We will be part of a Southern Peninsula Local Authority, and we would like to negotiate our own way in there, rather than leave that to the RSC or anybody else."

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Knives out for exco's Kreiner

CT 25/9/93 (25)
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Municipal Reporter

THE knives are out for Cape Town City Council executive committee chairman Mr Louis Kreiner for his handling of the rates controversy.

He said yesterday that a motion of no confidence in him had been placed on the agenda of Tuesday's council meeting by Mr Arthur Wienburg.

And Mr David Erleigh, chairman of the Southern Suburbs Ratepayers, has called on the DP to expel Mr Kreiner from the caucus and suspend his DP membership.

Mr Kreiner said yesterday that he had not been "trying to be defiant" of ratepayers when he had expressed his personal opinion that his remaining committee members were not likely to resign.

He had done this soon after a motion calling on them all to resign was passed unanimously at a meeting which the mayor, Mr Clive Keegan, called in the City Hall on Wednesday night.

Mr Keegan said yesterday he found it disturbing that Mr Kreiner "so vehemently" dismissed resolutions taken at the meeting of about 500 ratepayers in the City Hall.

Mr Kreiner said he did not wish to be drawn into a confrontation with the mayor through newspapers.

"If he was unhappy about what I said, he should have discussed it with me personally, before talking about it to a newspaper."

Mr Keegan declined to comment any further on the matter yesterday.

Bus: Council 'not harsh'

Municipal Reporter

COUNCILLOR Ian Iversen, chairman of the utilities and works committee, took issue yesterday with Teleletters callers who criticised the council for dealing "unduly harshly" with the bus drivers' blockade of the central city, compared to its dealings with the taxi drivers last week.

Tuesday's bus drivers' blockade was a reaction to violence directed against bus drivers during the taxi strike. One driver had been killed.

Mr Iversen said at the taxi blockade 68 people had been arrested and many taxis removed from Strand Street. The next day four more drivers were arrested.

Grabouw building plan under fire from ANC

A SCANDAL involving alleged gross mismanagement of thousands of rands in building material has gone sour for a town council housing scheme in Grabouw

Police have been called to investigate the municipal self-help building scheme and the African National Congress has demanded the council's resignation

The housing scheme in the town's new extension six, which was launched in July last year, was to have provided housing for 75 cash-strapped families

A Weekend Argus investigation established that R127 988,57 worth of building materials had disappeared without any documentary proof that it actually had been given to the self-help builders the scheme was supposed to help

According to Grabouw town clerk Veldor Dudley, owner-builders taking part in the scheme were granted town council loans of R14 000 each to buy building materials

A Grabouw municipal official has resigned and police have been called in to investigate a scandal involving building material worth thousands of rands which has gone missing from a municipal storeroom

DALE KNEEN, Weekend Argus Reporter

They then were supposed to be issued with materials the council had bought on their behalf. Since the project was launched, however, only a few of the houses have been completed

Most builders still needed additional building material, although records show 55 owner-builders were allocated more building material than the R14 000 worth stipulated in their loans

The municipality's new treasurer, Mr D van Heerden, did an investigation into the scheme and discovered 40 of the owner-builders had complained that they had not been given building material allocated to them

In other instances, builders got up to six interior doors, but only

four could be used in the houses. Some were also given eight windows and 140 bags of cement which were not needed

The investigation found council officials bought building materials without the permission of the town treasurer. One of the officials has subsequently resigned

"No record was kept of purchases, receiving stock, allocation of stock and whether stock was handed to owner-builders or not," said Mr Van Heerden in his report

Housing for 17 employees of Apletiser was included in the scheme and they were allocated R284 691,99 worth of building material

Of this amount, the Department of Housing provided R233 160,52 and

a building contractor provided R20 000, leaving R31 531,47 unaccounted for

Grabouw ANC chairman John Michaels called for the resignation of the town council, saying the scheme displayed their inability to govern the town efficiently

"For the past three months, we have been trying to get a commission to investigate the building scheme as we have received many complaints," he said

"We repeatedly questioned the municipality, but they refused to launch an investigation until the new treasurer arrived

"The municipality must be answerable. We are shocked that so much building material has gone missing. The town councillors must resign"

Mr Michaels said it was "shocking" that the council had been informed of possible misappropriation of funds several months ago, but had not acted on the information

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(124)

Unpaid bills: Power to Ikapa cut

Staff Reporter

THE electricity supply to Ikapa Town Council offices was cut off for two days this week when the council could not pay unpaid bills amounting to R800 000

The council had not paid its electricity bill for five months, Ikapa town clerk Mr Deon Adriaanse said yesterday

"Like any black local authority, we face financial problems. Our income from the

(124) CT 25/9/93
community, in the form of rates and taxes, has dwindled away to nothing, and we are relying entirely on the Cape Provincial Administration (CPA) for financial support," he said

"Because many Ikapa residents don't own property, no property tax base exists, nor is there any industry to generate income. We are the victims of apartheid. Ikapa council owes the city council "a

couple of million" for health services, sewage disposal and water bills, Mr Adriaanse added

He added that the council's office staff had expressed concern about job security.

However, the CPA has guaranteed full payment of the arrears, and arrangements have been made with the city council to foot the R800 000 bill

Angry Flats residents launch rates boycott

S Times [C/Metro]

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RESIDENTS of several Cape Flats suburbs are set to start a rates boycott this week

From tomorrow disgruntled ratepayers in Gatesville, Rylands, Hatton Estate, Doornhoogte and Belmore Park will stop paying rates to the city council. Instead, more than 400 ratepayers at a Thornhill Residents' Association meeting on Tuesday this week decided to pay their rates into an accountant's trust fund.

The organisation has written to both Mr Louis Kreiner, chairman of the executive committee, and mayor Mr Clive Keegan, informing them of the boycott decision.

Several other Cape Flats ratepayers' organisations are debating the boycott and it seems likely that many will follow suit. A decision will be taken at a meeting

By NAZEEM HOWA

at the Athlone Civic Centre on Tuesday evening.

Meanwhile, long-standing differences within the Democratic Party caucus of the city council are set to come to a head at a caucus meeting this evening.

High up on the agenda for this evening's meeting is the rates crisis. A motion of no confidence in exco chairman Louis Kreiner — to be tabled at Tuesday's council meeting — is also expected to attract heated debate.

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The two issues are likely to be raised separately, but insiders believe the two are linked.

Of particular concern to several councillors has been Mr Kreiner's hardline approach to criticism of the council's handling

of the rates crisis.

His supporters have accused critics of trying to absolve themselves of blame for a decision they were party to. They argue that Mr Kreiner is being used as a scapegoat.

Mr Chris Joubert, councillor for some of the Atlantic seaboard areas, has tabled a motion for Tuesday's council meeting calling for exco to reconsider the rates issue. Several councillors are expected to support the motion at the caucus meeting.

Exco itself is also fraught with tensions. Mr Leon Markowitz, chairman of the Amenities and Health committee, has resigned from exco. Although he is reluctant to provide reasons for his decision, it is an "open secret" in the civic centre that tensions have been running high between him and Mr Kreiner.

By J G BRAND

THE acrimony of Cape Town's ratepayers, precipitated by the current rate imposts, reminds me of the age-old witticism *A man pays his income tax in sorrow but his rates in anger*

I have no fault to find with the valuation process adopted by the city. However, a phased move away from the now-archaic flat-rating system was surely expected, all the more so as the latter system will, almost certainly, soon be discarded by the next set of masters of the city in its rush to redesign the playing fields.

The valuations produced require some explanation, it would appear some ghastly errors have been made. Surely, the city cannot defend reported mean valuation reductions of 79% and 96% in Guguletu and the docks area, respectively, at one end, and mean increases of 147% in the Camps Bay and Sea Point areas. In other words, a mean valuation of R100, prior to July 1993, is now only R4, in the docks area, while that in the Sea Point area is now R247, an incredible mean differential of 82! Individual valuations have had daily mention in the Press, these scream out for explanations. When did Alice join the council!

Redistribution of income

Local government is primarily concerned with the allocation of resources to provide goods, works and services, more especially those goods, works and services that cannot be priced or that cannot be provided satisfactorily by the market.

The redistribution of income and wealth, on the other hand, contrary to what is being said by some of our city fathers, should remain primarily a policy function of central or regional government.

Local government, unlike individuals and corporations — the private sector — adjusts income to expenditure while the latter are forced to adjust expenditure to income. It would appear that the current resentful public may well, as in California a few years ago, revolt and set the limits of expenditure and insist that their councillors conform to more acceptable norms of determining expenditure and therefore income from rates. In California this resulted in the immediate privatisation of some functions.

Ballot box

Quo vadis Cape Town? Certainly, the city fathers must bear in mind that they cannot become more responsible for spending than for raising money, and thus less responsible or accountable to their constituencies. In this way profligacy will be rewarded and thrift punished.

The obvious way to temper the perceived excesses and enforce accountability, is through the ballot box. It should, in future, be made mandatory for councillors to face their voters annually, prior to the approval of what must be a "transparent" budget.

There is a distinct danger in seeking political patronage by rebating and remitting rates, on residential properties, the former permanently and the latter until the death of the owner-occupiers of such properties. Whether this is so or not, the fact remains that the vote will soon be predominantly in the hands of those in the lowest income ranges that have the most to gain from such a strategy.

Hidden 'subsidy'

This caution does not, however detract from the council's right to make political judgements in order to provide relief — Johannesburg, Durban and Cape Town rebate homes by a basic 55%, 40% and 35% (temporarily), respectively — or for that matter to correct a disparity between pre-tax and after-tax rating on commercial properties.

Businesses pay tax, but also partly avoid tax on rates paid to the city. In this way the city is able to reap a substantial hidden "subsidy" from the government. To the extent that the government is increasingly withdrawing from applying grants to the city it would seem that local authorities could well consider maximising this indirect access to government funds through the mechanism of rating business premises, as highly as practicable.

Businesses of course pass on expenditure items, including rates, to consumers and customers whenever possible. In this way the rate burden is spread over a wider sector of the community, including visitors and workers residing in other nearby local authority areas. In all equity therefore, remission of a part of the rates payable by owners of residential properties can be justified, if only because the bulk of the latter ratepayers just do not have the opportunity, at present at least, of deducting rates paid from taxable income.

Tax deductible

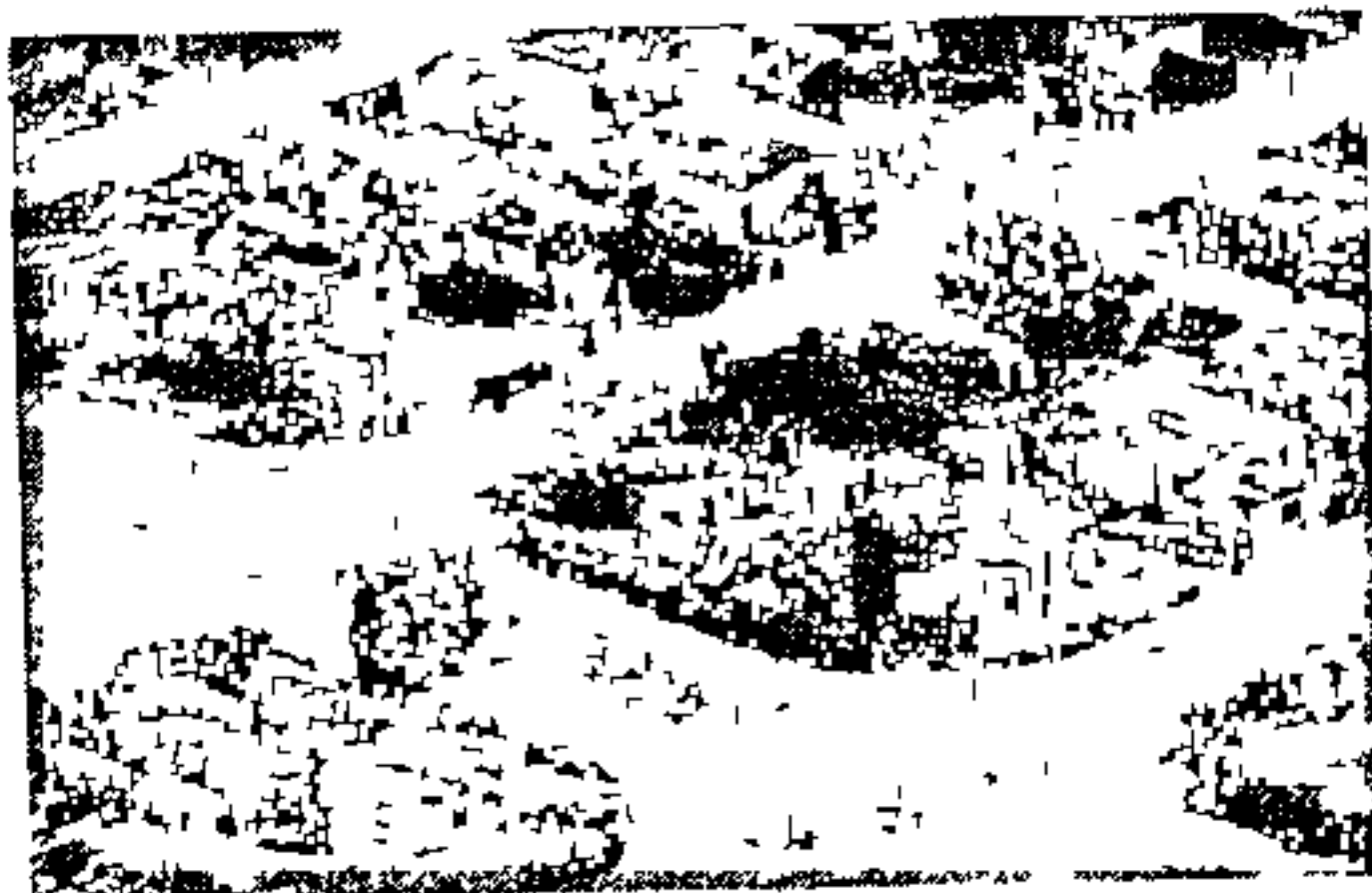
If the 49% of the city's rate product, derived from residential properties, were to be reduced by a further, say 25%, then rate levies, imposed on commercial properties, will have to increase by some 24%. As the latter rates paid will be tax deductible — currently a minimum of 40% — commercial properties will only have to bear a maximum real in-

Valuation roll should be more efficient

(124)
27/9/93



HUGE DIFFERENCE Some answers are required to explain mean valuation reductions of 79% in Guguletu (below), at one end, and mean increases of 147% in the Camps Bay and Sea Point areas (above)



crease of a maximum of some 14.4%, and the government will, indirectly, be paying a minimum additional 9.6%, or about R23 million. The idea that the exchequer could indirectly, and unconditionally, be contributing more towards the running of the city should be attractive.

Commercial property owners will, understandably as the present "winners", complain if this approach is implemented. They should, however, join the residential ratepayers, the "losers", in pursuing a common goal whereby the cost of running the city is reduced and its income improved. In this way, discretionary spending by consumers will improve to maximise the city's commercial sector and the general welfare of the city.

The task of preparing the 1990 valuation roll — already out of date — was indeed onerous, complicated and expensive, some R4.5-million, excluding in-house manpower resources, office rentals, data processing, overhead costs, etc. went into this exercise. This cost is, in itself, not really significant if general ratepayers satisfaction had been achieved. Alas, this happy state did not eventuate. The aggregate real rate burden has not changed, it has only been redistributed differently among new sets of "winners and losers".

Efficiency

A much simpler valuation roll, placing all residential properties in five or more value-bands, would be far more sensible and far less time-consuming and costly to prepare. Such a process would more nearly relate to services rendered and, at the same time, broadly accommodate the so-called ability-to-pay principle.

In the consideration of the determination of rates and charges, for the goods and the services provided by the city, there is undoubtedly considerable scope for philosophical debate. While I acknowledge that subjectivity cannot be entirely eliminated and that many conclusions have to be value judgments, firmer bases, viz, the pursuit of the twin objectives of equity and efficiency, must surely be accepted. While the equity principle may well be an elusive objective the principle of efficiency can be more readily defined and accepted.

□ J G Brand is a former city engineer of Cape Town

DP calls on exco to resign

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ARG 28/9/93

TOS WENTZEL
Political Staff

IN a bid to resolve the rates impasse, the Democratic Party wants all the city council's executive committee members to resign.

Joe Marks, the party's deputy leader in the Western Cape, said the committee members would then be in a position to seek a new mandate from the council.

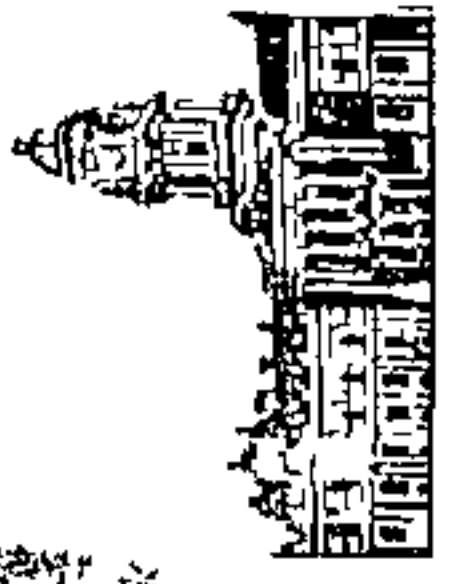
There was concern among the people of Cape Town about the way in which the rates issue had been handled. The party was not apportioning blame but it was also necessary to take notice of opinion on the ground.

"We are going ahead with a Supreme Court application to have the rates increases set aside. We hope to take it from there.

"We have asked exco to follow the example of Neil Ross and to seek a fresh mandate from the council."

Mr Ross announced his resignation from exco yesterday, with effect from the end of October, to seek a mandate from the councillors.

Crisis deepens



□ Party leader calls on city council 'cabinet' to resign

(124) **APR 28 1973**

CLIVE SAWYER
Municipal Reporter
RIFTS in the city council deepened today as executive committee member Ian Iversen threatened to resign from the Democratic Party because of the regional leadership's call on exco to resign.

Exco chairman Louis Kreiner and exco member John Muir declined to comment on the call from acting regional leader Joe Marks.

Neil Ross is to resign and stand for re-election at the end of October.

Outgoing deputy exco chairman Leon Markovitz left the DP caucus yesterday.

A snap exco meeting was to be held before today's council meeting to discuss a response to the call and a replacement for Mr. Markovitz.

Mr. Iversen said today he found it strange the DP regional leadership had not consulted the city council caucus before issuing a statement.

"We had to find out about it in the Press," he said.

They (the leadership) did not have the courtesy to inform me," he said.

"I now question whether I will vote for the DP or give it funds. I am reconsidering my membership."

The city council DP caucus was being treated by the parliamentary caucus as if were a political opponent.

He warned that the DP plan to overturn the valuation roll would mean the rates of about 25,000 people in Mitchell's Plain would go up and the party's canvassing in the giant suburb would be wasted.

"People in Newlands and Camps Bay are not going to vote for the DP anyway."

Mr. Iversen said city councilors were being made out to be useless drags of society.

"We are not smelling of roses but for one section of the DP to attack another via a newspaper is unacceptable," he said.

It is understood Mr. Kreiner might issue a statement after the exco meeting today.

It is thought unlikely he will offer to resign.

PHOTO COURTESY OF THE PRESS

Cape Town on verge of a housing need nightmare

□ More than 376 000 could be on 'wanted' list by end of century

CLIVE SAWYER
Municipal Reporter

PEOPLE on housing waiting lists in metropolitan Cape Town could top 376 000 by the turn of the century

This warning is issued in a city council draft housing policy discussion document.

Central government should give more money for housing, the document says

A metropolitan development agency should provide housing when local government is restructured

Housing should be given high priority by the council

Criteria for siting housing should include access to reliable public transport, job opportunities, and social services and facilities

"Land should be made available for development of housing to utility and private companies

"This would help to meet the housing demand of those whose head-of-household income exceeds R1 200 a month, but who fail to meet mortgage eligibility criteria of financial institutions"

Provision of housing should not be detrimental to the environment

An integrated environmental management approach should be used

The zoning scheme should encourage high-density land use

Low-density urban sprawl caused excessive travelling time and hit the urban poor especially hard

Community participation should be encouraged to increase acceptance of projects and develop skills

Existing townships should be "renewed", the document said

The central government should "mobilise" capital for housing for people without access to formal financial markets, for example by community banking

The financial burden on taxpayers and ratepayers from operating expenses of housing should be assessed annually

Owners and tenants will have to keep up loan and rent payments

Funds from land sales, betterment fees, waiver fees from developers could be used for a dedicated housing fund, the document said

Housing should be affordable and cover several options, including single houses and three to four-storey flats

Demonstration projects could be set up in "infill" areas of the city, to show how principles of the proposed housing policy could be carried out

The document said future housing allocation should be seen to be fair

Allocation should take account of existing waiting lists

If approved by the council, the draft policy will be sent to other groups, including the Western Cape Economic Development Forum, for comment

(124) ARG 28/9/93

Move to cut off township water

CT28/9/93 (124)

Municipal Reporter

WATER supplies to Guguletu, Langa, Khayelitsha and Mfuleni could be cut off from November 1 if their full arrears of R17,8 million are not paid by that date

The city council is to decide today on an executive committee recommendation that notice be given that the water will be cut off if payment is not made

But council sources say the threat may be an empty one, designed to draw the government into intervening. Serious health problems could result if water supplies were halted

Council spokesman Mr Ted Doman said total electricity arrears were running at R45m, rates at R15m, individuals' water arrears at R11,5m, and now there was another R17,8m arrears on bulk water supplied to black local authorities

Arrears reach R17,8m

Unpaid rents owed to the council and the bond payment arrears in council-managed home ownership schemes could push overall arrears over the R100m mark

"We are very concerned about these arrears, and we are trying various methods of wiping them out," he said.

The Cape Provincial Administration was supposed to pay bulk water bills on which local authorities had reneged

The city council is the bulk supplier of water to the Kapa, Lindelethu West and Mfuleni town councils, of which the latter two have collapsed

Individual township water bills are supposed to be paid to the respective black local authorities, and these local authorities in turn buy water on a large scale from Cape Town

At today's council meeting, the executive committee is due to recommend that "formal notice be given to all black local authorities which are in arrears of the council's intention to cut off water supplies to the areas of the local authorities concerned in the event of all outstanding amounts not having been paid in full by November 1"

Cape Town's Medical Officer of Health, Dr Michael Popkiss, said yesterday he had not been told about any such drastic plan

'EXCO MUST GO'

CT 28/9/93 (124)

DP's shock call for members' resignation

By PETER DENNEHY
Municipal Reporter

THE Democratic Party yesterday urged all members of the DP-controlled Cape Town City Council executive committee to resign.

The shock move came just hours after the DP caucus in the council decided to back exco chief Mr Louis Kreiner, who faces a motion of no confidence today from Mr Arthur Wienburg.

Mr Joe Marks, the acting regional leader of the DP (in the absence of MP Mr Henne Bester), explained yesterday that the party did not wish to enter into personality conflicts.

"We therefore do not support any motion of no confidence in one or another particular individual," Mr Marks added.

"However in the face of the recent public uproar about the handling of the rates issue, we believe it is necessary, and would be honourable, for the members of exco to follow the example of Mr Neil Ross by resigning en bloc to seek a fresh mandate at a new exco election by council at the end of October.

Mr Marks added that the collective reconstitution of exco seemed particularly appropriate, especially in the light of the two vacancies (out of five) which have recently arisen with the resignations of Mr Leon Markovitz and Mr Ross.

The other three exco members a Mr John Muir, Mr Ian Iversen and Mr Kreiner.

Mr Kreiner declined to comment yesterday. Mr Chris Joubert said he was happy with the DP statement, which was very much in line with what he had argued at Sunday night's caucus meeting.

"I was going to accept disciplinary action for going against the caucus he said. He is going to move an amendment to Mr Wienburg's motion of no confidence, changing it into a request that the whole executive committee should resign.

Mr Joubert said that he could not bring himself to vote for Mr Kreiner's removal as he was a friend.

Yet he had to reflect the views of the people who had put him on the council and they wanted exco to be reconstituted.

Mr Joubert said that if he were asked by a majority at this evening's ratifiers meeting in Sea Point to resign from the council, he would.

"I don't need this in my life," he said.

The Green Point and Sea Point Ratifiers' Associations yesterday came out in support of a motion of no confidence in exco.

Their chairman, Mr Mike Stavropoulos, said exco had "lost touch with the people of Cape Town and we're pushing for a unanimous no-confidence vote."



SURVIVOR Seven-year-old Mar Bouwer listens attentively as her father Mr Wimpie Bouwer cradles his 10-day-old daughter Carla and tells how he was attacked by a "monster" Great White shark and survived

Picture: CUVÉ SMITH

MOVE TO CUT OFF TOWNSHIP WATER
See PAGE 3

Vow to resist water threat

THE Western Cape Civic Association (WCCA) yesterday threatened to resist any attempt by the city council to cut off water supplies to four townships because of arrears amounting to R17,8 million

(124) CT29/9/93

WCCA chairman Mr Wilson Sedina said the association was "surprised" to hear that water supplies to Khayelitsha, Guguletu, Langa and Mfuleni

would be cut by November 1 if the full arrears are not paid

However, council sources said the recommendation, approved by the council yesterday, was chiefly aimed at putting pressure on the CPA

Mr Sedina said WCCA, the townships' major civic body, was already having talks on the repayment of electricity arrears of about R45m — Sapa, Political Correspondent

Rates: Councillors 'were unaware'

(124)

29/9/73

Staff Reporter

CITY councillors were unaware of the impact the new rates system would have on ratepayers, a Sea Point meeting heard last night.

Sea Point councillor Dr John Sonnenberg apologised to his constituency for his part in the new valuations. Addressing the Green and Sea Point Ratepayers Association at the Sea Point Civic Centre, he said "I'm as responsible as all members of exco and the chairman. We made a mistake."

At the meeting, chaired by association chairman Mr Mike Stavropoulos, were Atlantic councillors Mr Chris Joubert, Mr Joe Rabinowitz and former exco member Mr Leon Markovitz. Mr Rabinowitz said "Every one of us was caught napping and what a shock we got. No one thought rates would rise by 10, 20 or 30 times their previous valuations."

• At a meeting in Athlone last night about 500 Cape Flats residents cheered a suggestion to continue withholding rates payments on new "grossly unfair, property valuations designed to favour only CBD businessmen", and slated exco's en masse resignation as "a political ploy".

95 000 refuse bins not distributed (124)

Municipal Reporter

MORE than 95 000 refuse bins delivered to the council have not been distributed to householders.

The 2400 bins are being kept at council yards in Ndabeni, Maitland, Athlone, Bonteheuwel and Eastridge

Utilities and Works chairman Ian Iversen, replying to questions by Arthur Wienburg, said 45 056 bins had been distributed so far.

Only areas where containerisation was feasible would be converted to once a week collection, Mr Iversen said

Conversion was suspended in October 1991 after talks with the SA Municipal Workers Union

"Twice-weekly collection areas earmarked for containerisation will stay on a that system until they are containerised, and then removal will be once-weekly"

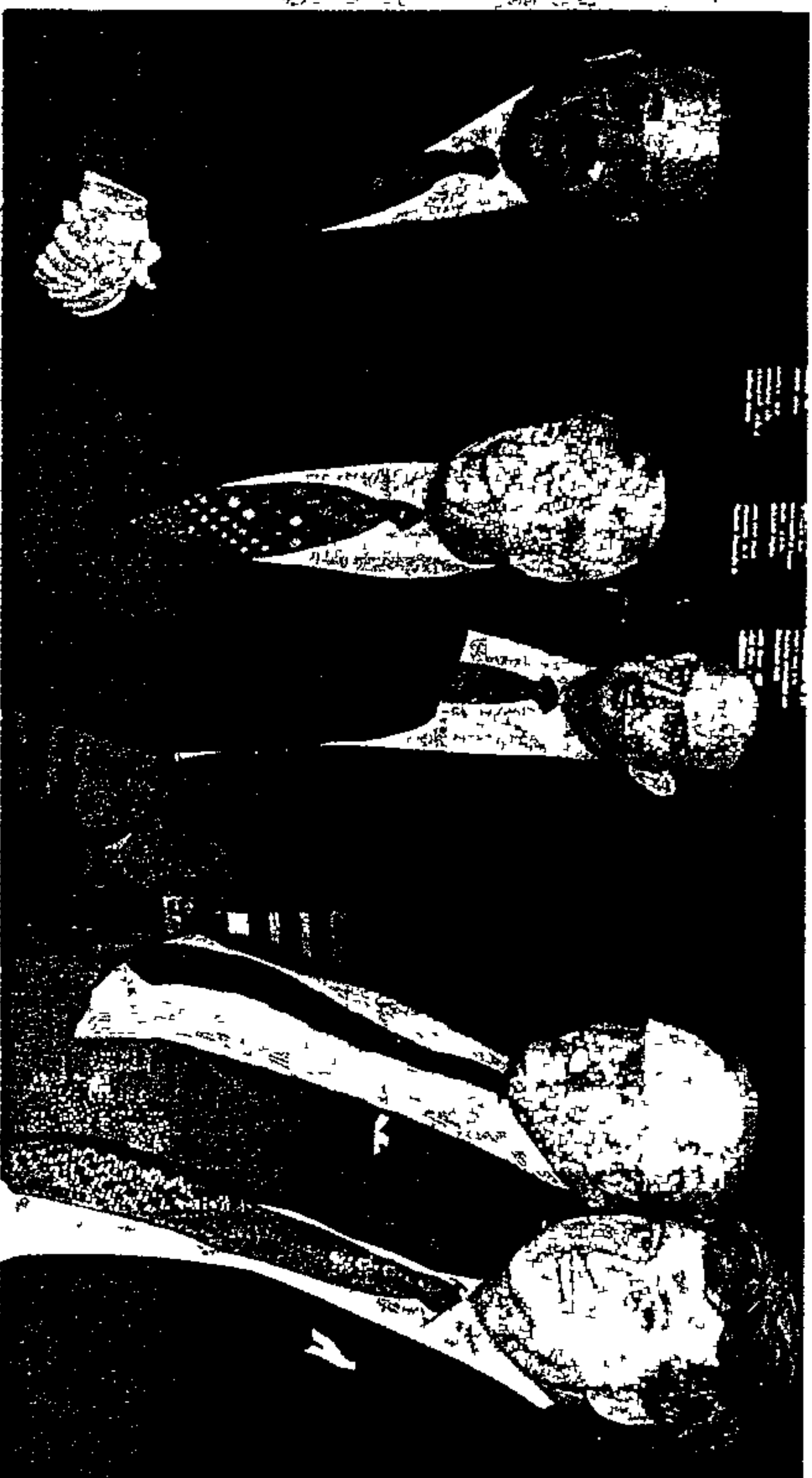
There would be "significant savings" in the long term because of containerisation, including a reduction in the vehicle fleet

Conversion of areas to once-weekly refuse collection would be completed in 1997, Mr Iversen said.

Implementation of containerised once-weekly collection had been delayed mainly by unavailability of necessary vehicles and workers to distribute them This was because of a 20 percent increase in garden refuse

Eight new 19m³ trucks, each costing R571 200, would be needed for the next phase.

Four 12m³ trucks would have to be converted, at a cost of R180 000 each.



Picture HANNES THART, The Argus

WE QUIT: Members of the Cape Town City Council's executive committee, from left, Leon Markovitz, Louis Kreiner, Neil Ross, John Muir and Ian Iversen.

Civic patrol plan to be probed

Municipal Reporter

THE executive committee will investigate the rationalisation of council law enforcement branches to form a civic patrol Arthur Wienburg suggested the investigation after rejecting an exco recommendation to put on ice a proposal to get the government to subsidise a municipal police force.

Retainer for consultants

Municipal Reporter

THE council pays a R41 640 annual retainer to a firm of labour relations consultants

Exco chairman Louis Kreiner, answering questions by Arthur Wienburg, said the firm provided advice, opinions, a wage settlement survey and subscriptions to three magazines on labour issues



Rates debate raises questions in council

(124) ARG 29/9/93
□ Keegan says not all facts available

CLIVE SAWYER
Municipal Reporter

COUNCILLORS voted to go ahead with tomorrow's application to the Supreme Court to overturn the valuation roll in spite of some who protested they had not seen official reports warning against the bid.

Thousands of ratepayers could be in for a new shock if the bid is successful, especially in Mitchell's Plain where rates would go up, although valuers found they should be lowered.

Overturning the roll could mean a new council budget would have to be approved.

There is speculation this could involve a 14 percent increase in the uniform property rate.

In a debate yesterday on whether to go ahead with the application, mayor Clive Keegan repeatedly cautioned that official reports warned against the court

application. The reports were given to the executive committee but not to councillors.

Mr Keegan said he had not seen the reports. "My concern is that a decision should be taken on the basis of informed debate".

Exco member John Muir said going back to the old roll would probably mean paying last year's rates plus 10 percent.

But he rejected a claim by Peter Muller that the council would be sued by businesses.

Valuations of most central business district buildings went down on the new roll, and returning to the old roll would push them up again.

Exco chairman Louis Kreiner said lawyers had said there were grounds for overturning the roll.

Arthur Wienburg appealed to colleagues not to "nitpick" and to go ahead with the application to show ratepayers the council was serious about finding a solution.

Neil Ross said there were four problems with the valuations roll.

- Fewer than 20 percent of all properties had been valued individually, though the ordinance required each to be valued.

- There had not been proper delegation of authority to do the valuation from the provincial administration to the council.

- The method of appointing valuers was flawed.

- The method of valuing the CBD was not used in suburbs.

Mr Muller and Eulalie Stott objected to being asked to make a decision without being properly informed.

"We owe it to ratepayers not to go from one debacle to another," Mr Muller said.

The council voted 21 to three to go ahead with the application. Mrs Stott walked out of the chamber when the vote was taken.

City councillors admit mistake over rates fiasco

ROGER FRIEDMAN
Staff Reporter

(124)
FKG 29/9/93
TWO city councillors have backed down over the rates debacle at a meeting of Sea Point ratepayers

John Sonnenberg told 200 people last night that the council had made "a mistake", while Joe Rabinowitz conceded the council "had been caught napping"

"Quite honestly I can say that I myself am as responsible for what has happened as the chairman and members of the executive committee," said Dr Sonnenberg.

"We made a mistake. But it was made in good faith. Everything was above board, there were no scams, no corruption and no cheating

"We were unaware of the consequences because we didn't realise the extent to which there'd be individual hardships and discrepancies"

Dr Sonnenberg said he was "convinced" the Supreme Court application to declare the new valuations invalid would succeed

"There are felt to be very strong and valid grounds that the valuation roll was drawn up under circumstances able to be challenged in a court of law

"I'm not a legal man, but my father was and my son is. They tell me there are very good grounds that the person who signed the certificates of valuation did so illegally."

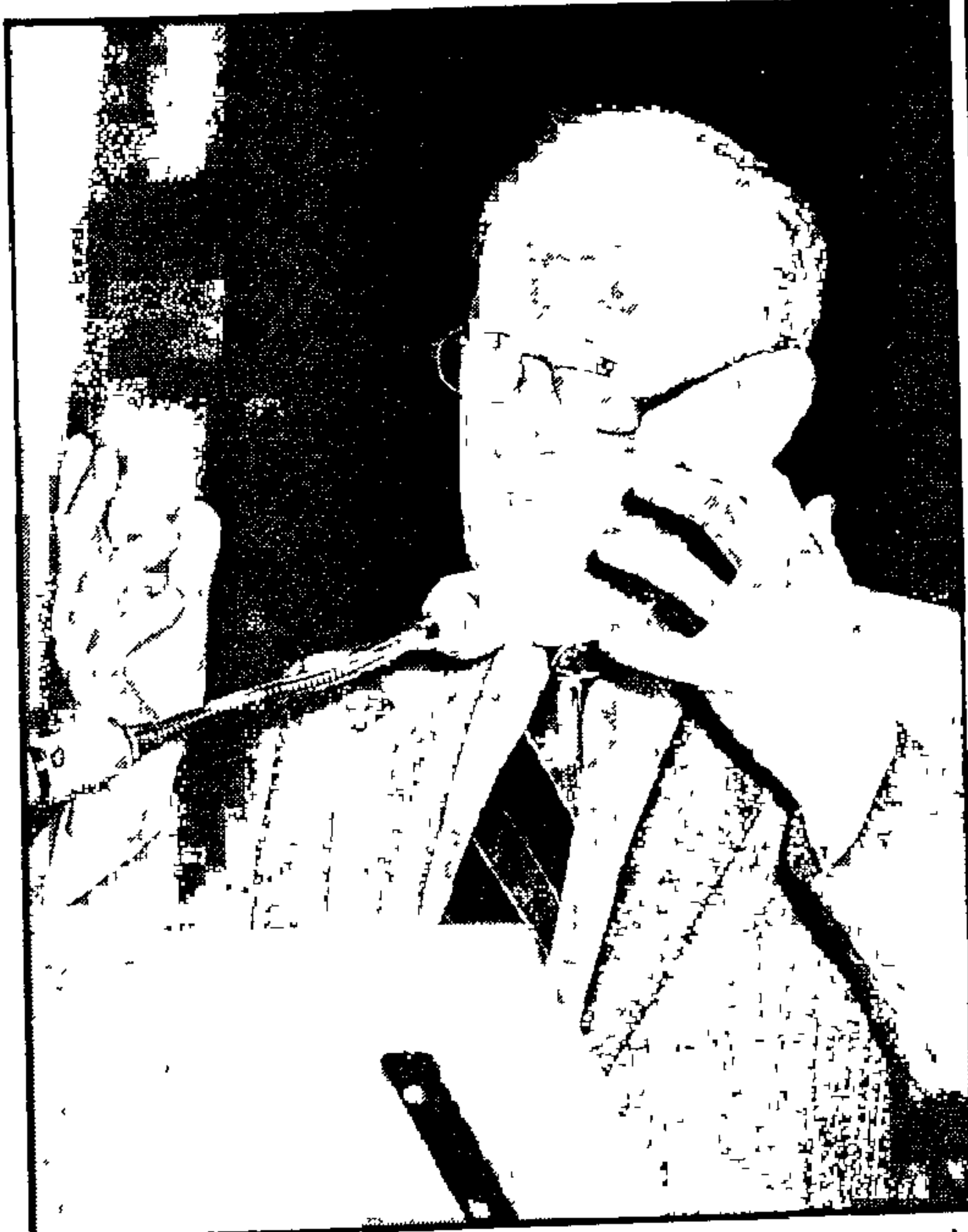
Later he said there was "unanimity from two senior law firms and senior advocates" on this issue

He said in spite of the fact the valuer had to "sign a form saying he'd personally inspected properties" he had inspected only a sixth of all properties

Ratepayers asked Dr Sonnenberg if the executive committee had really resigned yesterday

"Frankly, how could they say they've resigned if they're still in there?" one resident wanted to know

Dr Sonnenberg pointed out that exco had resigned with effect from October 31 and would continue investigating "all alternatives" and "identifying solutions" to the "rates debacle" in the meantime.



PERSUASIVE: City councillor Chris Joubert addresses a meeting of 200 ratepayers in Sea Point last night over the rates debacle
Picture: DOUG PITHEY, The Argus.

The resident then called for a watchdog for the council "I propose that a body such as the Chamber of Commerce or a panel of accountants are brought in as a watchdog. There's just been too much mismanagement. It's absolutely vital for someone to watch them," she said

The proposal was rejected by Dr Sonnenberg

"A watchdog sounds attractive but it's quite impossible.

"You expect people who are totally unversed with the way council is run to come in as a watchdog

"We have a trained bureaucracy and our officials are extremely capable"

Councillor Chris Joubert told the meeting it was "good news

that we've been told the valuations were not done according to proper procedures and criteria"

"Tonight I feel a little bit proud standing here and saying 'Yes, we will be able to do something'"

Mr Rabinowitz said the council "had been caught napping".

At this point there were calls from the floor for the resignation of the entire city council

But the only proposal accepted by the meeting was a call on the councillors "not to re-elect a mirror image of the current exco"

David Erleigh of the Greater Claremont ratepayers group said exco chairman Louis Kremer had "overstayed his welcome and I suggest the end of October is far too long away".

Power: 'Township residents duped by crooked contractors'

Municipal Reporter

(124) ARG 29/9/93

MANY township residents believed their power reconnections were legal because they had been duped by unscrupulous contractors, said Frank van der Velde

The council decided yesterday to set a R165 tariff for disconnection of illegally reconnected electricity supplies

People whose electricity has been disconnected will be offered pre-payment meters, and their payments will include part of their debts

Arthur Wienburg said people who did not pay and illegally reconnected supplies should be prosecuted.

"I cannot support leniency for people who have stolen from ratepayers"

Mr Van der Velde said many reconnections were done illegally by contractors, who led people to believe payment for the job made it legal

Utilities and Works chairman Ian Iversen said the problem was being investigated by council security staff.

Dispute arbitration Board

West Cape civic body warns on water cut-off

THE Western Cape Civic Association has threatened to resist any attempt by the Cape Town City Council to cut off water supplies to four townships because of arrears amounting to R17,8 million.

WCCA chairman Wilson Sedina said yesterday the association had been "surprised" by a press report which said water supplies to Khayelitsha, Guguletu, Langa and Mfuleni would be cut by November 1 if the full arrears were not paid.

"We deplore the action which the council intends taking. It is provocative and we will resist it."

"The council must come to us with any problems so we can speak to the people."

He said WCCA, the major civic body representing residents in the Cape Peninsula's black townships, was already involved in talks on the repayment of electricity arrears amounting to about R45 million. — Sapa.

(124) ARG 29/9/93

Civic threatens action

Sowetan 29/9/93
THE Western Cape Civic Association has threatened to resist any attempt by the Cape Town City Council to cut off water supplies to four townships because of arrears amounting to R178 million (124)

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water supplies to Khayelitsha, Guguletu, Langa and Mfuleni would be cut by November 1 if the full arrears are not paid by then

"We deplore the action which the council intends taking. It is provocative and we will resist it. The council must come to us with any problems so that we can speak to the people" — *Sapa*

Cut in rates

By PETER DENNEHY
Municipal Reporter

IN a dramatic about-turn the city council now hopes to revert to last year's rates plus only a 10.5% increase.

The council expects its Supreme Court application to succeed in overturning the controversial new valuations.

This emerged yesterday in a day of drama in which the entire executive committee resigned over the rates issue. In response to ratepayer demands that it should do so.

Tomotray's appeal to the courts to scrap the controversial system that angered ratepayers came initially from the DP, but yesterday the city council formally decided to support the court move.

The only respondent, now named in the case is the Cape Provincial Administration (CPA).

During a stormy council meeting yesterday exco member Mr John Muir said the CPA had decided not to oppose the application, but simply to abide by the court's finding.

The MEC for Local Government, Mr Piet Schoeman, said last night he knew of no party which would oppose the application.

Two senior advocates versed in valuations law have told the

Council seeks to ditch valuations



OUT Exco chief Mr Louis Kremer



FIRST TO QUIT Mr Leon Markovitz



'GOOD GROUNDS' Mr John Muir



RESIGNED Mr Neil Ross

CT29/19/95 (121)

• Yesterday all the former exco members, except Mr Leon Markovitz, indicated that they would stand for election again.

Exco's arch-critic Mr Arthur Wienburg said he would not stand.

Mr Neil Ross explained that there were a number of legal problems with the new rates.

In terms of the ordinance, every property had to be individually valued, whereas only 16% to 20% in Cape Town had been, and the rest had been done by computer modelling.

Challenged

The CPA did not have the right to delegate the task of valuing property to the council, even though the CPA itself lacked valuers.

The method of appointing valuers would be challenged.

Also, the methods used to value the central city differed from those used in the suburbs.

Even if the council did not join the DP's application to overturn the valuations, the valuations would be overturned eventually, Mr Ross said.

By joining in the council had increased the urgency of the matter and brought forward the court date.

Not only Cape Town but most of the Cape was affected by the valuations problem, Mr Ross said.

● Taking a court way out—Page 8

council they believe "there could be very good grounds for the court turning down the new valuations". Mr Muir said "Should the court indeed overturn the new rates, Mr Frank van der Velde said the council would "revert to the 1979 roll, have another budget debate and set another rate".

Mr Muir said this would amount to the old rates plus 10.5%.

This means that most residential properties will be liable to pay far less in rates.

However, as the council indicated earlier in the rates controversy, some 32 000 ratepayers—about one-fifth of the total number—will have to pay more than they are paying at present.

Many of these will be Mitchell's Plain ratepayers, while others will be central city businesses. Individual businesses will have to pay up to R367,000 extra a year.

Mr Muir warned that council officials would have "a torrid time" making all the necessary computer changes.

It might not be possible to send out bills for some time, he said, but he trusted that most people would pay nonetheless, as they knew what they paid previously.

It is hoped the court will decide the matter by Thursday next week.

Mrs Eulalie Scott warned that "a lot more than 500 people" could end up protesting in the City Hall against rates, and they would be even poorer than the previous protesters.

● Taking a court way out—Page 8

UNIVERSITY OF CAPE TOWN
SALDRU LIBRARY

Court Overturns House Rates Hike

AKG 30/9/93
(211)

**PATRICK FARRELL
and DAVID YUTAR**
Staff Reporters

THE controversial general valuation roll for Cape Town is invalid and of no legal force, the Judge President of the Cape has declared.

Mr Justice Friedman, with Mr Justice Brand currying, declared in an interim order today that the valuation roll was invalid on the grounds that the property valuations were not done as prescribed in the Valuations Ordinance of 1944.

This follows an application brought by the municipality of Cape Town and Democratic Party MP for Green Point, Henne Bester.

Mr Justice Friedman said it was not necessary to make a final order at this stage so he was granting a rule nisi until October 8, so "other persons can oppose the order if they want".

The Supreme Court was packed with municipal and political representatives when the municipality and Mr Bester launched their application against the Cape Provincial Administrator's Director of Valuations to have the roll declared invalid. They also sought

● An order setting aside the director's decision to bring the roll into operation on July 1, and

● The setting aside of the resolutions adopted by the council on May 25

These applications were also granted

In papers Mr Bester, the MP for Green Point and leader of the DP in the Western Cape, said he had brought the application as a ratepayer in the affected area.

He said the previous valuation of property was made in 1979 and in terms of provincial ordinance the value of land and the value of buildings had to be carried out separately.

In terms of Section 43 of the Valuation Ordinance, property was selected for use as a "guide" to determine the value of all land in the area.

Valuers were also appointed to determine the value of the properties.

Mr Bester claimed that the valuers were irregularly appointed by the council, which had no authority in terms of the Valuation Ordinance to appoint them.

"The valuation carried out by the valuers is therefore of no legal force and the General Valuation Roll is therefore irregular, invalid and of no legal force".

He said as far as the valuation of land was concerned the valuers did not physically inspect the majority of the properties.

(Continued on page 10)

CITY

Bid to set roll aside

(24)

Cont from page 1)
AR 30/9/13

"A physical examination is required to comply with the provisions of the ordinance"

He said there had been "gross discrepancies between the value of similar land, a marked lack of uniformity and grossly disproportionate increases in the value of virtually identical land" because of the failure of the valuers to inspect land as laid down by the ordinance

Factors such as, considering the property prices in the area in the past five years, property improvements and the advantages and disadvantages of the land were not followed.

Regarding the valuation of buildings he said the valuers failed to take into account the differences between residential buildings and commercial buildings, "which has led to an irregular general valuation roll."

"This has led to a failure of the principle of uniformity embodied in the Valuation Ordinance and a resultant unequal and irregular distribution of the rate burden to the general prejudice of the ratepayers and in particular the owners of residential property in the area."

Mr Bester said the council's decision to accept the rates roll was taken because it did not know of the irregularities

Opening his argument Willie Burger, SC, for the municipality, said that in attempting to do the valuation in a more modern way the municipality had overstepped the bounds laid down by the ordinance

Mr Burger submitted that exco had no power of delegation to appoint consultant valuers and they were therefore invalid

"What went wrong with the municipal employees (outside consultants appointed by exco) is that they went further than just helping the appointed valuers

"They did valuations themselves and the employees were too far removed from the scene to be seen, as doing valuations"

Mr Burger said the objections to the appointment procedure were of "such a basic nature" that they "went to the root of the whole valuation process making it invalid"

He said for this reason the valuation process had to be declared null and void

He said the director of valuations had "put an invalid roll into operation" and that "the decision to levy rates on the basis of that roll must also fall by the wayside"

Mr Burger handed up to court a draft interim order declaring the valuation roll invalid and giving anyone opposing the application until Tuesday, October 5 to give notice to the registrar of such opposition

Deadline for rates causes dilemma

124

Municipal Reporter

30/9/13

THE rates debacle has been complicated by the fact that today is also the deadline for payment of annual rates, leaving confused ratepayers with an odd dilemma — should they pay the old or the new rates?

In the case of the owner of a Newlands block of flats, Mr Finlay Gibbons, the difference between the old and new rates is R12 000

Mr Gibbons said he had been told by the council that it was not possible to extend the deadline pending the result of the court case starting today over the validity of the valuations.

Deputy city treasurer Mr Ron Grace said yesterday that the council was not empowered to extend the deadline.

He said many people were in the same position as Mr Gibbons, and the council's advice was that they should at least pay something

● Mr Saleem Mowzer, chairman of the Thornhill Ratepayers' Association, said yesterday that 19 different associations in greater Athlone, Kensinton and the Bo-Kaap would hold meetings in the next 10 days to decide whether to withhold their entire rates and pay them into a trust account.

● Mr David Erleigh, chairman of the Southern Suburbs Ratepayers, called on the DP council caucus to give an undertaking that Mr Louis Kreiner should not be reappointed as exco chairman

● See Page 9

Ratepayers may be in for fresh shock

(124)

□ 14% rise on cards to cover lost income

ARG 30/9/93

CLIVE SAWYER
Municipal Reporter

RATEPAYERS could face a new shock if the valuation roll is overturned because rates will have to go up 14 percent to cover lost income.

If today's Supreme Court move is successful it will leave a vacuum which will cost millions of rands to fill

The rate increase in the budget which took effect in July was 10,5 percent

It was the dramatic rise in valuations in many areas which sent ratepayers' bills — and tempers — soaring

Reports to the executive committee warned that scrapping the roll would leave the city council short of income.

A way out would be to draw up a new budget — a process which in the normal course of events takes

months — with a higher property rate increase.

The suggested figure was 14 percent

Drawing up a new roll in strict accordance with the law could take years

One of the objections to be raised against the 1990 roll in the Supreme Court today was that not all properties were valued individually, as the Valuation Ordinance requires

Only about 20 percent were inspected by valuers in person and "computer modeling" was used to value the rest

An estimate of the cost of a new roll is R6,5 million

The council would run into the same problem which hampered drawing up the 1990 roll — a lack of qualified valuers.

There is concern in council

circles that the effect of abandoning the 1990 valuation would be to overburden the central business district and Mitchell's Plan

Central city businesses are likely to watch the outcome of the court case starting today with keen interest

Meanwhile, confusion reigns among ratepayers over what to do about today's deadline for annual rates.

Some, including southern suburbs opponents of the 1990 valuations, have said they will pay only 1992 rates plus 10,5 percent

But a council spokesman said ratepayers should pay the amounts on their printed rates accounts.

Credits or debits could be sorted out later once the court had made its decision and a new rate was set

DP plan to help poorer ratepayers

TOS WENTZEL

Political Staff

124

ARG 30/9/83

DEMOCRATIC Party MP for Wynberg Robin Carlisle says white DP members in Cape Town should be asked to pay small rates increases to compensate for rates rises in coloured areas.

But John Sonnenberg, chairman of the DP caucus in the city council, said a solution to the rates crisis should be left to the full council.

Mr Carlisle told a meeting at the Wittebome Civic Centre last night that the rates issue would be resolved by court action.

This may reverse the unacceptable situation in which about R40 million of the rates burden was lifted off CBD ratepayers and transferred to residential ratepayers.

"We are conscious that a minority will be adversely affected by the hoped-for change, notably in Mitchell's Plain.

"This problem will be dealt with. We will ask our 12,000 white DP members to consider a small increase to cover the difference."

Multimillion rates bungle

R4,5m wasted as roll dumped

124 CT 30/9/93

By PETER DENNEHY

THE city council's bungling of the new rates system is set to cost Cape Town a staggering R4,5 million — and a replacement valuations roll is expected to cost twice as much.

The council is applying to the Supreme Court today to overturn the controversial new valuations thereby bringing relief to angry, hard-hit homeowners. However, commercial ratepayers who stand to lose thousands of rands if the council wins are poised to enter the fray.

The application amounts to an admission by the council that the three years it took to draw up the new roll — at a cost of R4,5m — was a waste of time.

Assistant legal adviser to the council Mr Howard Firth said little, if anything, of the work for the 1990 valuation roll could be used for further valuations. The court will be asked by the applicants, the city council and Western Cape DP leader Mr Hennie Bester, to declare the 1990 valuation roll "invalid and of no force and effect". Its verdict is expected within a week.

"If the court rules it out, it is out, and we have to have a new roll or revert to the old one," former exco chairman Mr Louis Kreiner said.

If the application succeeds another roll will have to be prepared before the present revaluation cycle runs out in January 1996.

This is likely to cost possibly twice as much as the 1990 roll, as additional valuers may have to be taken on to complete the task within two years.

Deputy city treasurer Mr Ron Grace said it was not legally possible at this stage to alter the rebates, to ensure that domestic properties pay less on the existing new roll.

However, once the council compiled another roll, there would be an opportunity for the council to adjust rebates and phase in the impact.

The fact that commercial properties have appreciated less in value than many domestic properties will come through in any new valuation roll, but the council would be able to use the rebate mechanism to shift the burden between commercial and residential properties.

Owners of business properties, some of whom stand to pay as much as R400 000 more in rates this year if the council's court application succeeds, will be watching today's case closely. "Commercial property owners also have rights," said Mr Ian Watt, head of Old Mutual Properties.

"The issue hinges on the value of property. One can't be told one day your property has declined in value only to be told it has increased the following week."

Valuers canvassed believed the 1990 system was much fairer and equitable than the old system.

The other immediate "losers" should the new valuations be scrapped are owners of some 32 000 homes in poorer areas, mainly Mitchells Plain.

The Democratic Party, which initiated the court action, said it may ask



DP LEADER
Mr Hennie Bester



EX-CHAIRMAN ...
Mr Louis Kreiner

its white members to consider a small additional increase in rates to help these families.

At a public meeting in the Wittehome Civic Centre last night, DP MP for Wynberg Mr Robin Carlisle said the court should reverse the "unacceptable situation where some R40 million of rates burden was lifted off central business district ratepayers and transferred to residential ratepayers." (124)

The DP, however, was conscious that a minority of ratepayers would be affected adversely by the reversal. The average reduction in rates in Mitchells Plain was R8,75 a month.

"If necessary, we will ask our 12 000 white DP members to consider a small additional increase to cover the difference," Mr Carlisle said. (124)

Mr Willie Simmers, chairman of the Rocklands Ratepayers' Association, said people in Mitchells Plain would be "really angry" if their rates were put up again.

"Is this a DP trick? Are they trying to hoodwink the people?" he asked.

By MAGGIE ROWLEY

Property Editor

COMMERCIAL property owners canvassed yesterday said they would be watching today's Supreme Court appeal to revert to last year's rate system plus 10.5% increase, extremely closely, including the basis for the judgment "Commercial property owners are property owners too and also have their rights," said Ian Watt, head of Old Mutual Properties. Leading brokers and valuers said commercial properties failed to increase in value at anything near the same rate as residential properties in the 11-year period between the two latest Cape Town municipal valuations. They pointed out that a major factor depressing capital growth of Cape Town CBD properties since 1979 were the high running costs, in particular the rates and taxes commercial

New rates 'fair' for commercial properties

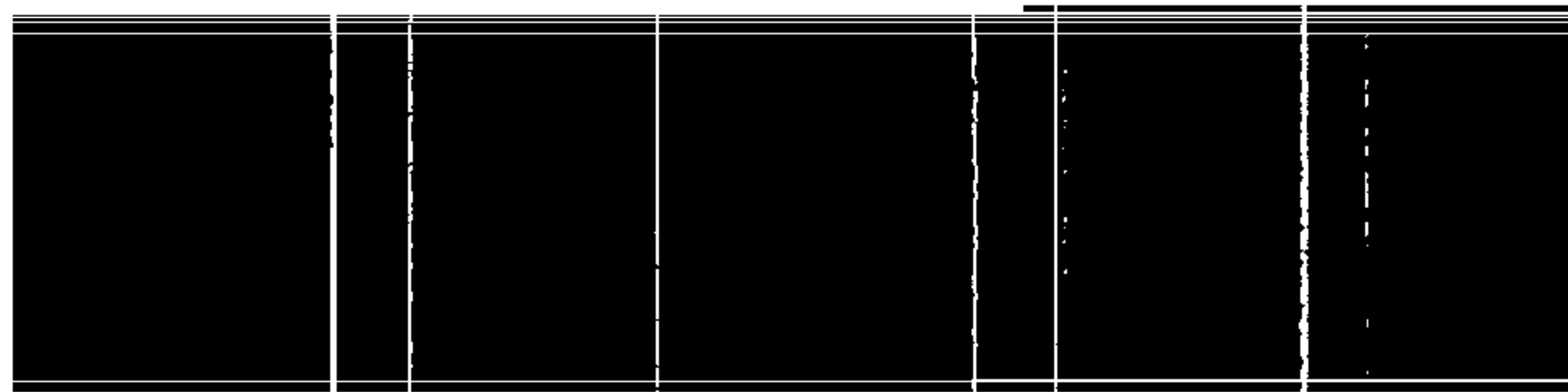
property owners had had to pay during this period. The value of commercial buildings is also determined by the capitalisation of the income from rentals. Rental income, in turn, has been flattened by the high level of office vacancies with supply far outstripping demand. Compounding the issue and reducing investment returns further have been the high level of inflation and interest rates of recent years, said Graham Alexander of Seeff Commercial Properties. Valuers canvassed said they believed the 1990 system was a much fairer and equitable sys-

tem than previously. John Martin of Martin & Associates said he believed the 1990 rates fairly represented the relative capital growth of residential properties to commercial properties. He pointed out that rentals of commercial and industrial properties had remained almost static between 1982 and 1987 and between 1990 and 1992. Land values in the CBD had not increased at the same rate as residential areas, and the values of residential properties had increased at a compound rate in excess of commercial properties since 1979. Property economist Erwin Rode said he too

believed the 1990 rating system was fairer than only problem was that it should have been introduced long ago so that "all the pain was not felt at once." "The 1979 system had been based on market value of er plus replacement of improvements less depreciation while the 1990 system was based more on a market value of the property rather than replacement cost." He said municipal valuations should be assessed every three years as was done by many other municipalities worldwide to avoid a repeat of the rate increase resistance. Serv De Kock, director of property management

124

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New budget has to be drawn up in record time

□ Exco studies valuation order

CLIVE SAWYER
Municipal Reporter

THE city council executive committee was to hold a special meeting today to probe the implications of the Supreme Court's interim order, to overturn the 1990 valuation roll.

The council could find itself having to draw up a new budget in record time

The roll will be scrapped next Friday unless an objector comes forward to show why this should not be done

Exco will examine reports from various departments, including the city treasurer and city administrator

It is understood these reports strongly advised against going ahead with the court application. They were tabled at an exco meeting earlier this week but were not discussed

If the order is made final

the council will have to shape a new budget and set a new rate

Planning of an alternative valuation system will be done at a series of exco meetings to which all councillors will be invited

The exco probe is the result of a motion by Arthur Wienburg, amended by John Sonnenberg, so that the meetings will be open to public and Press

A council spokesman said ratepayers had to pay the amounts on their rates accounts until the valuation roll was set aside by the Supreme Court

It is expected, if the roll is overturned, that a special council meeting will be called to approve a new budget. This meeting would have to be held as soon as possible after the roll was scrapped

(124) ARC 1/10/93

Broederbond may change its form

TOS WENTZEL
Political Staff

ARC 1/10/93

THE Afrikaner Broederbond, the influential secret society in the National Party and the government, has taken a step towards changing its present form

It has held an extraordinary meeting of its Bondsraad (congress) where in-depth discussions took place on its future and continued existence

Confirming this today its chairman, Pieter de Lange, said it was not a question of summarily disbanding — but radical changes could be considered for the 75-year-old organisation

He also said there had been a number of resignations but denied these had been at a rate of 500 a month

The congress considered three alternatives the disbanding of the AB, disbanding and joining up with other Afrikaner organisations, and the continued existence of the organisation but with radical changes

The congress decided overwhelmingly that it should continue to exist but it was decided that another congress must be held to consider changes

New budget has to be drawn up in record time

(124) ARC 1/10/93

Exco studies valuation order

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Objections may cement new rates

By PETER DENNEHY

THE City Council's controversial new rates system will be overthrown next Friday unless there are objections, according to an interim order granted in the Supreme Court yesterday.

The judge president, Mr. Justice Gerald Friedman, said he was satisfied that City leader Mr. Hennie Bester's application to declare the 1990 valuation roll invalid was correct.

He accordingly ordered the scrapping of the valuation roll (and the council budget, which is based on it) in a week, unless someone shows why this should not be done.

Mr. Bester had argued that in most cases properties were not inspected, as required by the valuations ordinance.

He added that an irregular distinction had been drawn between commercial and residential buildings.

In the case of homes, the value of the land was simply added to that of the buildings.

However, in the case of commercial buildings the sum of the value of the land and the buildings had been compared with market value, and where the market value was lower the difference was simply subtracted from the land value.

The effect of these different approaches had been "a radical redistribution of the rate burden"

Mr. Willie Burger, SC, for the council, had argued that the list of municipal valuations had not been drawn up in accordance with the law, as only three out of the large team of valuers had been properly appointed

Unnecessary

Judge Friedman said it was unnecessary "at this stage" for the court to make a finding on this point.

"On the papers before me, I am satisfied that the persons who carried out this valuation did not do so in accordance with the act, and that the valuations cannot be of legal force and effect," he said.

"Because other parties have an interest, a final order will not be made, but a rule nisi will be issued, giving interested parties an opportunity of opposing this, should they wish to do so."

By late yesterday, nobody had come forward to oppose the scrapping of the new rates.

ET 1/10/93 (124)
● City Council 'slipped up' — Page 3

Athlone ratepayers stand their ground

AR 4.1/10/93

124

□ Instead, they'll pay rates money into a trust fund

Staff Reporter

RATEPAYERS in Thornhill, Athlone, have decided to withhold their rates until the present impasse is resolved.

A spokesman for the Thornhill Residents' Association, Saleem Mowzer, said the ratepayers had decided to pay the rates into a trust fund instead

And, about 5 000 households in the greater Athlone area, excluding the area covered by the Thornhill residents' association, will pay today -- but, at the 1992 rate

The Cape Town Supreme Court has declared the controversial general valuation roll for Cape Town invalid and of no legal force

This follows an application brought by Cape Town City Council and Democratic Party MP for Green Point Hennie Bester

A meeting of civic associations would be convened next week, Mr Mowzer said. These included civics from Mitchell's Plain, Elsies River, Belhar, Bellville, Lotus River and Grassy Park, where the rates issue would be discussed

The Thornhill residents come from Gatesville, Rylands, Hatton Estate, Doornhoogte and Extensions 3 and 5 of Bellmore Park

At a meeting held by the association it was unanimously decided to withhold all rate payments to the "whites-only" Cape Town City Council.

Mr Mowzer said "The residents of Thornhill are extremely angry at the way in which the city council has treated its residents with regard to the rates issue"

● Ratepayers are being advised by the Cape Town City Council to pay the amounts on their printed rates accounts

Adjustments would be made later if necessary

City Council 'slipped up'

(124)

CT 11/10/93

Municipal Reporter

THE City Council had "slipped up" by increasing the residential rates rebate to only 35% in its budget — and then trying to increase it more when it was too late.

Mr Douw Steyn, deputy director of financial management in the CPA's directorate of local government, said the municipal ordinance permitted the residential rebate to exceed 40% with the approval of the Administrator

Kimberley, for example, now had a 60% rebate, which had been granted on condition it was reduced by two percent a year until it reached 40%.

In this way the impact of new valuations could be phased-in

But Cape Town increased the rebate from only 26% to 35%,

A higher rebate was possible

when it could have increased it to 40% on its own, or more had the Administrator's permission been obtained in time

"There is a new valuations ordinance on the way, which Parliament threw back at us recently to get more input from people outside Parliament"

The new ordinance, according to the CPA, will simplify the valuation system, which will be based more directly on the overall mar-

ket value of each property instead of on "land plus buildings at cost minus depreciation"

Mr Steyn said that unless there was a fixed date on which a budget was irrevocably decided, there would be too much flexibility in the system

● Mr David Erleigh, chairman of the Southern Suburbs Ratepayers' Association, last night urged ratepayers to pay 1992 rates plus 10% until a new rate was established

"We call upon the City Council to utilise the emergency surplus to assist people adversely affected, particularly the poor of Mitchells Plan

"We believe this decision gives the council a unique opportunity to put the rates crisis behind it and get on with the business of negotiating the shape of the future metropolitan Cape Town"

New civics body on the cards

South 1/10 - 5/10/93
By Christelle Terreblanche

A NEW Federation of Civic Associations is on the cards for the Western Cape in a major realignment of ratepayers and civic bodies in the region

The Cape Housing and Action Committee (Cahac) is discussing the possibility of joining ranks with the Western Cape Squatters Association (Wecusa) and the revived chapter of the Western Cape Civics Association (WCCA) (124)

The move is termed an effort to build a strong independent organ for civil society in a new dispensation.

This follows what Cahac calls a massive increase in interest for membership — which will boost its affiliates to nearly 50 in the next month.

Says Mr Joe Marks, Cahac chairperson and deputy leader of the Western Cape Democratic Party (DP): "We get calls from as far afield as Bredasdorp. At least four new affiliates have joined since the beginning of the year, while twelve are waiting for approval to join." "With the formation of Sanco (South African National Civics Association) we lost six affiliates, but two have already come back."

At the same time a few Cahac

affiliates are discussing breaking ranks with the parent body.

"Ever since the formation of Sanco a lot of our affiliates were in limbo," says Marks "Not everybody agrees with their style of canvassing. Another reason for the renewed interest is a drive on the ground for people to be represented on the newly formed Cape Local Government Negotiating Forum."

Mr John Neels, Sanco's vice chairperson in the Western Cape, has hit out at the new developments, saying Marks is co-opting erstwhile management committees, while ratepayers are becoming more active due to the scare of massive rates increases.

"My concern is not only that they are setting themselves up directly against Sanco, but also that the new federation is an effort to ensure multiple representation for its affiliates on local government bodies," Neels says.

Marks emphatically denies that the federation is a counter-body to the nationally active Sanco. "We insist on being non-aligned, while Sanco is closely aligned to the ANC," he says

"As far as management committees are concerned, I have no



JOE MARKS

contact with them. The people who join us are from all parties, but I must admit that a large number, who are previous Labour Party members, have come in

"The reason for the new interest is

due to people's realisation that a strong civil society must be built on the ground to keep political parties to their promises.

"I myself will resign at our annual general meeting later this year, because I am now closely involved with the DP."

Mr Wilfred Rhodes, founding chairperson of Cahac and chairperson of the Kensington Ratepayers Association, has expressed dismay at the new process.

"Some of us do not like the way in which Mr Marks co-opts people previously involved/in management committees. Six of the founding civics will soon meet to discuss our continued affiliation. Yes, we might break away."

Marks is unperturbed. "Cahac's general council has declared Mr Rhodes a traitor to the cause of Cahac, because he is campaigning for Sanco. We are not in opposition to Sanco. They have their own problems."

Ratepayers to be party to their future

By PETER DENNEHY

RATEPAYERS are to be invited to one or more meetings next week where the Cape Town City Council executive committee will consider what to do should the Supreme Court indeed set aside the 1990 Municipal Valuation Roll.

No decisions were made at a meeting yesterday of the council's executive

committee, according to town clerk Mr Keith Nicol. He urged ratepayers to pay the amounts reflected on whatever accounts they received, and said that doing so will be in their own interest.

At the most recent council meeting, a motion was adopted requesting execo to identify and discuss possible solutions "at meetings open to the councillors and public".

One of the choices that the council

will have to make is whether or not to proceed immediately with the compilation of a new roll.

A new Valuations Ordinance has already been placed before Parliament, but it has been sent back for further consultation with extra-Parliamentary groups. It is expected that it will be passed next year, long before the council can complete a new roll.

According to a CPA memorandum,

the proposed 1994 ordinance bases valuations even more directly on market value.

The existing ordinance arrives at a mere approximation of market value via separate determinations of land and building values.

Valuers have said that in many cases, the better-off ratepayers will be even harder hit under the new ordinance.

CF 2/10/93

(124)

SCRATCH cards could raise enough money for Cape Town City Council to do everything it wants to do without adding to ratepayers' burdens

This is about the most original idea suggested to Weekend Argus during a survey of alternative funding methods for local authorities

The suggestion, among others, came from Cam Chetty of the Foundation for Contemporary Research, one of the many organisations involved in examining the ways in which revenue — taxpayers' money — could be shared out

"Many American cities and states run lotteries," he pointed out "Why not a lottery for Cape Town as well?"

Not all of Mr Chetty's suggestions were as way out

Some involved allocating to city councils money which was paid at present by taxpayers to the central government, to the province or to Regional Services Councils

In the United States, he said, a tax on incomes formed the greater part of local authorities' revenue. In this country, all income tax went to the central government which then disbursed it as it saw fit

Licensing fees, especially motor vehicle licence fees, are a substantial source of revenue

Mr Chetty asked "Why should part of it go to the province? Why shouldn't the city council get a share of business levies and wage levies at present paid to the Regional Services Councils?"

"Why should there not be a transport tax, possibly a portion of the fuel tax, paid to local authorities to cover the cost of roads? Roads are a huge item in municipal budgets"

The funding of local authorities is a key question to be tackled in the move towards a new dispensation

Iraj Ivedian, a senior lecturer in the department of economics at the University of Cape Town, emphasised the perception that richer local authorities, under the new dispensation, would have to subsidise the poorer

It was ridiculous to expect this subsidy to originate solely with rates paid in the richer areas, he said

Instead, a national fund for the reconstruction and upgrading of the poorer areas should be established before local authorities were amalgamated into metropolitan bodies

A huge amount of money was going to be needed for this, he said. One answer could be massive financing from the World Bank and earmarked donor money along the lines of the funding of the Open Society Foundation by the international financier George Soros

"I believe it will be extremely foolish to pass this burden on to the richer local authorities — as it is, the tensions will be enormous in those councils which have the capacity to fulfil their own functions as well as contributing to the upgrading," said Mr Ivedian

"We have to make sure that funds will come from another source as

well and that they go into a national fund instead of spreading it around among various local funds

"It is also most important that it should be earmarked for upgrading and that disadvantaged communities are entitled to have access to it. As I see it, it should be given a time-frame of eight to 10 years"

Hannelie Croeser of the Department of Finance said at a seminar run by Idasa recently that the devolution of revenue sources to lower tiers of government should not lead to an increase in the tax burden

New sources of taxation at the local level could include a limited agricultural land tax and a mineral levy, she said

She warned that if the origin of the revenue was used as a basis for allocating funds between different levels of authority then horizontal imbalances would be exaggerated

Conditional grants from central to metropolitan level could be allocated to local authorities only on the condition that they were used to meet certain basic needs, while unconditional grants could be used to reduce horizontal disparities between local and regional government, she said

Project financing, on the other hand, was a form of grant that could be used for large capital projects

Allan Lighton of the Cape Town Chamber of Commerce said the chamber was a strong supporter of rates based on market values of property

"This is a very equitable way of raising money — the city council got itself into such a mess because it delayed so long in having the rates reviewed"

The property rating system was widely accepted throughout the world, a tried and tested system which ensured that local authorities could not incur costs beyond the earning capacities of the taxpayers concerned, he went on

Looking at tax forms at the metropolitan level, the chamber believed there should be an additional tax, either in the form of the present RSC levels or a levy on VAT, with part of the proceeds of VAT going to the metropolitan authority

The ANC's view, according to Khalil Mullagie at the Idasa seminar, was that there should be a single tax base to link all areas that were fundamentally linked — the one city, one tax-base concept

Service charges should be affordable and the subsidisation of services within a metropolitan area would be necessary, he said

Fuel levies and toll roads were also suggested at the seminar, while several groups felt that property-based rates probably would continue to be the primary source of finance for local authorities

The report on the seminar drawn up by Idasa noted that "tariffs should be structured in such a way as to ensure relief for the poor and unemployed"

"It was also suggested that white ratepayers needed to be educated about prevailing needs in other parts of the city"

The Cape Town rates fiasco has thrown the city into a major cash dilemma. How can 140 000 ratepayers, in a city of 1,8-million people, continue to finance the essential services from which all the people benefit? Weekend Argus Reporter **JEAN LE MAY** asked some experts who came up with some surprising answers.

Rates row causes cash

(24) ARG 2/10/93

CASH

CRISIS

Pay up! Council tells ratepayers

Weekend Argus Reporter

124
ARG 2/10/93

CAPE Town City Council has advised ratepayers to pay their rates accounts.

The council's executive committee met yesterday to discuss the implications of Thursday's Supreme Court order setting aside the 1990 property valuation roll. The roll will be scrapped on Friday unless an objector comes forward.

A council statement said a number of issues were raised during the meeting, including legal issues which would be discussed next week.

"Many ratepayers have asked what they should do about rates. Council advises that as a rate will in any case be levied for the 1993/94 financial year, it will be in the ratepayer's interest to pay the account rendered."

DP plea to big business on rates

CT4/10/93

(124)

By ANTHONY JOHNSON
Political Correspondent

THE Democratic Party's national congress yesterday urged big business in Cape Town not to oppose the party's "successful attempt" in the Supreme Court to have the 1990 valuation roll declared invalid.

The congress also requested the DP-controlled City Council to use part of its reserve fund to assist "truly needy" residential ratepayers — especially in Mitchells Plain — negatively affected by the valuation roll being declared invalid.

In proposing the resolution, Sea Point city councillor Mr Chris Joubert said by not challenging the Supreme Court ruling big business would assist many Capetonians who could not apply for relief.

Secede

The resolution, backed by an overwhelming majority of the 550 delegates, was carried after a lively debate on the Cape Town ratepayers' revolt and the damage the rates debacle could do to the DP in the coming election if it was not resolved.

The head of the DP caucus in the City Council, Dr John Sonnenberg, warned of moves on the Atlantic seaboard and in the southern suburbs "to secede" from the Cape Town metropole.

He said that attempts by rebellious ratepayers to break away from the city and form their own "cosy arrangements" would result in part of Cape Town "unwittingly promoting Conservative Party policy".

Another delegate, Mr Hillel Turok, described the City Council as "a disaster area".

Mr Turok said he was "very sorry" the DP had decided to establish a formal caucus in the council because the party would lose votes in the election because of the council's frequent "botch-ups".

Electricity set to rise by 8%

CT5/10/93

124

By PETER DENNEHY
Municipal Reporter

THE Cape Town City Council's utilities and works committee recommended yesterday that electricity tariffs in greater Cape Town be raised by eight percent from December 1.

Cape Town is the bulk supplier of electricity it buys to all but a handful of local authorities in greater Cape Town who buy their supplies directly from Eskom.

Mr Frank van der Velde said at yesterday's meeting that the increase had nothing to do with the city's massive electricity arrears.

It was a normal annual increase, he said.

The committee heard that Eskom — from which the council buys most of its electricity — had

'Nothing to do with arrears'

increased its tariff by eight percent from January this year, and was expected to increase it by another eight percent from January next year.

As the amount of electricity bought had increased slightly, the total cost of buying electricity had risen by 9,5% since last year to R355 million excluding VAT.

The council regularly increases its electricity tariffs at the beginning of summer.

This year's increase has been delayed until December to gradually bring the City Council's price rise into line with Eskom's.

The 10% penalty for late payment will remain in force on all domestic accounts over R125 plus VAT.

The Cape Town City Council's electricity arrears are about R45m. It is trying to reduce these by charging a little extra on the electricity tariff — with permission — where consumers have had pre-payment meters installed in their homes.

Mr Van der Velde said it was the practice of established municipalities to transfer some funds from their electricity undertakings to relieve rates. In Cape Town's case 10,6% of the electricity income went to the rates account.

Shock over govt dune decision

By MELANIE GOSLING

THE Department of Regional and Land Affairs has given the green light for township development on the Fish Hoek sand dunes — part of a protected nature area — despite strong public opposition and a thumbs-down from the Regional Services Council

ANC MP for Simon's Town Mr Jannie Momberg said last night he had received a letter from the deputy minister for

land, affairs, Mr Lampie Fick, informing him that the controversial rezoning of the sensitive dune area from nature to residential had been approved

Strong opposition from conservationists and residents was sparked in April last year when the Fish Hoek town council approved an application from developers

In September last year, the

Western Cape Regional Services Council turned down the application, stating that the area should be conserved

A spokeswoman for the Silvermine Valley Coalition, Ms Kim Kruyshaar, said last night the rezoning approval undermined the whole point of having a protected natural environment and set a "horrific precedent"

Spokesman for the Wildlife

Society of South Africa, Mr Andy Gubb, said he was "devastated" by the decision

"We formed a coalition of 17 organisations to fight this last year, which shows the extent of public opposition to the move. We are not going to give up the fight," he said

A Department of Regional Land Affairs spokesman could not be reached for comment last night

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(58) (124)

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**Protest over
Flats housing**

ABOUT 30 residents dis-
satisfied with the alloca-
tion of starter houses in
Hanover Park occupied
the municipality's hous-
ing offices last night, re-
fusing to leave until
their demands were met.
The Hanover Park Civ-
ic Association, which
supported "backyard
squatters", was protest-
ing against the council's
decision on who should
receive preference for
new starter housing

Rates: Council to tighten belts

Municipal Reporter

DUE to cash flow problems which may arise out of the overturning of the current rates system, city councillors were asked yesterday to defer any non-essential spending of capital sums

Deputy city treasurer Mr Peter Lever issued what he called "a gypsy's warning" to the utilities and works committee as well as the amenities and health committee yesterday

He sketched the background of a Supreme Court application, in which the judge has given notice that he may issue an order on Friday setting aside rates based on updated municipal valuations

A special meeting of exco will be held at noon today, at which city treasurer Mr Eddie Landsberg will outline the financial implications of the overturning of the rates. The press will be excluded from this meeting but will be invited to subsequent meetings, said council spokesman

Mr Ted Doman

Noon today is also the deadline for anyone who wishes to oppose the overturning of the rates to give notice to the court and to the council's attorneys that he or she will appear in court on Friday

● CBD commercial property owners were last night still weighing up their options over how they should respond to the proposed scrapping of the controversial municipal valuation roll

(124)CTS/10/92

Council to be briefed on land plan

(124)
CF 5/10/93

Municipal Reporter

THE City Council is to be briefed early next month on a R500 million five-year project to provide about 50 000 serviced sites on 1 000ha of land for low-income families

The Serviced Land Project (SLP) is a joint initiative by the Cape Provincial Administration, local authorities and community organisations

Its prime focus is on the people of Crossroads and surrounding settlements, and on those who live in backyard shacks and overcrowded hostels in Langa, Nyanga and Guguletu

The project is ready for implementation and representatives have been mandated to raise the necessary loans.

It was estimated that in 1991, there were about 56 000 families without secure land tenure rights to serviced land, ie land which has piped water and adequate sewerage. Few homes will be built, but it is hoped communities can improve their own circumstances once their right to land has been established

Land has been sought close to where the people are presently living.

It is important that land allocation is "open and fair, not linked to support for any organisation, and offers maximum choice", the CPA said

Business ⁽¹²⁴⁾ joins rates battle

CT 6/10/93

By CLAIRE BISSEKER
and MAGGIE ROWLEY

CENTRAL city property owners yesterday squared up for a rates battle with the city council and Democratic Party in their Supreme Court bid to have the new valuation roll overturned.

This challenge to the council's rates crisis strategy came ahead of yesterday's noon court deadline for objections and raises the spectre of a protracted legal showdown. But anxious ratepayers should know by Friday what they will be required to pay.

Mr Cecil Gelbart, legal representative of a group of commercial property owners, said papers were delivered to Judge President of the Cape, Mr Justice G Friedman, as well as to the council and DP MP for Green Point Mr Hennie Bester yesterday, requesting clarity on certain rates issues.

"Whether we oppose the interim court order on Friday depends on what response we get from the council and the DP before then," Mr Gelbart said.

Under the disputed 1990 roll the rates of commercial properties in the central business district were substantially reduced, as valuations fell by an average of 24%. In many instances these reductions have already been passed on to tenants.

Last week Old Mutual provincial property manager Mr Derek Stuart-Findlay said the monthly savings on rates for their properties under the 1990 roll amounted to more than R100 000.

Mr Bester said last night that by the noon deadline yesterday there had been no opposition or notice of intention to oppose the order.

A "group of insurance companies" had served notice of intention to appear in court to argue the legality of certain aspects of the rates dealing with the competence of certain valuations.

He was confident that there would be no opposition to the order being made final.

Ratepayers want forum seats

Municipal Reporter

RATEPAYERS from the southern suburbs, Cape Flats, city bowl and Atlantic suburbs applied yesterday for four seats on the Cape Metropolitan Negotiating Forum.

The recently-formed forum is a meeting place for 30 representatives of municipalities and other statutory bodies and of 30 representatives of what used to be called "struggle organisations"

The 30-a-side arrangement may not last, however, especially as new groups which are difficult to classify want to join the forum.

Mr David Erleigh led a delegation of ratepayers to the mayor of Cape Town yesterday, asking Mr Clive Keegan and other city councillors to support their application at the forum.

The council delegation has been mandated to back another

CT 7/10/93
application for membership of the forum, that of the Good Hope Alliance, a city-wide group of ratepayers who feel their council representatives are not in touch with their wishes.

Mr Erleigh said their application was separate from that of the Good Hope Alliance.

Mr Keegan said he would pass the memorandum on to the executive committee. (124)

Income from rates R20m less

(124)
CT 7/10/93

By PETER DENNEHY

THE Cape Town City Council received R20m less in rates in the last week of September than it usually collects over this period, it emerged yesterday

Meanwhile, owners of commercial properties kept their options open yesterday on whether to try to keep their new, lower rates

City treasurer Mr Eddie Landsberg said yesterday that last year, R60m had been collected in the last week of September, while this year only R40m had come in.

This the first real sign that the rates debacle is having an impact on the city's income

The end of September is a busy time for the inflow of rates funds because of the September 30 deadline for the annual payers. However, no statistics are yet available to show how much of the shortfall comes from monthly and how much from annual payers

Mr Cecil Gelbart, of the firm Sonnenberg, Hoffmann and Galombik, confirmed yesterday that he had taken instructions from Sanlam, Old Mutual, Southern Life and Norwich Life with a view to possibly opposing the City Council/Democratic Party bid to over-

Waterfront plan vetoed

Municipal Reporter

A NEW "precinct plan" for the part of the Waterfront extending from Victoria Wharf to the breakwater was submitted to the town planning committee yesterday, but was not passed.

Most of this area is used at present for parking.

Plans put forward by the Victoria and Alfred Waterfront Company include a five-star hotel of 300 rooms, 100 residential units, 13 000m² of retail space, 6 000m² of offices, a 300-seat restaurant, basement parking for 700 vehicles and surface parking for another 700.

Town planning spokesman Mr Peter Alston said yesterday that councillors expressed several concerns yesterday about the additional shopping facilities and the possibility of traffic congestion.

turn the new valuations roll

He had hoped there would be certainty by the end of yesterday on whether the insurance companies would intervene tomorrow to stop the overturning of the roll, or whether they would be satisfied with less

However, that clarity was not achieved yesterday

"Further discussions have taken place between ourselves, and the council and the DP," he said, "and these will continue (today)"

Some lawyers believe it may not be feasible to argue for the overturning of the residential part of the valuation roll while retaining the commercial part of the roll. This would leave the council R40m out of pocket

R5m housing development

Property Editor

The Rondebosch Synagogue in Avenue de Mist is to be demolished early next year to make way for new 22 unit cluster housing development at a cost of R5m

Developers Shearwater Homes recently acquired the 7 500m² Synagogue site for an undisclosed sum believed to be well over R1m

They said a new synagogue would be built on an adjoining site

Construction of the 22 separate title houses will begin early in the year with first occupations set for mid-1994

Two, three and four bedroomed houses are being sold from R180 000 to R260 000

As the property is already zoned for residential use no rezoning will be required.

Talks today ⁽¹²⁴⁾
to decide on ^{ARG 11/10/93}
the future of
valuations roll

CLIVE SAWYER, Municipal Reporter,

THE future of Cape Town's controversial valuations roll depends on the outcome of talks today between lawyers for the city council and the Democratic Party.

The council's legal representatives will brief the executive committee today on the possibility of the application to overturn the 1990 valuation roll being opposed.

Four insurance and property companies have also said they might oppose the Supreme Court interim order to overturn the roll being made final tomorrow.

Rates paid by central city businesses went down by about 24 per cent in terms of the new roll.

But it is understood the four businesses might withdraw if the applicants — the city council and DP regional leader Hennie Bester — agree to certain demands.

Grounds cited by the council and the DP in support of the order were the invalid appointment of valuers, the failure to inspect each property in person and the market-value approach — used only in relation to commercial properties — not being allowed by the Valuations Ordinance.

If the court decides to overturn the roll, city treasury officials will have to spring to work preparing a new budget.

Valuers will have to be appointed and the possibility considered of salvaging parts of the 1990 roll.

A special city council meeting will have to be held to approve the new budget, which would include a new property rate, and, probably, changed rebates for senior citizens.

Sit-in: 'Exco must meet us'

Staff Reporter (124)

ABOUT 30 Hanover Park Residents' Association members who occupied a local housing office on Monday say they will not leave until the City Council's exco comes to meet them. CT 7/10/93

Their demands include a say in the allocation of starter houses, preference for backyard squatters for housing, and that no houses be allocated to people on a House of Representatives waiting list.

A council spokesman said their demand for a meeting had been passed to exco.

... and Thornhill stops paying rates

South 8/10 - 12/10/93
(124)

By Rehana Rossouw

THORNHILL residents have stepped up their protest against the Cape Town City Council's increase in rates by withholding their rates payments.

After a decision taken at a mass meeting called by the Thornhill Ratepayers and Tenants Association last month, some residents are paying their rates into a trust account at a local accounting firm.

"We had a meeting on August 6 where residents expressed anger at the treatment we received from the council," said association chairperson Mr Saleem Mowzer.

"We sent letters of objection to the council about the increase in valuations and rates and demanded the scrapping of the increases and the election of a non-racial, democratic local authority.

"The only reply we got from council was a card acknowledging our objections."

Mowzer said the association gave

the council until September 15 to reply satisfactorily to their demands.

When they did not, another mass meeting was held where residents unanimously decided to withhold rates payment until the council settled their dispute.

"Residents felt the council was treating disenfranchised areas with contempt," Mowzer said.

"At the height of the rates protest, councillors were attending meetings every night in Sea Point, Claremont, Bantry Bay and other areas where enfranchised residents live."

Mowzer said residents who supported their actions could pay their old rates into the trust account at M Brey and Associates, 1st floor, Gateway Centre, Temple Street, Gatesville.

Payments can be made from 8.30am to 5pm every weekday, including lunchtime.

A city council spokesperson said they were aware of the protest action, but no firm date had been set for meeting the association.

Protesters blast 'NPA allotting council homes'

South 8/10 - 12/10/93

By Rehana Rossouw

MEMBERS and supporters of the Hanover Park Civic Association (HPCA) on Monday occupied the local rent office of the city council, vowing not to leave until their demands were met.

One of their main grievances is the allocation of 15 "starter homes", erected by the council, to the National Party-controlled House of Representatives despite requests from the civic to assist in determining who would get the houses

HPCA chairperson Mr Joseph Nefdt said the organisation found it "disgusting" that houses should be used for party political purposes

"While there are thousands of people who have been on waiting lists for houses for over 20 years, some political parties want to use houses to buy votes," Nefdt said

"The money they used to build the houses comes from our taxes, our rates and our rents. To use our money to popularise a political party is disgusting"

SOUTH last month exposed a

deal in Delft whereby MPs directly allocated houses

However, city council spokesperson Mr Ted Dorman said the Hanover Park houses were not given to the National Party, but the department of local government, housing and agriculture in the House of Representatives, which had provided funds to build them

A request that 10 houses be made available to the civic to allocate was denied.

On Monday, more than 200 people occupied the rent office, sending

the council staff home and hoisting an ANC flag on the roof of the building.

City council housing director Mrs Charlotte Simms was asked to convey the civic's demands to the council executive committee.

The civic has a host of grievances, including the scrapping of rent, electricity and water arrears; improved maintenance of the township; the firing of the council staff they allege are "rude" to tenants and the eviction of known drug dealers and other criminals

They believe their problems would be best resolved if the council agreed to "joint control" of the area, allowing the civic more say in decision-making and the day-to-day administration of the township.

Nefdt said the civic was already performing some of the functions of the council workers.

"We have taken responsibility for

visiting people who are in arrears with their rent and arranging for them to pay it," Nefdt said

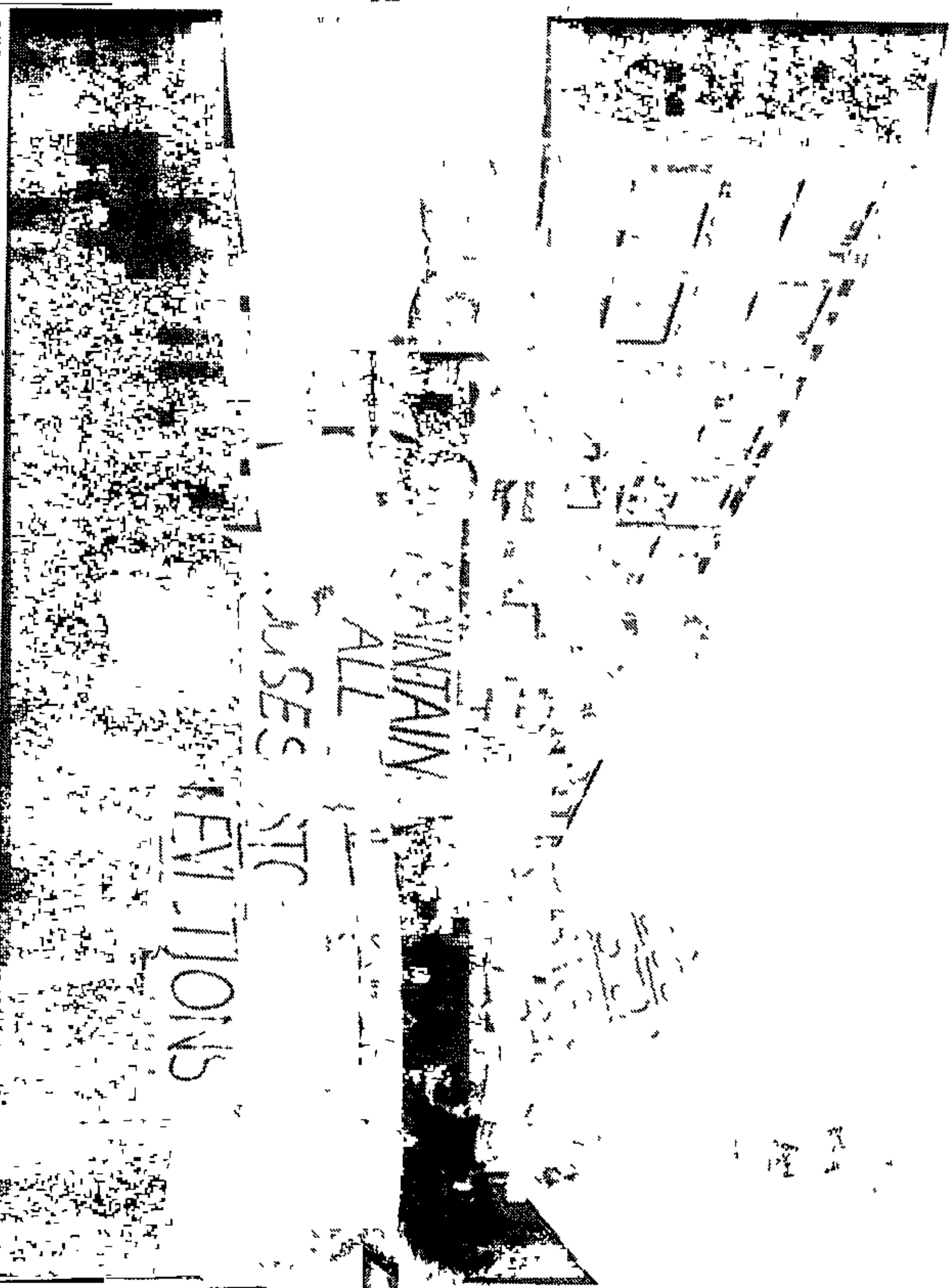
"We were given documents from the council employees to do this, so they cannot say we are not capable of doing some of their work."

"They can't deny Hanover Park has one of the lowest arrears figures of all city council townships."

The civic believes that many of their demands will not be met unless the white city councillors are replaced by a non-racial council they can elect.

"We have been negotiating with the council in good faith all year, but they keep breaking their promises," said HPCA executive member Mr Troy Truus

"Now we want the whole executive committee to come here so we can tell them we are sick and tired of their laws. We want to make our own laws and enforce them."



ON THE MARCH: Hanover Park residents take to the streets after occupying the rent office on Monday / Photo Yunus Mohamed

Houses 'more affordable'

124

ARG 9/10/93

TOM HOOD
Business Editor

HOUSES are more affordable than a year ago, says the Stellenbosch Bureau for Economic Research

Experts there argue that bond repayments on a medium-size house over 20 years have dropped by 16 percent in real terms — allowing for inflation

In other words, mortgage rates are three percentage points lower than a year ago while house prices are either falling or increasing more slowly

The bureau, in its October building and construction survey, said the odds were heavily against a sharp increase in the demand for houses — new or old.

Political uncertainty and violence were severely depressing demand

Price growth in the Western Cape was estimated at 3,3 percent for small houses and 10 percent for medium-size houses, while large houses had dropped about one percent

Lower-priced houses in Cape Town had risen four percent, middle-range houses were up 9,7 percent but houses in the upper brackets were 18 percent lower

"Consumers are clearly shying away from large houses and showing a preference for houses in the lower-price category," said the bureau

"The weak demand for houses in the upper-price class is a result of the sluggish economy and the tight financial position of most consumers. It could also have been caused by adverse political developments and threats of taxes on wealth"

A side-effect was the slow increase in building costs resulting from a weak demand for new building

Figures from Central Statistical Service show the number of houses completed in the first seven months of

the year dropped by 14 percent on a year ago

However, the number of flats and townhouses built was up by four percent

The number of non-residential buildings completed plunged by 25 percent in the seven months

An early warning of future trends was provided by architects — 15 percent of those surveyed reported a fall in the number of projects at sketch level "We regret to report that these numbers are expected to decrease further and at a faster tempo," the bureau said

Quantity surveyors and builders reported fewer contracts in the September quarter

However, the bureau's pessimism is not shared by NBS Devco, whose Transvaal director Tom van der Merwe said there were signs of an improved property market

"There is renewed buoyancy and many of our developments are experiencing improved turnouts at show days. The buying mood has become more positive," he said

"Buyers are more prepared to put pen to paper for property provided the price is market related

"Sellers are also prepared to be more realistic but over-pricing is still a problem"

● Average asking prices in Cape Town have dropped by almost 11 percent in 10 months to R151 000 from R173 000, says Multi-Listing Services (MLS)

The average selling price dropped by eight percent to R142 000 from R154 000 between July last year and May this year

On average, houses sell for six percent below the asking price. The difference was 11 percent in July last year and indicates sellers are becoming more realistic in their pricing

No place for rates 'dinosaur' in the park

(124) ARG 9/10/73

CLIVE SAWYER
Municipal Reporter

TALKS are underway to devise a new valuation ordinance to replace the present "statutory dinosaur," says Democratic Party regional leader Henne Bester.

The Cape Town Supreme Court yesterday granted a final order declaring the Cape Town 1990 valuation roll invalid and of no legal force.

Mr Bester was co-applicant with the city council to set aside the decision by the provincial director of valuations to approve the roll and the budget adopted by the city council on May 25.

He said the final order confirmed the DP's view that the valuation roll was compiled in an irregular manner and could not form the long-term basis for levying rates.

But, reverting to the 1979 roll was equally inequitable and could be only a short-term solution at best.

Steps being taken by the party were

- Calling on the city council to use reserves to help truly needy ratepayers, especially those in Mitchell's Plain

The 1990 roll brought a drop in rates for Mitchell's Plain residents, and there were fears that overturning it would reverse this, bringing hardship and new controversy, and

- Discussions were being held with various parties on a new valuation roll

Mr Bester said "The 1944 ordinance is a statutory dinosaur and any efforts to compile a new roll based on it should be strenuously resisted"

The rates dispute had proved local government was the most important arm of government during a period of transition because local issues and im-

pacts were the first line of impact for individuals, said Mr Bester.

The government and the African National Congress have

failed to this day to give local government its rightful place at the Kempton Park negotiations, or even to show sufficiently serious resolve at the Local Government Negotiating Forum.

Local Government Minister Tertius Delpoit seemed "uninterested," said Mr Bester.

The time was overdue for negotiators at all levels to give serious attention to devising a transitional dispensation for democratic and representative local government.

Big business acts on valuation

(124)

CT 11/10/93

BIG BUSINESS sent an important message to the Cape Town City Council last week by almost intervening against the overturning of the rates and then holding back at the last minute



CIVIC DIARY

By PETER DENNEHY

Their representatives thrashed out a deal with the council lawyers. The big companies agreed not to intervene in return for an agreement to leave an important aspect of the interpretation of the Valuations Ordinance outside the bounds of a Supreme Court ruling.

The result is that big business is "taking the pain" for the moment, and Democratic Party leader Mr Hennie Bester gets his victory. The council is almost certain to go back to the 1979 valuations plus an as yet undetermined percentage while a new roll is drawn up.

This means that thanks to Mr Bester and the co-operation of the council the majority of domestic ratepayers in Cape Town will have to pay less in rates for several months at least, and possibly for the next two years. The

DP will surely reap a rich reward in votes for this.

Even when a new roll is drawn up some people will not have to pay as much extra as they would have had the overturned roll prevailed.

But the victory has not been as complete as it could have been without the semi-intervention of the four large assurance companies.

The companies have in effect told the council that unless it proceeds in compiling a new roll in accordance with their interpretation of the existing ordinance they are likely to take the matter to court.

In essence they were defending the way in which commercial properties were valued. A market value for land was deter-

mined as if it were vacant, then a value for the buildings was decided upon as if they were built at 1990 costs, but an allowance for actual depreciation was granted.

The next step was the controversial one. The sum of the land and building values was compared with the market value for each property, and then if the actual current market value was lower a further depreciation allowance on the buildings was granted to bring the total in line with market value. If the market value was higher no adjustment was made.

This was not done in the case of domestic properties. Mr Conrad Hablutzel, vice-president of the SA Institute of Valuers, has said that the different approaches to domestic and commercial properties led to a "radical redistribution of the rates burden".

If the council applies the same commercial formula to domestic ratepayers — and big business has indicated that it agrees — many residents may benefit.

Ratepayers hail rates decision ⁽²⁴⁾

CT 11/10/93

RATEPAYERS reacted favourably to Friday's Supreme Court decision to overturn the controversial new rates and revert to the old 1979 levels

In scrapping the new valuations role the Supreme Court ruled that the old 1979 levels should be applied, plus an added percentage still to be determined by the City Council.

The council has indicated that rates are likely to go up by 14% from the 1979 valuations, as "new bills had to be met".

A spokesman for the Camps Bay and District Civic Association, said the court decision was "very fair".

"We expect rates to increase from time to time, but not by 300% and 400% at a time — the council could possibly consider annual rates increases," he said.

Heathfield and District Ratepayers' Association chairman Mr Dave Parker described the court ruling as "a victory".

Newfields Estate Ratepayers' Association chairman Mr Hesham Effendi said the ruling was "inevitable".

Ratepayers in Revolt chairman Mr Frank Helm congratulated ratepayers across the Peninsula for the stance they took on the new rates revaluations and accompanying increases. "It's about time they fought the council's bad decisions", he said.

R20-m for land project on Flats

ARG 12/10/93 (24)
Municipal Reporter

THE Western Cape Regional Services Council is to spend R20 million on the serviced land project on the Cape Flats.

RSC chairman Pietie Loubser said this was the largest part of the R69 million given to local authorities this year for infrastructural projects

Councils given grants included Cape Town (R3,5 million), Franschhoek (R4,4 million), Ikapa (R6 million), Lingelethu West (R9,9 million), Mbekweni (R5,7 million), and Stellenbosch (R1,5 million)

Exco, Meiring to talk on rates

124 CT 12/10/93

By PETER DENNEHY

THE Cape Town City Council's executive committee is to hold a special meeting with Administrator of the Cape Mr Kobus Meiring today to discuss rates

This was confirmed yesterday by Mr Frikkie Odendaal, Mr Meiring's spokesman. He said the meeting had been arranged on Friday, the day the Supreme Court overturned the council's valuation roll — and its current budget

Mr Odendaal could provide no further details of today's meeting, but the director of valuations, Mr Louis Pretorius, said yesterday he understood the date on which a new valuations roll would be based would be discussed.

He could not say whether the new

roll would, like the old, be based on values as at July 1 1990 or if a more recent date would be chosen

The council's valuation officer, Mr Roy Steffen, said another important decision that had to be taken was whether the council should start compiling a new roll immediately, or wait until the proposed new valuations ordinance became law

"I believe it is going to Parliament in the short session in November," he said

If the council did compile a new valuations roll under the existing ordinance, a decision would have to be taken on whether every single property should be visited

That this was not done was one of the grounds put forward in court for overturning the old roll

Ratepayers want interest refund

Staff Reporter

THE Cape Town City Council should pay ratepayers who have already settled their new rates bills 10% interest to make up for the rates "blunder", some Rondebosch Civic Association members attending a public meeting demanded last night.

Some ratepayers said they had already paid the increased rates, and wanted to know from their councillor, Mr Rupert Hurley, if they would be refunded or credited for amounts paid above the 1979 levels plus about 10,5%.

Mr Hurley advised them to ignore their new bills and to pay only their old rates plus 10,5%, and in cases where they had paid the new annual rates, to write to the City Treasurer and request refunds.

(24) CT 13/10/93

Experts meet to find 'way forward' on city's rates

Municipal Reporter

A TASK group consisting of four members of the Cape Provincial Administration and four City Council staff was set up yesterday to "find a way forward" after the Supreme Court ruling that overturned Cape Town's rates

Outgoing council exco member Mr Leon Markovitz said the task group, consisting of legal and valuation experts, would report back next week

"I don't think people should be alarmed," he said "We are trying to sort out the way forward, for this year and next"

"Our finances are being affected," Mr Markovitz said "The sooner we have a new budget meeting the better"

There were procedures the council had to go through, so "we are looking at suitable dates around November 5"

Dr John Sonnenberg, leader of the DP caucus in the council, confirmed yesterday that a caucus meeting was to take place this evening to deal with who should serve on the new exco and

Groups apply to forum

Municipal Reporter

TEN organisations have applied for membership of the Cape Metropolitan Council, co-chairmen Ms Hilda Ndude and Mr John Muir said yesterday.

They are: the Good Hope Alliance; a group of rate-payers from the southern suburbs, Atlantic suburbs, Cape Flats and City Bowl; Atlantis Forum; Ntsika yeSizwe (Cutting Edge of the Nation); Democratic Party; Management Committees under Cape Town City Council; Federation of Municipal Trade Unions; SA Association of Municipal Employees; Federation of SA Labour; Association of Chief Administrative Officers of Local Authorities; and Western Cape Civic Association.

The forum's steering committee will make recommendations on their membership at the next meeting on November 8.

who should chair it

It was also likely that the issue of the mayoralty and possibly the deputy mayoralty would be dealt with at the meeting, he said

The first of the council's promised open exco meetings on the rates issue is likely to be held at lunchtime on Monday next week, Dr Sonnenberg said, although he cautioned that this arrangement was not yet definite.

6 must quit new houses

CT 13/10/93 (124)

By RONALD MORRIS
Supreme Court Reporter

THE City Council obtained a Supreme Court order yesterday to eject six people from six newly built houses in Tafelsig, Mitchells Plain, that have already been sold to buyers.

The council said in papers that the six had unlawfully gained entry to the houses in Sonja Crescent and Sheila Street, apparently by using skeleton keys or unauthorised keys.

Urgent steps

Mr Acting-Justice R R Horn ordered that Mr Mzinawa Tshoba, Ms Nomsa Jack, Mr Phinias Khonzani, Mr Sandile Mdwana, Ms Eunice Majeke and Mr Lawrence Mbinda should show cause by tomorrow why they should not be ejected and why they should not pay the council's costs.

Because of the area's close proximity to Khayelitsha and past experience of similar situations, the council

feared the remaining vacant properties would similarly be unlawfully occupied if urgent steps were not taken to evict unlawful occupants, city administrator, Mr Gys Hofmeyr, told the court.

In papers he said the City Council had recently completed the construction of 132 new houses in a 500-house development for qualified buyers on its waiting list of about 40 000 families.

He said the houses, ranging in price from R28 000 to R32 000, were ready for occupation, and 71 had been sold.

These buyers had a right to take immediate occupation, Mr Hofmeyr said.

Between last Thursday and yesterday the City Council had learnt of the unlawful occupation of the houses.

Notices to vacate the houses had been served on the six respondents, but they had failed to comply, Mr Hofmeyr said.

Mr Francois Klopper, instructed by Mr C E Lindenberg of Fairbridge, Arderne and Lawton Inc, appeared for the City Council. The respondents were not represented.

(124)
**ANC warns of
higher rates**

CT 15/10/92
Own Correspondent

JOHANNESBURG. —
Black and white commu-
nities would have to pay
substantially higher
rates and service
charges once local au-
thorities were amalga-
mated, ANC local
government head Mr
Thozamile Botha said

Speaking at the Trans-
vaal Local Government
Association congress in
Randburg yesterday, he
said that after market-
related charges were
levied in black areas
and the cross-subsidisa-
tion of white ratepayers
fell away, both commu-
nities would pay more

He said whites would
have to pay the market-
related price to main-
tain their standards

Conciliatory Kreiner 'a scapegoat'

Municipal Reporter
OUSTED executive committee chairman Mr Louis Kreiner, who will not run for re-election at the end of this month, said yesterday he felt he had been made a scapegoat for decisions taken by the whole council.

Yet, he added, he did not feel bitter and harboured no animosity towards anyone. He hoped his resignation could "get normality back to the council" ~~253~~ (124)

"If my resignation can take pressure off the council in regard to the ratepayers, I am more than happy." ~~CF 15/10/93~~

Mr Kreiner attended a meeting of the DP caucus on Wednesday evening, at which he decided not to make himself available for re-election.

He said he would be content to continue as an ordinary councillor

Failed mayor sparks housing row with his new organisation

By Sabata Ngcai

THE controversial former mayor of Khayelitsha's Langelethu West Town Council (LWTC), Mr Mali Hoza, has formed an organisation to build "houses for the people".

The promise to build homes comes after Hoza and his councillors were forced to resign after allegations of corruption and mismanagement — and accusations that the council had failed to provide houses during its term of office.

"It's interesting that Hoza now wants to build houses for the people while he failed to do so during the time when he was a so-called mayor," said Mr Power Malgas, a spokesperson for South African National Civic Organisation (Sanco).

Hoza and his councillors have formed a "community organisation" — Langelethu For the Community (LFC) — after being forced by residents to resign in April this year.

Malgas said Hoza had had all "the necessary resources" to help the people during his term of office, but had failed.

The residents also claimed that the number of shacks has increased at an alarming rate ever since the "disgraced" councillors took office in 1988.

Despite increasing opposition from the South African National Civics Organisation (Sanco), Hoza insists that the LFC will continue to be represented in all community

forums. However, Sanco has made it clear that it will continue to oppose the participation of the LFC in a proposed local community forum.

Mr Ockie Grundling, an administrator for LWTC, claimed that the LFC has marred the formation of a long-overdue community forum in Khayelitsha.

According to Grundling, the presence of LFC representatives dogged the success of the meetings to prepare for the formation of the forum.

"This created a division among the participants with some community organisations like Sanco opposed to the LFC presence," he said.

Following the resignation of the councillors, the Cape Provincial Administration appointed an administrator to oversee the formation of a community forum.

The forum, which is expected to work hand in hand with the administrator, is supposed represent all community organisations.

Sanco also claimed that Hoza had ordered Eskom, which installs electricity in Khayelitsha, to stop the work because "he was not consulted".

Hoza confirmed the meeting but denied stopping Eskom.

The unrepentant and defiant Hoza is not new to controversy.

In 1985 as head of the so-called Cathedral squatters, Hoza was the first squatter leader to accept the government's terms for moving to Khayelitsha.

Well done Mogammad!



WINNER: Congratulating the winner of the SOUTH/DREAM Competition are SOUTH's Marketing Director, Hikton Veldsman (left) and Francois Louw, Marketing Manager of Technikon SA (right). Mogammad Ariefdien won a study bursary valued at R1 500.

15/10 - 19/10/93

South

(124)

He defied the vigorous anti-Khayelitsha campaign launched by the United Democratic Front when the township was first built in 1983.

Hoza established a base in Site C, allegedly ruling with an iron fist.

Since his election as mayor of LWTC in 1988, many residents, mainly from Site B and C, have accused Hoza's supporters of waging terror campaigns against them.

Residents won a court order that same year restraining Hoza's supporters from harassing them.

C'mon! How do you rate yourself?

(124)

ARG 16/10/93

■ If we have to live with the valuation system of rates, let us find a way of improving it, says a professor.

JEAN LE MAY

Weekend Argus Reporter

DURING the row over the city council's rating system a new scheme was devised by Professor Dereck Sparks of the department of civil engineering at the University of Cape Town.

The proposed system, which has been described as simple and effective, is based on the market value of properties

Professor Sparks has now produced a simple diagram which enables people to work out what their rates would be if his scheme were adopted.

On any system based on municipal valuations, rates should be for services rendered and not according to an ability to pay, he told Weekend Argus

"The problem with the system used now by the city council is that they try to use ability to pay as a yardstick, then they assume that the value of the property is a measure of a person's ability to pay

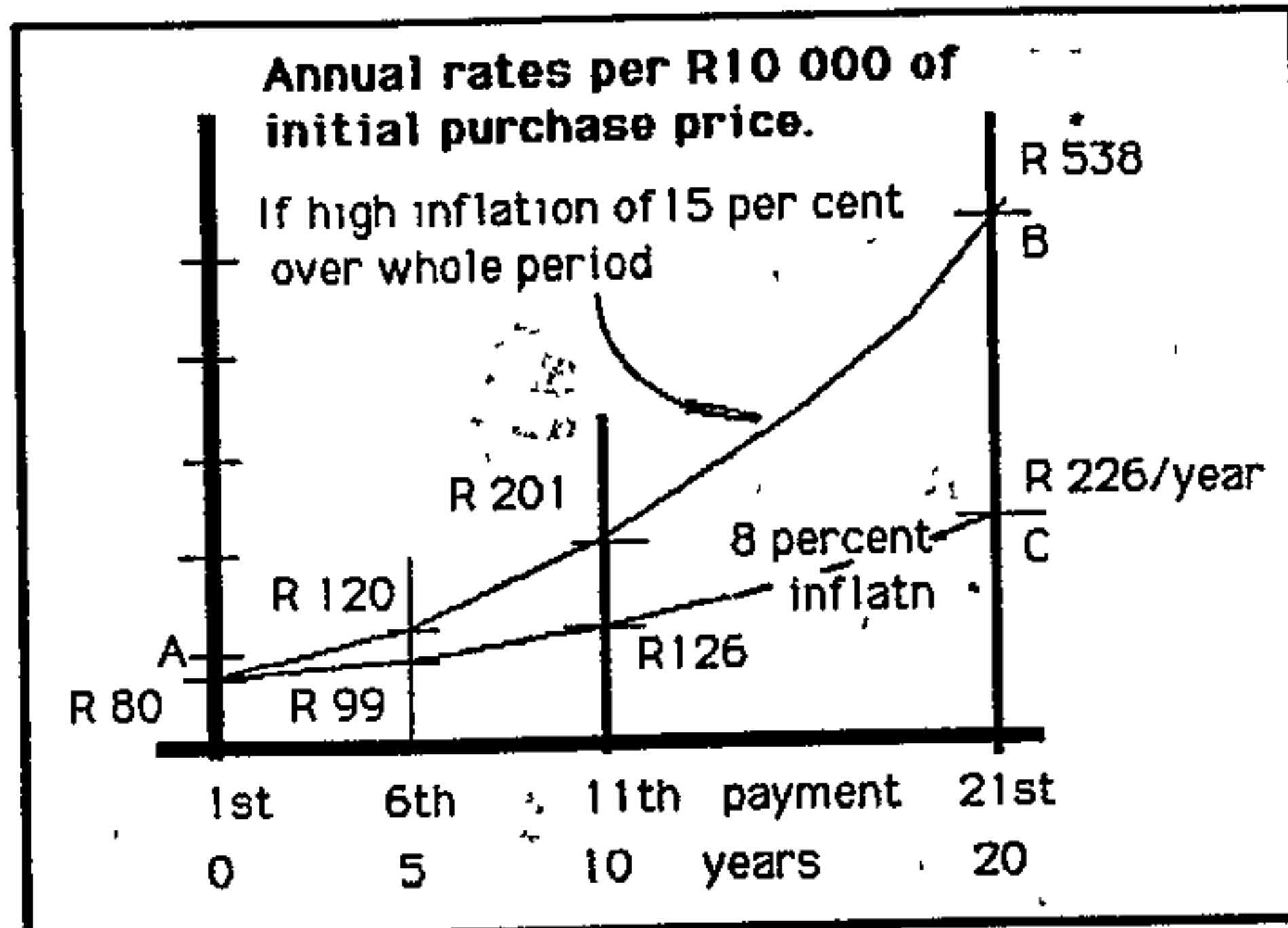
"The real question is If we have to live with a valuation system, how can we find improvements within it?"

"In my method the actual selling price of the property is used as the starting valuation

"In subsequent years the valuation for rates is equal to the minimum of two values

"The first value is the original purchase price increased by 10 percent every year

"The second value is the average of the original price and a new number which is the original price updated by the



□ **WHAT'S IT WORTH?** Here's how you estimate your rates in the system proposed by Professor Dereck Sparks. Assume you bought your house 10 years ago for R120 000 (that is, 12 times the value of the above graph). If inflation remains high at 15 percent over the whole period (that is, the upper curve), your next rates payment would be 12 times R201 or R2 412 a year. If you bought a house today for R300 000, your first rate payment would be 30 times R80 or R2 400 a year. The first rates payment does not depend on the rate of inflation but on the buying price. Even if the rate of inflation is very high, your rates would not move above the line AB, which corresponds to about 10 percent a year.

consumer price index (CPI) every year

"If the property is sold, the calculations start with the new selling price"

"To give a simple example, a property was bought in September 1973 for R10 000. Let us suppose the CPI increased annually by 15 percent every year up to 1993

"Let us also suppose we are paying 0,8 cents per rand in rates — this is the value which will produce rates close to those in other cities

"In the first year (September 1974) we will pay 0,8 percent of R10 000, that is R80.

"By September, 1993, the

rates would have increased to R538,19."

During the 20-year period 1974 to 1993 we had a very high rate of inflation, said Professor Sparks

If inflation were to drop to eight percent, the valuation for rates purposes would increase by about six percent a year

The advantage was that there was no sudden increase in rates during the ownership of a property

The new buyer would know his rates when he bought the property because it was a percentage of his purchase price

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Keegan will stand for exco

124
CT16/10/93

By PETER DENNEHY

THE mayor of Cape Town, Mr Clive Keegan, confirmed yesterday that he would stand for election to the executive committee next week — and resign as mayor if he gets the job.

This means that Mr Keegan, who was installed on September 1 this year, may serve a mere two months in office. A term shorter than the usual two years had been expected in some quarters — but only as a result of constitutional change.

The post of executive committee chairman will fall vacant from the end of this month due to the resignation of Mr Louis Kreiner. The entire committee has resigned due to ratepayer unhappiness over the high increases in rates which came about through a re-valuation of properties.

Should Mr Keegan resign from the end of this month, his term in office will be the shortest since that of Mr John Parker who served a five-day term during World War I, according to City Council records.

Mr Keegan said yesterday that he had been approached by both the Democratic Party regional leadership and the DP within the council, and asked to make himself available for the chairmanship of the executive committee.

Rates 'would jump 15% if electricity subsidy cut'

PROPERTY rates in Cape Town will go up by at least another 15% if a subsidy paid to rates accounts from electricity undertakings is scrapped, Cape Town's city electrical engineer Mr Fred Berwyn-Taylor said yesterday.

He was expanding on remarks made by ANC local government head Mr Thozamile Botha at a conference in Randburg earlier this week.

Mr Botha had said that both white and black communities would have to pay more for local government services when local authorities were amalgamated.

Mr Botha said tariffs in most black local authorities were based on outdated valuations. Reassessments could mean increases of as much as 200%, but these would have to be phased in over several years.

Whites had long enjoyed cross-subsidisation of property rates by electricity and other tariffs, he said, adding that whites would in future have to pay market prices for the services they enjoy.

Mr Berwyn-Taylor said that the extent of this "cross-subsidisation" from electricity in Cape Town was about R70m a year.

If it were scrapped, rates should increase by about 15% a year.

Not just the ANC, but also Eskom opposed the transfer of money from the electricity undertaking to the rates account, Mr Berwyn-Taylor said.

The ANC was concerned that it was mainly the (formerly) white areas that benefitted from this subsidy. Both Eskom and the ANC also argued the money could instead be used to improve the electricity infrastructure.

He said he had decided to do so formally next week.

He would not be drawn into any speculation on whether or not his deputy, Mrs Patricia Sulcas-Kreiner, would take his place in the mayoral office, and if so who the deputy mayor would be.

There has been some press speculation this week that Mr John Muir might take over the mayoralty from Mr Keegan if Mrs Sulcas-Kreiner does not, but Mr Muir said yesterday that he too, would make himself available for the exco chairmanship. He defi-

nitely did not wish to be mayor or deputy mayor.

Mr Muir is the present chairman of the town planning committee — a post in which Mr Keegan served with distinction for many years.

Mr Muir has been an executive committee chairman before, from 1982 to 1986. According to the Cape Times files, in his second two-year term as exco chairman, Mr Muir decided to keep the rates as low as possible, even to the extent of allowing the council's financial reserves to be depleted.

No charges were put to the 17 who included a legal or de-

Cape Times

19 OCT 1993

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Main

Council budget headache

By PETER DENNEHY

THE Cape Town City Council will have an R18,4-million budget headache if a recommendation yesterday by the embattled executive committee to limit rates increases to 10,5% is approved.

The estimate of the one-off costs of resuscitating the 1979 valuations roll, and later revising the new roll, is R6m, which includes an estimated

loss of R1m in interest.

Exco wants to take this money from reserves and the council hopes to save the remaining R12,4m without affecting important services.

Additional costs have come up since the now-overturned May 1993 budget was drawn up. The increases that the unions received, through negotiation and arbitration, amounted to nearly R11m more than the budgeted amount, a report to exco by City

Treasurer Mr Eddie Landsberg disclosed yesterday.

On top of this, the council had to extend group life assurance to members of one union which did not have it, as the other one did. This cost R700 000.

A R900 000 shortfall on the ambulance service ought to be budgeted for as well, the report said.

The total impact of additional costs on the rates fund was R12,4m, or "the

equivalent" of a 2,5% rates increase. The amount shown on rates accounts will remain incorrect until the end of next month. The council is asking ratepayers to pay either the amount on the bill, or last year's amount plus 10,5%.

Most domestic ratepayers will be refunded or credited.

No interest will be paid on any adjustments, as the ordinance does not allow that, he said.

CT 19/10/93



Council loses rates battle

2/15/94 19/10/93
LINDA ENSOR

CAPE TOWN — The Cape Town City Council's executive committee succumbed to political pressure over the rates issue yesterday by adopting a proposal to increase municipal rates by an average 10,5% over the previous year and retaining the 26% residential rebate.

The decision was taken following a decision by the Cape Town Supreme Court to set aside the 1990 general valuation roll and with it the council's 1993 budget and rates. (124)

This decision meant that a new budget had to be created and a new rate fixed on the basis of the previous 1979 general valuation roll. However, as the change in rating structure affected the allocation of rates rather than the total income accruing to the council, the entire budget would not have to be reformulated.

However, the council's cash flow has been detrimentally affected by the rates crisis as many ratepayers had not paid their rates. To deal with this the executive committee agreed that some capital projects would have to be deferred.

Ratepayers who had paid the higher 1990 rates would be refunded.

The executive committee decided to charge the approximately R6m cost of setting aside the 1990 roll to the council's general reserves.

Treasurer Eddie Laingsberg said additional commitments amounting to R12,4m had emerged since the original 1993/94 budget had been drawn up. This R12,4m translated into a 2,5% rates increase over and above the 10,5%.

W Cape house sales rise again

CT 19/10/95 (124)

By MAGGIE ROWLEY
Property Editor

HOUSE sales in the Western Cape rose for the fourth consecutive month in September but the difference between average asking prices and realised prices widened further, according to the latest report of Property Services

The number of units sold by subscribing agents last month rose to 608 with a total value of R126,7m against 586 totalling R111,5m the previous month

The average sale price of R208 370 fell 11,1% short of the average listing price and while up slightly from realised prices in August, was still far below the average sale price of R234 742 achieved in April

Sales of sectional title units were also up at 274 units totalling R38,7m against 211 units with a total value of R31,5m in August. The average sale price of R141 247 was up 1,7% and 5,4% below the average asking price of R150 000.

Total sales in urban agricultural holdings, vacant land and commercial and industrial deals, totalled 960 with a gross rand value of R172,7m against 904 totalling R164,9m the previous month.

Three areas reporting a drop in sales were Table View and neighbouring areas, Hout Bay/Llandudno

and the False Bay suburbs

Sales in Hout Bay were down with only 20 units being sold for a total of R4,6m while in the False Bay suburbs sales totalled 36 with a gross rand value of R13,2m against 64 the previous month.

The Boland registered one of the strongest gains in sales month-on-month rising to 36 totalling R5,7m against less than 20 the previous month.

Southern Suburbs sales were up significantly for the second month running, after dropping off since February with a total of 238 sold for R46,6m

Gross rand value of sales however, rose at a much slower rate indicating that house prices remained under pressure.

The northern areas also showed a healthy increase in sales with the gross rand value increasing more in line with the number of sales than reflected in many other areas.

Sales in the Hottentotsholland basin were also up for the second consecutive month totalling 72 with a gross rand value of R13,2m

After rising significantly in August, sales in the South East suburbs — the previously coloured zoned residential areas — were down in September with prices realised showing an even steeper decline. Last month a total of 71 units were sold for a total of R7m

Rates increase ¹²⁴ to be 10,5%, but rebates lowered

ARG 19/10/93

□ Council to debate recommendation

CLIVE SAWYER
Municipal Reporter

RATEPAYERS' demands for the rates increase to be limited to 10,5 percent are to be met — but the rebate on residential property is to be cut from 35 percent to 26 percent

The city council executive committee yesterday recommended the rate increase be incorporated in the new budget when it is debated by the full council on November 4

City treasurer Eddie Landsberg said this year's increase in value-added tax from 10 percent to 14 percent would have a slight impact on revised rates bills

Until the new budget is passed, ratepayers may choose between paying last year's rates plus 10,5 percent or paying accounts based on 1990 valuations

Refunds will be paid to anyone whose rates are reduced when the new budget is passed. Senior treasury staff said this would take time because staff were preparing revised accounts

A special relief fund will cushion the impact on ratepayers whose rates will rise because of the overturning of the 1990 valuation roll. Interest will not be paid where ratepayers overpaid, because the law does not allow this

Heads of departments and standing committees will be asked to delay capital spending where possible

A joint provincial administration and city council team is to report today on recommended changes to legislation to prevent a repeat of the rates debacle which has caused ire among ratepayers

Acting exco chairman John Muir said Administrator Kobus Meiring would be asked to condone spending in terms of the now-defunct 1993/94 budget

Mr Meiring would be asked to authorise continued spending until the vacuum left by the defunct budget was filled

Mr Landsberg said additional demands on council coffers since the passing of the budget included

- Staff wage increases, which had been higher than expected
- Provincial administration cutbacks on contributions to the ambulance budget
- Trade union pressure to extend group life insurance cover

These meant the council needed an additional R12 million

The main drawback to council funds because of the overturning of the valuation roll was the loss of interest income

Mr Landsberg said cash flow from ratepayers had shrunk because of the rates controversy, though it was still "quite good"

Remedies to the crisis included

- Delaying payments to creditors until absolutely necessary
- Delaying new capital projects

Capital projects needed to guarantee safety would be exempt from cutbacks

Other capital projects which would not be affected would be those funded externally, and in-house projects

Heads of departments had pledged to find ways to cut spending and standing committees would be consulted on cutbacks

"We shall endeavour not to affect important and visible services," Mr Landsberg said

There will be no change to previously approved electricity and water tariffs

The cost of the setting aside the 1990 roll would be funded from reserves, Mr Landsberg said

Asked by Norman Osburn whether it was possible to give a 35 percent rebate to residential properties worth less than R50 000, Mr Landsberg said he was not sure whether this was legally possible

Arthur Wienburg challenged councillors who singled out Mitchell's Plain as deserving rates relief. Overturning the roll would mean rates increases in the suburb of about R7 a household, which there was no proof people could not afford, he said

Mr Muir said exco had started cutting back on spending by limiting funds for conferences, delaying staff appointments and ordering a stop to vehicle purchases

● The exco which approved the measures was made up almost entirely of acting members. Mr Muir stood in for outgoing chairman Louis Kreiner, Chris Joubert was acting amenities chairman in place of Leon Markovitz, Rupert Hurly substituted for Mr Muir as town planning chairman. The only exco member in his usual place was housing chairman Neil Ross

The Democratic Party caucus meets tonight to choose its candidate to lead exco from October 28

Chop bureaucrats — chamber

Municipal Reporter

THE lesson of the Cape Town rates debacle is that the city council must drastically scale down its bureaucracy, says the Chamber of Commerce

The council should pool administrations with other local authorities to save on firefighting, traffic, civil engineering and other services

An article in the Chamber of Commerce *Bulletin* said the emphasis should be on better service at a lower cost

"Steps so far to prune costs have focused on savings through cutbacks on

services

"What is needed instead is a radical review of the administration itself, with the accent on improving service delivery"

A switch back to the 1979 valuation roll in the wake of the Supreme Court order to set aside the 1990 roll was no solution

"Another valuation process will definitely confirm the shift in rateable values and, unless immediate and drastic steps are taken to trim council expenditure, residential ratepayers will again be faced with unacceptable high rates bills," the article said

No refuse collection after Apla funerals

REFUSE is piling up on the streets of Khayelitsha after the closure on Friday of the offices of the Lingeletu West City Council

The closure followed incidents of stone-throwing and the burning of company cars after a memorial service in Khayelitsha for the five victims of the SADF raid in Umtata

The offices will reopen tomorrow

● A R200 000 reward has been offered for information leading to the arrest and conviction of the suspected Apla killers of two policemen whose bodies were found in Transkei

The policemen were abducted and arms were stolen from Bhongweni police station near Kokstad on Sunday

(124) 25/19/10/93

Khayelitsha refuse piles up after services suspended

Staff Reporter

ARC 19/10/95
MUNICIPAL services in Khayelitsha have been suspended until tomorrow and rubbish has started piling up in some areas of the huge township.

Services were halted following reported violence after last Wednesday's memorial service for the five youths killed in a Defence Force raid in Umtata.

A Lingeletu West City Council employee who lives in Khayelitsha said they had been asked to leave early on Friday because white employees had feared for their safety.

"We were told that one driver in a council lorry had been assaulted on his way to work from Langa."

The employee said residents had to bear the brunt of white fears.

"Whites said they needed security and would not work."

"They hold us to ransom because whenever there is a minor incident they refuse to work, citing security reasons."

"We all need security, but not whenever there's an insignificant incident."

The employee, who lives in Eltha Park, said rubbish bins were overflowing and residents were dumping them in the streets.

"Refuse has piled up just behind my house. There are lots of flies and the whole place is stinking," he said.

Town Centre to be safer, less crowded and more pleasant,

says new association

KARIN SCHIMKE
Staff Reporter

MITCHELL'S Plain Town Centre will again be a pleasant shopping area with less overcrowding and crime, if the new Mitchell's Plain Town Centre Management Association has its way.

The association, which entered into a lease agreement with the Cape Town City Council, will be responsible for leasing, controlling and managing the public space at the centre where up to 500 hawkers jostle for trade daily.

"Trading will not be as hazardous and chaotic," said community conflict resolution panelist Norman Arendse.

Mr Arendse — of Independent Mediation Services of South Africa — said the action had been formed and the lease signed "on the basis of consensus and compromise."

He said that, as a facilitator, he was satisfied that the forum established for negotiations had been well-represented and all those interested were being accommodated.

But hawkers met at the centre yesterday and said they were dissatisfied about the new association and the lease agreement.

Mitchell's Plan Hawkerc's Association spokesman Bully Adams said the person who negotiated on behalf of the hawkers had no mandate to do so and had not kept the hawkers informed of developments.

"The management association is not valid because it was not voted for by us, the hawkers. We would rather pay rent to the council than to a management association. Because we're paying rent to the association they have the power to exploit us."

The association was formed in May after a council study. Mr Arendse said "It was found hawking had led to high levels of crime and overcrowding and there was a serious lack of facilities and amenities."

There were also health and safety problems.

Plans and maps were then drawn up by working groups which included council representatives, the Police-Community Forum, the Merchants Association, the Property Owners Group, the Stallholders' Association and the Mitchell's Plan Hawkerc's Association.

Mr Adams said hawkers had not seen the plans.

"We know we are going to be moved to different spots, but we don't know where. Also the new bays are far away from the busiest areas and it would not be economically viable for us to trade there."

In the new plan, 1,5 m x 2 m bays will be allocated to hawkers. Those who have traded in the area for a long time will be given preference as not all can be accommodated over the festive season.

The bays will be leased for R40 a month and the money used for security and upkeep of the trading area and the town centre management association's running costs.

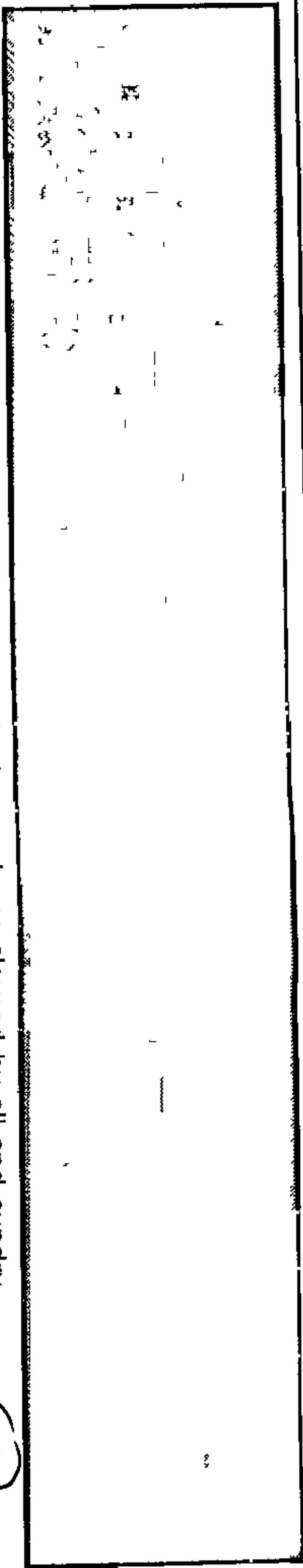
Hawkerc's said they doubted whether the rent money paid to the association would be used to their advantage.

"Each hawker is paying R40 a month to trade, yet the management association is paying only R75 to the council to lease the area for the entire six months. What is going to be done with the rest of the money?"

The management association says it will see emergency access lanes and pedestrian walkways are created and hawkerc's bays are placed so that shop windows and entrances and fire hydrants are not obscured.

Law enforcement will be done by traffic police, police and a private security firm employed by the association.

The plan will be go into action on November 1 and the lease will be reviewed in six months so that adjustments can be made and "teething problems solved."



DISPUTED TERRITORY: These are the houses being claimed by all and sundry

Anger in Mitchell's Plain over illegal occupation of new homes

ARG 22/10/93

KARIN SCHIMKE
Staff Reporter

A ROW has erupted in the quiet suburb of Tafelsig in Mitchell's Plain, where black and coloured people are arguing over the occupation of new houses built by the Cape Town City Council.

Blacks from townships near Mitchell's Plain are arriving in Tafelsig in droves to lay claim to unoccupied houses, saying all they are asking for is the "basic human need of roofs over our heads."

Meanwhile coloured residents — who legally own the houses after being on the council waiting list for up to 15 years and paying their deposits — are being prevented from moving in.

And coloured people who have moved in say their lives are being endangered by growing hostility.

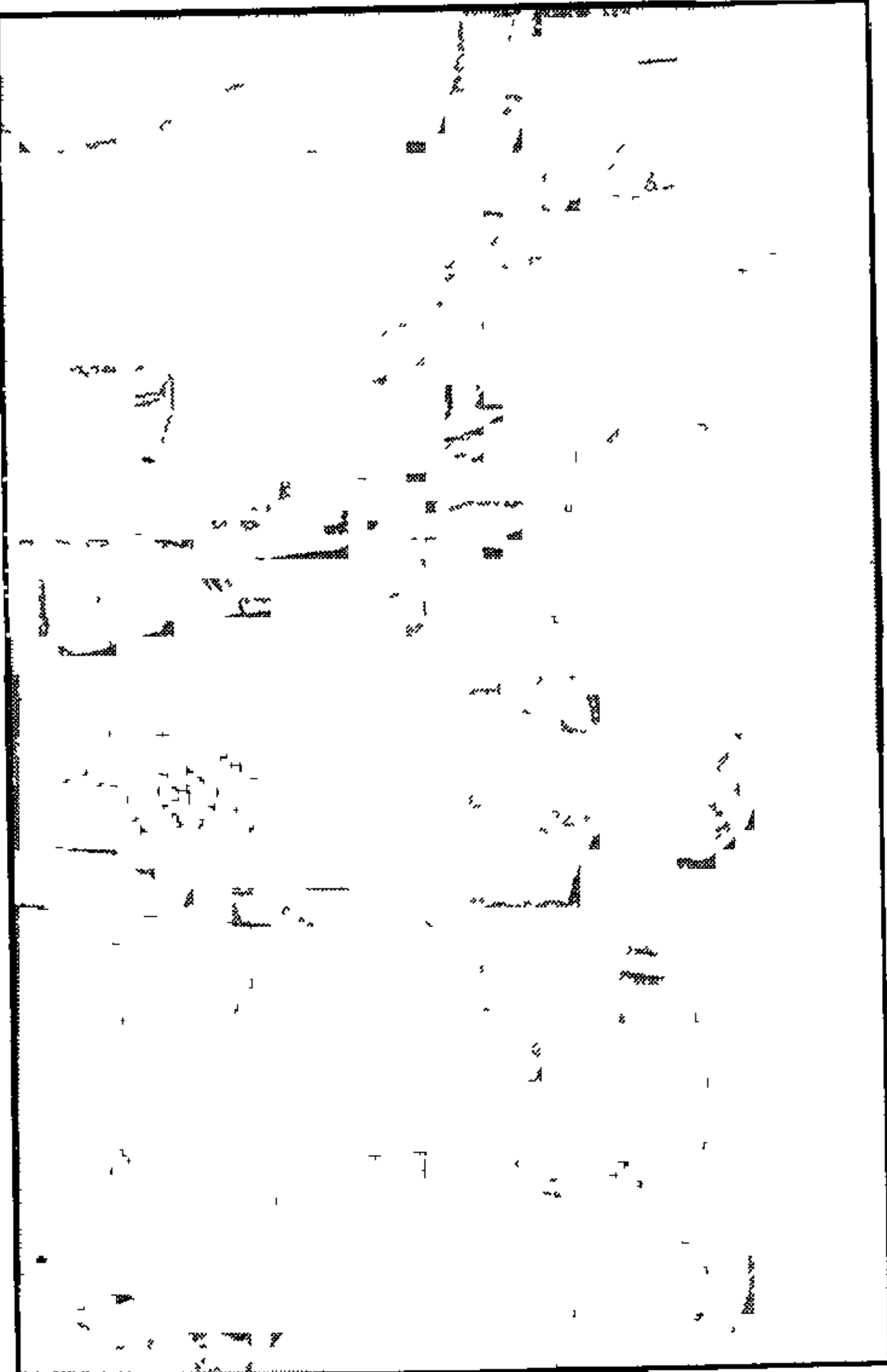
This week Tafelsig Road resident Romme Adams sent his wife and children to the home of his parents-in-law where he says they will stay until the tense situation is defused.

Others have done the same. Mr Adams said he had been targeted because he spoke out against the illegal occupation.

"On Wednesday about 2am, a minibus stopped outside my house and about eight men got out and banged on my door. They told me they wanted to speak to me about the situation, but I told them I would not open the door and if they wanted to talk they could do so during the day."

"I was so frightened I could not see them all clearly, but some were armed."

Mr Adams said he had had



Pictures LEON MULLER The Argus

CONFLICT: Tafelsig streets are full of angry residents. On street corners blacks and coloureds argue endlessly over ownership of the houses

death threats

But blacks — who yesterday walked to the Mitchell's Plain rent office in Beacon Valley to draw attention to their plight — insist they have no quarrel with the coloured people of Tafelsig.

Group spokesman Nxolisi Nyoli said "We are not here in defiance of the law. All we are asking of the council is to fulfil the basic human need of roofs over our heads."

He said he could not deny isolated incidents of blacks threatening coloureds, but said the community did not condone this.

"We want to live in peace."

When it was pointed out that the houses belonged to people whose names had been on a waiting list for several years, Mr Nyoli said "We have been waiting for houses since we were in our mothers' wombs."

Black people have been waiting for houses for over 40 years. Somewhere there are funds for houses for blacks but we never see houses only toilets on empty plots.

It seems to us that coloured people get helped first when it comes to housing."

Senior deputy city adminis-

Joy after 10-year wait turns into heartache, fear

DENNIS CRUYWAGEN, Staff Reporter

AS the sun was setting and workers were returning home to their new township, dozens of non-residents joined them.

They, too, went home on Wednesday, but not with the same pride as Anwar Gammelden, who lived with his mother-in-law in Bridgetown for 10 years before owning his first home.

A newspaper vendor, he had saved diligently to put together his R400 deposit and had reached the top of the city council waiting list.

He was proud of his new house — until the arrival of his new "neighbours", mostly from Khayelitsha, occupying houses illegally in the new Tafelsig extension in Mitchell's Plan.

The dwellings the neighbours went home to had no curtains and no gardens. Some had broken windows, others were curtained with black refuse bags.

One dwelling appeared to be empty, but from the street children could be heard inside speaking Xhosa.

Xhosa-speaking security guards heard them, but did not go to the house.

Elsewhere in Tafelsig, non-residents checked out homes. Some were seen with bunches of keys, trying them in locks. If they could not find one that fitted, they simply removed the handles and locks.

Security guards saw them but did not intervene.

Mr Gammelden said he had no problem with blacks moving into coloured townships as long as they paid for their houses.

"They must move out. We've paid to live here, they haven't."

Court orders six evictions

Staff Reporter

A COURT order to eject six people unlawfully occupying six new houses in Tafelsig, Mitchell's Plan has been made final in the Supreme Court.

Cape Town City Council said it had built 132 houses for buyers on its waiting list of about 40 000 families.

Because of the area's proximity to Khayelitsha and past experience, it feared the other properties would be occupied if urgent steps were not taken to evict unlawful occupants.

Council for the respondents Ismail Jamie said his clients claimed they were given occupation of the houses by a staff member of the construction company on the site.

Sanco slams new civic organisation

Sowkh 22/10 - 26/10/93

By Sabata Ngcai

124

THE South African National Civics Organisation (Sanco) says the new Western Cape Community Organisation (Wecco) is "a recipe for conflict".

Wecco comprises, among others, the Western Cape United Squatters Association, Western Cape Civic Association, and Cape Areas Housing Action Committee.

Sanco spokesperson Mr Welcome

Zenzile said the three organisations had made it clear they wanted "to destroy Sanco".

"The party has been formed by people who are desperate for power and Sanco will continue to undermine them," Zenzile said.

Wecco vice-president Mr Jeffrey Nongwe said whatever attitude was adopted by Sanco towards the organisation, Wecco would continue with its work to "help the community".

Rates fiasco avoidable, says valuer

(124)
ARCT23/10/93

JEAN LE MAY

Weekend Argus Reporter

METHODS used by Cape Town City Council to impose rates on property have been criticised by **Henré Hablutzel**, vice-chairman of the SA Institute of Valuers.

The allocation of the rate per rand as determined by the city treasurer was the cause of all the problems behind the recent rates row, he told Weekend Argus this week.

"Were samples taken of the various suburbs to determine which areas were more affected than others? Why were commercial and industrial property rates so much lower than in previous years?" he asked.

"If someone had done their homework properly, the problem could have been averted by either using a differential rate or by allowing a higher percentage of rebate for homeowners."

"The loss of R4 million for a wasted valuation roll could have been avoided with a little care."

Meanwhile, the institute has taken exception to suggestions for a new rating system made by **Dereck Sparks** of the University of Cape Town in the wake of the rates row.

Professor Sparks suggested a market-related system in which rates would never go up by more than 10 percent a year during one

■ If the city council had done its homework properly the current row about rates could have been averted, says **Henré Hablutzel**, vice-chairman of the SA Institute of Valuers.

ownership. His system virtually does away with the use of valuers on a regular basis.

Mr **Ray Steffen**, chief valuer for the Cape Town City Council, said the council employed 10 valuers full time (who were all members of the institute) and 15 valuers in training.

The council had used 30 freelance valuers on contracts negotiated on individual properties, he said. These contracts had been worth R1 million.

Another R4 million was paid to valuers who valued commercial properties for the recent roll, according to municipal records.

"How can a professor of civil engineering claim to be an expert on valuation matters?" asked Mr **Hablutzel**.

"If municipal rating and valuations were so simple, surely his system would be in use somewhere in the world today."

"The ups and downs of property prices, differences between one suburb and another and the varying inflation rate are just a few of the variables which could compound any error."

"Too many people and organisations have let the rates problem affect their conception of the 1990 valuations. But at least 95 percent of property sales were

above the municipal valuations, so how can the valuations be so terribly wrong?"

Too much time had been allowed to elapse between 1979, when the previous valuation roll was drawn up, and 1990 when valuations for the "wasted" roll were done, Mr **Hablutzel** said.

The impact of many of the enormous changes would have been much less if the valuations had been done every three or four years and the emotional issues which have arisen since then would have been avoided.

Professor **Sparks**, asked to comment, said he had suggested a new method of working out rates in his capacity as a ratepayer and not as a civil engineer.

In his proposed system, 100 percent of recent sales would already have been recorded at their correct market value — could the institute beat that for speed and accuracy, he asked.

What suggestions did the institute have for a rating system for Cape Town, he added.

To this Mr **Hablutzel** replied that until a new ordinance was passed "we must stick to the present system."

The institute was concerned with valuers and valuations, not with rates, he said.

Tafelsig crisis: Boesak calls for humane solution

ARG 25/10/93 (124)

□ Housing policy has been a recipe for disaster, says Marks

DENNIS CRUYWAGEN
Political Staff

ALLAN Boesak has urged the Cape Town City Council to resolve humanely the crisis in Tafelsig, where Khayelitsha squatters have illegally occupied new houses built by the council and earmarked for coloured people

The ANC (Western Cape) chairman's appeal came after the Cape Town Supreme Court gave 140 families until Wednesday to file opposing affidavits as to why they should not be evicted from the houses they have moved into

In terms of another interdict, given to Peninsula Construction (Pty) Limited, 114 other families have until Thursday to show the court why they, too, should not be evicted

Dr Boesak said the problem centred on a housing shortage which would not have occurred had the council got its priorities right over the years

"Tafelsig residents have a right to housing. So do squatters, even if what they did can't be condoned"

He said he hoped the council's plans to resolve the issue included negotiations

Pan Africanist Congress spokesman Anda Ntsodo said

his organisation wanted proof that the council had sold the Tafelsig houses

"We need negotiations and not conflict. The issue must be resolved peacefully if the council shows the homes have been sold"

Democratic Party regional deputy leader Joe Marks said what was happening in Tafelsig was the effects of years of government neglect in providing housing in urban areas

"The fact is we do not have a joint housing waiting list and communities have been left to their own devices. This is a

recipe for conflict and disaster"

The DP could not condone the illegal occupation of houses and believed "houses allocated according to the council's waiting list must be adhered to — particularly when deposits have already been paid"

Mr Marks said the housing crisis could no longer be addressed on a racial basis

"The fact is houses are desperately needed," he said

Mr Marks said he would visit Tafelsig today to meet community leaders and councillors "to seek a speedy resolution to this crisis and appeal for calm"

Home-buyers erupt as bond man goes missing

NORMAN JOSEPH
Staff Reporter

POLICE were called to the Delft civic centre when chaos erupted as about 300 people gathered for the launch of a company which promised to allocate houses in the name of the ANC

No officials of Maxibond, the company launched by Delft Residents' Association (DRA), turned up at the open day on Saturday

Angry people demanded to know from officials of Delft Forum, a separate community organisation, when the exhibition stall would be constructed and the whereabouts of Maxibond's di-

rector, a Mr Apollis, who is also chairman of the residents' association

People said they paid Mr Apollis between R30 and R1 000 as deposit to buy a house in Combo City, Delft

ANC spokesman Chris Nissen said Mr Apollis was a member of the organisation but not an official

Mr Nissen said "He has no right to speak on behalf of the ANC. He therefore has no right to put people in the houses in the name of the ANC"

A spokeswoman for the angry group said families had come from Belhar, Manenberg, Elsies River, Eerste River and Sir Lowry's Pass for the launch of

Maxibond. Several men had taken the day off from work to be there

Mr Apollis allegedly promised people they could move into their new homes by December

As the crowd argued with Delft Forum officials Joseph Roberts and Stanley van der Berg about their knowledge of Maxibond, police arrived

Police spokesman Kishor Harri urged them to disperse and to try to contact Mr Apollis at his home

Efforts to contact Mr Apollis were unsuccessful. His house, which has been converted into an office, was locked the entire weekend

(124) ARG 25/10/93

CAPE

Valuation crisis may be probed

CLIVE SAWYER
Municipal Reporter

THE consequences for the Cape Town City Council of setting aside the 1990 valuation roll are catastrophic

A commission of inquiry into the valuation roll issue may be appointed by Administrator Kobus Meiring. This emerged from a report by the executive committee on the implications of the roll having been set aside and remarks by exco deputy chairman John Muir in a separate debate

□ Cash flow 'creaking along' - Muir

Mr Muir said the council was faced with "all but shutting the city down"

Cash flow was merely "creaking along", the council had no budget and it was losing interest income

All this was the result of ratepayers getting bills which had reflected the market values of their properties

Now capital spending had to be

for the roll being invalid and whether there were grounds for claiming compensation or for disciplinary action

The provincial executive committee will decide on November 1 whether to appoint the commission

The council exco report said the effect of the court order was that the council had no valid budget and rate

If a new budget is passed next week it will be retrospective and will legalise spending since the financial year started in July

delayed and projects were being held off, Mr Muir said
The commission of inquiry, if appointed, would be briefed to

Document the way the roll was compiled - this would include a chronological record of steps and decisions by the city council, exco and the provincial administration.

Identify flaws in the valuation process to prevent a repetition

Find if anyone was responsible

(24) ARG 29/10/93

Call to put N2 wall money into housing

Staff Reporter

128 ARC 29/10/93

THE African National Congress has urged that the R8 million set aside for barriers on the N2 freeway be diverted to an emergency housing fund

The wall project, which will include 6,6 km of fencing and concrete barriers, was announced a month ago by the Cape Provincial Administration after a spate of vehicle stonings on the N2

But last night ANC Western Cape chairman Allan Boesak appealed in a letter to Cape Administrator Kobus Meiring to rethink the issue

"You announced that you were planning to allocate R8 million to build a wall on the N2. We suggest that these funds be diverted to an emergency housing fund committed to making serviced land available for those in desperate need of homes"

Dr Boesak said such a fund would "do much to alleviate the real and immediate crisis" and would help reduce "bitterness and frustration"

Mr Meiring was unavailable for comment

R1m spent 'on unbuilt dwellings'

CF 29/10/93

Staff Reporter

THE Ikapa town council is paying over R1 million for services to more than 2 000 houses that do not exist

This was revealed yesterday in a Commission of Inquiry into alleged financial irregularities of the council. According to evidence by Mr Eric Fry, an accountant appointed by the Cape Provincial Administration to oversee financial transactions and administrative functions of the council between March and June this year, the tender system also appeared suspect.

Large contracts had allegedly been awarded without tenders being forwarded.

SA Bio-Tech, a waste removal and disposal company contracted by the council, was receiving payment for services to 8 263 houses, when it serviced only 6 020 every month, said Mr Fry.

By the time the contract — which began in September last year — expires in November, the council will have paid about R1m for services to non-existent houses.

Mr Fry said the correct number of houses had been determined by the city engineer, but Ikapa's treasurer at the time had "made a mistake" and added the number of existing houses, to the number planned for a new development.

In effect, the council was paying some R74 000 a month excess to SA Bio-Tech.

When Mr Fry noticed the discrepancy and informed the city treasurer it had been decided to deduct the excess from the next payment.

After a letter from SA Bio-Tech's attorneys said this could not be done, and after consultation with the CPA's legal advisers, it had been decided to continue the payments.

The original SA Bio-Tech tender, for Brown's Farm at a cost of R100 000 a month, had been extended to include KTC and squatter areas.

Mr Fry said that in the original tender the company was not suitable to service these additional areas, and it was strange that other contractors had not been invited to tender for the additional service.

Mr Fry said the senior accountant of the general stores division, Mr D Nieuwoudt, had told him they accepted prices and delivery of stores on an ongoing basis from a list of firms who could supply them cheaply, but did not check for better prices.

The three-man commission consists of retired magistrates Mr J T P Swart, Mr P J Roux and the former town clerk of Paarl Mr W J Wagenaar. Mr G M M Lategan, an advocate, has been appointed to lead evidence and arguments in the inquiry.

The inquiry continues today.

Settlement expected

AN expectation that a settlement could be reached between the occupants of 140 empty houses in Tafelsig in Mitchells Plain and the City Council yesterday in the Supreme Court led to a postponement of legal action. (24) CT 29/10/93

Mr Paul Hoffman, counsel for the City Council, told Mr Justice I G Farlam the postponement for a week was because it was hoped that a settlement would be reached between the council and the illegal occupants. A court order that occupants must show cause why they should not be ejected was extended to November 4

A city under siege

Cape Town faces the prospect of being surrounded by millions of squatter 'pondoks'

(121) ARG 28/10/93

TOS WENTZEL
Political Staff

INCIDENTS in which blacks have taken over houses allocated to coloured people who have been on a waiting list for years have again focused attention on the housing problem — and experts make some stark projections.

● Another Mitchell's Plain for coloured people and at least two Mitchell's Plains for blacks will be needed to grapple with the enormous housing backlog in the Peninsula.

● The demand for housing is constantly increasing as more blacks from outside areas settle in the Peninsula and it is impossible to have anything but vague estimates of what the actual backlog is.

● There are no dramatic, short-term solutions but unless something is done Cape Town, with other cities, faces the prospects of being surrounded by millions of squatter "pondoks".

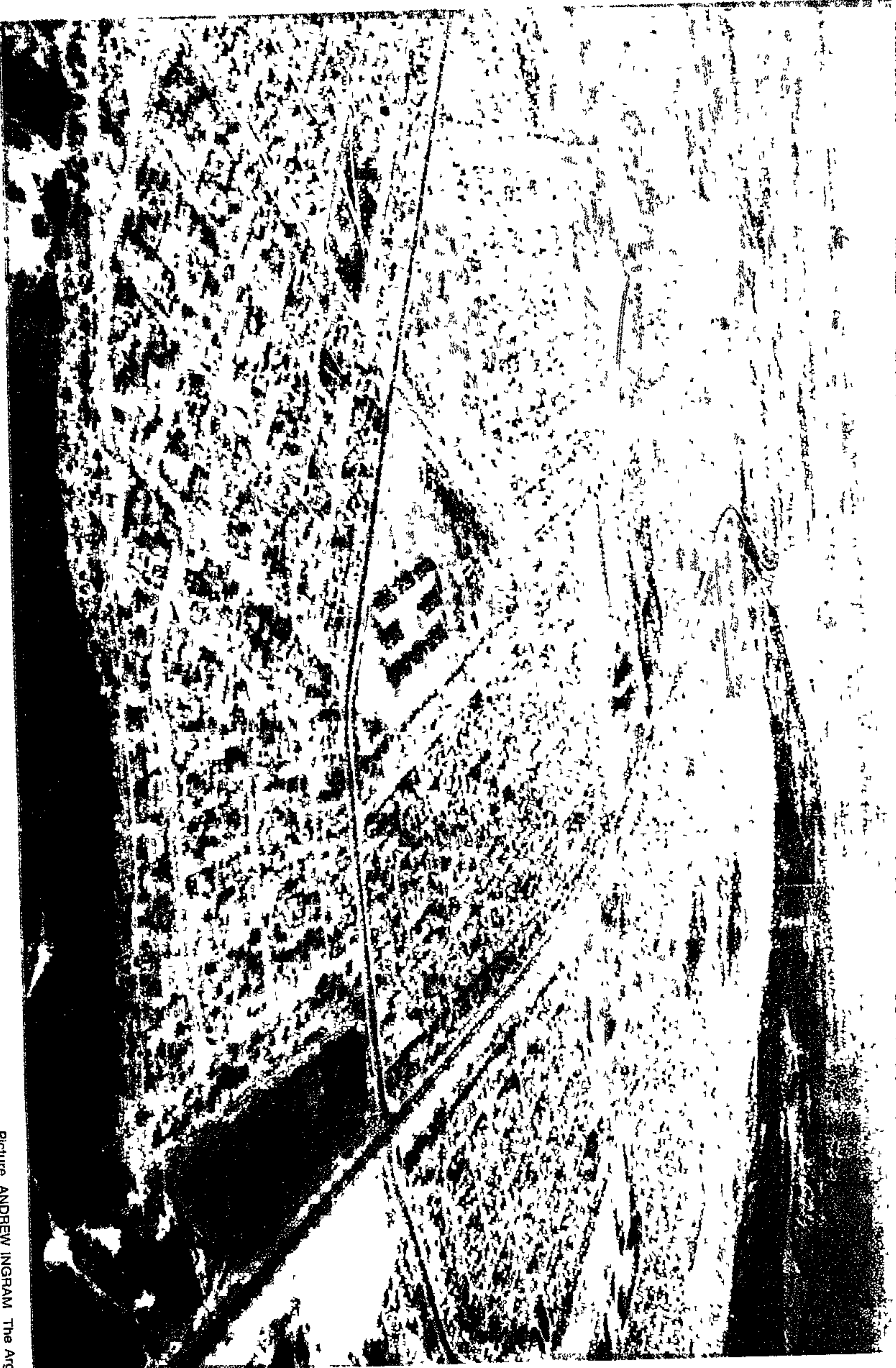
Mr Neil Ross, chairman of the city council's housing committee, said Cape Town had a backlog of houses for 42 000 coloured families or about 250 000 people.

The council was now allocating houses to people who had applied in 1984.

This year 1 500 houses had been built, 10 years ago the figure had been 6 000 to 7 000. Given the value of the land, the allocation from the central government — approximately R30 million this year — had dropped.

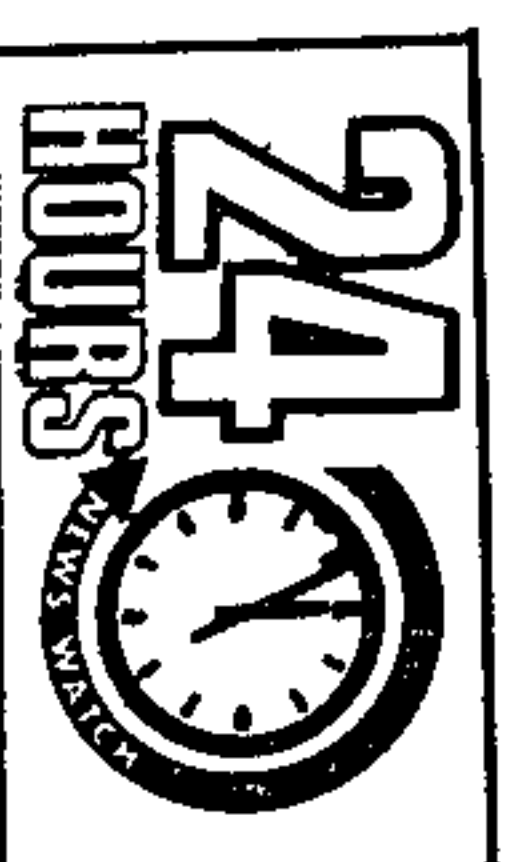
This year's allocation had come from the House of Representatives as the provision of housing was still racially split.

The housing backlog for whites was minimal, with about 100 families on a waiting list and this year no grant had been received from the white-House of Assembly administration.



Picture ANDREW INGRAM The Argus

SQUATTERS, SQUATTERS EVERYWHERE! A myriad squatter huts stretch across the Cape Flats towards Cape Town. More and more homeless people are arriving from outside the Western Cape and squatter settlements keep spreading.



Kalako, said the housing problem was the result of apartheid. For many years blacks had not been allowed to settle in Cape Town and no housing had been provided for them.

Even now the government was concentrating on serviced sites for blacks instead of houses.

A top priority of a new government would be to provide houses and create jobs.

While housing could be heavily subsidised the ANC was not in favour of free housing.

As a side issue an argument has also now broken out between the ANC and the Democratic Party.

Mr Kalako said that, while the National Party was primarily to blame, it was also the responsibility of the Democratic Party which had been part and parcel of the implementation of government policy.

Mr Jasper Walsh, Western Cape chairman of the DP, said this was "absolute nonsense".

The party had a proven record of consistently opposing the Nationalists' apartheid policies in housing and other areas.

"As with every other facet of life the National Party split responsibility for the provision of housing.

"Black housing was a provincial responsibility whereas housing for coloureds was left to the city council using insufficient funds allocated by the government.

"Of necessity the council had performed the task but demanded the formation of a non-racial council. Had we not done so the housing shortage would have been even more crucial."

In addition to the official figures for a coloured housing backlog, there were also what what could be called the "forgotten people" - 20 000 families who lived in shacks in the backyards of other houses in areas such as Manenberg, Bonteheuwel and Valhalla Park

Black housing fell under the provincial administration

Mr Ross said one of the solutions would be to have one central Department of Housing.

The influx of blacks to Cape Town was an on-going phenomenon

Mrs Eulalie Stott, chairman of the priorities commit-

tee of the Regional Services Council said the housing backlog was the legacy of apartheid which had meant that for many years no houses had been built for blacks

Since the end of the influx control laws there had been insufficient money to build more houses for blacks

As one of the desperate measures now being tried blacks were provided with serviced sites which often was not what they wanted

One short-term solution could be the provision of simple houses, built of galvanised

steel. This had been tried in Athlone in the '20s and some of these structures were still standing

Mrs Stott, who as a city councillor, was involved with housing problems since the '60s, said the overall picture was gloomy

Although considerable work was being done by the SA Housing Trust and the Independent Development Trust there was the need to allocate more money to local authorities

She estimated that two more developments the size of Mitchell's Plain - where 45 000 of a projected 50 000

houses had so far been built - would be needed to cope with the present black housing backlog and another Mitchell's Plain for coloured people

The Independent Development Trust has allocated R37 million for the development of site and service areas for blacks from Ocean View to Khayelitsha and Philippi

Dawie le Roux, MEC in charge of land development and housing in the provincial administration, pointed out that the Serviced Land Project (SLP) was initiated by the administration in 1991

It was meant to address the unacceptable living conditions of many families especially in the south-eastern sector of the Cape metropole

It was the joint initiative of the provincial administration, regional and local authorities and community organisations to plan for the residential needs of low-income families

In 1991 it had been estimated that there were 56 000 families without rights to serviced land living in or adjacent to formal townships like Langa, Nyanga and Guguletu

The SLP had reached the implementation stage and a concerted drive was being undertaken to secure the

R100 million a year that would be needed to complete the project over five years

"This is an unprecedented joint venture to address some of the most important socioeconomic challenges of the Western Cape

"The economic future of South Africa will be largely determined by development and stability in the major urban areas"

Mr Le Roux said that unfortunately some of the possible projects under this scheme were being delayed by rivalry among various movements and leaders

Vice-chairman of the ANC in the Western Cape, Lerumo

Mr Walsh said the National Party could not shrug off its apartheid past

"It cannot avoid now assessing the total housing backlog and redressing the shortage to meet the desperate need of all Cape Town's inhabitants.

"Both it and the ANC must stop competing for votes and face up to meeting the needs of the people"

National Party spokesman Sakkie Pretorius MP said it had "real sympathy for all homeless people and we therefore strive for better housing for everybody but we unwaveringly support the established land and property rights of all people"

124

28/10/93

Serviced land for occupiers of Tafelsig houses

Continued from page 1

legal right to the houses and the council was concerned that they would be damaged by the occupation

Mr Justice Farlam granted the order and those occupying the houses must show by No-

vember 4 why they should not be evicted

Yesterday African National Congress regional chairman Allan Boesak and executive committee colleague Chris Nissen persuaded squatters to leave houses they had occupied in Delft

Mr Nissen said the agreement was reached after negotiations in the township, near Kuils River

In what appeared to be an organised campaign in Delft earlier this week, minibus taxis

brought squatters into the township

(124)
ARC 28/10/93
Some daubed their names on the front doors of occupied and empty dwellings which were built by the House of Representatives for people on the city council waiting list

Serviced land for house occupiers

(24)

AKG 28/10/93

Staff Reporters.

THE Cape Provincial Administration is to provide serviced land in Mitchell's Plain as temporary accommodation for people occupying council houses in Tafelsig.

City council housing committee chairman Neil Ross said today that transport would be provided to the site and certain building materials supplied up to a maximum of R800 a family, which would be a loan.

A draft agreement was reached at a meeting today of representatives of council, the Cape Provincial Administration, the Action Committee, the South African National Civics Organisation, the Tafelsig Residents' Association and the Peace Committee.

It was agreed that illegal occupations would stop.

The committee was chaired

A city under siege: See page 19

by a representative of Independent Mediation Services of South Africa

Mr Ross said about 240 houses had been illegally occupied by last Friday. Of the 120 completed houses, 71 had already been sold.

Meanwhile the Cape Town City Council today obtained a Supreme Court order to evict people occupying 140 of the houses.

In papers city administrator Gys Hofmeyr said the houses, built by the council with state funds, had been occupied illegally between October 12 and 22.

People, mostly from Khayelitsha, had "used force or unauthorised keys" to get into the houses.

He said the houses had been vandalised and security guards intimidated and threatened with guns.

Mr Hofmeyr said the houses were intended for families on the 40 000-strong housing waiting list.

He said the occupants had no

Continued on page 4, col 1

'ANC men sold homes'

By ANDRE KOOPMAN

ANC Western Cape leader Dr Allan Boesak last night revealed that the organisation was investigating two men, one an ANC member and the other recently expelled from the organisation, for their role in inciting people illegally to occupy houses in Delft

He claimed the two had, until earlier this month, belonged to the National Party, and gave their surnames only as "Appolis and McLean", saying he did not have their full names

Dr Dawie de Villiers, NP Western Cape leader, was not available for comment last night

Dr Boesak claimed it appeared as if the two men, who joined the ANC on October 8, had done so specifically to bring the ANC into disrepute "and engender racial hostility between black and coloured people"

He claimed they had approached homeless coloured people and promised them homes in "coloured areas in Delft and I suspect Tafelsig" for R200. They also said that if they were not paid the R200 they would get black people to move into homes

"We have expelled one of the men from the organisation," he added. "We are investigating the matter." Dr Boesak said he had advised people affected by the alleged "scam" to speak to attorneys with a view to instituting charges

Dr Boesak's claims could not be independently verified by late last night.

Earlier yesterday Dr Boesak defused a tense situation when he persuaded eight minibus-loads of Guguletu squatters intent on occupying houses in The Hague area of Delft to return home.

The threatened occupation prompted a tense stand-off between residents and squatters. He praised the police and housing authorities for their co-operation

In another development yesterday, a high-level meeting in Delft, prompted by the threatened occupation of empty houses by squatters, may herald the end



IT'S MY HOUSE! Miss Marian Burgers, 22, of Eindhoven, Delft, removes the last of a name and number left by an illegal claimant of her mother's house

Picture Stewart Colman

of racially separate housing waiting lists, reports **PETER DENNEHY**

Mr James Slabbert, director of Urban Development

To page 5

Interest rate cut

24
CT 28/10/93

By AUDREY D'ANGELO
and MAGGIE ROWLEY

THE Bank rate has been cut by one percent from today. The eagerly awaited cut, bringing the rate down to 12%, was announced by Reserve Bank governor Dr Chris Stals last night.

It will give a boost to the economy and put more money in home-owners' pockets

The cut in the bank rate will result in all other interest rates coming down, including mortgage bond rates — which are certain to be reduced in about a month's time

Mr Trevor Olivier, general manager, home loans, at the Natal Building Society and Mr Barry Swart, managing director of First National Bank, said the banks' prime lending rate and the mortgage bond rate were both likely to come down to 15,25%. This meant that on a bond of R100 000 the repayment would drop to R1 300 a month — a saving of R59 a month

Announcing the cut, Dr Stals said he had been looking for an opportunity to make it "for some time"

It was now possible because of falling inflation, lower money supply and credit demand, and "some easing of the pressure on the Reserve Bank's gold and foreign exchange reserves, which even increased during some weeks recently"

Welcomed

However, Dr Stals said, this increase in the reserves had been wiped out by the strengthening of the dollar and month-end repayments of foreign debt "The low level of the foreign reserves continues to call for caution," he warned

But, he said, recent cuts in European interest rates made "real rates of interest in South Africa rather high compared with similar rates in the industrial countries"

The cut is the first since February, when Dr Stals reduced the bank rate to 13% from 14%, resulting in mortgage bond rates, hire purchase rates and overdraft rates coming down

Last night's cut has been welcomed by banks, business people and economists

Nedbank chief economist Mr Edward Osborn said it would "help the economy enormously" by giving relief to small and medium-sized businesses, which were struggling to meet finance charges

President of the Cape Town Chamber of Commerce Mr Roland Hudson-Bennett, said the cut was good news, not only for itself "but because of what it implies about the outlook for the economy, which enables Dr Stals to make it"

President of the Cape Chamber of Industries Mr Michael Schuurmans-Stekhoven, said he thought the cut would be the start of the upturn

"It is long overdue and very necessary to help us out of the recession"

Tafelsig reprivee as talks continue

CT 27/10/93

(124)

ILLEGAL occupiers of about 200 houses in Area L of Tafelsig in Mitchells Plain — already known as "The Lost City" — have been given a week-long reprivee against further legal action while peace efforts continue.

This was announced yesterday in a joint statement by Administrator Mr Kobus Merring, the Cape Town City Council, the illegal occupiers and other interested groups. Today is the return date of a Supreme Court interdict to evict them.

Spokesmen for the illegal occupiers claimed a man in a white bakrie, who purported to be a council employee, had "sold" keys for R100 each and promised to switch on the electricity and return with receipts and forms but disappeared.

Council spokesman Mr Ted Doman said last night they had investigated the claim but had found no evidence to support it.

The CPA, the council, the squatters and Sanco have jointly set up a committee that will be given a week to try to find solutions to the problem. The Regional Peace Committee will participate.

The illegal residents, however, are not prepared to move. Committee members Mr Lawrence Mbinda and Mr Godfrey Mggono stressed that all the residents were willing and able to pay for the houses, costing R28 000 to R32 000, they occupy.

But the council says all the newly built houses have already been allocated to others.

Mr Meryyn Ross, of the National Liberation Front, which believes in an independent state in the Western Cape, said people in coloured areas were "facing a new type of colonialism and oppression" as indicated by the ANC settler occupation of Tafelsig.

Dr Allan Boesak and Mr Lerruno Kalako of the ANC said they "wish to state clearly and categorically that the occupation of houses is not ANC policy, nor has any such action been condoned or encouraged by the ANC."



ILLEGAL OCCUPANTS Mr Godfrey Mggono with his neighbours, Mrs Nosakele Boo (left), Mrs Nomsa Mchodwini, and five-month-old Lucinda. They say they are willing to pay for the houses they now occupy.

Picture CLIVE SMITH

From page 1

claim to the home by painting her name on the door.

At least six other homes nearby had names daubed on the doors in white paint and residents said that about 20 homes had been similarly claimed.

Mrs Meyer was watching over her home last night with her mother and two daughters but said she would not stay the entire night. However, her neighbours would keep watch.

Her neighbour said that four taxi loads of people had arrived in the area yesterday and had staked claims to about 16 houses before leaving.

"They spoke to me and told me they would respect the rights of those people who were already living in houses but would move into the empty houses."

About 20 people gathered further down the road, watched by members of the police internal stability unit.

Mr Goosen Steyn said "I think it is unfair that these people are just moving in here. People have been waiting for years for their houses and now they will come here and find other people staying in their homes."

Mrs Desiree Adams said she was worried that the situation could "very easily" lead to violence between the illegal occupants and the rightful owners.

Miss Edna Lulama, 38, of Philipp, who has staked her claim to one of the homes, said on being asked why she intended moving into a house allocated to

someone else "We have also been waiting for houses."

Miss Lulama said "We grew up in the bushes. Our parents spent their whole lives in the bush and died in the bush. It is time now that we get houses."

"Why do they only build houses for coloureds and not for us? Is it still apartheid?"

Mrs Olga Mboheli, 30, said that she and her family, including three children aged seven, five and three, had been looking for a house for 10 years.

"We are desperate. We want a place to stay. We are not fighting and we are prepared to pay for our houses," she said.

Police have confirmed that about 30 people are illegally squatting in Einthoven homes. A police spokesman said "Our hands are tied. We can't evict them. It is a political problem and we require a court order from the owners to force them out."

Police spokesman Captain Wickus Holtzhausen, said police could only act if the owners laid a charge of trespassing against squatters.

Mr Tim Cartwright, of Delft Construction, which built the homes, said 4 500 homes had been built in the area and people had put down deposits of about R400 on each home, costing between R20 000 and R30 000.

About 80 000 people were on a waiting list to buy houses in the area.

Squatters move in to Delft

CT 27/10/93

(124)

Staff Reporters

THE ILLEGAL occupation of houses last night spread to a new housing development in Delft, near Blue Downs, and another in Hanover Park. In Delft, squatters moved into homes that have already been bought and many others staked claims to houses by writing their names in white on doors.

And the chairman of the Hanover Park Civic Association, Mr Sedick Perreira, said 60 new houses in a development on the corner of Hanover and Lansdowne Roads had been illegally occupied.

Last week squatters occupied about 200 homes in Tafelsig, Mitchells Plain, prompting legal action.

The situation last night at the new Einthoven development in Delft was tense. Prospective owners who have been allocated houses were guarding their homes while nearby groups of "squatters" were waiting for an opportunity to move into homes which they have claimed as their own.

Mrs Wilhelmina Meyer, who has been allocated a home in the project and has already hung curtains, said that someone called Noma had been at her house yesterday and staked a

To page 7

8% electricity increase mooted

Municipal Reporter

ARC 28/10/93

(124)

ELECTRICITY tariffs will rise by eight percent from December if the council agrees to a utilities and works committee proposal today

A 10 percent grossing charge will be levied on accounts of more than R125 paid after the due date.

The council will be asked today to approve a pilot scheme in Mitchell's Plan to allow payment of rates and electricity accounts at a branch of a large supermarket chain from January. If successful, the scheme will be extended to other branches of the chain.

Meiring move on Tafelsig homes dispute

(24) AR 26/10/93
Staff Reporter

CAPE Administrator Kobus Meiring will meet representatives of home-owners and squatters from Tafelsig, Mitchell's Plain, today.

The urgent meeting was called by Cape Town Mayor Clive Keegan after a meeting at the civic centre yesterday. He promised those present, including the ANC, Sanco, the NP, Mitchell's Plain Management Committee, Tafelsig rate-payers, the illegal occupants' action group and the regional peace committee, that they could attend the meeting if the Administrator agreed.

The meeting takes place at the CPA building.

● Tafelsig Syndrome, page 17

Rates: DP under fire from Flats residents

DENNIS CRUYWAGEN

Political Staff

ARG 26/10/93

124
THE Democratic Party has come under fire from a Cape Flats residents' association for believing it could extricate itself from Cape Town's rates crisis

Leading the attack against the DP was Saleem Mowzer, chairman of Thornhill Residents' Association, an affiliate of the Civics Rates Action Committee.

Members of his association have declined to pay their municipal rates and instead have paid R500 000 into the trust account of a Rylands accountant

"We will continue to withhold rates until we get a positive response from the council in response to our memorandum of August 21. We have not had any response except a postcard"

He said the bumbling and confusion over positions on the council's executive had made it easy for Cape Town's voteless citizens to "see who has brought untold hardship and frustration into our lives"

He said the DP's attempts to back out of the rates crisis was a sad indication that apartheid was alive and well

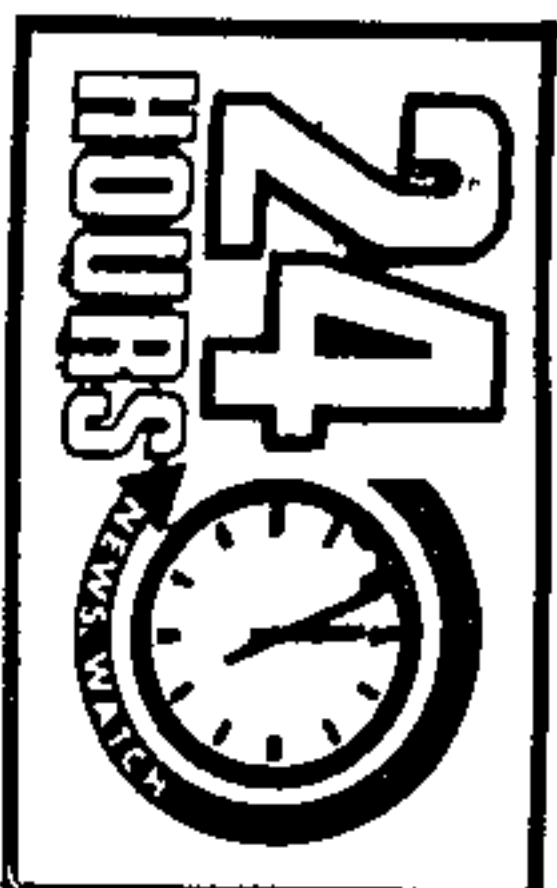
"They responded meaningfully only to the anger of white citizens while dispatching an acknowledgement postcard and a petty official to the Cape Flats"

The DP-controlled council's response to the rates crisis "was to take themselves to court, even if the outcome was that Cape Flats residents were paying higher rates than their white counterparts for much lower standards of service"

Mr Mowzer said the DP believed it could extricate itself further and clean up its image by playing musical chairs between the whites-only council and the mayor's office.

"These are the workings of a party seriously engaged in petty party politicking at the expense of all the citizens of Cape Town."

Tafelsig Syndrome



□ 'The housing problem is like throwing one bone to a pack of dogs. Sooner or later, a fight will break out.'

KARIN SCHNIKE
Staff Reporter

THE mayor, Clive Keegan, is to seek an urgent meeting with the Administrator, Kobus Meiring, to give the aggrieved residents and squatters of Tafelsig, Mitchell's Plain, a chance to voice their unhappiness.

But there is still no solution in sight for the new housing development where houses, built with funds from the House of Representatives and allocated to people on the council housing list, have allegedly been illegally occupied by people from nearby townships, mainly Khayelitsha.

While committees are being formed and meetings called to sort out the problem, tensions are running high and confrontations between squatters and residents have erupted in isolated incidents of violence.

The squatters have until tomorrow, in terms of a Supreme Court order obtained by the city council, to leave the area. But Mr Keegan yesterday told both legal residents and squatters that forced removals would be a last resort.

At the centre of the row are 132 houses built for people on the city council housing waiting list. Most have been sold to families who have been on the list for up to 15 years and who have paid deposits.

People from Khayelitsha and other surrounding townships have been moving in and laying claim to unoccupied and sometimes incomplete houses.

Waiting-list people say they are the legal residents with rights to the houses on the grounds of ownership, while the others say their ownership is illegitimate because houses are allocated on a racial basis.

And all are looking to the city council for a solution. A meeting at the Civic Centre yesterday of "legal" and

"illegal" residents, Mr Keegan, representatives of the ANC, South African National Civics Organisation (Sanco), the Cape Provincial Administration and others appeared only to emphasise the enormity of the problem.

No solutions were suggested or discussed. It was decided Mr Keegan would ask for an urgent meeting with the Administrator at which the various parties would be given an opportunity to voice their grievances.

Tafelsig Ratepayers' Association chairman Riedewaan Isaacs said after the meeting: "We want to know where this is going to end. When it started we were told to see the chairman of the housing committee. When he couldn't help us we were told to see the mayor."

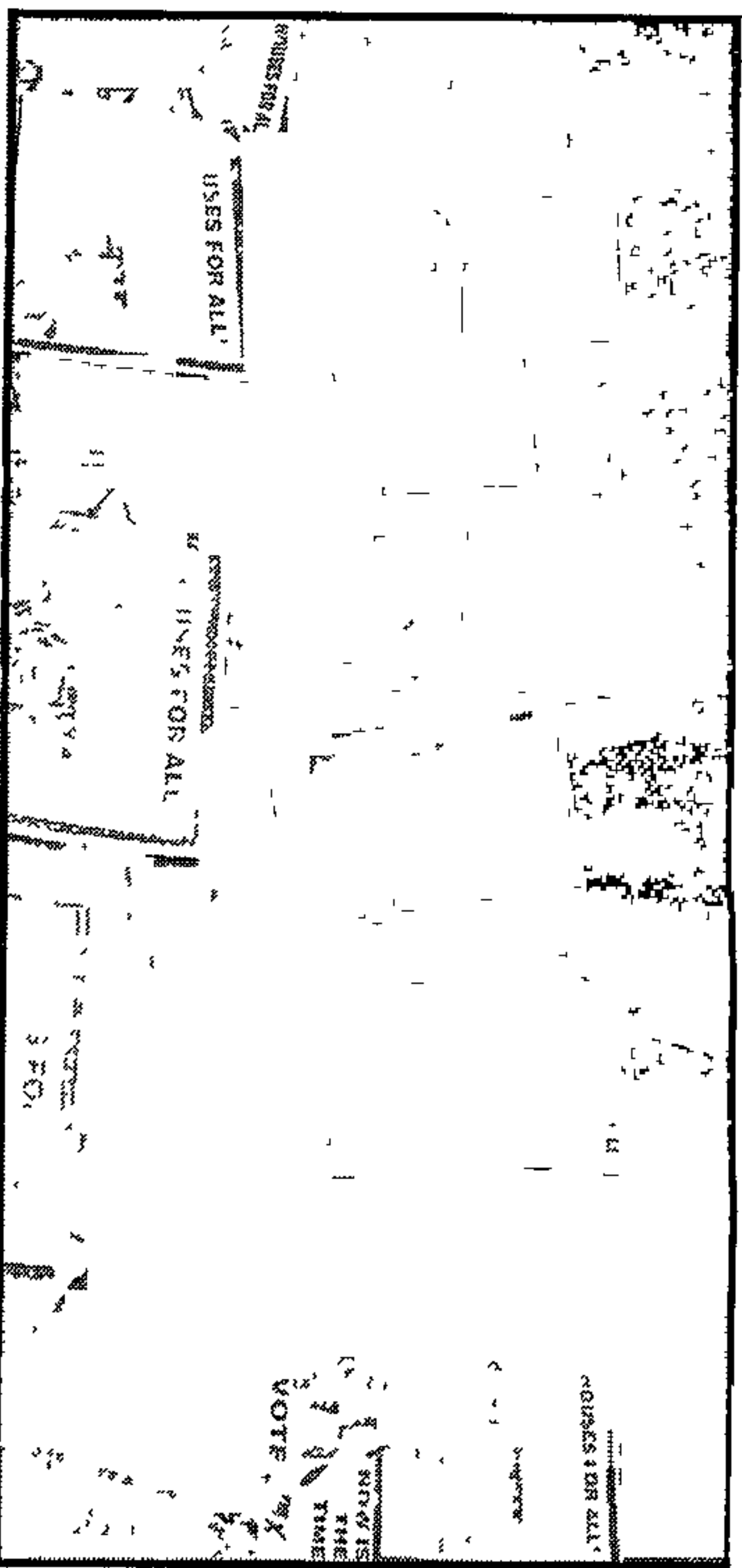
"Now we have seen you, Mr Mayor, and we are told we must speak to the Administrator. In the meantime many people cannot stay in the houses they have paid for because they have been occupied by other people. Others are being forced out of their houses at gunpoint. What must we do?"

The legal residents have formed an action committee called the Tafelsig Association.

"We want the owners of the houses to be able to move in without fear of intimidation," said public relations officer Anwar Ganneldien. "The residents had repeatedly said that they did not mind who they lived next to and that race was not the issue."

"Some coloured people have also taken advantage of the situation and moved in. We also want them removed. This is not a race issue, it's an ownership issue," said Mr Ganneldien.

Objecting to the title "illegal residents", blacks who have occupied the houses say they were never part of the system which made the laws. At yesterday's meeting an irate resident told the gathering: "You talk about laws and procedures, but those laws were made by the National



HOUSES FOR ALL: Black Tafelsig residents demand houses for all at a meeting held at the Civic Centre yesterday.



DEBATE: Mitchell's Plain Management Committee chairman William Bantom has a heated debate with a squatter outside the Civic Centre lecture hall after the meeting with the mayor.



LISTEN TO US: Tafelsig Ratepayers' Association chairman Riedewaan Isaacs makes a point at the meeting.

Party and the people involved here were not party to them. How can you explain the situation in terms of legal and illegal ownership?"

During an interview last week a spokesman for the occupiers said: "All we are asking of the council is to fulfil the basic human need of roofs over our heads."

Representative of the illegal occupants' action committee Neane Finanza said people were given houses on the basis of their skin colour and therefore blacks were losing out.

"There is money somewhere for housing for us, but all we ever see are toilets on serviced sites."

the situation did not deteriorate into violence, said deputy chairman John Neelis.

"We want to assure people that the occupation of houses in Tafelsig is not indicative of what will happen in the future. We cannot condone illegal occupation as housing is a sensitive issue which could lead to racial tension."

He said the housing problem was like throwing one bone to a pack of dogs. Sooner or later, a fight would break out. It was the responsibility of the city council, whose housing policy had brought about the crisis, to find alternatives for the homeless people involved.

"Everybody has a right to a house and the government and its structures must take responsibility."

Dr Allan Boesak of the ANC released a statement at the weekend denying rumours that the party gave anyone "advice" to occupy empty houses.

"This is not ANC policy and no member of the ANC leadership would ever have encouraged such an action."

"We understand that the housing crisis is such that people very often act out of desperation when seeking a roof over their heads, but we must reiterate that the occupation of homes already allocated to other people and for which they have paid can in no way be condoned."

The Regional Peace Committee has been present since the start of the occupation to facilitate and help negotiations. At yesterday's meeting executive member Barand Hendricks pleaded with residents of Tafelsig not to aggravate an already volatile situation.

He said the only way a resolution would be reached was through discussion.

In an interview after the meeting Mr Hendricks said a neighbourhood watch, comprising legal residents and squatters, had been formed at the weekend and policing had been increased to keep an eye on crime.

Astonished Abraham finds five in his home
ANDREA WEISS
Staff Reporter

A SEWING machine mechanic has described arriving to move in to the house in Tafelsig allocated to him by the city council to find five people already there.

The five are among about 100 families who have occupied the new Tafelsig housing estate in Mitchell's Plain. Abraham September, 36, who has been on the housing waiting list for 10 years, said his wife Linda and their four children, aged two months to 16 years, had been living with their in-laws and wife's sister's family in Bonteheuwel where space was tight.

He was contacted on Monday, October 18 by a city council official who said a house had become available at Tafelsig. That same day he paid his R343,90 deposit and he and his wife went to hang curtains in their new home in Susan Street that afternoon.

The house was empty but when they returned with the rest of the family that evening, they were astonished to find three women and two men there.

Mr September said he showed the people his papers, but they said somebody had given them a key and it was their house.

Two of the women pushed his wife out of the house and threatened to burn it down if they tried to move in.

Mr September said he had laid a charge of trespass with the police, but was told they were waiting for a court order.

Yesterday Mr September was told by a city council housing office official that if he did not accept the house he might have to wait another 10 years.

Arrest over homes dispute



TARGETED
Mr. Harold Appolis

Staff Reporter

A PERSON with a bunch of master keys to newly built houses at Tafelsig, Mitchell's Plain, the first township to be illegally occupied by squatters, has been arrested and charged by the contractors, the City Council said yesterday.

The arrest followed allegations that keys to the houses had been sold for R100 each.

City Council housing committee chairman Mr. Neil Ross said yesterday the Cape Provincial Administration had agreed to provide serviced land in Mit-

chells Plain as temporary accommodation for squatters occupying council houses in Tafelsig.

He said transport would be provided to the new site and building materials would be supplied up to a maximum of R800 per family as a loan.

This draft agreement follows a meeting yesterday with representatives of the council, political parties and various action groups.

Meanwhile Western Cape ANC chairman, Dr. Allan Boesak and the ANC's Rev. Chris Nissenpersuaded illegal house occupants

in Delft to leave yesterday.

Dr. Boesak alleged that two men, a Mr. John Appolis and Mr. Norman McQueen, had been using their ANC membership to exploit the housing situation there.

Mr. Harold Appolis, chairman of the Delft Residents' Association, said yesterday the accusations were clearly aimed at him, as there was no John Appolis in Delft.

"This is a blatant lie and part of a smear campaign. We are a community organisation and are not involved in selling houses at all."

(214)

27/29/10/93

Electricity up ⁽¹²⁴⁾ 8% in December _{CT 24/10/93}

Municipal Reporter

ELECTRICITY tariffs in the area supplied by the Cape Town City Council will be increased by an average of 8% excluding VAT from December 1 this year, the council confirmed yesterday

This is the annual increase, although it comes a bit later than usual as the council is trying to get its increase in line with main suppliers Eskom

In a separate debate yesterday, utilities and works chairman Mr Ian Iversen said the impact on Cape Town's elec-

tricity tariff of converting every residential property to the pre-payment meter system would be only 0,2%

He was responding to Mr Arthur Wienburg's concern that the council was issuing a "blank cheque" by agreeing to take upon itself the cost of providing pre-payment meters wherever connected

Mr Iversen said the money would come from the electricity service, not the council

Mr Frank van der Velde said the meters would be a saving as electricity had to be paid for up front

Loans to Tafelsig squatters limited (24)

Weekend Argus Reporter

APC 30/10/93

LIMITED funds have been promised from non-provincial organisations to assist people relocating from houses they occupied illegally in Tafelsig to land provided by the Cape Town City Council.

The council is making an unserviced school site in the south-eastern corner of Tafelsig, Mitchell's Plain, available for temporary use by about 240 families who illegally occupied houses in Tafelsig.

A statement by the council said newspaper reports may have created the impression that the Cape Provincial Administration was providing assistance with building materials.

"It is intended that the CPA make a limited amount of money available to the council for the provision of basic rudimentary services."

A draft agreement was reached at a meeting on Thursday that illegal occupations would stop. The meeting was attended by the CPA, city council representatives, the Action Committee, the South African National Civics Organisation, the Tafelsig Residents' Association and the Regional Peace Committee.

City council housing committee chairman Neil Ross said on Thursday that transport would be provided to the site and certain building materials supplied to a maximum of R800, which would be a loan.

House-grabbing must stop, squatters told

Weekend Argus Reporter

124 ARG 30/10/93

HOMELESS families should try to get houses through legal channels and not take the law into their own hands, according to the Delft Liaison Forum.

Commenting on the unlawful occupation of houses by squatters in the Delft area, the forum said in a statement it was "perturbed" that so many rural families were moving to urban areas when they knew there was a lack of housing.

"The unlawful occupation of dwellings in our area does not solve the housing problem and the forum appeals to authorities to make land and funds available in an effort to solve the present housing crisis."

The forum acknowledged that the situation was "sensitive and delicate" and sympathised with the homeless.

"The need for housing is a world-wide problem and South Africa is no exception"

The problem was a political one and had to be dealt with by politicians.

Property owners should not lose their legal claim on their houses as a result of illegal occupation.

● The National Party was to blame for the occupation of houses in areas demarcated for coloured people, said an ANC statement released yesterday

"The alleged occupation of houses in Hanover Park as reported on the SATV news on Wednesday night appears to have been a malicious piece of media myth-making, engineered by the National Party and designed to create panic and inflame racism."

Western Cape ANC assistant-secretary Willie Hofmeyr said the occupation was "emerging as a Machiavellian NP strategy to denigrate the name of the ANC. In Tafelsig, Delft and Hanover Park there are clear indications of *agent provocateurism*."

Sisulu flies in to defuse house crisis

VUYO BAVUMA Weekend Argus Reporter

THREE senior ANC national executive members will arrive in Cape Town today to defuse the "embarrassing racial conflict" which flared after black squatters occupied empty houses in coloured areas

This was said yesterday by local ANC executive member Bulelwa Ngcuka at a report-back meeting of squatters who are planning to move into houses in Delft.

The trouble-shooters are ANC deputy president Walter Sisulu, national organiser Steve "Fix-it" Tshwete, and head of information and publicity Pallo Jordan.

Addressing yesterday's heated meeting in Guguletu, Mr Ngcuka said "Mr Mandela phoned this week to inquire about the embarrassing racial conflict.

"He also asked how he would justify this to the outside world. Overseas people accuse the ANC of embarking on some sort of ethnic cleansing."

The occupation of the coloured people's houses had badly affected the ANC and its "enemies" were taking full advantage of the situation.

"Let's not fight the coloureds. Our real enemy is the National Party which is now using the tactic of swart gevaar to drive a wedge between coloured and black people."

"Let's direct our anger at the right enemy — the apartheid government which is solely responsible for the housing shortage."

The meeting resolved to postpone the occupation until Monday, pending the outcome of a meeting early on Monday between the squatter delegation and the government.

■ See pages 3 and 18

NP accused of 'encouraging'

By ANDRE KOOPMAN

THE National Party had encouraged people to illegally occupy 60 new houses in the area "to prevent them going to blacks", the non-aligned Hanover Park Civic Association claimed last night.

And ANC president Mr Nelson Mandela added his voice to the furor yesterday, saying the ANC was "convinced" the NP was attempting to build its own future by playing blacks and coloureds off against each other.

Yesterday an executive committee member of the civic association, Mr Abduragham Galant claimed that a Ms Jenny Daniels, who was quoted in an interview broadcast on SABC-TV news on Wednesday saying coloureds should occupy homes before blacks moved in, was an NP organiser.

He claimed that the television reporter, to whom he had identified himself as an executive member of the civic association did not allow him to explain the situation. Assistant secretary of the ANC in the Western Cape, Mr Willie Hofmeyr, said last night that the houses were occupied "at the instigation of Ms Jenny Daniels, NP co-ordinator in Hanover Park, who urged people to do so before 'blacks took their houses away.'"

illegal home occupations

Head of SATV news, Mr Johan Pretorius, said he would comment once he had established the facts.

• The NP was fanning hatred and possibly even violence between black and coloured people in the Western Cape with an advert it placed in an Afrikaans language newspaper yesterday, Mr Mandela has charged, reports Sapa. The full-page advert warned

people that their homes were not safe under an ANC government. The advertisement, took selected quotes from The Cape Times and Die Burger to prove its point.

Mr Mandela said "We warn the NP to stop playing with fire by trying to build their own future by playing people off against one another and destroying communities

"The ANC is convinced that they are attempting to cause the same sort of violence and destruction which has been orchestrated in the PWV region for the past two years."

Mr Mandela said property rights "must be protected and the ANC will do everything in its power to ensure that owners get their homes back."

1224 CF 30/10/93

Spend N2 millions on homes — Boesak

KARIN SCHIMKE

(124)

Weekend Argus Reporter
and Sapa

A WAR of words has broken out between the African National Congress and the Cape Provincial Administration (CPA) about the proposed concrete palisade fence to be erected along the N2 highway.

MEC for roads and traffic administration Mr Frik van Deventer said ANC Western Cape leader Allan Boesak would be responsible for any deaths on the highway if "his agitations" caused the R8 million security project to be shelved or delayed.

Mr Van Deventer was reacting to a letter in which Dr Boesak suggested the money set aside for the wall rather be used to ease the housing shortage which has led to the illegal occupation of houses in Tafel-sig, Delft and Hanover Park.

Dr Boesak said "This would

do much to alleviate the real and immediate crisis and would help to reduce the anger, bitterness and frustration of people who are in a state of desperation and will try anything to find shelter for themselves and their families."

Dr Boesak was on his way to Indonesia last night.

In his place, ANC spokesman Willie Hofmeyer, rejecting the "slandorous statements by the MEC", said the ANC was not necessarily saying the project should be scrapped, but did not "see it as the highest priority".

Mr Van Deventer said the CPA's community services branch was working "non-stop" to supply land and serviced plots as quickly as possible.

He said the R8 million would go back to other road projects if it was not used in securing the highway, dubbed the "hell run", and constantly patrolled by troops, following a spate of stonings earlier this year.

'Illegals' to leave houses

CT 11/93
ILLEGAL occupants of houses in Tafelsig's Area L yesterday agreed to vacate them after being asked to do so by the deputy president of the ANC, Mr Walter Sisulu. Mr Mncane Finiza of the residents' action committee said the decision to leave the houses had been taken on Saturday at a meeting with the ANC and Sanco in Bonteheuwel (124).

The breakthrough came after a very senior ANC delegation was sent down from Johannesburg to deal with the illegal home-occupancies.

● Sisulu defuses Tafelsig crisis — Page 5

Sisulu defuses Tafelsig crisis

or 11/1/93

(124)

By PETER DENNEHY

ILLEGAL occupants of houses in the Tafelsig's Area L yesterday agreed to leave after being asked to do so by the deputy-president of the ANC, Mr Walter Sisulu

Mr Mncane Finza of the residents' action committee said the decision had been taken on Saturday at a meeting with the ANC and Sanco in Bonteheuwel. It has not yet been decided when the houses would be vacated.

The breakthrough came after a senior ANC delegation was sent from Johannesburg to deal with the illegal occupancies. Mr Nelson Mandela was going to come but sent Mr Sisulu instead, along with Mr Steve Tshwete, Mr Pallo Jordan and Ms Cheryl Carolus. "The people staying here

Illegal occupants will move

agreed to take the ground the city council gave to them, just next to the last houses here in Tafelsig," Mr Finza said, pointing south.

A peace committee report indicated that the land was 6ha in extent, and that the CPA would service the sites. The Cape Town City Council would provide transport and people would be helped with building materials.

A young ANC-supporting woman — one of the illegal residents

— was given an opportunity to speak. She stressed that she and others did not wish to move "without getting an alternative".

Thus, she explained afterwards, meant another house. She asked not to be named.

Mr Sisulu repeated claims made earlier by Dr Allan Boesak that "two people who have been making money out of the housing shortage (in Delft) joined the ANC to carry on their bad work and took advantage of the homeless by selling them keys for between R200 to R1 000".

"We have receipts which show that this is what happened," he added. "They have been suspended from the ANC."

Not all the illegal occupants in Tafelsig Area L are "Africans", the peace committee report said. Some are coloured people from Mitchells Plain.



REQUEST ANC deputy-president Mr Walter Sisulu, part of a senior ANC delegation sent to defuse the crisis, asks illegal occupiers of houses in Tafelsig to leave at a meeting held in Bonteheuwel yesterday. They agreed to do so.

Picture: CLIVE SMITH

□ 'Government is playing election games'

NP 'using housing crisis to exploit fears'

ROGER FRIEDMAN
Staff Reporter

AFRICAN National Congress leader Walter Sisulu has accused the government of using the housing crisis to "exploit the fears and insecurities of coloured people" and make them afraid of the ANC.

Addressing a small gathering in Tafelsig, Mitchell's Plain, yesterday, the ANC deputy-president said the National Party was "playing games with the people to win the election in the Western Cape"

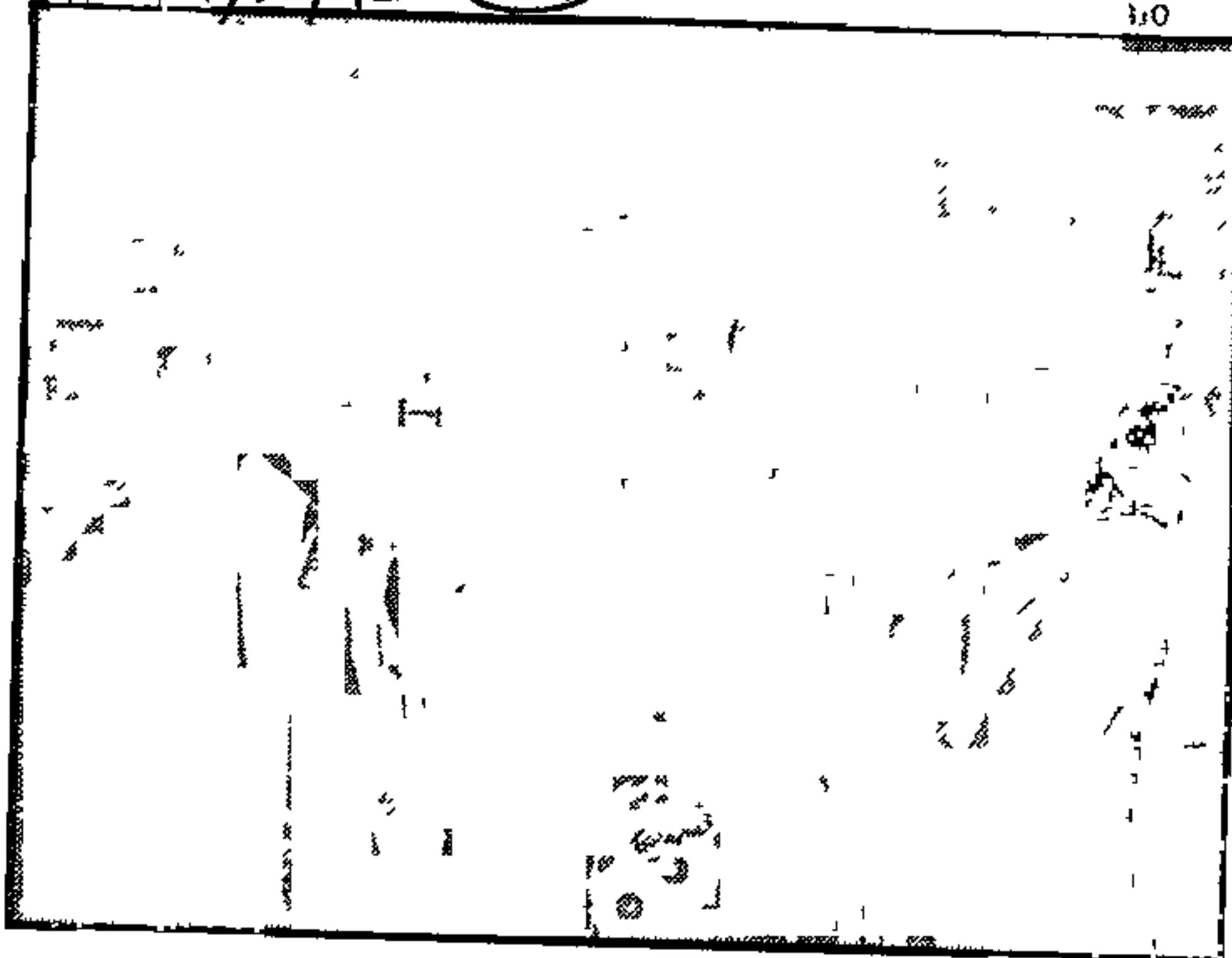
Mr Sisulu and fellow ANC National Executive Committee members Pallo Jordan, Cheryl Carolus and Steve Tshwete flew to Cape Town at the weekend in a bid to defuse tension in Tafelsig where about 240 newly built houses have been occupied by homeless people

The occupation of houses threatened to spread to Delft, but the situation was defused by ANC Western Cape chairman Allan Boesak who persuaded occupiers to leave

Houses were also occupied in Hanover Park, mainly by Hanover Park residents and apparently in reaction to a rumour, allegedly spread by an NP organiser, of an imminent invasion of squatters

"What really happened in Hanover Park was that the NP organiser in the area went to

ARC 1/11/93 (124)



Picture OBED ZILWA, The Argus

DEFUSING TENSION: African National Congress deputy president Walter Sisulu greets the people of Tafelsig

the Hanover Park Civic and demanded houses for NP members," Mr Sisulu said

"The civic said no, she could not have houses for a political organisation

"So the organiser went to NP supporters and said they should occupy houses otherwise Africans would come and get them," Mr Sisulu said

About 60 Hanover Park houses are still being occupied

Last week agreement was reached between the Cape Provincial Administration, the Tafelsig Action Committee, the Tafelsig Ratepayers Associa-

tion, the Peace Committee and the South African National Civics Organisation that serviced land would be provided in Mitchell's Plain for people who had to move out of Tafelsig

Tafelsig Ratepayers Association chairman and NP office-bearer Riedwaan Isaacs told the meeting that "illegal tenants, regardless of colour, have all accepted the alternative proposal (serviced land)"

"From our point of view this has never been a question of colour. We are very concerned for those who now have to move out"

Poll to decide on 'UDI for the south'

Municipal Reporter

(24) MKG 2/11/93
POLLING has begun in an unofficial referendum on whether the southern suburbs should form a separate municipality

Southern suburbs ratepayers' association chairman David Erleigh said about 40 volunteers were distributing 10 000 pamphlets in Newlands, Rondebosch, Claremont, Kenilworth, Wynberg, Athlone and Hazendal

The pamphlet said a mandate was needed to set up a nonracial council.

Residents were being asked to vote for or against a local authority for the suburbs, and on the ward system rather than proportional representation.

A "brains trust" is to meet on November 10 to discuss aspects of forming an independent municipality.

Driftsands plots allocated by draw

CT2/11/93 (124)

Municipal Reporter

A PUBLIC draw of the name of the person who gets first choice of the available serviced sites in Driftsands is to take place shortly

This is just one of several measures which is to be taken by the Cape Provincial Administration's Serviced Land Project (SLP), in efforts to ensure there is no conflict over site allocations

The allocation of up to 40 000 proposed new serviced sites in the Philippi/Crossroads/Delft area had to be carefully handled as "we don't want to perpetuate the warlord situation", consultant Mr Colin Appleton said yesterday

During a presentation to the utilities and works committee yesterday, Mr Appleton said it was even seen as undesirable to have the allocation process falling into the hands of single organisations — he mentioned

Illegal tenants out by mid-December

Municipal Reporter

ALL the illegal tenants of Tafelsig's Area L, Mitchells Plain, should be out by mid-December, after all the parties involved agreed to the move

They will not be evicted in the meanwhile, according to City Planner Mr Neville Riley

In Hanover Park, police and building contractors tried to evict at least 60 families from new houses at noon yesterday

Irate residents said they had moved into the houses on Wednesday to prevent squatters from moving in. They threatened to enlist the support of local gangsters if they were forcibly removed

The stand-off ended when City Council officials and the police agreed to postpone the evictions. Negotiations will continue

Answering questions at a press conference in the Civic Centre yesterday, Mr Riley said all 260

households of illegal tenants in Tafelsig would be moved on to nearby land in a phased process, starting with the occupants of the 71 houses for which deeds of sale have already been signed by the eventual owners

The CPA is to spend an estimated R2 000 on servicing each new site — and the council plus an anonymous benefactor will provide a loan of R800 a site for building materials

Sanco and Wecusa as examples — because that just might lead to a system of patronage

In Driftsands, he said, the lists of people needing serviced sites would be published, and "we will have a public draw on November 14"

The focal point of the Serviced Land Project is Crossroads and its surrounds

The project is working under the existing government housing subsidy, though a new system is under negotiation

This would probably take the form of a capital subsidy, with the amount for each individual being somewhere between R8 000 and R25 000, he said

The Development Bank and the private sector, would be approached for assistance

It was envisaged that they get a water-borne sewage system, a toilet that can be incorporated into the home, an opportunity to bring electricity to their dwellings, and surfaced roads

Court orders squatters to be evicted

APR 2/11/93 (124)

Supreme Court Reporter
A CAPE TOWN construction company has obtained Supreme Court eviction orders against the occupants of 115 houses in Tafelsig, Mitchell's Plan.

The application was brought by Peninsula Construction (Pty) against the people who began occupying new houses in the area last month.

Mr Justice Berman granted the order until November 8.

Last week, the Cape Town municipality, which was granted eviction orders against occupants of more than 130 houses, decided to suspend legal action against the squatters "in the interests of peace".

Tafelsig racing to have sites and houses ready for Christmas

(124)

ARG 2/11/93

Staff Reporter

SQUATTERS in Tafelsig council houses may be accommodated on serviced sites by the end of the year, if all goes well.

City Planner Neville Riley said at a press conference at the civic centre yesterday that "everyone is working as expeditiously as possible" to see that families who legally owned houses would be able to move in before Christmas and squatters were accommodated on a site in the area set aside by the council.

The urgent work to defuse the housing crisis is the result of negotiations in the Tafelsig Working Forum, launched last week and chaired by facilitator Norman Arendse.

The forum is made up of representatives of groups including the Cape Housing Action Committee, the city council, Tafelsig Area residents, the Action Committee, the Regional Peace Committee, the Cape Provin-

cial Administration, the South African National Civics Organisation and the Mitchell's Plan Management Committee.

The forum decided last week that if houses were occupied illegally in future, "normal legal processes would be followed".

The Tafelsig issue would be resolved by "agreed land allocation and the peaceful movement of people to the new land" and urgent representations would be made to the National Housing Forum to "resolve the issue of a joint non-racial waiting list".

The forum wanted it recorded that the occupiers were moving of their own free will and had no ulterior motive for occupying houses in Tafelsig.

The forum has set up a technical committee to identify sites and families needing to be moved.

Mr Riley said he hoped the sites, which are expected to cost about R2 000 each to service, would be ready by December.

Council VAT

rebate bid

21/11/92 (124)
Staff Reporter

THE City Council, strapped for cash partly because of the rates debacle, has applied to the Receiver of Revenue to return VAT the council has already paid to the government for bad debt.

Deputy city treasurer Mr Neville Lomnitz said yesterday the council was investigating all avenues to assist their cash flow.

He said in terms of legislation the council was obliged to pay the receiver VAT in the month after they had sent out bills.

VAT could only be claimed back in the case of a bad debt.

We shall not be moved—squatters

ARLT 2/11/93

(287) (124)

□ Chaos feared in Smartie Town

ROGER FRIEDMAN
Staff Reporter

THE "illegal" occupants of 60 sub-economic houses in Hanover Park say they will not move unless the city council gives them serviced land and building materials as have been promised to squatters occupying houses in Tafelsig

The Hanover Park squatters have the full support of Democratic Party regional executive member Jeff Leonard who says the Tafelsig occupations have set a dangerous precedent

Just 13 of the 60 houses in Smartie Town — so-called because they are painted a variety of colours — are complete Most lack water, electricity and sewerage

"These people must not be put out because those people who occupied houses in Tafelsig weren't," Mr Leonard said

"The illegal occupation of houses is not the issue The council had a court order to evict the Tafelsig people but that order was not executed Why?" he asked after a stormy meeting in the Hanover Park Community Hall last night

The meeting, called by the Hanover Park Civic Association, threatened to degenerate into chaos when the Smartie Town squatters walked out after the association demanded they vacate the houses forthwith

But the delegation returned and the meeting proceeded

Association chairman Joseph Nefdt said "We can't have the situation where every time a development nears completion people move in and demand land from the council The council will refuse

"If the council accedes to their request to make them legal tenants it will mean as soon as anyone moves out of a house anyone else can move in We may as well throw the housing waiting-lists out the window

"We see this as chaos and our position is non-negotiable

Smartie Town delegation spokesman Frank Chisholm said squatters had moved in last Tuesday after rumours that outsiders were coming in



Pictures. OBED ZILWA, The Argus

MOVING IN Shirley Ndabampi takes over an empty house in Tafelsig in spite of warnings by ANC leaders and others that illegal occupation is unacceptable. "I have nowhere else to go," said Mrs Ndabampi

to occupy the township

"We are looking after the places We have cleaned them up and started a neighbourhood watch

"The contractors want to complete their work We say come and speak to us, we can accommodate you, but we are not moving out"

Mr Chisholm said if there were Hanover Park people in greater need, they would consider accommodating them

"We are pleased with and proud of those places and we intend to stay," he said

Squatter Elizabeth McCarthy said "If we get a plot like in Tafelsig we are prepared to move out of Smartie Town Otherwise the council must make us legal tenants"

● See page 8



WE'RE STAYING: An illegal occupant of a house in Smartie Town Hanover Park, tells a rowdy crowd of fellow occupiers to be patient and wait for the outcome of last night's meeting

(124) (353) ARC 2/11/93

Bid to break warlords control of land allocation

Municipal Reporter

SITES in the R480 million Serviced Land Project on the Cape Flats will be allocated by multiparty committees to prevent a continuation of warlord control of housing

Consultant Colin Appleton told the city council's utilities and works committee the project was aimed at identifying land for people in Langa, Guguletu, Nyanga, Philippi and Delft

Landless families living in informal settlements, backyards and hostels occupied 56 000 sites in the area

Assuming some would want to stay where they were, about 36 563 sites were needed

The government housing subsidy formula was being used to calculate costs, but this could change once the national housing forum proposed an alternative formula

So far, about 1 000 ha of suitable land had been identified for the project

"It is not our intention to cover every square inch of ground, because of environmental and other considerations," Mr Appleton said

People would have a choice of sites

To be eligible for sites, people would have to be over 21, resident in the area, with dependants living at home, not the owner of any other property, and not already getting a state housing subsidy

At 1992 prices, the project would cost between R472 million and R483 million

Mr Appleton said the provincial administration might be able to contribute R20 million a year for five years, and the Western Cape Regional Services Council had voted R10 million for upgrading projects for next year

Other possible sources of finance were the central government, Development Bank of SA, the Independent Development Trust, Life Offices Association and the private sector

'Rates shock for low density areas'

124

CT3/11/93

By MAGGIE ROWLEY
Property Editor

A major rates shock, unprecedented even by the latest rates saga, hit home owners in low density areas, Ken Sturgeon of MLH Architects and Planners and a coordinator of the Metropolitan Development Framework (MDF) has warned.

Addressing a seminar organised by the Institute for Housing in Southern Africa yesterday, Sturgeon said the density of Cape Town would have to be increased by four to six times if urban sprawl was to be contained and the winelands and Swartland were not to be lost to urban development in the years ahead.

Higher densities were also required to keep down infrastructural costs.

"There can be no doubt those people living in low density areas will have to bear the full cost of the infrastructure in their areas."

Sturgeon said future development would mean densities would have to start at 40 units per hectare going up to 100 units per hectare and mixed uses areas where retail, offices and factories were provided near homes would have to be created.

The MDF was consciously moving towards higher density framework which would allow for another three million people to be accommodated in the city.

Costs to push up burden for home owners

"We have been asked to step up our report to have it before the Western Cape Economic Development Forum before December 1, whereafter we will promote it to industry, communities and local authorities.

"We hope to have guidelines relating to development densities in place by early next year.

"This will put pressure on local authorities, some of whom have been actively encouraging low density development, to increase densities in their areas."

Wingfield, which has been identified as a possible Olympic Village, could house 60 000 to 80 000 people.

The Olympic Games, he said, provided an ideal vehicle and impetus to set many development programmes in place to help reconstruct the city and ease the housing shortage.

City Planner Neville Riley told the seminar it was estimated construction of the Olympic facilities would create 100 000 people hours of work which would make a huge dent in the unemployment levels in the region.

Tourism and investment spin-

off in the region would be immense as Cape Town, which to date had not been actively marketed as a tourist venue, would benefit from the publicity in the build up to the Games.

Riley said the Olympic Village of 6 000 units and a second village to house the media and officials of 3 000 units would provide 9 000 units which would otherwise not be built.

He said standards according to the Olympic Charter would require units costing about R60 000.

"However, we have been told that average families attending the Games are prepared to pay about R1 000 a day for accommodation. If they stay for 16 days this would be R16 000 which could come off the basic capital cost of the house, allowing units to be sold for a very affordable R44 000."

Sturgeon said that by putting 6 000 Olympic units on the market in one go would create trouble and they were investigating ways of best dealing with this.

"Among other things we are looking at providing a training centre at Wingfield which would absorb a couple of thousand of the units after the Games.

"We are also considering selling up front with a clause that buyers will have to move out for a three month period for which they will be compensated and have their homes revamped free of charge."

Seven in court over occupation of Delft homes

APR 11/93

(24)

Minister chairs crisis summit

ROGER FRIEDMAN
Staff Reporter

SEVEN people arrested occupying houses in Delft last night appeared in the Bellville Magistrate's Court today on allegations of trespassing

They are Dan Ntsemango, 40, of KTC and Norman Baba, 40, Thembele Madi Ngozi, 40, Miriam Hlamvusch, 27, Monica Manzi, 22, Derrick Ngcelwane, 30, and Virginia Mlthe, 34, of Gugulethu

They were not asked to plead and were released on R100 bail each

The case was postponed to November 10

The Minister of Housing in the House of Representatives, Gerald Morkel, chaired an emergency meeting today in an attempt to resolve the housing crisis, which threatened to plunge Delft into chaos last night

House of Representatives housing director Mauritz Kloppers laid criminal charges against people illegally occupying houses in Eindhoven, a partly completed Delft housing development

Police moved in to evict about 200 squatters — mainly from Bar-

celona squatter camp, Gugulethu — but they refused to leave the area

They spent the night outside, many babies and elderly folk among them

Earlier, police, representatives of the Delft Forum — comprising 14 community organisations — and squatter leaders met at the Delft Civic Centre, but could not reach agreement

Colonel Wally McKaiser, in charge of the police contingent, said a charge had been laid, forcing police to act

"Please assist us by leaving the houses peacefully. If you don't we have to arrest you," he told squatter leader Thabo Bimba

He said police would conduct their business "as humanely as possible" but insisted that houses could not be occupied

Mr Bimba appealed for a night's grace, saying it was late and his people lacked transport

He said he would have to consult his people but thought they intended to stay and would camp outside the houses if necessary

Colonel McKaiser said as long as they stayed out of the houses they would not be arrested, and the meeting broke up

Soon afterwards, two women



GOODWILL: While Delft 'legals' were cosy indoors, 'illegals' had to spend the night outside

Pictures: ROY WIGLEY The Argus

were arrested in Eindhoven when they were found in a house and the situation turned ugly

Squatters accused police of not giving them time to hear a report-back from the meeting, while a police lieutenant was heard urging his men to load people into vans

Squatters who had occupied houses earlier were afraid to fetch their belongings in case they were seen by police

Colonel McKaiser said the women had not been arrested, "they are just being kept" They were re-

leased later without being charged

It became clear the squatters did not intend leaving the area Mr Bimba said they feared others would occupy the houses if they left

There was a tense stand-off between police and squatters on an open lot, punctuated by the firing of teargas Police denied they were responsible

About 8.30pm the police left and the squatters prepared to bed down in the open

Delft Forum representatives dis-

tributed bread and fish and 'legal' Eindhoven tenants gave squatters water and allowed them to use their toilets

Ernest and Lana Buys, who moved in on Monday before their house was completed to avoid its being occupied, told squatters their doors were open until 10.30pm when they intended to go to bed

Mr Buys said he would welcome any neighbours, regardless of colour or creed, as long as they were prepared to pay rent as he was

Labour Party man probed over housings

ARC 4/11/93 (124)

Staff Reporter

THE Labour Party's Delft branch chairman Harold Apollis is being investigated by the fraud squad following allegations of a money-for-houses scam in the township, police have confirmed.

Mr Apollis, also chairman of the Delft Residents' Association and a member of the African National Congress, has been accused of allegedly being behind a scheme in which at least 20 residents were charged R200 each to move into new houses last month.

He has been suspended by the ANC, while the Labour Party has reserved judgment until the allegations are thoroughly investigated.

But Mr Apollis said he had stuck up ANC posters because the Delft Residents' Association had none of their own. "It was the DRA that occupied the houses not the ANC

and we did not charge any people R200"

"Those people making the allegations must come forward and meet me in court," he said

This week Mr Apollis's "agents", Angie Landers, Ivan de Kock and Johan Titus, indicated being involved in receiving R200 "deposits", but said they were acting under instructions

Ms Landers said: "We worked for him. We didn't feel we were doing anything wrong. If your boss gives you orders you cannot question them"

"Mr Apollis said the ANC gave him permission to occupy houses and those people in need of homes could be moved in

"About 20 people paid their R200 to me personally and that money was taken to Mr Apollis. He kept

half and the other half was given to us"

Mr De Kock said "He put ANC posters up all over my house. My wife is angry, she says she cannot see out of the windows any more"

"He helped me with a house when I moved to Delft. He helped me but then he wanted to use me"

"On Sunday he made us all sign an agreement we wouldn't speak to anyone"

ANC regional secretary Tony Yengeni said it appeared there was a "systematic campaign on the go to undermine the ANC in the Western Cape"

"It has never been ANC policy to collect money for houses. Mr Apollis was certainly never mandated to do so"

Mr Apollis said "I never got money from anyone, besides from Angie, and all that money was re-

turned to the people because Chris Nissen (of the ANC) told me to

"I didn't ask for money, the agents did. We only did it to help people"

"The R200 was an agreement between the occupiers and the agents. None of us work," Mr Apollis said

Police spokesman Captain Wickus Holthausen said police were investigating allegations of fraud against Mr Apollis "and a few others"

ANC regional chairman Allan Boesak said it appeared Mr Apollis — and another suspended member — Norman Macquoen — had joined the ANC to bring the organisation into disrepute

Mr Macquoen — accused of being a National Party member — said the crisis in Delft had been orchestrated by the National Party, the Labour Party and the Delft Residents' Association. Mr Macquoen said the crisis in Delft had been orchestrated by the National Party, the Labour Party and the Delft Residents' Association.

Squatters in Delft arrested

(124)
(307)

CT4/11/93

By EUNICE RIDER

SEVEN squatters illegally occupying new sub-economic houses in Delft near Blue Downs were arrested last night after a complaint was laid with police by the House of Representatives, which administers the area

A police spokesman said three women and four men were arrested by the Delft and Bellville South police between 8pm and 9pm last night, and would appear in the Bellville Magistrate's Court this morning

They had been warned to leave the houses at 4pm, police said

Minister of Housing in the HoR, Mr Gerald Morkel, said last night that 70 houses had been illegally occupied by yesterday morning. Police confirmed last night that all the tenants had vacated the premises and were now on a

HoR asks police to clear homes

piece of ground near their former homes

In the past two weeks squatters have illegally occupied newly built sub-economic houses in Delft and Tafelsig in Mitchells Plain, "Smartie Town" in Hanover Park, and at a development in Durban

Mr Morkel last night confirmed that his department had decided to report the illegal occupations to police and "to allow the law to take its course"

"I have tremendous sympathy for the homeless but the 70 000

families for whom the houses were built also have aspirations and are helpless against the tide of illegal occupations — some people have been on that waiting list for 11 years"

He said the squatter situation had "become intolerable" as they had "intimidated and openly threatened" security workers and contractors on the sites to hand over keys to the houses

Mr Morkel said his department had been reliably informed that squatters intended to move into about 2 000 other incomplete houses — even before roofs, doors and windows could be fitted

"It's sad this conflict should break out between the black and coloured communities. Because the occupations are so well-orchestrated we believe the squatters are being exploited by outsiders for political gain," he said

DP man denies accepting cash

Political Staff

124 ~~357~~
A MEMBER of the Democratic Party's regional executive committee has been accused of accepting R1 500 to secure a house in Delft for a Khayelitsha shack dweller

Isaac Samuels has denied the allegations, and a member of the Fraud Squad said yesterday it was all a misunderstanding

"Mr Samuels will hand the money back. It's a civil matter. There will be no charges" ~~EF~~

Richard Bongani Makamba said he paid Mr Samuels, the DP's Mankenberg chairman, in the party's Cape Town offices on May 28.

"I'm still waiting for my house. I've been trying for days to get hold of him. All he says is that I must wait." ~~ARC 4/11/93~~

Mr Samuels denied Mr Makamba had given him money

Levy urged to 'extend electricity'

Political Correspondent

A LEVY should be imposed on all electricity consumers to help raise funds to extend power to the millions of South Africans who are not yet plugged into the Eskom grid

This is among proposals to emerge from research by the UCT Energy Policy Research and Training Project funded by the Dutch and Norwegian governments and the European Community

The researchers' report said a levy would spread the financing burden equally among domestic and non-domestic consumers who already had

electricity

(124)
ATZG 4/11/93
"If, for instance, the levy were equivalent to four percent of the bulk supply cost, about R500 million a year could be raised

"Taking into account Eskom's price compact commitment — in terms of which the real price of electricity will decrease by 20 percent over five years, or an average of four percent a year — the end price would stay constant in real terms in the first year and track the price compact thereafter

The report — which said an investment of R22 billion over 17 years would

be enough to provide power to nearly 90 percent of households — also suggested a national electrification fund, the restructuring of the electricity supply industry and rationalisation of tariffs

The report said the fund could use innovative instruments such as Eskom's recently-issued Electrification Participation Note to raise private capital from institutional investors

It should also channel funds raised through the levy from the government and other donors to target groups

● Power to the people, page 23

Builders try to head off 'invaders'

CLIVE SAWYER
Municipal Reporter

APR 4 11 1993
BUILDERS of Cape Town City Council houses are trying to find ways to prevent illegal occupation

Council project management services director Hans Smit told the housing committee that a method being considered was not finishing houses until the day legal occupants moved in

Housing chairman Neil Ross said no houses should stand empty, even for a day

Reviewing housing projects, he urged officials to avoid delays to prevent illegal "invasion" of land. The handing over of 500 houses in Mitchell's Plain had been delayed for a week because of illegal occupations.

Mr Ross is due to meet House of Representatives Housing Minister Gerald Morkel for talks today

Mr Morkel said yesterday the council could have resolved the illegal occupation crisis earlier but it seemed that it feared falling out of favour with potential voters

The council, unlike the Durban City Council, had failed to ask his department to allow one housing waiting list for all groups.



MINE: Alberthia Nqweniso moves into 'her' house in Delft. She was one of the hundreds who occupied 70 houses yesterday

Rates relief in city budget

CT 6/11/93
124

No increase for poorest households

By PETER DENNEHY

In a new budget designed to please all ratepayers, the Cape Town City Council is to ensure that the poorest 20% of households will not have to pay higher rates, despite the overturning of the 1990 municipal valuations list.

Not only the poorest will benefit. All Cape Town ratepayers will have to pay just last year's rates plus 10,5%, with a small variation in VAT.

This is less than the amounts that the vast majority of home-owners had been expected to pay from July this year, when the basis on which rates are levied changed from municipal valuations as they were in 1979 to a new list based on 1990 valuations.

Yesterday's scheduled budget meeting was postponed moments after it started, because councillors felt they had not been given long enough to read through the budget papers. The new budget meeting is likely to take place on Monday.

Executive committee chairman Mr Clive Keegan's planned budget speech was distributed before the unexpected postponement of the meeting.

In it, he says that had the 1990 valuations roll not been overturned by the Supreme Court, some 32 000 residential properties (about a fifth of the total number in the municipality) would have benefitted by paying less in rates.

Reserves

It is understood that all but about 5 000 of these are in Mitchells Plain, where properties have appreciated by less than the average amount.

Mr Keegan had planned to say that R5 million from the council's reserves would be used to provide relief to the 32 000 households. Council sources have indicated this means they will not have to pay more in rates after all.

Talks with the Administrator and with senior counsel continued until late on Wednesday evening. Mr Keegan said in a statement after the aborted budget meeting. This was the reason that documents could not be completed until yesterday morning.

A feature of the budget is that apart from the R5m for the rebate, another R6m will be taken from reserves to cover the estimated cost of producing a revised and updated valuations roll.

Reserves will thus fall to about R32m. Apart from taking R11m in total from reserves, the council is to try to find savings of R7,5m.

Unexpected expenses of R12,5m have arisen since the previous budget — pay increases were R10,5m over budget, the ambulance subsidy shortfall is expected to be R0,8m, it will cost R0,7m to extend group life cover to all employees, and R0,4m is the cost of increases to staff allowances.



TOPS
Mr Alex Jones of the Commission of National Symbols holds the favoured design for a flag which may be used after the April 27 election.
● Report Page 2
Picture AP

Boy, 6, kidnapped, abductors arrested

By EUNICE RIDER

A SIX YEAR-OLD Lansdowne boy was kidnapped for three hours yesterday by two men who bundled him into their bakkie after pretending to be gardeners looking for work.

Imraan Parker, who lives in Penati Estate, was snatched while watering the front garden with a family friend about 4pm, police said.

The bakkie reversed into the driveway and the men told the friend they were looking for a gardening job. One man stuffed a note into the friend's

hand and grabbed the boy, speeding off.

The note read "Do not contact the police or you won't see the child again. We will contact the child's father later."

When a kidnapper called the home, the boy's mother recognised the voice and told the police.

Police found the caller in the kidnap bakkie in Mitchells Plain and confronted him.

He then took police to the child and the second kidnapper.

The child was found unharmed. Both men were arrested.

SADF, MK talk on merger

JOHANNESBURG — Intensive discussions on the composition of the planned national peace-keeping force were under way, the ANC and SADF confirmed yesterday.

The ANC's military wing uMkhonto we Sizwe (MK) is to hold a conference at the weekend to brief ANC branches about agreements reached on the force, as well as MK's role under a new government.

MK ordinance chief Mr Patel Roshid said talks





CRISIS MEETING . . . Attending a meeting to resolve the Delft housing crisis yesterday were (front from left) Mr Nic Isaacs, HoR housing advisory committee deputy chairman, Ms Ellen Mbele of Guguletu, Mr Ken Lategan, MP Hanover Park, Mr Gerald Morkel, HoR housing minister, Mr Petrus Meyer, MP for Vredendal. (Back from left) Mr Mohammed Moses and Mr Wayne Koen of Delft, Mr Stan Simmons, MP for Delft, and Mr Andrew Moleon, Delft Forum chairman. Picture STEWART COLMAN

Delft squatters deny agreeing to leave

Staff Reporter

SQUATTERS illegally occupying Delft houses say they have given no undertaking to vacate the area, despite a euphoric joint press statement to the contrary issued by the House of Representatives housing ministry yesterday

The joint statement followed a "volatile" four-hour meeting attended by 45 representatives of the Delft community, Guguletu squatter community, the South African National Civics Organisation (Sanco) and HoR

housing minister Mr Gerald Morkel.

According to the statement, the parties resolved that Guguletu squatters should immediately vacate the sub-economic Delft houses, earmarked for coloured families, and return to their previous abodes

However, questioned afterwards, the dissatisfied Guguletu contingent denied they had agreed to back down and said they had a right to invade homes that were allocated on a "racial basis"

Squatter leaders said they believed they could continue to occupy the houses until November 16 or until houses were built for them elsewhere, but were afraid of police action

The statement said National Housing Minister Mr Louis Shill would be asked to provide funds for the immediate erection of starter houses primarily for the illegal occupants and it had been resolved that one, non-racial housing waiting list should replace the City Council's existing race-based lists

Mr Morkel, who during a recess described the meeting as "volatile", said a meeting would be held in Cape Town on November 18 between Mr Shill, Cape Administrator Mr Kobus Meiring, the National Housing Forum and the affected community organisations, after which the parties would form a working committee to take "concrete decisions on how to alleviate the squatter problem in the Western Cape"

The Ikapa town council would also meet residents within the next two days

CS/11/93

124

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Squatters agree to leave Delft

Political Staff

124 207 ARG 5/11/93
DISGRUNTLED Guguletu squatters are set to leave Delft after a meeting with coloured Housing Minister Gerald Morkel

Yesterday's meeting was attended by House of Representatives housing director Mauritz Kloppers, squatter leaders and representatives of organisations including the Delft Forum and the South African National Civics Organisation

Mr Morkel said afterwards that proceedings had not satisfied everyone

The meeting had decided to invite "the main role players such as National Housing Minister Louis Shill, Cape Administrator Kobus Meiring and the National Housing Forum" to a meeting on November 16

"We are going to convene a meeting between residents, the Ikapa Town Council and the Cape Provincial Administration to see how these people can be accommodated"

Squatters had agreed to leave Delft

Forum to deal with housing crisis

By Christelle Terreblanche

THE FACT that the housing crisis in the Peninsula is manifesting itself in several flashpoints — Tafelsig, Hanover Park and Delft — could lead to the formation of a Western Cape Housing Crisis Forum

Such a forum would seek closer ties with bodies like the Western Cape Metropolitan Negotiations Forum and the National Housing Forum to ensure local problems are addressed on all levels

This is the opinion of Advocate Norman Arendse, chairperson of the Tafelsig Working Forum (TWF), that was set up last week to resolve the crisis in the Mitchells Plain township where African people illegally moved into houses built for coloured people. (124)

At a press conference in Cape Town the TWF said alternative serviced sites would be made available for the illegal occupants in Tafelsig before the end of the year.

The TWF said in a press release "the situation in Tafelsig was unique and does not create a precedent such as the situations in Delft and Hanover Park".

But on Monday the Hanover Park community made a strong plea for setting up a similar forum with the Cape Town City Council and other relevant bodies, like Sanco (South African National Civics Association), Management Committees and the peace structures

The Monday meeting under the auspices of the non-aligned Hanover Park Civic Association discussed the pre-emptive illegal occupation of the unfinished houses in the area nicknamed "Smartie Town" after the size of the houses

The 60 families from Hanover Park who occupied the houses, walked out during the meeting. After some mediation they returned and resolved to work for unity in Hanover Park.

They would meet regularly and would try to involve the City Council and other interested

ANC slams 'racial' housing lists

By BARRY STREEK
Political Staff

(124)

276/11/93

URGENT action was needed to deal with the housing crisis in the Western Cape, including the abolition of racial housing lists and the allocation of homes on a non-racial basis, the ANC said yesterday.

It also announced that it would launch a "houses for all" campaign in the region. "Years of neglect and mismanagement have resulted in a serious emergency in

the provision of housing and land — an emergency that must now be addressed without further delay," the ANC said in a statement, issued by its regional secretary, Mr Tony Yengezi.

It called on the Cape Provincial Administration and the Cape Town City Council "to ensure that serviced land is made available for all those who are forced, through desperation, to seek remedies elsewhere"

The ANC said a large part of the blame

for the crisis had to be laid on the perpetuation of a racial housing list. "Such a racist method of selecting who will receive which house in which area is totally unacceptable and cannot be allowed to continue"

The ANC said it had never supported the occupation of houses belonging to other people. It had consistently and repeatedly said that individual property rights would and had to be respected under an ANC government.

Housing plans held up by 'in-fighting'

27811193 (124)
HOUSING projects have suffered as a result of the in-fighting among community-based organisations, Cape MEC for Land Development Co-ordination Mr Dawie le Roux said yesterday.

He called on extra-parliamentary groups to get essential structures — such as forums and committees — off the ground, to help utilise R22 million available through the Cape Provincial Administration's Serviced Land Project.

Mr Le Roux said the multi-million rand initiative was being hampered by disputes among community-based organisations to such an extent that "almost all projects are at a standstill".

He said R50-million had been obtained for projects in Khayelitsha. — Sapa

Tafelsig squatters' council office sit-in

Staff Reporter

257024

ABOUT 70 squatters from Tafelsig, Mitchell's Plain, occupied the offices of the city council's housing committee chairman Neil Ross today and said they would not move until their demands were met

ARG 8/11/93

They said they wanted the same standard of houses provided for them as were provided for coloured people in Tafelsig

The occupiers demanded that "a person in charge of providing houses at central government must come and address people"

All city councillors and officials were in a council meeting and Mr Ross was out of town

Council spokesman Ted Doman said a council official would try to find someone in government to speak to the protesters

Housing crisis brings turmoil to Grabouw

Emergency meeting over 1 700 homeless

ROGER FRIEDMAN
Staff Reporter

THERE will be an emergency housing summit tomorrow at Grabouw where the shortage of accommodation is reaching crisis proportions

An emotional meeting held in the water affairs hall last week resolved to delay a decision to occupy 26 hectares of land earmarked by local government for development by 1995 until after tomorrow's meeting

Last week's meeting was called by the Grabouw Community Association, a civic group which is apolitical, according to chairman Dennis Marinus

Mr Marinus said while about 1 700 families needed houses, "just 440 serviced plots are expected to be available by February"

Meanwhile there was a steady influx of new arrivals to the area who had to be accommodated in informal settlements, exacerbating the housing shortfall

Mr Marinus said local farmers made things worse by firing labourers, who had often been employed by them for

many years, in favour of hiring cheaper casual labour from the squatter camps

He had monitored this personally, he said

"People phone me day and night from the farms. They say they have been given 24 hours' or 48 hours' notice and don't know what to do"

Tales of labourers being fired flowed thick and fast during last week's meeting

One labourer told of 30 of his colleagues being laid off at once, others' tales were numerically inferior but equally traumatic for those involved

At one point Mr Marinus read out a lawyer's letter written to former Springfontein farm foreman Willem Klaasen on behalf of his employer Mr Klaasen was informed he had to vacate his home of 11 years by Friday

The letter refers to low apple prices this past season as reason for his dismissal

"He phoned me and he was crying," Mr Marinus said

Make that 1 701 homeless families

According to a report by the Grabouw Community Association

ARG 8/11/93
(124)

● The figure was made up of 500 families of farm labourers represented by the Xolanaledi Committee, 500 families living at the Water Affairs squatter camp, and 700 families from Pineview and surrounding farms

● By February, 440 serviced plots would become available on 20 hectares which were to be allocated to the Xolanaledi group

● By February 1995 a further 832 serviced plots would become available on the 26 hectares which residents had threatened to occupy immediately

Mr Marinus said the housing crisis was "critical"

Local farmers remained locked into the "hostel mentality" instead of building houses for black labourers as they did for coloureds, they prefer them to return to their families in the squatter camps at the weekend

"Whereas foremen are paid R300 a month, they can now train people prepared to accept R70 or R80

"Yet Grabouw farmers are among the richest in the country. This is a scandal."

Meeting on house crisis delayed

ROGER FRIEDMAN
Staff Reporter

A MEETING due to be held today to discuss R72 million apparently available for housing, but not being spent because of squabbling among community organisations, was delayed this morning by the continued occupation of city council town planning committee chairman Neil Ross's office by 15 Tafelsig squatters

At stake is the draft agreement in terms of which the Cape Provincial Administration undertook to provide serviced land in Mitchell's Plain for the Tafelsig squatters as a temporary solution to the housing crisis

The squatters, who disrupted the special budget meeting yesterday, spent the night in Mr Ross's office

A condition of the meeting taking place was that all protesters leave the civic centre, a CPA spokeswoman said. This had been agreed "by all parties"

A key demand — apparently breaking the draft agreement — is the squatters' refusal to vacate the Tafelsig houses un-



OCCUPATION: Tafelsig squatters, demanding 'houses, not shacks', start a sit-in at the office of city council housing committee chairman Neil ROSS. Picture HANNES THIART, The Argus

less they are given houses of a similar standard

Due to meet MEC David Le Roux — who raised the subject of the R72 million on the television programme, *Agenda*, on Sunday — are delegates of the Tafelsig Action Committee, the peace committee and city council executive committee head Clive Keegan

Mr Le Roux said the CPA

was ready to spend the money, made available for housing by the government, but squabbling among community organisation had caused delays

Western Cape Peace Committee spokesman Barend Hendricks said the squatters' actions were "directly attributable" to Mr Le Roux's remarks about the R72 million

"They want the city council to pressure the CPA over the R72 million," he said

Mr Hendricks said the squatters claimed they were unaware of the squabbles referred to by Mr Le Roux "all they want is houses"

● About 250 houses in Tafelsig were illegally occupied by squatters last month

Squatters invade council meeting

Monday 9/11/93

CAPE TOWN — About 150 black squatters who recently occupied houses in a coloured suburb staged a sit-in at the Cape Town City Council offices yesterday to demand new homes.

Council spokesman Ted Doman said the squatters had occupied the executive suite and some placard-waving demonstrators had charged into the chamber while councillors debated the budget.

Doman said the squatters had agreed to vacate the Tafelsig houses they had occupied, on condition they were allocated houses of a similar standard "and not shacks".

They had been offered site and service stands in a nearby suburb, he said.

Mayor Patricia Kreiner adjourned the meeting briefly as security officials helped civic association leaders usher out the protesters.

Later councillor Arthur Wienburg said Cape Town had become a city where anarchy was growing.

The PAC, meanwhile, said the occupation of houses in the Cape and Durban was an orchestrated attempt to fan racial hatred.

PAC national executive committee member Patricia de Lille said in Bloemfontein it did not make sense that blacks and coloureds, who both suffered a serious shortage of accom-

modation, should be occupying each other's houses.

It could be understood if the occupation was in so-called white suburbs, where, she claimed, 300 000 houses were vacant (12.4)

As it was now being done, it was clear political manipulation.

The housing needs of the largest portion of the population were being manipulated by political groupings to win election "points". This situation could no longer be tolerated, De Lille said.

She said people should move away from viewing the housing crisis in a racial context as housing needs affected all South Africans. There were also whites who were homeless.

De Lille said the National Housing Forum should take action to find a way to make vacant houses in white areas available for the homeless.

Orange Free State University public administration department head Prof Koos Bekker said the crisis had arisen because politicians were so obsessed with political solutions that the basic questions that flowed from them were not addressed properly.

Bekker said most local authorities were not prepared for the demands of managing informal settlements. Meanwhile, thousands of people were doing what they could to put roofs over their heads. — Sapa-Reuters.

● Comment: Page 10

New rates system suggested

(124) 27911193
SOUTHERN SUBURBS rate-payers presented executive committee chairman Mr Clive Keegan with a proposed new rating system yesterday, designed to avoid large jumps in rates liabilities

The system, drawn up by Professor Dereck Sparks of UCT, is based on a concept of "rateable worth" rather than municipal valuation

It is proposed that 1979 municipal valuations could be used as the initial rateable worth, instead of purchase prices, and 10% compounded annually

When a property is sold, rates are changed to market value

At a 10%-a-year increase since then, rateable worths would now be almost four times as high as those 1979 valuations. Yet during yesterday's budget de-

bate it was noted that many properties were now worth ten times the 1979 valuations

A property that is owned for longer than 25 years will have to have its worth assessed and updated by three estate agents

● Southern Suburbs Rate-payers' Association chairman Mr David Erleigh last night signalled his support for Mr Keegan in the future rates deliberations



SEEKING HOUSES . . . A group of illegal occupiers of houses in Tafelsig sit-in at the council's executive committee suite in protest against their impending eviction. The man in the suit is council negotiator Mr Barney Botha. Picture BENNY GOOL

Sit-in follows protest by squatters wanting homes

CT 9/11/93 (124) 2021

Municipal Reporter

A SIX-HOUR sit-in protest in the Civic Centre ended late yesterday, after an earlier incident in which 23 protesters burst into the council chamber during Cape Town's budget debate, chanting "We want houses".

The protesters, all illegal occupants of council houses in Area L, Tafelsig, walked about the council chamber, shouting

They brandished pieces of cardboard with their handwrit-

ten demands before being ushered out by Mr Newton Adams of Sanco and other leaders.

Security officials locked the council chamber after them. Town clerk Mr Keith Nicol reported later that about 70 people were occupying the executive committee suite, saying they would vacate the Tafelsig houses only if they were given houses of the same standard.

While some protesters remained in the exco suite until about 5pm, over 100 others held a

lengthy meeting in the Podium Hall with Mr Chris Moller, a senior community services official from the CPA, and council housing spokesman Mr Ben van Rensburg.

The occupiers had said the only problem they had with a piece of land identified for them was that there were no houses on it yet. They wanted houses with water, electricity and sewerage.

Another meeting is due to take place this afternoon in the Civic Centre.

Suburbs ratepayers slam Forum red tape

(124)

ANL 10/11/93

□ Bureaucratic 'stumbling blocks' preventing any say

ROGER FRIEDMAN
Staff Reporter

UNLESS southern suburbs ratepayers are represented directly on the Cape Metropolitan Negotiating Forum, the city council should withdraw its eight representatives and funding

This was the view of Southern Suburbs Ratepayers' Association chairman David Erleigh when he addressed a meeting of the Camps Bay and District Civic Association this week

Mr Erleigh provided a brief synopsis of the recent rates fiasco before turning to what he termed "the real problem", the future structure of metropolitan Cape Town

"We applied four weeks ago to have representation on the forum but bureaucratic stumbling blocks are being put in our way

"We substantiated our application, but instead of meeting us, they've asked for further information and set us back another month

"We're being effectively pre-

vented by the forum's steering committee, in bad faith, from being allowed to represent the interests of our community"

Mr Erleigh said the forum was trying to push through criteria under which new bodies could join

"But the people on the forum from the beginning certainly didn't apply any criteria to themselves"

City councillor Jack Frost explained the forum was established to "give some input from the Cape" to Kempton Park which was dominated by conservative Transvaal councils

Mr Erleigh said several councils represented on the Cape forum were also conservative and "inappropriate" to the process

The forum would be illegitimate as long as ratepayers were unrepresented

He said his association had met city council executive committee chairman Clive Keegan on Monday and asked him to get them represented or pull out of the process

Mr Keegan supported their representation, he said

The non-statutory bodies on the forum claimed ratepayers were represented by the council

He advised Camps Bay residents to "agitate to the greatest extent possible" to get on to the forum, warning they could be "taxed to death" and have no say in their own affairs if they didn't achieve this

● The Cape Metropolitan Negotiating Forum is divided into statutory (constitutionally recognised bodies including city and town councils) and non-statutory bodies (the South African National Civic's Organisation, political and squatter organisations)

The city council provides eight of the 30 delegates on the statutory side and is responsible for a portion of its funding

Mr Erleigh said his association had been informed they could be represented on the statutory side if the city council was prepared to give up one or more of its eight seats

But his association preferred to be represented on the non-statutory side

CPA 'ducks meeting'

Staff Reporter

(124)

ET 10/11/93
disappointed" but refused to make any further comment

A PLANNED meeting yesterday between the Cape Provincial Administration and the Grabouw Community Association to address a housing crisis in the area failed when CPA officials apparently did not arrive

According to association chairman Mr Dennis Marinus, the two CPA officials failed to turn up for the meeting, which was scheduled for 5 30pm. He said 'last night' he was "very

A CPA spokesman said last night that he would only be able to comment on the matter today

Mr Marinus said about 1 700 families needed houses but only 440 serviced plots are expected to be available by February

Some 700 families have threatened to occupy vacant state land in the town

Suburbs ratepayers slam Forum red tape

□ Bureaucratic 'stumbling blocks' preventing any say

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Confrontation in exco suite

124
CT 10/11/93

Staff Reporter

LEGAL action may be taken against more than 30 illegal occupiers of Tafelsig council houses who have mounted a sit-in protest in the City Council's executive committee suite, if they do not leave today.

This is one of the options being considered, according to council sources, after another day of confrontation yesterday in which protesters also briefly took possession of the mayor's parlour.

They returned to the exco suite after negotiations in which they won access for 10 of their comrades who had been locked out after going to a meeting with MEC Mr Dawwe le Roux, that did not take place.

The ANC was called in to the civic centre by the peace secretary Mr Bongani Johns of the ANC consulted the occupiers at

Possibility of legal action

length, but said afterwards he was just "fact-finding".

Sanco leader Mr Newton Adams said about 30 protesters had slept in the council offices on Monday night and would do so again last night.

He said a small delegation had gone yesterday morning to the Provincial Administration building for a meeting with the CPA and the council, but CPA security personnel wouldn't let them in the building.
Council negotiator Mr Barney Botha said it had been made

clear in negotiations on Monday that the joint meeting with Province would not take place unless the illegal occupants left the civic centre.

Mr Adams denied this.

Late yesterday, exco chairman Mr Clive Keegan said he understood that the occupiers had arranged their own meeting with the provincial authorities today, after which they might move out of the civic centre.

He could not comment at this stage on what would happen if they did not, as that decision had not yet been taken.

● The occupiers are not satisfied with what they have been offered when they move out of the Tafelsig houses.

They have been told that in temporary accommodation, while waiting for houses, they will have a tap for every three families and a toilet for every six



LOCKOUT . . . a City Council security guard argues with two would-be sit-in protesters who were prevented from going upstairs to join their comrades in the exco suite during another day of confrontation between municipal authorities and illegal occupiers of Tafelsig houses

Picture BENNY GOOL

Exco to study rates proposal

CT 10/11/93 (124)

Municipal Reporter

MEMBERS of the Cape Town City Council's executive committee (exco) will consider a proposal for a new rates system by Professor Dereck Sparks from the engineering department at UCT

The system is designed to avoid large jumps in rates, except for when a property is

sold. Differences between the market value of a property and the value on which it is rated are eliminated at the time of sale

Exco spokeswoman Ms Gill Bolton said exco was already committed to discussing as many options as possible to arrive at an acceptable rates system. It was possible they

would accept some elements of Professor Sparks' plan, rather than the whole system.

She said Professor Sparks may be asked to give a presentation to exco.

Meanwhile, exco is also awaiting a report from city planner Mr Neville Riley on how long it will take to compile a new valuations roll and

whether any of the work on the 1990 roll could be salvaged.

Professor Sparks said yesterday that he had taken his system to higher authorities

He said he had been told by exco chairman Mr Clive Keegan that a new valuations ordinance is due before Parliament later this month.

Sit-in: Mayors' portraits slashed

By PETER DENNEHY
and ANDRE KOOPMAN

MAYORAL portraits at the Civic Centre were vandalised yesterday as protesters who had occupied homes illegally in Tafelsig left the building after a two-day sit-in.

Three portraits — commissioned at thousands of rand each — were torn, pierced and scratched

The 35 illegal occupants of council houses staged a sit-in in the Cape Town City Councils' executive committee suite to press demands for land for housing.

This led to a two-day confrontation during which protesters also took over the mayor's parlour. City officials confirmed that Mr Gordon Oliver's portrait had a 10cm tear, Mr David Bloomberg's had been stabbed twice and Mr

John Tyers's had been scratched. City administrator Mr Gys Hofmeyr said the council was not considering laying charges as it was not clear who had done the damage.

It had been a "maverick" action as the protesters "by and large as a group were extremely well behaved" and no other damage had been done. Mr Hofmeyr said that it had not yet been established what it

would cost to restore the portraits. Mr Newton Adams, Sanco's local head of organising, decried the large police presence in the civic centre, and the council's exclusion of the press from the fifth floor where the sit-in had been taking place.

The protesters left the suite of their own accord yesterday. At a press conference afterwards they said the council had given them until November 18 to

accept the alternative they had been offered — six hectares of council land adjoining the houses they were occupying, with rudimentary services and an R800 loan for each household for building.

If they did not accept this by the deadline date, the offer would be withdrawn, council housing chairman Mr Neil Ross confirmed yesterday.

● Mr Norman Arendse, chair

man of the Tafelsig Working Forum which represents several bodies, reported that a meeting had been held yesterday with Mr Dawie Le Roux, the CPA MEC for housing, about R72m he had mentioned on television on Sunday.

"Nothing much was achieved in the meeting with Mr Le Roux unfortunately," he added.

● How the civic centre siege was broken — Page 6

NP 'will use crisis to win'

Staff Reporter (124)

THE National Party would use the housing crisis it had created through apartheid to win votes, top ANC national executive member Mr Carl Niehaus said last night.

OT 11/11/93
Mr Niehaus was addressing about 300 people at the launch of the ANC Athlone Zone at the Samaj Centre in Gatesville. He lashed out at the National Party and President F.W. de Klerk, saying the party was not doing anything to stop township violence in order to aid their election campaign of fear and lies and was "using the housing crisis they created to bolster votes"

Homes for hostel dwellers

Staff Reporter

DEPRIVED Peninsula township hostel dwellers will at last be able to move from their cramped single-quarter flats into brand-new cement brick double-storey family homes

Over R10m in national housing funds has been allocated for the construction of 300 units in Langa, Nyanga and Guguletu

The venture is being managed by the Cape Provincial Admini-

stration, the Ikapa Town Council and the Umzamo Development Project according to guidelines set by the National Hostels Co-ordinating Committee (NHCC)

The project is part of a nationwide scheme to provide family-type accommodation for hostel dwellers. The first 29 units should be completed by mid-December (124)

The units, built wall-to-wall in

clusters of five under a single asbestos roof, vary in size and design. A shell house, with no inside walls, is an option for those who would be unable to afford a three- or four-roomed home with a separate bathroom and kitchen, Umzamo spokesman Mr Welcome Zenzile said yesterday. CT 11/11/93

The final unit costs would be determined once a subsidy formula was finalised

5. Bulk Supply Information

Deadlock in housing talks

By Christelle Terreblanche

NEGOTIATIONS to resolve the housing crisis in Tafelsig where 70 people occupied houses built by the House of Representatives (HoR) reached a stalemate this week.

The illegal occupants refused to move out, demanding houses of equal standard

The Crisis Committee formed by the squatters refuses to budge. It rejects offers by the Cape Town City Council (CCC) in conjunction with the Cape Provincial Administration (CPA) for alternative accommodation (124)

Neither the CCC or the CPA intends to bow to the demands

Deals brokered by the Tafelsig Housing Forum set up through the Peace Committee last week are in tatters after the African occupants in the "coloured" township rejected the site and service solution.

They say they accept the land, but not the fact that they would have to squat again

Ms Margaret Williams, a member of the Action Committee, told SOUTH they also rejected the fact that the serviced land offered would mean sharing a toilet between six families and a tap between three families

The negotiations reached crisis proportions when the Action Committee decided to occupy the offices of the Executive Committee (Exco) of the CCC

About 20 of the occupants, bearing placards, stormed into an Exco budget debate on Monday morning to protest against the site and service offers made until then. Another group of about 70 occupied Exco-offices for most of the day

A deadlock was reached when the Action Committee rejected a final offer from the CCC of R800, in addition to site and services for each family

"We will not leave until our demands are met," Williams said on Tuesday after various attempts by the CCC to evict the occupants from the Civic Centre

About 25 of the Tafelsig occupants continued their sit-in at the Exco offices throughout Monday night South

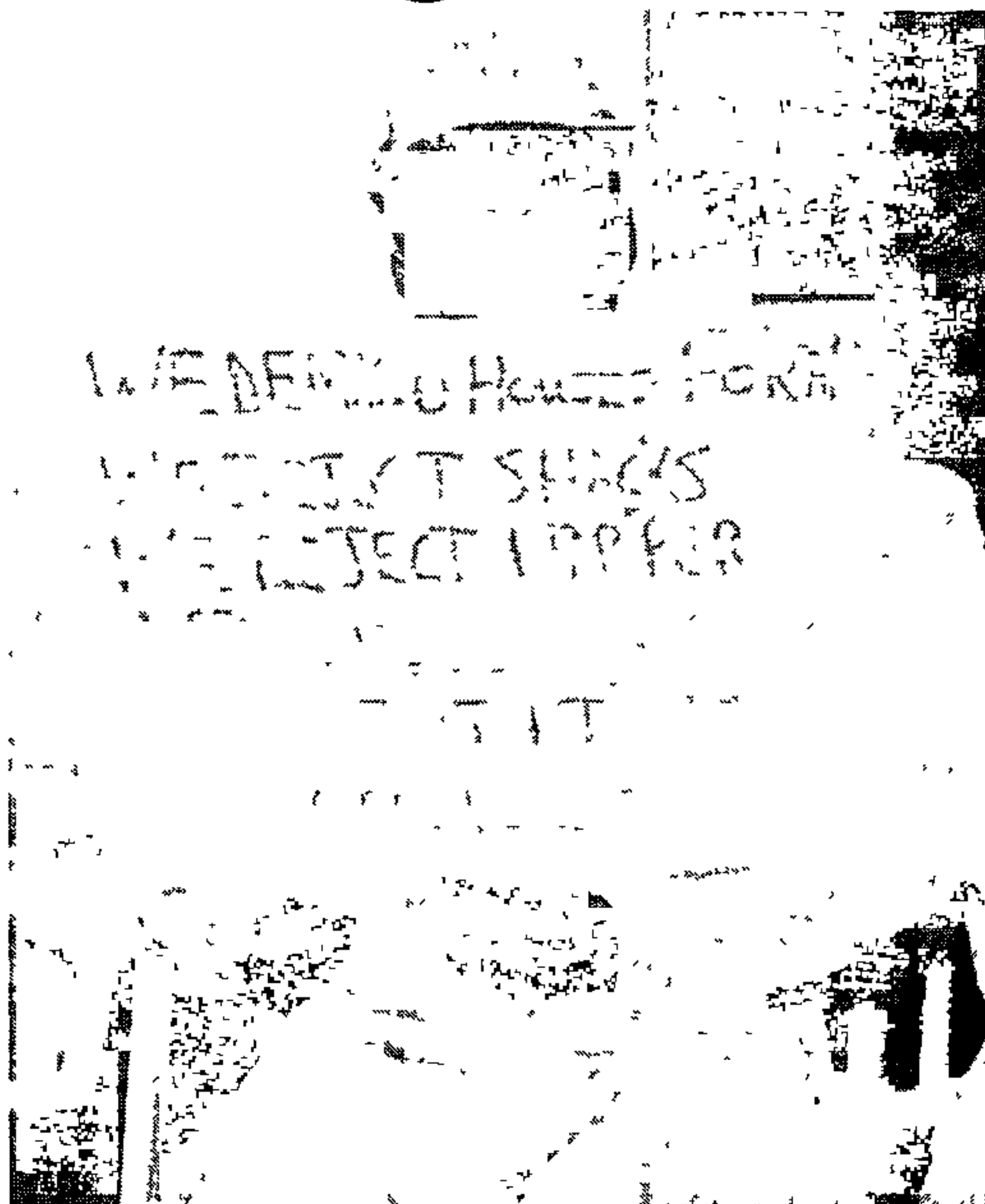
The protesters are pinning their hopes on help from the CPA. But CPA spokesperson Ms Melani Dedekind says the CPA is legally prevented from supplying houses

"We can only help the CCC with money if they agree to put up serviced sites. Houses in Tafelsig for the occupants are out of the question 12/11 - 16/11/93

"We are extremely concerned about the piracy syndrome in the Peninsula. It can only lead to conflict between our people. There is no way that people can jump the official queue for housing"

● Meanwhile the ANC's call for one nonracial housing list has been reiterated by almost all parties involved in the current crisis

Mr Tony Yengen, Western Cape Secretary of the ANC, said his organisation and its allies would join hands to look into the housing crisis and try to allocate funds to the needy on a nonracial basis



SHACK ATTACK: One of the illegal occupants of houses in Tafelsig, protesting at the City Council offices against the site and service offer. Photo Yunus Mohamed

a particular policy or strategy for the provision of water on, please give a brief note about it below, and/or include element/document.

Meeting on CPA land offer today

(124) CT 12/11/93

TECHNICAL representatives of the parties involved in the Tafelsig housing dispute will meet today to discuss the Cape Provincial Administration's offer of alternative sites for squatter families

The families are presently illegally occupying houses in the Mitchells Plain suburb of Tafelsig

Mr Norman Arendse, chairman of the Tafelsig Forum, which represents several organisations involved in the housing crisis, said most squatters had accepted the CPA land offer

The land will be provided with rudimentary services and each family will be given an R800 loan for building materials. This follows squatter demands for houses of the same quality as those being occupied in Tafelsig. Mr Arendse said the CPA's Serviced Land Project would also meet again on Monday — Sapa

Blast in the loo was just a gun

Municipal Reporter

THE sound of a blast in the civic centre at noon yesterday caused momentary alarm.

But peace was restored when it was found that a gun belonging to administrative assistant, Mr Faziol Abrahams, had inadvertently gone off as he sat on the toilet.

Co-worker Mr Tony Heath made no comment from the next cubicle

Township upgrading on hold

124
12/11/93

Municipal Reporter

MASSIVE upgrading projects worth more than R40m in Khayelitsha and Crossroads are being held up by infighting between residents and civic associations

According to Mr Dawie le Roux, the CPA MEC for Land Development Co-ordination, funds amounting to R50 million were available to build infrastructure in Khayelitsha this year

At least R20m of this money could not yet be used in Khayelitsha "as a result of infighting" Mr Le Roux said the CPA along with other interest groups was also part of a joint venture called the Serviced Land Project

This project, expected to provide more than 36 000 sites over five years in Philippi, Delft and Driftsands, was ready to be implemented but was "also being hampered by disputes among community-based organisa-

tions to such an extent that almost all projects have come to a standstill"

CPA spokesman Ms Melanie Dedekind said yesterday there were problems in setting up an inclusive forum to run Khayelitsha. All its former councillors have resigned

Ms Dedekind said she had also heard that the Western Cape United Squatters' Association and the SA National Civics' Organisation had problems with each other

Bribe

Mr Christopher Toise, former leader of Brown's Farm, said this week there had been sporadic incidents of conflict between followers of the two organisations since Thursday last week

• Former Democratic Party regional executive member Mr Isaac Samuels is being sought by the police in connection with allegedly accepting R1 500 from a Khayelitsha shack-dweller to secure a house in Delft

'Ikapa made illicit payments'

South 12/11 - 16/11/93

By Sabata Ngcal

**Cape Town Trade Union Library
Vacancy**
Administration and Information Officer
The Trade Union Library is a research oriented Resource Centre, funded and controlled by Trade Unions
We require someone to handle all our administrative duties, and assist users in their information needs
This is a full time post, requiring a methodical and responsible person with an interest in trade unionism
Preference will be given to applicants with library and/or administration experience
Computer skills would be an advantage

Applications should be made in writing to
The Secretary, Cape Town Trade Union Library,
PO Box 376, Salt River 7945
Telephone applications will not be entertained
The starting date is January 1994, or earlier.
The closing date for applications is
26 November 1993

COMMUNICATION OFFICER
Cape Town
Salary negotiable up to R53 562 per annum according to qualifications and applicable experience
REQUIREMENTS
An appropriate three-year B-degree or equivalent qualification. Sound knowledge of Xhosa a recommendation
NATURE OR EMPLOYMENT
Establishing and Activating Intergroup relations
Highlevel Liaison
Communication role in the building of the New South Africa
APPLICATIONS.
On form Z83, obtainable from Public Service offices
Certified copies of Qualifications to be attached
Applications to be posted to: The Regional Director, South African Communication Service, Private Bag X9007, Cape Town
ENQUIRIES Messrs A Smith or J Heyns
Tel. (021) 215070
CLOSING DATE: 30 November 1993

MORE than R3 million of R5 million paid to a refuse removal company by Ikapa Town Council (ITC) in the past 15 months was an illicit payment, a commission of inquiry has heard

Mr Enc Fry, a retired municipal accountant, gave the evidence before a commission probing allegations of financial mismanagement in the ITC

He said in terms of the original tender document signed by refuse company SA Bio-Tech and ITC in November 1991, the company would remove refuse from Brown's Farm and the Hazeldean squatter camps near Philippi.

When work started in January 1992, the company was paid R100 000 a month, as stipulated in the contract. (12/11)

In September 1992, the tender contract was extended to include other squatter areas by ITC's former Chief Executive Officer, without consulting a decision-making body, the commission heard. The cost of refuse removal therefore increased to R760 000 a month.

From January 1992 to March 1993, when operations of the company were suspended, ITC paid over R1 million for refuse removal in Brown's Farm and Hazeldean

The original contract stipulated removal of two bins a week from each shack but the company removed four bins a week from each shack when it began in January 1992. This doubled the amount in the contract

For the squatter areas, which had been added on to the original contract, the ITC forked out more than R3 million from September 1992 to March 1993

Fry attributed this to an exaggeration of the numbers of shacks listed by ITC officials

He said no official at ITC had a mandate to sign contracts on behalf of the council

ITC senior accountant, Mr Basil Berowsky, testified ITC paid SA Bio-Tech and other companies before due date and thus resulted in loss of income to the council

He said ITC paid the tenders a day or two after the claim had been lodged instead of the normal 30-day period

Berowsky said this resulted in a "terrific loss" of interest for ITC

The hearing continues.

COMPETITION
UKHUPHISWANO

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Simply complete the following and hand it in at the **Imarika office, Lansdowne Road, Monwood, Philippi** by no later than **17 November 1993.**
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My suggestion for a name is/igama endilikhethayo:

.....

examples of names/Imizekelo yamagama okhetha Kuwa City Build and Hands On
What do you buy in a building material shop?
Uthengo ntoni kwivenkile yezixhobo zokwakha?

.....

Details/Bhalaphantsi

Name/i - Gama

Address/i - Address:.....

.....

R18m township plan creates 500 jobs

Property Editor

A R18M LABOUR intensive contract for the provision of 2 000 serviced sites near Kraaifontein has been awarded to Power Construction in consortium with Haw and Inglis

This is one of the first four township construction projects so far accredited as labour intensive under the Framework Agreement between Cosatu, Sanco and the civil engineering industry

The contract at Chris Hanu Branch, formerly the Bloekombos squatter camp will create employment for between 450

and 500 workers drawn from the local community

According to Vaughn Forrester-Jones, Power Construction's project director, this is more than four times the number of workers usually employed on a project of this size

"Every possible aspect of the contract including road levelling and construction, trenching and pipelaying, kerbing, site clearance and levelling to toilet construction will be done by hand"

The project has been split into two separate contracts

CT 12/11/93 124
The East section, designed by consulting engineers Ninham-Shand and awarded to Power Construction will take nine months to complete

The West section, designed by Wouter Engelbrecht and awarded to Haw and Inglis will take 12 months

The contracts for the Cape Provincial Administration will run concurrently and are scheduled to begin late January

Forrester-Jones said the workforce was already being assembled for a month of intensive training starting on November 15

Forum proposes lump sum housing subsidy

By MAGGIE ROWLEY
Property Editor

THE National Housing Forum has proposed the replacement of all state housing subsidies, including the first time homebuyers, with a system of lump sum subsidies

The proposals have been put forward to the Department of National Housing as an interim measure to tackle the growing housing crisis and are currently the subject of intense negotiation between the two parties. The actual amount of the lump sum subsidy is forming part of these negotiations, said Matthew Nel who heads up the NHF's co-ordinating committee

He said the urgency for resolving effective and equitable subsidy measures and promoting sustainable housing provision had been highlighted by the increasing conflict around the country, particularly the Western Cape and Natal between the housed and the homeless

"The NHF is committed to resolving the plight of the homeless. The resolution of these immediate conflicts, however, must be addressed in a manner which does not further entrench inequitable, unsustainable and ad hoc responses to what is a national crisis"

Nel said at the heart of the conflict is perceived and continued real racial inequality in the level of state assistance

currently provided for housing.

"It is critical that with immediate effect, the interim subsidy arrangement should be applicable on a non-racial basis, irrespective of the current, fragmented, racially based housing administrations.

"The NHF will seek to meet with the affected communities to facilitate an acceptable and sustainable resolution to these conflicts"

There are currently about 12 different state housing subsidies and a system of lump sum subsidies would not only reduce the administrative burden but also allow greater flexibility of housing budgets and could be effectively applied in rental programmes

"This will allow us to know every year how much we are in for and we will not have the housing allocation eaten up by previous year's commitments as is presently the case"

The NHF believes that an effective state housing subsidy, together with access to home loans remains the key to breaking the current logjam in the provision of housing.

The recently concluded agreement between the NHF and the Department on interim arrangements for housing makes it possible to act in the short term with broad-based consensus so as to support desperately needed assistance for housing projects.

This agreement provides for the

National Housing Board, once established, to consider "as a matter of urgency an equitable level of subsidisation for the interim."

Nel said progress was being made on establishing the board. A procedure for appointments to the board had been agreed on and the NHF had put forward its nominations for both the national and regional boards. A second meeting would be held with the Minister on Monday

Nel said the agreement on interim arrangements calls for subsidies to be both fiscally and socially sustainable and acceptable and should be done without pre-empting the outcome of longer term policy negotiations.

It was expected that the fiscal allocation of between R2,5bn and R3bn would be needed to stimulate the production of between 250 000 and 300 000 housing units per year. However the NHF does not support the "socially undesirable" site and service option

According to Nel, the NHF proposes a lump sum subsidy sufficient to provide for more desirable shelter options at the lowest income level

"However the proposal is non-prescriptive in terms of housing type"

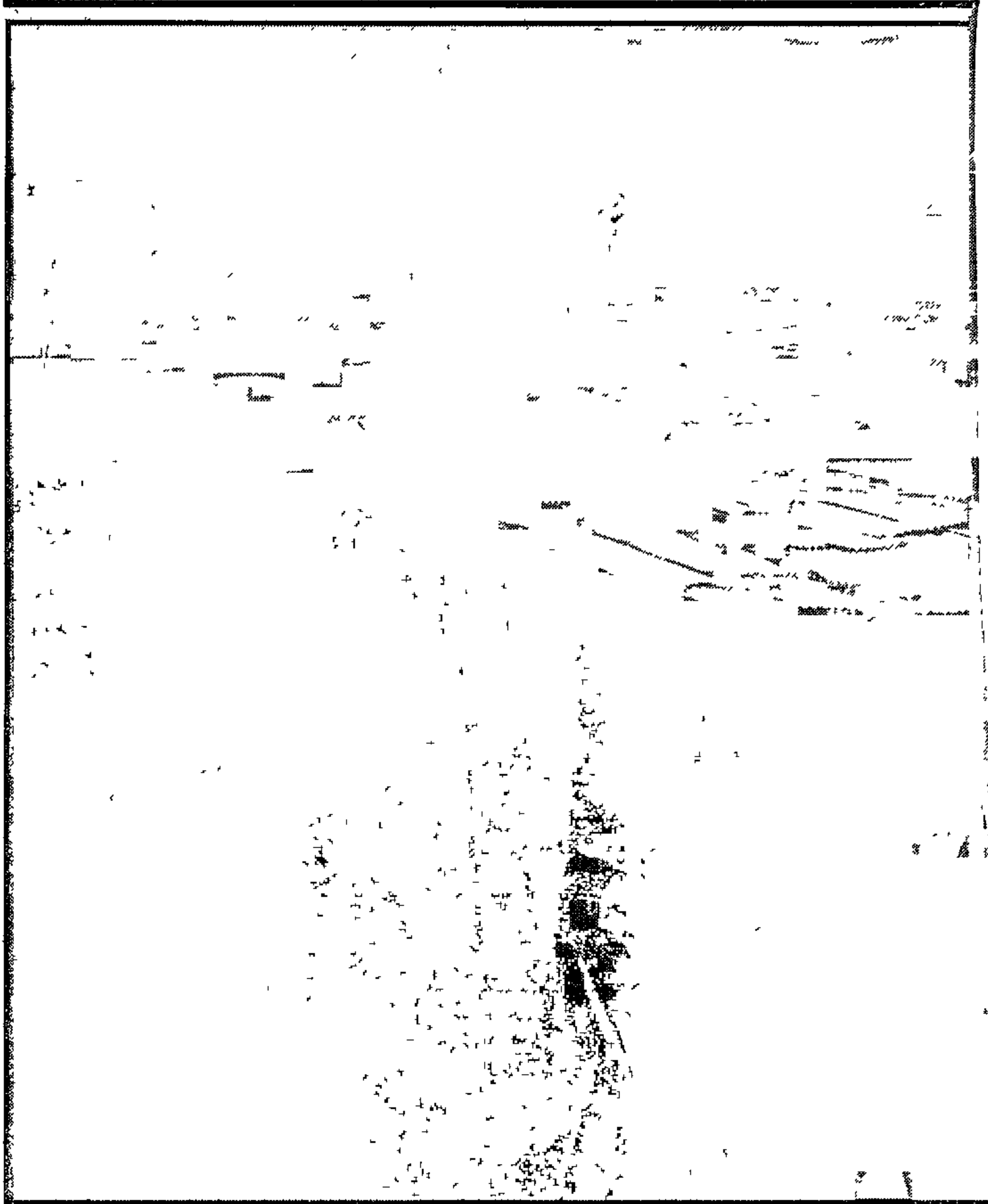
Regarding first time home buyers interest subsidy, the NHF proposes this be replaced by a lump sum subsidy with this subsidy continuing to apply to mortgage credit provided by the private sector

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3/11/93

6

Weekend Argus, November 13/14 1993



PROBLEM AREA: Grabouw African National Congress chairman Mr John Michaels on a hillside overlooking the Water Works squatter camp, which houses the families of labourers employed on farms outside the town. Mr Michaels believes the Water Works residents are represented by the Xolanaledi Committee.

Vow to squat threatens months of negotiations

Housing row in Grabouw

124
ARB/13/11/93

DALE KNEEN
Weekend Argus Reporter

HOMELESS people whose families have been living in Grabouw for decades have vowed to build squatter shacks on land outside the town which they fear will be given to people who recently moved there from the homelands

The decision to occupy the land was taken at a meeting of about 500 people on Thursday evening this week, a move which effectively negates months of delicate negotiations to solve the town's housing problems

The meeting was hosted by the Grabouw Community Association (Graca), a civic group whose supporters are predominantly 'coloured' farm labourers or people living in overcrowded dwellings in the suburb of Pineview

Their leader, Mr Dennis Marinus, said Graca supporters had historical links with the town and had been waiting for housing for "many, many years" but feared it would be given to people who moved to the town recently

The new residents are mainly women and children from the homelands who started moving to the town about three years ago when influx controls no longer prevented them from living close to their husbands and fathers

A leadership group called the Xolanaledi Committee represents the breadwinners labouring on the farms as well as those who moved in with their families after they arrived from the homelands

The families settled opposite the town's reservoir on Old Cape Road and formed a camp which is now ironically named Water Works Camp, as it houses about 500 people but is served by only three taps

Homeless Graca members, who have been urging the town council to provide them with site-and-service sites for many years, have been nervously watching the numbers of people in the Water Works Camp swell

Negotiations over several months between the town council, Graca and Xolanaledi Committee, as well as other bodies like the Peace Committee, farmers and the African National Congress led to land being identified for housing

About 46 hectares, over half of which was bought from the Department of Forestry, was purchased and is being prepared for housing, roads elec-

Months of negotiations to find a solution to Grabouw's housing crisis could collapse should a group of long-standing homeless people in the town squat on land proposed for site-and-service development

tricity and sewerage, costing R20 million

The first phase of the development, 440 serviced plots on 20 hectares, will be completed by February, and this area has been promised to the Xolanaledi Committee

The committee recently handed in a list of 316 farmworkers whom they had identified as people who were to move to the 20 hectare site. This means 124 sites will still be available

The second phase of the 46 hectare development will have 832 plots and is meant to house the homeless Graca members, the remaining residents of Water Works and people on the town council's housing waiting list

Mr Marinus said people who attended this week's meeting were afraid 956 sites — the combined 124 and 832 — would not be sufficient to accommodate every homeless person in the town

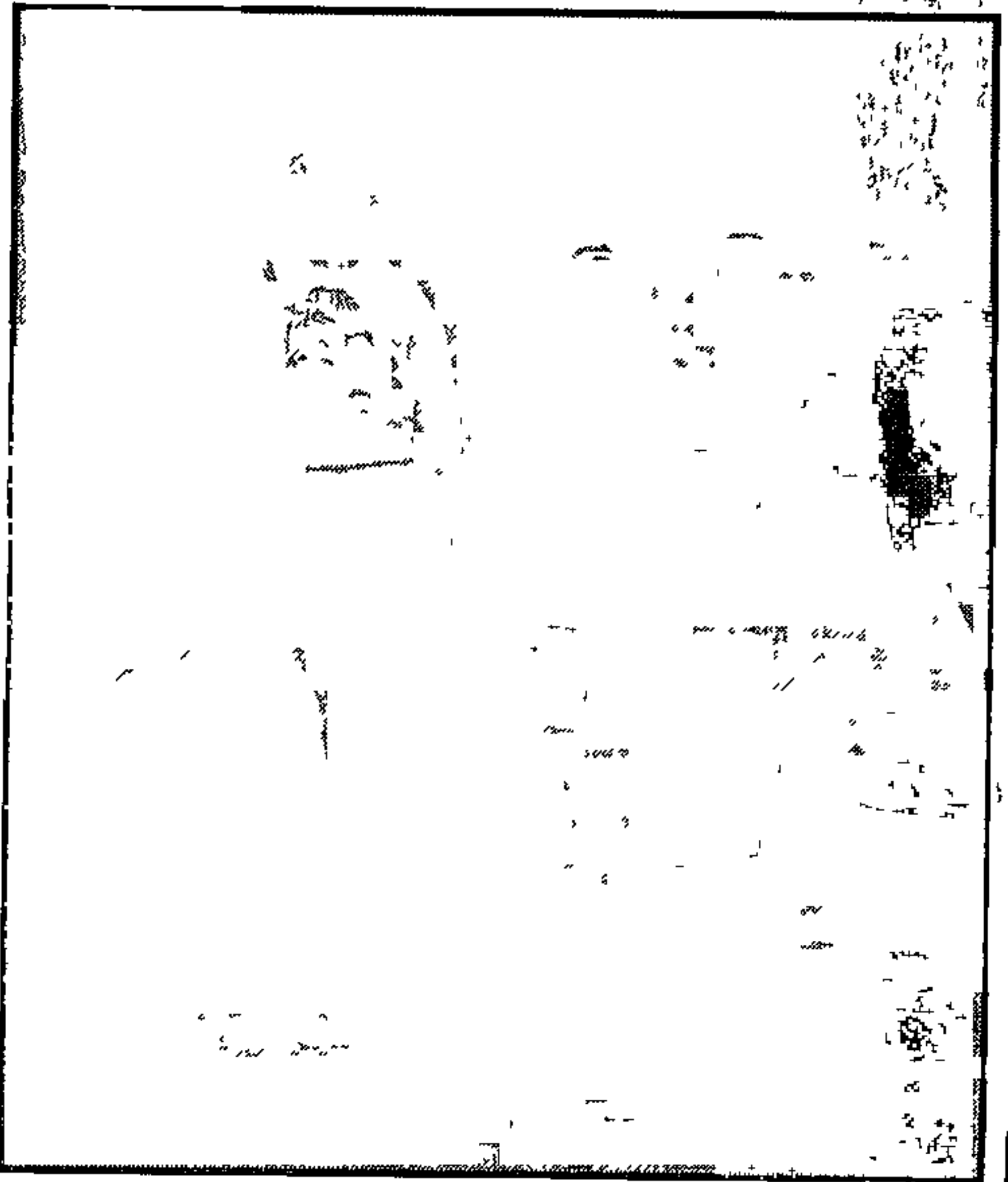
Graca alone represents 700 people and if more than 256 families living in the Water Works Camp are not represented by the Xolanaledi Committee, there will not be enough space at the 46 hectares

"The situation is constantly being made worse by farmers firing labourers, some of whom have been employed by them for many years, in favour of hiring cheaper casual labour from the squatter camps" said Mr Marinus

ANC chairman for Grabouw, Mr John Michaels, said if Graca members squatted on the 20 hectare site before it was properly prepared, it would be a "major setback" for land negotiations which had been taking place

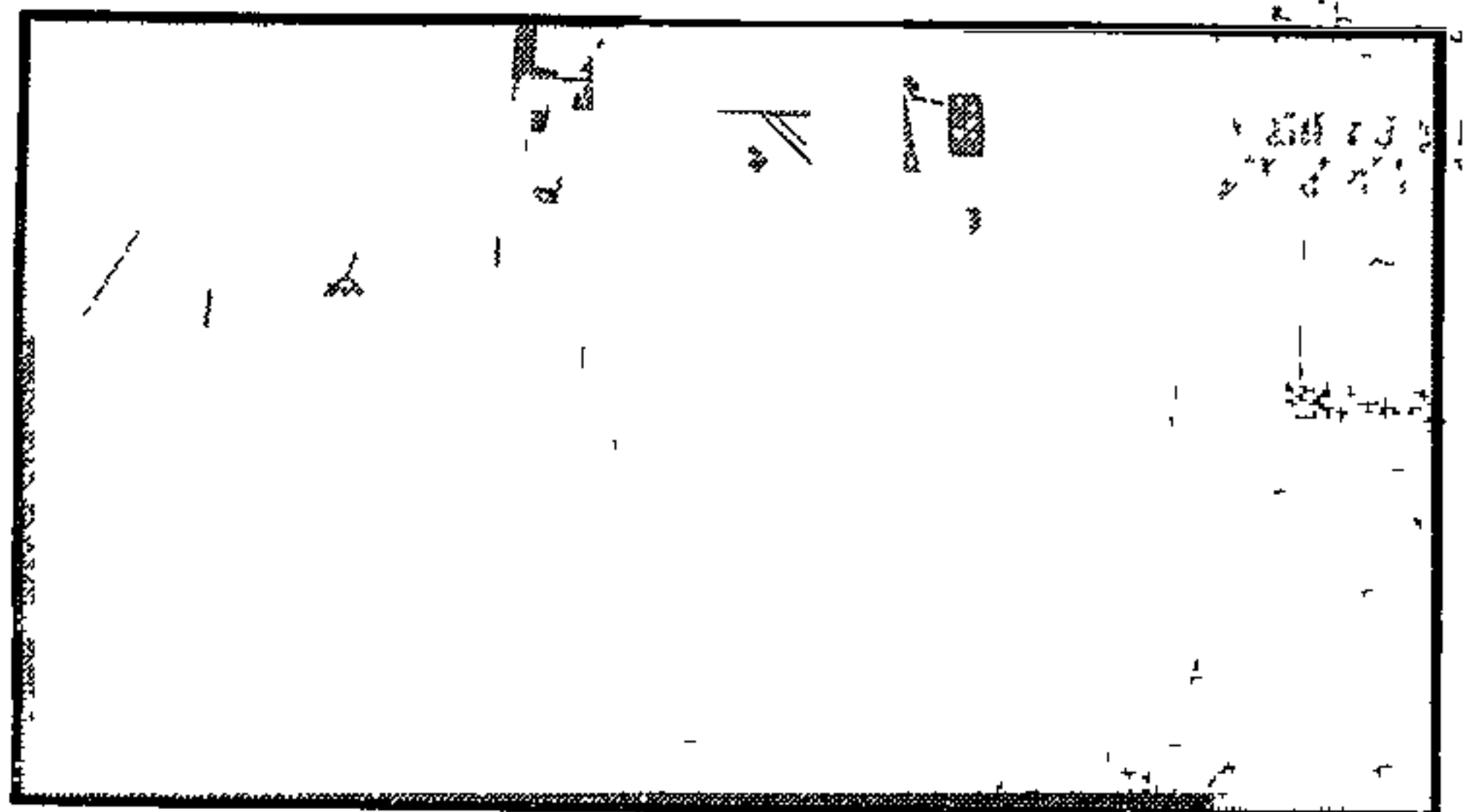
He said a Peace Committee initiative recently resulted in the formation of a Central Planning Committee which had taken on the responsibility of solving the town's housing crisis

He said lists were being handed to the town council so that it could be established exactly what the housing requirements were, as it was possible



Pictures DALE KNEEN Weekend Argus

□ **WATER WORKS:** Though they live opposite the town's reservoir, these people have to queue for water every day at three taps which serve the estimated 500 people at Grabouw's Water Works squatter camp. There are no toilet facilities at the camp



□ **PROBLEM AREA:** Grabouw African National Congress chairman Mr John Michaels on a hillside overlooking the Water Works squatter camp, which houses the families of labourers employed on farms outside the town. Mr Michaels believes the Water Works residents are represented by the Xolanaledi Committee

there was a lot of duplication on various lists which had been compiled

The Independent Development Trust had granted R90 000 to the newly established Grabouw Development Trust which would raise funds for housing and unemployment aid.

"We would like to see everyone provided with housing in

Grabouw. Asking the farmers to build houses is not a solution as they then have a hold over their labourers"

Mr Michaels accused Graca of using the housing crisis to win votes for the Democratic Party in next year's election. Mr Marinus said that although he recently joined the DP, Graca was apolitical

Agreement

won't end SI Times (Cimetro) occupation

THIS week's brokered agreement to end the illegal occupation of 260 homes by squatters in Tafelsig will not result in the immediate resolution of the simmering dispute 14/11/93

And hopes of the 71 legal owners moving into their homes before Christmas are fading fast as the squatters are demanding houses of the same quality as those built for coloured people before they will move (124)

A further point of dispute is likely to be which of the squatter families will not be catered for as some houses are being occupied by more than one family

Home occupations 'no accident'

Staff Reporter

THE occupation of homes earmarked for coloured people by black people in the Western Cape was "no accident", ANC economics head Mr Trevor Manuel told a Kewtown, Athlone, meeting yesterday

At the meeting, attended by about 60 people and also addressed by Equal Opportunity Foundation director Mr George Gibbs and wife of Dr H F Verwoerd's grandson, Mrs Melanie Verwoerd, Mr Manuel said the National Party was hop-

ing to "ride out as heroes" from this situation

He said a rumour he frequently came across was that "after April the Africans will come take our houses"

Shortly after such rumours started, occupations of new homes began in Tafel-sig, he said

This was followed almost immediately, he said, by NP advertisements in Die Burger saying that this was what could be

expected under an ANC government

He said the question must be asked if the occupations were "driven by a desperation for shelter" or whether it was an orchestrated campaign

"This is no accident," he said, adding that "the National Party was hoping to ride out the heroes from this situation"

Mr Manuel predicted that the run-up to elections on April 27 would be conducted in the "filthiest manner possible"

(124) CT 15/11/93

ARG 16/11/73 (124)
Land, funds

available to alleviate the housing crisis

DENNIS CRUYWAGEN

Political Staff

THE government was committed to addressing the housing crisis in the Western Cape, funding was available and building could start in January, creating many jobs, National Housing Minister Louis Shill said today.

At a meeting to discuss housing in the Cape Town area, Mr. Shill said the government would use available land and would be happy to buy land if necessary.

He said the funding to tackle the problem was available from the budget, private sector and banks.

It would have been lunacy for banks to provide more money for housing when there was political instability. But the situation had changed and the funds were available, he said.

Land was available for building to start in January. This would be a wonderful job creation project.

All that was needed was a joint structure through which the work could be co-ordinated.

He told delegates today was not the time for being diplomatic, but to state their case.

● See page 5

Big homes plan for Khayelitsha

Political Correspondent

124

ARC 16/11/93

KRUGERSDORP — A 1 000-site housing scheme in Khayelitsha could be on the cards if National Housing Minister Louis Shill gets the go-ahead from role players at a key meeting in Cape Town today.

Mr Shill said yesterday: "We are prepared to start housing projects in the immediate future."

Political differences were holding up progress in providing much-needed housing

"There is a shortage of housing

and there is land available," he said.

"There are 1 000 erven in Khayelitsha which we are being prevented from building houses on because of political pressure"

Today's meeting will focus in part on the recent spate of illegal occupations of houses, but Mr Shill made it clear he intended to use the opportunity to make headway in getting housing projects started.

In Cape Town's case people had been evicted from most of the homes illegally occupied

Cape housing: R400m ready

CT16/11/93

124

By ANTHONY JOHNSON
Political Correspondent

KRUGERSDORP — The government is ready to plough R400 million immediately into Cape Town housing to relieve the critical shortage

Housing Minister Mr Louis Shill will be meeting more than 20 organisations and parties in Cape Town today in a bid to arrive at a common approach to using the available funds

He said that no houses had been built on 1 000 serviced stands in Khayelitsha awaiting development because of threats from the community to burn down any houses built before the election

Mr Shill said that the Housing

'Parties must stop bickering'

Forum, which had been holding discussions for two years now, had failed to approve a single project, resulting in more than R500m in funds going unused

A lack of consensus among groups involved in housing in Natal had also resulted in about R400m in funds going unused

All that stood in the way of the deployment of the funds which

could supply low-cost housing for an estimated 100 000 people was an end to bickering among the various stakeholders

"If a broadly acceptable local body can be formed, the infrastructure, funds and necessary support can be brought into immediate effect," he said

Mr Shill said he would be coming to today's forum "to hear the views of local bodies" and try to get an agreement about how the money should be spent

The meeting will be attended by representatives of the Cape Provincial Administration, the City Council, community organisations and political parties

"The time has come to build homes," the minister said, but added that this could not take place in an environment of political in-fighting

50 000 homes to get power supply

Municipal Reporter

AT least 50 000 Khayelitsha houses are to be connected to electricity supplies in the next three years in a joint project by Eskom and two foreign companies.

Pay-first meters will be installed to prevent low-income consumers falling into debt.

Eskom, a French power supply company, EDF, and a British firm, East Midlands Electricity, will jointly finance the project.

Called Phambile Nombane, the pro-

ject will be owned by Eskom when it is finished

An Eskom spokesman said the community had given its full support to the programme.

The partner companies would use the opportunity to market products, such as sub-stations, lines and ready-boards.

Targets are for 3 000 houses to be connected this year, and 50 000 by the end of 1996

Khayelitsha has a population of about 500 000

~~124 000~~ 124 000
ARCT 16/11/93

Boost for campaign to beat housing crisis

ARG 17/11/93

(123)

□ R7-billion will be spent annually to tackle backlog

DENNIS CRUYWAGEN, Political Staff

THE campaign to beat the country's housing crisis has received a major boost from National Housing Minister Louis Shill, who announced government approval to end the policy of providing site and service facilities

He also told a meeting at which the Western Cape's housing crisis was discussed yesterday that the government would not allow the illegal occupation of homes

Mr Shill said R7 billion would be spent annually over the next 10 years to tackle the housing backlog

At the end of the more than three-hour meeting a steering committee was elected to draw up a single regional housing list to the satisfaction of all communities

Mr Shill said racism should not be allowed to creep into this list

The committee will comprise of representatives from the House of Representatives, Provincial Administration, City Council, Western Cape Community Organisations, SA National Civics Organisation, Western Cape United Squatters' Association, Delft, Tafelsig, the Association of Management Committees and Guguletu squatters

African National Congress local government specialist Basil Davidson, who is also the chairman of the Development Forum's housing unit, will serve on the committee

Mr Shill said the decision to abandon the site and service policy was a new development

The country had reached a stage "for us to put a house on a site"

Mr Shill sympathised with the homeless, but

said the illegal occupation of homes would not be acceptable

The government would do anything to avoid illegal occupations, he said

He warned that people planning this type of action would find themselves at the bottom of a housing list

Later, at a Press conference, he said municipalities should evict squatters refusing to move out of illegally occupied houses

Municipalities had been "reasonable" with illegal occupants, he said

City council housing committee chairman Neil Ross told the meeting negotiations with squatters illegally occupying houses in Tafelsig had reached deadlock

Squatters had to be out by tomorrow

"We thought we had agreements, but they were broken," said Mr Shill

If squatter leaders were willing to come to a meeting tomorrow, Mr Shill said he would be prepared to ask the council to postpone the deadline

This, said Mr Shill, was a move in the right direction and a compromise

Ikapa Town Council administrator Faan Naude described as "blatant lies" allegations that his council had ordered Barcelona squatters to leave

He said they had been warned that the rubbish dump on which they had erected their dwellings were dangerous

Mr Naude said Langa, Nyanga and Guguletu were congested, but houses could be built now that land and money was available

"I think we can carry the message forward to people living in the Ikapa area — there will be houses at the end of development. I believe we'll get co-operation," said Mr Naude

Council refuses to move burning dump

South 1911 - 23/11/93

By Barbara-Ann Boswell

RESIDENTS of Belhar's extensions 21 to 26 are up in arms over the fast-encroaching burning dump on their doorsteps and the Bellville Municipality's reluctance to do away with the health hazard.

"This heap became big suddenly. It looks like a big mountain. The wind blows the smoke into residents' houses and there is always smoke and another sick smell which hangs over Belhar," said Mrs Elizabeth Schutter, a Belhar resident living close to the dump. (124)

Mr Kenneth Kelly, a committee member of the Belhar Civic Association, said: "We've had a meeting with the mayor of Bellville and the Bellville Municipality, but they keep on saying that the financial implications of moving the dump would be

too great. They have been shifting responsibility for a long time.

Schutter added: "Earlier this year medical waste from Grootte Schuur Hospital was dumped on the side of the road where children play nearby. They tried to tell us it was not dangerous, but men in masks and special suits came to clean it up.

"The health inspector in Belhar has never taken up the issue — he shows disregard for us and says we shouldn't be so emotional."

Another resident, Mrs Johanna Kiewiets, lives nearly 100m from the tip and says it is getting bigger all the time.

Mr Denver Rhodes, whose house is closest to the dump, said he had complained many times to the council, but to no avail.

"First they said they would build a sportsground, then it was a fly-



WHAT A MESS: Johanna Kiewiets stands at her back door which is just over 100m from the dump site

over, but the dump just gets bigger. Our house is full of mosquitos and flies, and I suspect our two-year-old's rash is caused by the dump."

The deputy director of the department of civil engineering at Bellville Municipality, Mr Francois Fourie, said everything possible was being done to kill the fire and pre-

vent it happening again in the future. However, there were no plans by the municipality to move the dump.

According to Fourie, the dump is not in any way hazardous to the residents as only "household waste, garden waste and inactive industrial waste" is dumped there.

Du Noon court action withdrawn

CLIVE SAWYER (124)
Municipal Reporter

A SUPREME Court application to stop informal settlement at Du Noon near Table View has been withdrawn

Milnerton Town Council may go ahead with the scheme in terms of an out-of-court settlement

The applicants were the Richwood Ratepayers' Association, the Table View Ratepayers' Association, the Durban-

ville Farmers' Association, the Philadelphia Farmers' Association, the Malmesbury Farmers' Association, the Mellish brothers, Stanley Gordon le Brun, Johannes Petrus Melck, Christopher John Starke, Edith Rae and Laurence Fisher.

ARG 19/11/93
Land development MEC Dawie le Roux said the provincial administration had agreed to the out-of-court settlement on condition

● The case against the Administrator be withdrawn unconditionally

● The applicants withdraw all allegations about the legitimacy of the Administrator's decision to designate Du Noon a "less formal township"

● The unconditional withdrawal by the applicants be made an order of the court

● Parties agreed to pay their own legal costs

WEATHER P2

LETTERS P14

BUSINESS P17, P18

RACING

Ikapa councillors get paid R60 000 in golden handshake

By Sabata Ngcai

South 19/11 - 23/11/93

IKAPA Town Councillors received golden handshakes totalling more than R60 000 from the Cape Provincial Administration (CPA) after being forced to resign following allegations of corruption, a commission of inquiry heard this week.

Mr Gideon Adriaanse, acting Chief Executive Officer for Ikapa Town Council (ITC), gave the evidence to a commission probing allegations of financial mismanage-

ment in the ITC.

He said the four councillors each received R17 079,75 before offering to resign in May this year.

The amount covered their monthly salaries from the month of their resignations until the end of their terms in October 1994.

The councillors were forced to resign after a week-long siege at the ITC offices. (124)

Adriaanse said the councillors arranged the golden handshakes with the CPA.

He said it was surprising that the councillors were given golden handshakes when resigning.

"The normal procedure is that when you resign from your job you forfeit all benefits," he said.

CPA spokesperson Ms Melanie Dedekind said the councillors were asked to resign if it was felt that their presence would disrupt the normal running of the council.

"Under those circumstances, they can negotiate the golden handshakes," she said.

Du Noon row takes new turn

124

CT 20/11/93

Staff Reporter

A NEW row broke out over the proposed Du Noon informal housing settlement yesterday when the Cape Provincial Administration prematurely announced that residents' court action against the proposal had been withdrawn.

A statement from the CPA yesterday afternoon said local ratepayers' and farmers' associations had withdrawn a Supreme Court application opposing the informal housing project, and "work is to start immediately on the informal settlement at Du Noon farm".

Mr Roy Anderson, a lawyer acting for the Milnerton Municipality, said that an article in an afternoon news-

paper yesterday was incorrect in stating that the application had been withdrawn.

He said documents of settlement had not been signed or put before court for a decision. The matter was not expected to be put before the court until Monday at the earliest.

Mr Dawie le Roux, Cape MEC for land development co-ordination, said in a lengthy statement yesterday afternoon that residents near the Du Noon site had withdrawn their application "unconditionally" in an out-of-court settlement, and the Milnerton municipality would "proceed immediately with the project".

Mr Le Roux said the CPA had agreed to settling out of court.

Du Noon objectors climb down

WORK is to start immediately on an informal settlement on Du Noon farm near Milnerton after local ratepayers and farmers withdrew a Supreme Court application opposing the project

(24) ARG 20/11/93

The applicants had sought an interdict against the designation of Du Noon as a less formal settlement

In terms of an out-of-court settle-

ment between the parties, the case has been withdrawn unconditionally

Cape MEC for land development co-ordination Dawie le Roux said yesterday it was imperative the development proceed speedily to assist homeless people in the Peninsula

Although the pending court action had caused some delay, the Milnerton municipality would now proceed immediately with the project — Sapa

Squatters face threat

S Times 2/11/93

By AYESHA ISMAIL
and GEORGE MAHABEER

SQUATTERS occupying houses in Mitchells Plain have been threatened with eviction by the Cape Town City Council if they do not accept alternative housing arrangements.

And in Durban, squatters who have taken over houses in Cato Manor are expected to heed a plea by ANC president Nelson Mandela and move out within three weeks.

In Cape Town Mr Neil Ross, chairman of the council's housing committee, said negotiations had been exhausted with the black squatters who illegally occupied 260 houses in Tafelsig a month ago.

The squatters rejected a council proposal to move them to serviced sites nearby. The council also offered loans of R800 for building materials.

"Unless the squatters undertake to vacate the houses tomorrow we will have no alternative but to go the route of evictions," Mr Ross said.

Last month the Cape Town Supreme Court ordered the eviction of six families, but the council suspended legal action in favour of negotiations. (124)

The squatters are demanding houses of the same quality as those provided for coloured people. ~~304~~

In Durban, the Chesterville Residents' Association and the House of Delegates are negotiating a deal whereby the squatters vacate houses allocated to Indian families and occupy those which are not sold.

The ANC's Temba Rubushe said a settlement between the squatters and the occupants was within reach.

Squatters to meet council

237

124

CT 22/11/93

Staff Reporter

SQUATTERS who illegally occupied 260 houses in Tafelsig a month ago will hold a crucial meeting with the city council today over threats to evict them unless they accept alternative housing

Mr Neil Ross, chairman of the city council housing committee, said yesterday the council would have "no alternative" but to follow the due process of law unless the families vacated the premises

"They have been offered vacant plots with some services near the present site and have also been provided with building materials. We hope they will accept the offer and we won't have

260 homes in Tafelsig at issue

to evict them," he said

Mr Ross said it was untenable that 260 families had illegally occupied houses not earmarked for them

The council, he said, had met with the squatters on Friday and following discussions they had agreed to go back to the community to make a decision

The houses, he said, had been built for people who had applied

for them since 1984 and there were 42 000 people on the waiting list.

There was no deadline for them to vacate the houses, he said. A decision would be taken at another meeting on a date yet to be set.

The black squatters have rejected the council's proposal to move to serviced sites nearby and are demanding houses of the same quality as those provided for coloured people

Mr Ross said that squatters occupying houses in Hanover Park would also face eviction unless they moved out.

• Last month the Cape Town Supreme Court ordered the eviction of six families, but the council suspended legal action in favour of negotiations

Tafelsig ⁽²⁴⁾
squatters
agree to
quit homes

ARC 23/11/93
Municipal Reporter

ILLEGAL occupiers of council houses in Tafelsig have agreed to move out without getting new houses first.

No date has been agreed yet but occupiers are expected to move out gradually, first vacating houses allocated to people on council waiting lists.

The occupiers were to meet the city council for talks today and attend a presentation on serviced land offered to them.

Tomorrow is the return date for a court interdict the council obtained against illegal occupiers.

'Tafelsig squatters agree to go'

Municipal Reporter
THE 260 illegal occupiers of council houses in Tafelsig, Mitchells Plain, have agreed in principle to move out — but have not set a date

Mr Norman Arendse, chairman of the Tafelsig Working Forum, said a public meeting had been held at the Nicro offices in Mitchells Plain on Saturday. There the occupiers had reluctantly accepted that they would have to leave without first getting new houses.

A bilateral meeting between the city council and the occupiers has been arranged for today. Yesterday's meeting in the civic centre was a meeting of the Tafelsig Working Forum.

Today, council technical experts are to make a presentation to the occupiers on the degree of services they can expect on the piece of land they have been offered.

There will also be a meeting of Housing Minister Mr Louis Shill's steering committee at lunchtime today in the civic centre. This is expect-

No date
set for
move to
new site

ed to discuss a non-racial housing waiting list, among other things.

Mr Arendse said the council had committed itself to further negotiation "with a view to upgrading" the new site to better standards than will initially be in place.

The first houses to be vacated will be the 71 which have already been allocated to specific per-

sons. The council or its contractor will also be given access to unfinished houses so that they can be completed.

"People are going to move on a phased basis," Mr Arendse said.

He doubted whether the rudimentary services on the land the council had promised would be in place by Christmas.

Tomorrow is the return date of a court interdict the council obtained against the illegal occupiers. Mr Arendse said he expected that the council would ask for the date of the vacating of houses to be extended.

"The council does expect the first phase, of the 71 houses plus the unfinished ones, to be completed by Christmas," Mr Arendse said.

Settlement in Du Noon land dispute

(24) ~~24~~
CF 23/11/93

Supreme Court Reporter

A SETTLEMENT was yesterday reached in a Supreme Court dispute over the settlement of people at Du Noon

In terms of the agreement, made an order of court by Mr Justice F Brand, the opponents of the scheme unconditionally withdrew their application against the Administrator of the Cape, Mr Kobus Meiring, and the Milnerton Municipality for a Supreme Court review of a plan to use the Du Noon land for the less formal settlement of "homeless people"

The Richwood and Table View Ratepayers' Associations, the Durbanville, Philadelphia and Malmesbury Farmers' Associations, a partnership and five property owners withdrew allegations that the designation was invalid, and offered to pay their own costs

Mr Meiring and the municipality also agreed to pay their own costs

House squatters meet on move

Municipal Reporter
ILLEGAL occupiers of 260 Tafel-sig council houses sat down yesterday to discuss technical issues in preparation for their eventual move out.

Mr Neil Ross, chairman of the council's housing committee, confirmed that a meeting had been scheduled to take place between council technical experts and the occupiers' action committee.

Two alternative layouts of the extension to Area L were to be placed before the committee.

The squatters have been offered 6ha of land adjoining the disputed houses.

Initially, at least, full services will not be offered on the land.

Spokesmen for the occupiers have said they regard the acquisition of the land as a victory.

Another plenary meeting of the Tafelsig Working Group is due to take place in the Civic Centre today, Mr Ross said.

A group of about 30 people from the Guguletu backyard shack community went to the civic centre yesterday to demand houses. Five of them held a meeting with Mr Ben van Rensburg, a spokesman for the council's housing committee.

A steering committee set up by Housing Minister Mr Louis Shill last week met in the Civic Centre yesterday. Those taking part included the CPA, Sanco, the City Council, the House of Representatives, Wecco, the Serviced Land Project, Association of Management Committees, and representatives of Delft and Tafelsig.

Council plans 10% ceiling for budget

CT 24/11/93

Municipal Reporter

SENIOR Cape Town city councillors yesterday approved putting a 10% lid on next year's budgeted capital expenditure.

But it is not certain that the measure will be maintained.

City Treasurer Mr Eddle Landsberg said three factors that were unknown at this stage could affect the 1994/95 budget:

- Should Cape Town be nominated by Nôcsa to bid for the 2 004 Games, some projects would need to be started in 1994/5

- Restrictions imposed on this year's capital spending to protect the council's cash flow temporarily (after

the rates debacle) may have a carry-over effect into next year

- The "possible need" to assist former black local authorities in addressing the infrastructure backlog.

The first indications of unease from ratepayers over the Local Government Transition Bill came through yesterday, anonymously at first.

In some quarters, the bill is seen as "a model of racial favouritism", because 30% of seats on local authorities after local elections, for three years, will have to go to the black (as opposed to white and coloured) community. This applies throughout the country, so in most places whites are given disproportionate influence for years in local government.

Term 'blonde' has gative connotation

PHILIP ST ELLIOTT



P 1:057

R12 billion owed for electricity

South 26/11 - 38/11/93

THE Western Cape is R52 million in the red in electricity payments, a conference heard recently. Speakers at the event, organised by the Western Cape Economic Development Forum, revealed the largest areas in debt were Langa, which owed R17 million, and Atlantis, which owed R9 million.

A spokesperson for the technical committee of the Western Cape Electrification Forum said the reasons people could not pay included:

- The huge difference in tariffs, which resulted in people refusing to pay out of protest.
- Service providers issuing people with monthly bills, while most township residents are paid on a weekly basis, and
- Problems with the delivery of accounts, which were not sent regularly, or sent to people after the due date of payment, or sent with incorrect amounts.

He said the supply of electricity to townships was often of poor quality, with fluctuations in voltage which damaged household appliances.

Some townships like Gugulethu were also experiencing blackouts, said one delegate.

One delegate at the conference suggested arrears be written off as a "cost of apartheid".

He said Eskom was owed R800 million countrywide and total arrears for the country

stood at R12 billion — more than 25 times the debt of the Western Cape.

Another delegate dismissed earlier suggestions that a proposed levy of 10 percent be placed on all future electricity accounts to help pay off arrears.

The conference also unveiled a regional plan for training, delivery and restructuring in the industry.

Mr Ronnie Kingwell, Eskom's general manager in Cape Town, who also serves on the electricity forum's technical committee, said the forum had developed a training kit which would be sent to all areas in the Western Cape as part of their strategy.

The cost of the training programme, which includes employing a person from the community to run it, would be borne by the local authority in each area.

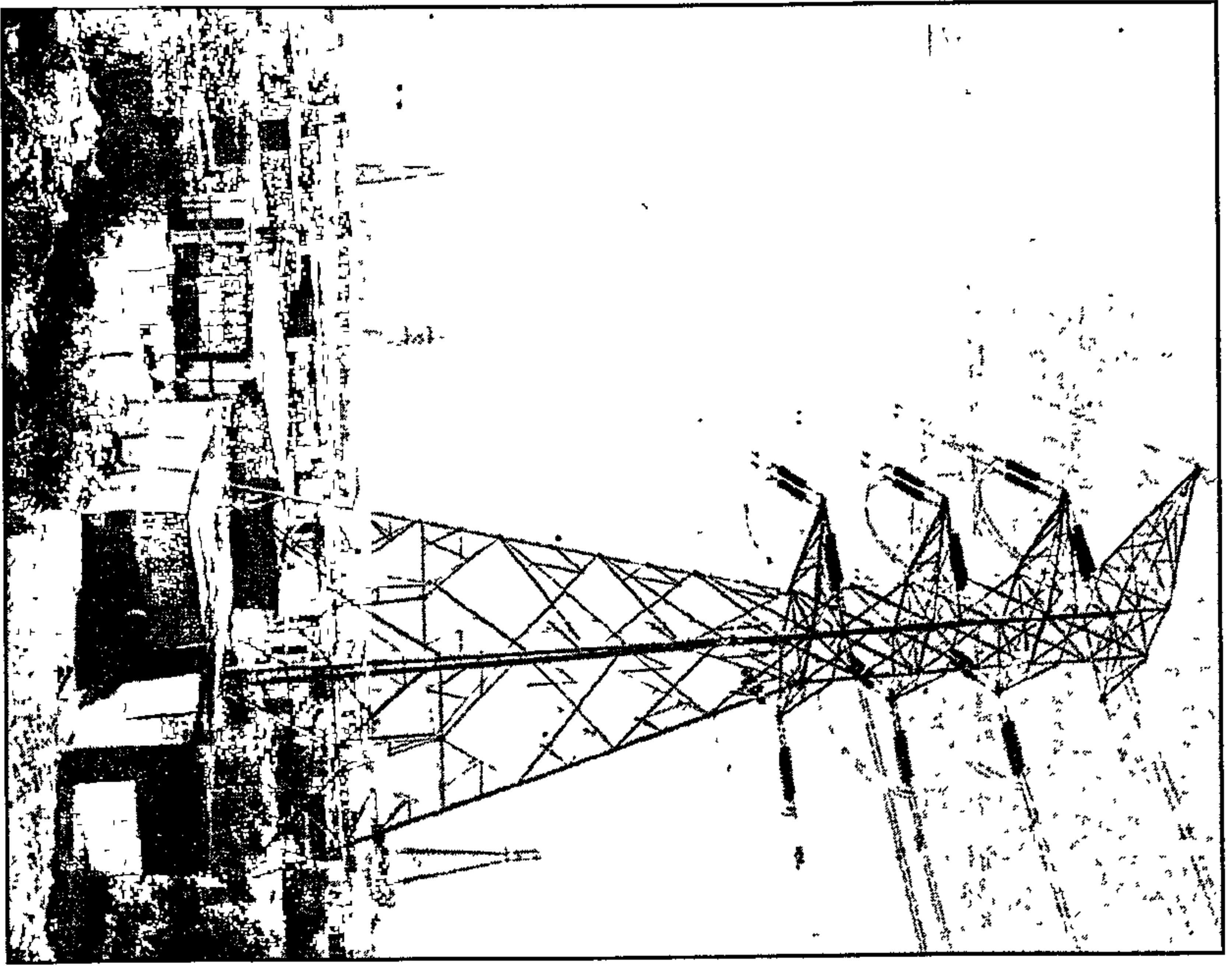
Kingwell said that the process of consultation with community organisations would continue.

● A plan to electricity 50 000 Khayelitsha homes in the next three years was announced by Eskom last week.

The joint project, between Eskom and two foreign companies, would install pre-paid electricity meters in 3 000 Khayelitsha homes in the first year.

The meters are an attempt to combat the problem of arrears Khayelitsha, with a population of 500 000, has electricity for only 6 500 houses at present.

(12/4) (12/4)



LIGHTS OUT: The Western Cape owes R52 million in electricity bills

Committee starts on nuts and bolts of local housing

TYRONE SEALE

Weekend Argus Reporter

THE nuts and bolts of National Housing Minister Louis Shill's half-billion rand housing plan for the Western Cape will be designed by the newly formed Housing Initiative Steering Committee (HISC) during the next few days.

The first meeting of the HISC took place this week under the chairmanship of Carel du Plessis, deputy director-general of the Provincial Administration's Community Services branch.

The steering committee of the Housing Task Group of the Urban Development Commission of the Western Cape Economic Development Forum also attended.

The meeting agreed it was imperative to devise an inclusive, legitimate mechanism for creating housing opportunities on a non-racial, equitable basis in the Cape metropolitan area.

The mechanism should combine the technical know-how of housing specialists with the contributions of community-based organisations.

HISC members were commis-

ARG 27/11/93 (124)
sioned to submit written proposals for the structuring of such a strategy to the secretariat by December 1. The proposals will be sent to all members for discussion at the next meeting scheduled for December 7.

All parties who attended the November 16 meeting with Mr Shill have also been asked to submit proposals for a legitimate waiting list system for the greater Cape Town area.

Mr Shill announced last week that of the R7 billion a year — made up of government and private-sector funding — to be spent nationally over the next 10 years, between R400 million and R500 million could be used soon for 15 000 basic houses in the Western Cape.

He left the details to the 10-strong HISC representing the House of Representatives, Provincial Administration, City Council, Western Cape Community Organisations, South African National Civics Organisation, Western Cape United Squatters' Association, the Association of Management Committees, Guguletu squatters and the Delft and Tafelsig communities.

(124)
APR 29/11/93

Rates to be more than inflation?

CLIVE SAWYER
Municipal Reporter

RATEPAYERS are to be asked whether they will accept a rates increase higher than inflation if services are improved

An executive committee spokesman said next year's budget would be a "policy tool rather than a statement of household accounts"

Council standing committees would be expected to shape the budget

Municipal unions and ratepayers would be consulted at the earliest stage possible.

The corporate management team was to draw up a questionnaire for ratepayers. It was expected the deadline for replies would be January

"We want to ask whether people would accept a rates increase above the rate of inflation, were services to be enhanced," the spokesman said.

An example was reintroducing verge mowing, which would add to the rates bill

It was hoped the new budget planning process would mean there would be no last-minute slashing of spending to bring the budget into predetermined limits

Falling inflation and other factors meant it was likely operating expenditure would rise by about five percent

Exco said last week capital spending next year should rise by no more than 10 percent

The spokesman said factors complicating planning of the 1994/95 budget included pending constitutional changes

FLASHPOINT: MITCHELLS PLAIN HOUSING CRISIS

'NP trying to bring back racism'

By Lisa Combrinck

NATIONAL Party organisers are cashing in on the illegal occupation of houses by African people in Mitchells Plain.

Mr Jacob Travers, public relations officer of the Strandfontein-Mitchells Plain District Council of the National Party, and Mr Ronald Adams, an organiser of the National Party, have been in Tafelsig every day since the housing feud began, registering residents as members of a ratepayers association.

On Monday Mr Travers was seen taking down the names and addresses of coloured people as they moved into the area to occupy their houses. Next to every name he also wrote the letters "NP".

When asked if he was registering people as members of the National Party and why he had written the initials "NP" next to residents' names, all he would say was "no, this is something else".

In the last week, homeless African people moved into the new, unoccupied houses in the area.

These houses were allocated to coloured people on the housing waiting list, but there was a delay in occupation, since the City Council was still trying to locate the owners. The council took the matter to court and got a court order forcing the illegal residents to move out.

Residents of the area complained that Adams had appointed himself chairperson of the ratepayers' association, without being elected by residents.

Mr Paul Isaacs, a resident, argued that the housing problem in the area was not a political issue, but one



NATS ON THE SPOT: NP members Mr Jacob Travers (left) and Mr Ronald Adams (next to him), talk to a disgruntled resident while a policeman looks on. Photo Yunus Mohamed

between the council and residents. "Now that meetings are being held with the NP, now that a political party is involved, there will be a war in Tafelsig (124)".

"The NP are trying to bring the old racism back. They must stop. The NP have changed their symbol, but they remain the same."

Mr Shane Adams also agreed that the illegal occupation of houses should be worked out between the council and the residents.

He said the involvement of the NP was problematic.

"I only want peace. But this will lead to something big. It will lead to a riot," he warned.

Residents were divided on the question of the illegal occupation of houses by African families.

Mr Isaacs said "If black people come and live here lawfully, I will accept them as my neighbours".

Mr Kader Suleman said "I don't want to live with these people, because it is not right. I pay R360 a month. They will not pay this. But I am not going to move out" (304).

Mrs Constance Mpako, a mother of five children, who is one of the illegal residents said "We moved in here because we are struggling and poor. We are not fighting. We are just trying to get places to stay. We are prepared to pay but they don't

build houses for black people."

Mpako explained that she and her family had come from Philippine when their home burnt down.

"A coloured man in a white coat sold us the key to the house for R100 and he disappeared."

Mrs Booyesen, another resident, said that when she and her husband moved into their house, they found that two people had occupied it.

The squatters left saying they would return for their possessions.

Although she is the legal occupant of the house, Booyesen has been visited by policemen delivering a court order and instructing her to appear in court as the illegal occupant.

Illegal move-in: Exco expects solution today

Municipal Reporter

A SOLUTION to the illegal occupation of houses in Tafelsig could be reached today.

City Council executive committee chairman Clive Keegan said talks would be finalised today, but he could not give details because he did not want to prejudice the council's position.

Arthur Wienburg slammed council handling of the illegal occupation as "appalling".

He labelled the illegal occupiers "terrorists" and said the council had set a dangerous precedent by not acting firmly.

"Why is it necessary for houses to stay unoccupied for so long?" Mr Wienburg asked.

Mr Keegan said those allocated houses often had trouble arranging vehicles to help them move in, or had children at school elsewhere, which made it difficult for them to move at certain times of the year.

Eulalie Stott said there were many black people who had lived in the Peninsula for 30 years who were still waiting for houses.

● Two applications for eviction orders against illegal occupants have cost the council R60 000. Mr Keegan said the cost of damage to houses illegally occupied was not known because it had not been possible to inspect the buildings.

Repairs would be funded from insurance and would not be claimed from illegal occupants, he said.

Council begins to cut water, power

CLIVE SAWYER, Municipal Reporter

CAPE Town City Council has begun cutting off electricity and water to townships previously controlled by black local authorities — including Khayelitsha and Guguletu

Water is to be put on to a "drip system" by fitting flow controllers to pipes

Legal proceedings are to start in order to recover money owed for electricity, water and fire brigade charges

Black local authorities targeted because of non-payment are Langelethu West, Ikapa and Mfuleni.

City electrical engineer Fred Berwyn-Taylor was told to start disconnections in the Ikapa area at administrative buildings built by the council.

Disconnection of power supply to hostels and street lights was to follow

Executive committee chairman Clive Keegan said medical officer of health Michael Popkiss had opposed cutting off water completely.

In Mfuleni, water supply had been cut to a "trickle" twice a day

Mr Keegan said the council had been asked to postpone action until a provincial task force to set up a "strategic plan" for clearing black local authorities arrears had started work.

"We have made it clear to the CPA that we will not wait for the outcome of those deliberations," said Mr Keegan

A "crisis" meeting on the strategic plan had been held a month ago but the task force was yet to hold its first meeting, he said

The city council would be unable to pay its Department of Water Affairs bills next year unless the provincial administration paid debts owed by black local authorities

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ARCT 11/12/93

Exco to seek eviction of 'squatters'

124

ARG 2/12/93

Municipal Reporter

THE City Council has pulled out of a proposed agreement on ending the illegal occupation of houses in Tafelsig, Mitchell's Plain, and will apply next week for a Supreme Court order to evict illegal occupants.

Illegal and legal residents of Tafelsig were furious over the City Council decision announced today.

Housing chairman Norman Osburn told the Tafelsig forum today that the council needed to protect its legal rights.

The council would immediately start to provide services at an alternative site to a spending limit of R400 000.

Tafelsig forum chairman Norman Arendse said the Exco decision put the forum's future in jeopardy.

Tafelsig Action Committee spokesman Thandisizwe Smile said the city council would have to bear the consequences of its decision.

The SA National Civics Organisation representative on the regional peace committee, Johnson Npukumpa, said the issue should be referred to the regional peace committee.

Rates to go up 15% — slowly

124

CT 2/12/93

Municipal Reporter

CITY ratepayers face a property rates rise of about 15% — spread over five to 10 years — as the rates subsidy from electricity bills is phased out

Surplus funds generated by municipal electricity undertakings will no longer be available to lessen the burden of property rates, Mr Frank van der Velde told the council's utilities committee yesterday

He was reporting back after attending a National Electrification Forum meeting last week

In the council's present budget R70 million from electricity undertakings will be diverted to the rates account — about 15% of the R460m brought in by rates

Mr Van der Velde said a result of an envisaged rationalisation of

Subsidy by electricity on way out

electricity undertakings country-wide was that surplus money from electricity bills would no longer be diverted to general municipal funds

Instead, any surplus would be put into a central fund and used to expand the electricity network or rationalise tariffs

The city electrical engineer, Mr Fred Berwyn-Taylor, who was

also at the forum's meeting, said this was likely to be brought about by a five- to 10-year programme

"Some of the politicians think you can do it at the stroke of a pen," he said "The non-statutory group want it now But there is a realisation that there will have to be a phasing out"

Mr Van der Velde said the extra funds were spent throughout the municipality, with a weighting towards "depressed" areas The city had already electrified about 97% of its present municipal area

● The electrification forum had actually started to "deliver the goods", Mr Van der Velde said There were plans to connect up 16 000 consumers in Khayelitsha

Electricity to townships cut

CT 2/12/93 (124)

Municipal Reporter

ELECTRICITY supplies to Langa, Guguletu, Nyanga and New Crossroads were cut selectively yesterday by the Cape Town City Council to pressure the CPA into paying the debts of black local authorities.

Cape Town is the bulk supplier of electricity to all those areas. The collapsed local authority, the iKapa Town Council, owes millions to Cape Town for the supply of electricity. Some iKapa officials are involved in a corrup-

tion probe.

Supplies to domestic homes have not been affected by Cape Town's carefully targeted electricity switch-off. But street lights are off, and community centres, sports facilities and administrative offices have no electricity.

The electricity supply to essential facilities like sewerage pumping stations has not been cut.

Irritation

Mr Fanie Naudé, the administrator of iKapa, said the power cut would disrupt the payment of social pensions, scheduled to

take place over the next six days. The council has also decided to reduce the water supply to iKapa suburbs by instituting the "trickle system", again because of payment arrears.

It is understood the cut-off would affect households.

An iKapa spokesman expressed great irritation yesterday against the Cape Town City Council, saying a series of meetings was already being held in an attempt to sort out the issue.

Exco chairman Mr Clive Keegan said at a council meeting on Tuesday that Cape Town could not wait for an outcome of these meetings.

Palestinian attack kills peace effort

EL BIREH, West Bank — Palestinians shot dead an Israeli woman and wounded two other Israelis in the occupied West Bank yesterday.

The shooting incensed Jewish settlers and shattered hopes of restoring peace after Israel called off a manhunt for PLO militants on Tuesday in an attempt to calm the Gaza Strip.

The attack followed the worst day of clashes in Gaza since the Israel-PLO peace deal was

Gqozo 'ordered Sebe to be shot on sight'

CT 2/12/93

Own Correspondent

BISHO — The state closed its case yesterday against Ciskei ruler Brigadier Oupa Gqozo and Sergeant-Major Thozamile Velti, for the murders of Mr Charles Sebe and Colonel Onward Guzana.

Their counsel asked the Supreme Court for a postponement till Monday when they would apply for their clients' discharge.

Earlier yesterday transcripts of two

radio interviews with Brig Gqozo were handed in as evidence.

In the first Brig Gqozo confirmed his soldiers had been instructed to shoot Mr Sebe on sight. In the second he said anyone who wanted to stage a coup in Ciskei would suffer the same fate as Mr Sebe and Col Guzana.

Asked to comment on complaints that Mr Sebe was unarmed, Brig Gqozo said his officers were told to shoot Mr Sebe when they found him because he was dangerous.

Joint body to boost US/SA ventures

Own Correspondent

JOHANNESBURG — A joint committee on commerce and trade will be set up to boost joint ventures and US investment in South Africa, US Commerce Secretary Mr Ron Brown said yesterday.

The committee, at an official level, would actively assist US firms to move into the South African market.

"It is vital that South Africa tackles the gulf between those who have succeeded economically and those who have not had a chance to participate. This will be achieved only by foreign and local investment."

Announcement

The Overseas Private Investment Corporation agreement signed on Tuesday is an important move for American investor confidence. We believe the commercial relationship between South Africa and the US will now far surpass that which existed before sanctions," he said.

Speaking at the end of a four-day trade mission to South Africa, Mr Brown said he would brief President Bill Clinton on his return, and hinted that there would be a significant announcement on trade between the two countries within weeks.

Power to townships not cut

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FRU 3/12/93

CLIVE SAWYER, Municipal Reporter

POWER to township hostels and street lights will not be cut off, the city council has decided

But electricity supplies to Ikapa administrative offices will not be restored, the executive committee said.

Water will continue to be reduced to a trickle, but needs of clinics will be taken into account

Medical officer of health Michael Popkiss is advising the council how to proceed with reducing the water supply "in as humane a way as possible," an executive committee spokesman said

The decision not to go ahead with electricity disconnections follows a meeting between the provincial administration and the city council

The CPA asked the council to shelve its resolution to cut off electricity and water to townships formerly run by the Langelethu West, Ikapa and Mfuleni town councils until a "strategic management plan" for the arrears crisis could be finalised

Deputy director-general of community services Carel du Preez said it was hoped a management plan, involving all levels of government and the community, would be in place by the end of the month

At the meeting with the provincial administration, the council was told money might be available from central government to aid local authorities affected by debt — but only if strategic management plans were devised

End of line for council, squatters

124

CT3/12/93

Staff Reporter

SQUATTERS who moved into Tafelsig houses are heading for a major showdown with the City Council, with the squatters refusing to leave — and the council ready to take them to court

Yesterday squatters threatened that anyone trying to evict them from the 270 illegally occupied houses would leave Tafelsig "in coffins"

A council spokesman said the council and several other interested parties had met with the squatters "no less than 17 times in the past five weeks", and the squatters kept changing the dates on which they had agreed to move out of the houses

Assistant city administrator, Mr Ben van Rensburg, said yesterday the council would "pull out all the stops" on the squatters by seeking eviction orders from the Supreme Court next Thursday, and would then decide whether and how to effect the evictions.

However, immediate servicing of part of a site earmarked for a school was being negotiated so that illegal

occupiers of the houses could be settled there within the next two or three weeks

Earlier yesterday representatives for the squatters failed to arrive for a meeting called by the council, the SA National Civics Organisation, the Mitchells Plain Management Committee and the Tafelsig Residents' Association

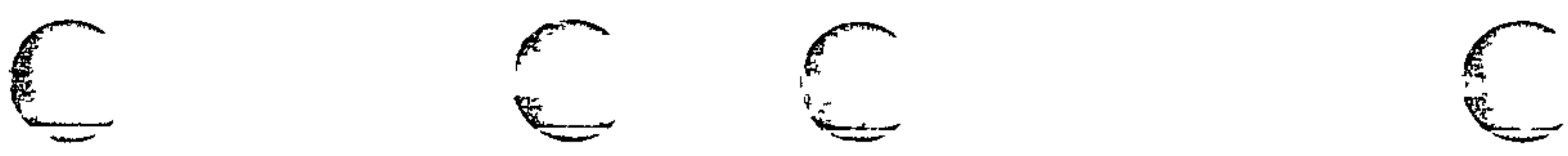
Eviction

At a re-scheduled meeting Mr van Rensburg informed the illegal occupiers on behalf of councillor Mr Norman Osburn of the council's executive committee that the council refused to enter into any agreements with them or their representatives, the Tafelsig Action Committee, and would be seeking eviction orders

Tafelsig Action Committee spokesman Mr Thandisizwe Smile said the City Council would have to bear the consequences of its decision

He said the squatters wished to continue negotiations with the council, but it had "run away"

Mr Smile said the squatters would take the matter to the Regional Peace Committee for assistance



Tafelsig: Council's door 'still open'

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ARC 3/12/95

Municipal Reporter

THE city council's door remains open to people unhappy about its withdrawal from a draft deal on ending illegal occupation of Tafelsig houses, says assistant city administrator Ben van Rensburg

The executive committee announced yesterday it was going ahead with applications to the Supreme Court for orders to evict illegal occupants

Provision of services to serviced sites offered to illegal occupants would start immediately, to a spending limit of R400 000

Representatives of legal and illegal occupants told a Press conference yesterday they were angry and disappointed at the council decision

Tafelsig Forum chairman Norman Arendse said council housing chairman Norman Osburn had told the forum the council wanted to protect its legal rights.

Mr Arendse said it was unclear whether the council would actually evict people if it had obtained the court orders.

"If they do not intend to do so, then I do not understand why they do not sign the agreement"

In terms of the agreement, illegal occupants would move to serviced sites once these were ready. Legal occupants would agree to wait, and the city council would drop any legal action

Mr Arendse said council withdrawal from the agreement made nonsense of forum meetings in past weeks

"I do not think the council has thought through the consequences of its political decision

"As much as I understand the council has been frustrated from time to time, it is a sensitive matter and the council recognised that when it agreed to be a party to this forum"

The council was acting unilaterally when the agreement would have allowed it to proceed with the consent of legal and illegal occupants

"The council has lost a great opportunity to practice what it preaches and consult communities about what it does"

A spokesman for illegal occupants, Tafelsig Action Committee member Thandisize Smile, said the matter should be put to the regional peace committee.

If the council resorted to "Casspirs and teargas" the action committee would have no choice but to respond

"The city council will have to bear the consequences of its action if it means people living there leave in coffins and there are no houses left," Mr Smile said

A SA National Civic Organisation representative on the peace committee, Johnson Npukumpa, said the peace committee should decide the issue

Tafelsig Ratepayers' Association spokesman Riedewaan Isaacs said the city council had "no moral conscience about the coloured community"

He said the council had not been elected or nominated by "coloureds" and should be replaced by an interim council

"We are very disappointed with the council stepping out of the agreement

"We can envisage the worst sort of chaotic situation in the coming Christmas season

"It is unimaginable what will happen if evictions are carried out," Mr Isaacs said

Mr Van Rensburg said the council was under pressure from the 71 people who had been allocated the houses legally

"I am prepared to go back to the council to ask them to agree to the agreement provided that you vacate at least those 71 houses," he told illegal occupants

He said exco had not indicated whether or when it would act on any eviction order

The committee had told him to make it clear the door was open for future talks

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Eskom brings power to the the people of Crossroads

Weekend Argus Reporter

EIGHT hundred Crossroads residents have become the latest beneficiaries of Eskom's massive electrification drive in townships

Several enthusiastic residents yesterday attended the switch-on function at the Crossroads library

Eskom's Willi Holtz said although phase one of the project mainly entailed the electrification of core houses, the service would also be provided in the site and service schemes being developed.

He said 533 houses, in the area known as the Unathi

Houses, had already been electrified by the Crossroads Town Council, and 1765 sites which would be developed early next year, would be electrified on completion

The Crossroads Town Council was granted R3.9 million by the Regional Services Council for the project.

Eskom had financed the pre-payment meters installed in each house — a total of R320 000

"During this season of goodwill, a little light will drive away the darkness in Crossroads," Mr Holtz said.

Electricity now on in 800 Crossroads homes

CT 4/12/93

(0724)

ELECTRICITY has now been brought to some 800 houses in Crossroads' Phase One area, and Eskom hopes to go on to light up the rest of the settlement as well

The Western Cape Regional Services Council made R3,9m available for electrification of Phase One

Eskom has paid R320 000 for pre-payment meters that are installed in each house in the newly-electrified area of Crossroads

Mr Willi Holtz, Eskom's electrification manager in the Western Cape, said pre-payment meters ensured that no electricity debts would build up

He said most of the areas which

were being electrified, including Crossroads, had Eskom rather than their local authority as their supplier. Eskom itself set the electricity tariffs, he said

All the houses in Crossroads which have just been electrified are formally built. Mr Holtz said informal settlements were also having electricity brought to them. Eskom had about 200 customers in Philippi East, for example, and it had electrified the whole of Wallacedene.

He said he believed 3 800 Khayelitsha houses would be electrified by the end of this year, and it was hoped another 20 000 could have electricity by the end of next year

Parliament shuts rates loophole

Municipal Reporter

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124
07/4/12/93

PARLIAMENT has approved an ordinance that closes loopholes in property valuation regulations. The Property Valuation Ordinance of 1993 is due to come into operation on July 1, 1994, but although it has been passed by Parliament it has not yet been signed into law or gazetted.

A row over massive rates hikes which should have followed the Cape Town City Council's recent revaluation of properties was settled in September when the roll was overturned after it was challenged in court by regional DP leader Mr Hennie Bester and others.

New roll

The new ordinance effectively overrides the grounds on which the roll was rejected.

The Cape Town City Council has two years to draw up a new valuations roll — and it will have to be in line with the new ordinance.

This means that the big rates adjustment so recently averted is likely to come into effect in two years' time.

Mr Bester, who was out of town yesterday, could not be reached for comment. The Southern Suburbs Ratepayers' Association had already expressed concern about the new ordinance before Parliament approved it.

They have been planning to hold a meeting soon to fight the new ordinance, which chairman Mr David Erleigh said was likely to cause hardship if it was not based on ability to pay.

Any new valuations roll the city council draws up is likely to be similar to the recent revaluations, which caused an uproar after huge rates increases were announced and effectively unseated the council's executive committee.

Showdown with squatters looms

ROGER FRIEDMAN

Weekend Argus Reporter

(124)
A VIOLENT showdown is looming between the illegal occupants of Tafelsig starter houses and the Cape Town City Council after the breakdown of protracted negotiations this week.

The Tafelsig Action Committee, representing the illegal occupants, has threatened "to destroy all the houses" unless "peaceful" negotiations are resumed.

ARCT 4/12/93
But the City Council plans to go ahead with applications to the Supreme Court for eviction orders.

Acting chairman of the housing committee Norman Osburn said yesterday "We are determined the illegal occupation must come to an end .. either through co-operation or coercion."

About 260 houses, many of them incomplete, have been illegally occupied for the past six weeks. Tafelsig is a suburb of Mitchell's Plain bordering on Khayelitsha.

Six weeks into the occupation and negotiation a draft agreement was compiled by Tafelsig Forum chairman Norman Arendse and presented to council on Thursday.

In terms of the agreement, illegal occupants would move to serviced plots on the adjacent "school site" once these were ready.

Legal occupants, waiting to occupy houses for which many have paid deposits, would agree to wait and the city council would withdraw all legal action.

But the council refused to sign the agreement and the Executive Committee announced it would proceed with obtaining eviction orders next week.

Tafelsig Action Committee chairman Thandisizwe Smile said the illegal occupants' position was clear.

"We are prepared to fight the matter in court on behalf of our people but we are not leaving the houses."

"If the council cannot solve the problem round the table, we will be forced to vandalise the houses."

"We will destroy all the houses, we have no alternative."

"Or they can shoot us if they like. The only response left to the city council is to order the police to come in with teargas and guns."

"If the police use guns, people will die. But we are prepared to die."

"We endorse the draft document and are honestly prepared to move out once suitable alternative accommodation has been prepared," Mr Smile said.

Mr Osburn said the council objected to several clauses in the draft document including that which provided for the council to withdraw all applications for ejection.

In any case, a member of the forum (Mr Arendse) prepared the draft document and consensus was never achieved.

"It became apparent the document was not acceptable to all parties and there would therefore be further delays."

"If we withdrew the ejection orders and negotiations broke down again we would be forced to incur the expense of reinstating them."

"There were numerous other points we found problematic."

"Because of the urgency of the matter Exco felt we had to proceed as it was felt important we obtain a result in this matter as soon as possible," Mr Osburn said.

He said it had been decided to proceed immediately with preparing the school sites despite the breakdown in negotiations.

"The council will have to take action. We cannot possibly allow them to remain ... they either leave voluntarily or we use coercion."

"The council is determined the illegal occupations must come to an end, either through co-operation or through firm action."

"We have had about six weeks of talk and about 20 protracted meetings, yet there has been no sign of resolving the issue," Mr Osburn said.

Crossroads homes light up

SI Times [C/Metro] 5/12/93

By DIANA STREAK

MORE than 800 houses in Phase One of Crossroads have been fitted with electricity dispensers — pre-paid meters activated by cards bought for various amounts

The Crossroads Town Council was granted R3.9 million by the RSC and Eskom financed the electricity dispensers to the tune of R320 000

More than half the households have taken advantage of the available electricity by paying R35 for their meter to be connected

"We didn't expect so many people to go for it," said Mr Willi Holtz, Eskom's electrification manager

Although pre-paid meters cost a lot more to install — R500 — against R140 for the conventional meter, in the long term the system was more cost effective

Mr Dieter Daub, from the consulting electrical engineering company,

said the meter system indicated to consumers exactly how many units were available and the rate of usage by appliances (124) (53)

He said municipalities were starting to use the meter system in new developments in white areas as well

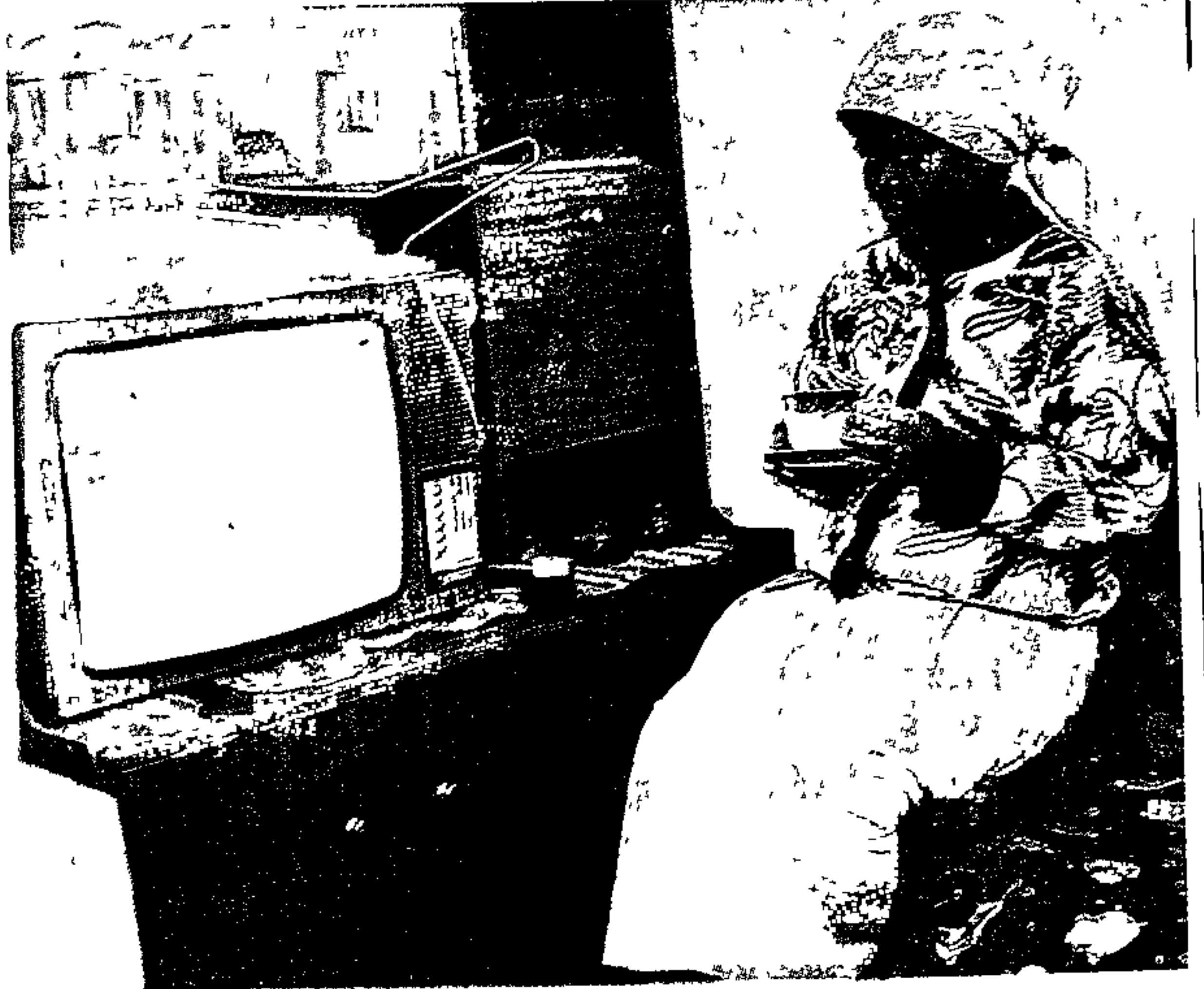
Crossroads resident Miss Joyce Mapoloba said electricity had made her life easier and safer and was cheaper

"Paraffin makes your house dirty and smelly," she said

Miss Mapoloba said the first thing most people bought was a television set

"Today was the first time I have been able to make toast at home," she said

Eskom provides "starter packs" costing R175 to first time electricity users of a two plate stove, a kettle and an iron



SWITCHED ON . Mrs Marion Mto watching television after electricity was installed in her Crossroads home
Picture. AMBROSE PETERS

Put an end to illegal Tafelsig squatting

THE Cape Town City Council is rapidly approaching the point at which it will earn more public approval than condemnation by taking strong action against the illegal occupiers of houses in Tafelsig

An eviction order was obtained against just six of the occupiers on October 21, and an application has subsequently been lodged in respect of another 258

Every time the second application came up in the Supreme Court, the council asked for a postponement. Now after 17 meetings with the illegal occupants, the council is ready to ask for an eviction order for all of them

It is still hoping that the occupiers will move out peacefully, of their own accord. Their representatives have said on more than one occasion that they realise they will have to go, even if they do not get alternative houses

Now it seems they are stalling for more time under their ill-gotten roofs. They apparently did not pitch up for a scheduled meeting with the council this week, and they have declared their intention to complain to the Peace Committee about the council's alleged failure to negotiate in good faith

Already the council has had to admit to its most persistent questioner, Mr Arthur Wienburg, that its deal of free land near Tafelsig contravenes its own policy

Asked what consequences this departure from policy might have, the council duly replied "Others may do the same"

Situations similar to the Tafelsig one have occurred in Natal, with an even larger-scale occupation in Cato



124
**CIVIC
DIARY**

By PETER DENNEHY

CT6/12/93

Manor. Another occupation scenario has played itself out in the Dukuduku forest. There the IFP, oddly enough, championed the cause of the "illegals", and the matter went to the magistrate's court

At some point lawyers for the squatters withdrew, the ruling went against the squatters and heavily armed police were called in. A consumer boycott was called, but the squatters are now being removed without incident

Here in the Western Cape, it is dubious whether there would even be a successful consumer boycott. All political parties, including the ANC which many of the occupiers seem to support, have condemned the occupations

With an election coming up, the political costs to the Democratic Party (which has a great deal of influence over the city council) of delaying for too long, or doing nothing, are simply rising too high

My guess is that soon after Christmas, a well-armed force is going to go in to Tafelsig to carry out the first evictions. I suspect that the average citizen will not have a problem with that

Yet it would be nice if the announcement of a formula for a non-racial housing waiting list could precede the first evictions

(124)

Council gets order for eviction in Tafelsig

ANDREA WEISS, Staff Reporter

THE Cape Town city council was today granted a final order in the Cape Town Supreme Court to evict squatters occupying about 70 percent of the houses in Tafelsig, Mitchell's Plain

A separate application relating to the remaining 30 percent will be brought in January because the occupants have yet to be named.

Mr Justice J Conradie granted the council and Peninsula Construction the right to evict a list of named occupants and their households, and interdicted them from occupying any other houses in the area.

A spokesman for the occupants, Thandisizwe Smile, said the squatters would not obey the order.

He said the squatters were negotiating an agreement with the council

ARG 9/12/93 (124) (124)
and had therefore decided not to respond to the court application.

"We are staying where we are until the council signs an agreement to give us proper services," he said.

"What we have learned here today is that the law doesn't protect the underprivileged"

Mr Smile said many of those named in the eviction order were no longer the occupants of the houses

Mfuleni council man quits over 'nosy' civic

South 10/12-14/12/93

By Sabata Ngcal

A NEWLY appointed administrator for Mfuleni Town Council (MTC) resigned three months after taking office, because he claimed the residents organisation in the area was "poking its nose into matters of the council".

Mr Friedel Conradie was appointed by the Cape Provincial Administration (CPA) in September to oversee the running of the

MTC following the forced resignation of the councillors in August.

However, the residents' organisation, Mfuleni People's Joint Committee (MPJC), said people had a right to take part in decision-making because Conradie was seconded to MTC to work "in close co-operation with Mfuleni residents".

Conradie said he found it impossible to work hand in hand with the MPJC because it was "aggressive, argumentative and keeps poking its

nose into administrative matters".

He also cited the financial crisis at MTC as a reason for his resignation (24)

Conradie said he had made unsuccessful efforts to "advise" the MPJC to persuade the residents to start paying rent because the council was in "financial ruin".

MPJC spokesperson, Mr Oliver Nqubelani, said the residents rejected the idea because "the mismanagement and embezzlement of

funds in the council had led to the financial crisis".

He said Conradie was a man who used to take "unilateral decisions on matters affecting black people and therefore could not adjust himself to a situation where he had to work with such people".

Nqubelani said the MPJC had told him (Conradie) from the day of his appointment that he would be working with the community.

Nqubelani said the MPJC was surprised by the resignation because Conradie used to tell them at the meetings that Mfuleni residents were the "most exciting people" he had ever dealt with at local government level.

CPA spokesperson Ms Penelope Horwood refused to comment and referred all questions to Conradie "as this is a personal matter".

Last-minute talks today

CT10/12/93

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A

A LAST-MINUTE meeting between the Tafelsig Working Group — a collection of interested parties that includes the illegal occupants — and council executive committee chairman Mr Clive Keegan is to take place today

This follows a Supreme Court final order yesterday in favour of the council, enabling it to evict most of the illegal occupants

Senior deputy city administrator Mr Barney Botha said yesterday it was not expected that the evictions would take place sooner than next week because certain administrative matters had to be dealt with first

Orders would have to be typed out individually for each household

The Supreme Court had granted eviction orders only in those cases in which the council had been able to give the names of the illegal tenants

It had been able to do this in 70% of the cases, although 280 houses were illegally occupied

The council would also continue with efforts to have the re-

Court orders eviction

Supreme Court Reporter

SQUATTERS who have been occupying scores of houses in Tafelsig, Mitchells Plain, are to be evicted in terms of orders granted by the Supreme Court yesterday.

The applications, brought by the Cape Town City Council and Peninsula Construction (Pty) Ltd, have been postponed several times while negotiations between the squatters and the council have taken place.

In terms of the orders granted by Mr Justice J H Conradie, the council and Peninsula Construction may evict the squatters and the squatters may not occupy other houses in the area.

maining 30% of Tafelsig illegal occupiers legally evicted, Mr Botha said

● A comprehensive housing board for South Africa would be constituted on Monday, the Minister of National Housing, Mr Louis Shill, announced yesterday

Replying to the second reading debate on the Housing Matters Amendment Bill, he said that for the government, in the elections and afterwards, there would be no matter more important than housing

Mr Shill said the housing problems in areas like Tafelsig in Mitchells Plain and Cato Manor in

Durban had been exacerbated by political parties

He was a "bit disturbed" that the government was not receiving the necessary co-operation from the Cape Town City Council

A meeting would be held on December 20 to address housing problems in the Peninsula

Mr Shill said there was "no way" the illegal occupation of other people's property could be allowed

The "real problem" in areas like Cato Manor and Tafelsig was the inability of the communities to work together, not the lack of assistance from the state — Municipal Reporter, Sapa

SQUATTERS
Fm 10/12/93
Courting eviction

Cape Town City Council was preparing this week to evict squatters from 260 council-owned houses at Tafelsig, Mitchells Plain, but the illegal occupiers vowed to stay put.

The council's decision to proceed with a court application for eviction orders follows the collapse of negotiations to end the crisis, which began six weeks ago when people from neighbouring Khayelitsha took over the Tafelsig properties. (124) (207)

All the houses, some of which have not been completed, have already been allocated to families on the council's housing waiting list. In some cases, deposits have been paid by prospective purchasers.

In terms of current policy, the town council provides some housing — rented and for sale — to coloured people. It is not responsible for black housing.

In spite of the Tafelsig crisis, the council has decided to go ahead with a contract for

Fm 10/12/93
another 500 houses and 384 self-help scheme houses in the area but is negotiating with the police for additional protection.

Houses in the new schemes will be allocated on a nonracial basis in line with government policy that comes into force at the beginning of next year. (124) (207)

But the council believes it is necessary to be "sensitive" to the position of coloured people already living in the area. It has also decided not to allocate any of the new houses to people currently occupying properties illegally in Tafelsig unless their names already appear on the waiting list.

Meanwhile, council officials are examining old records relating to the period before the black areas in Cape Town were removed from the council's jurisdiction, to see if people whose names were then on the waiting list for housing can still be assisted. ■

Homes plan for W Cape

ET 10/12/93

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By EUNICE RIDER

ABOUT 250 000 black families in the Western Cape stand to benefit from an ambitious plan to assist local black residents to become fully-fledged home-owners through extended state housing benefits.

According to a statement by the Administrator of the Cape, Mr Kobus Meiring, the extended housing benefits announced two weeks ago by the Minister of National Housing and Public Works, Mr Louis Shill, will benefit about 250 000 black families

Mr Meiring said yesterday the extended state-funded housing benefits scheme — originally announced in November last year — consisted of a capital discount concession of up to R7 500

He said this concession had been extended to include all categories of state-funded family housing where there were still balances outstanding

He said the scheme could take about five years to implement fully

Tafelsig squatter saga takes on new twist

□ Women in stand-off

Staff Reporters

ARG 10/12/93

A TENSE stand-off has developed in Tafelsig with about 70 squatter women preventing city council contractors from levelling land earmarked for them.

The squatters, who illegally occupied houses in Tafelsig intended for people who had spent years on the city housing list, were to be moved to the serviced site by Christmas.

A large police contingent stood by today while a member of the Peace Committee attempted to negotiate a solution.

Three front-end loaders stood idle. The women said they would not allow work to resume until the council agreed to restart stalled negotiations. If the contractors started the machinery they would lie down in front of it, they said.

Ian Newell of the Peace Committee told the women that Exco chairman Clive Keegan had agreed to a meeting on Monday. But the women said work could not continue until a written agreement, including terms for their removal and rehousing had been signed and sealed.

Squatter spokeswoman Phoebe Newana said that until the city council returned to the negotiating table they would prevent the "so-called school site" from being developed.

"We want to stop them. They must consult us. We don't know what's going on. We want to negotiate, not fight."

Police called to the scene by an engineer — who refused to identify himself — were trying to reach city council housing committee chairman Neil Ross.

Ms Newana said that the squatters had been in the houses for more than two months and there had been no friction between them and the "so-called legal residents."

She accused the council of wanting to divide the community and create friction.

The chairman of the area's ratepayers' association, Andries Mondsinger, agreed the council was trying to cause friction in the community.

"The occupants were ready to move out and then the council refused to sign the document."

"We want the council at the negotiating table."

"We don't want a black Christmas here in Tafelsig. We want the council back at the table."

The squatters drew up a petition which they handed to police to pass on to the council.

"Stop upgrading please because so-called squatters were not consulted," the petition said.

Ms Newana said women had taken up the issue because "we feel the pain."

"It is our children who are suffering, that's why the women must stand up. The council is playing with us," she said.

● A legal resident meanwhile said if the council developed a squatter camp on their doorstep, they would immediately stop paying rent.

● Earlier today Mr Keegan said the city council would not evict any Tafelsig squatters until alternative sites were available.

Mr Keegan said it was hoped that the first 71 sites would be available by December 22 when illegal occupants would be expected to move.

As more sites became available, the others would also move.

Squatters would also receive building materials worth R800, he said.

Only those whose names had been identified in the final court order granted in the Supreme Court yesterday, which allowed the council to evict the Tafelsig squatters, could be helped.

Squatters in about 30 percent of the households remain unidentified, but these would be dealt with in a separate court application on January 5.

Mr Keegan said that if the squatters refused to move after the sites had become available, the council could implement the court order.



CONFRONTATION . . . Mr Ian Newell of the Peace Committee attempts to negotiate a solution with about 60 Tafelsig squatters who prevented City Council contractors from clearing land yesterday.

Picture CLIVE SMITH

CT 11/12/93

Council calls for police presence at Tafelsig site

Staff Reporter

THE Cape Town City Council has demanded a permanent police presence on the site earmarked for Tafelsig squatters after about 60 women illegally occupying houses tried to stop the council from clearing land yesterday.

The squatters have refused to vacate the houses intended for people who had spent years on the city housing list.

This follows protracted negotiations with the council and a Supreme Court order to evict them. The council has come under increasing pressure from the government to remove them

Yesterday about 60 women squatters from Tafelsig in Mitchells Plain prevented City Council contractors from clearing land

earmarked for them. Their action followed the breakdown of negotiations with the council last week.

Exco chairman Mr Clive Keegan yesterday said that anyone illegally occupying the site would be arrested for trespassing and work on clearing the land would resume immediately.

Evicted

The City Council would not evict any Tafelsig squatters until alternative sites were available, he said.

It was hoped that the first 71 sites would be available by December 22 when illegal occupants would be expected to move.

When more sites became available the others would also be re-

quired to move and if not they would be evicted in terms of the court order, he said.

Squatters would receive building materials worth R800, which would be in the form of a loan.

During the stand-off yesterday, which Mr Ian Newell of the Peace Committee attempted to resolve by negotiation, the women threatened to lie down in front of machinery to prevent work.

Squatter spokesman Ms Mandisa Dlantwa said the squatters would defy the Supreme Court order to evict them.

"We want to move from one house to another. The R800 the council is offering for building materials is only enough to build a shack and they will have to kill us before we move out."

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Defiant new

turn in Tafelsig's

housing row

Act 11/2/93



ROGER FRIEDMAN
Weekend Argus Reporter

THREE front-end loaders were turned back by a group of women when they arrived to level the site earmarked for the illegal occupants of Tafelsig homes

The occupants of 76 houses — 260 were seized about two months ago — are to be moved to the serviced sites by December 21, or at least that is what the city council plans to do

But the council has refused to sign a draft agreement compiled by Tafelsig Forum chairman Norman Arendse in terms of which the illegal occupants agreed to move, under certain conditions

The council declared it was no longer interested in negotiating and that the occupants would have to move, either co-operatively or by coercion. The Tafelsig Action Committee — representing the illegal occupants — warned they would tear down the houses unless negotiations were resumed

But, the council went ahead and got eviction orders in the Supreme Court this week, following up by moving contractors in yesterday to level the

■ The Cape Town City Council's decision to suspend negotiations has angered both legal and illegal residents in the Tafelsig housing dispute, with both sides becoming more defiant while urging a resumption of the talks

site earmarked to house the illegal occupants

However, things did not run as smoothly as the council envisaged

Tafelsig Action Committee spokeswoman Phoebe Newana said "We are not moving anywhere until the city council returns to the negotiating table."

About 70 singing, chanting women prevented the bulldozers from doing their work, the women threatening to lie down in front of the bulldozers if they started up

The women were supported in their action by Tafelsig Site L Residents' Association chairman — and legal resident — Andries Mondsinger, who also called for the resumption of peaceful negotiations

Ms Newana said they would continue to prevent the leveling of the so-called school site until they had obtained a document signed by council outlining the terms for their removal

She said the occupants of 76 houses could not be arbitrarily

moved if other illegal occupants were not moved as well

"How can they upgrade the field without our consent? Who are they planning to move? We will stop them. They did not consult us and we don't know what's going on"

She accused the council of attempting to drive a wedge between legal and illegal residents and divide the illegal residents as well

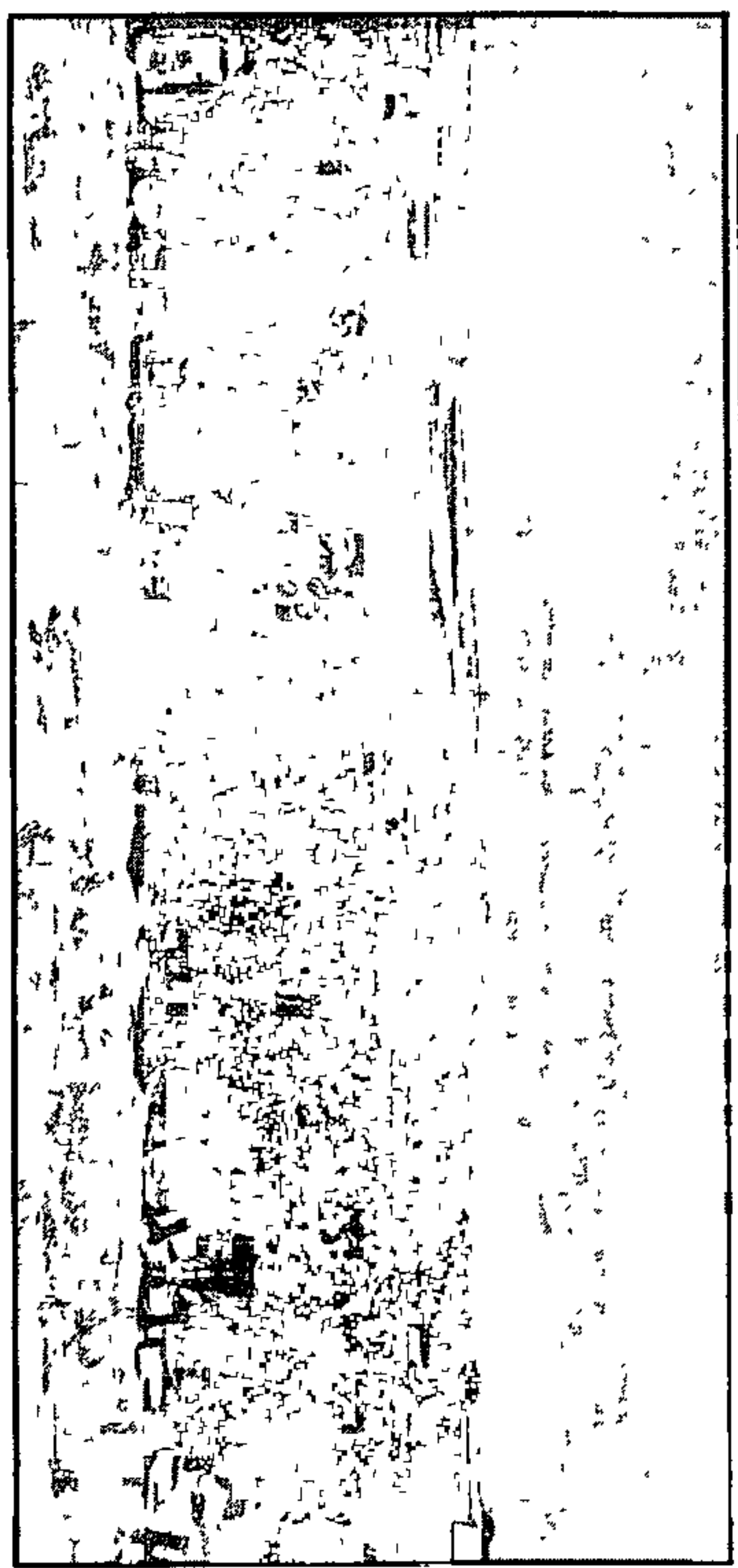
"We were prepared to move and then the council refused to sign the agreement," she said

Mr Mondsinger also claimed the council was causing friction in the community

"We don't want a black Christmas here in Tafelsig. We want the council back at the negotiating table"

"In any case this site was earmarked for our school," he said

■ Meanwhile, a legal resident said that if the council went ahead and developed a "squatter camp" on their doorstep they would stop paying rent immediately



□ THE SCHOOL SITE The group of about 70 women — illegal residents of Tafelsig starter homes — who prevented site-leveling on the ground earmarked for them



□ FRIENDLY DEBATE Chairman of the Tafelsig Site L Residents Association Andries Mondsinger makes a point to Sergeant Casalegno of the Internal Stability Unit

Pictures: ROGER FRIEDMAN Weekend Argus

200 000 black families to get houses

SITWJEC 11/20/93

By **AYESHA ISMAIL**

MORE than 200 000 black families living in state-funded houses in the Cape are set to become home-owners under a scheme that is to be implemented over the next five years.

The Administrator of the Cape, Mr Kobus Meiring, said the scheme — first announced in November 1992 — would allow tenants a discount of

up to R7 500 on state-funded homes.

The original scheme has been extended to all categories of state-funded family housing where a balance is owing.

It is estimated there are 250 000 such properties for black families in the Cape. (21/2/93)

In the Western Cape about 29 000 houses and 33 700 sites have been identified. (12/4)

A committee representing all the housing departments had produced guidelines to ensure fairness, Mr Meiring said.

The National Housing Commission had given the Cape Provincial Administration a grant so it could help local authorities that did not have the administrative resources to implement the scheme.

Keegan warns on squatters

CT13/12/93

24

By PETER DENNEHY
Municipal Reporter

ILLEGAL occupiers of houses in Tafelsig may be evicted even before the six hectare alternative piece of land earmarked for them is serviced, exco chairman Mr Clive Keegan hinted yesterday

He had been asked to comment after another day in which the contractor's efforts to level the land had been frustrated by about 70 Tafelsig women who stood in the middle of the land and sang protest songs

Mr Keegan said the council had indicated in good faith its intention to relocate illegal occupants on serviced land

"Despite this undertaking given over many weeks, the illegal occupants continue to adopt an intransigent and deliberately provocative stance

"In the light of this state of affairs, the council will be compelled, in the next day or two, to re-examine its position as regards the execution of the eviction orders obtained in the Supreme Court"

Ms Zoliswa Sam and Ms Phoebe Ncwane, who represent the women, said they wanted the council to sign a document "on all their promises"

Mr Ridwaan Isaacs, of the Tafelsig Working Group, said the land had been given only temporarily. He said it seemed the disruptive action was a tactic to try and get the council back to the negotiating table



FACE TO FACE It is her Tafelsig house, but Ms Magdalene van Neel is being kept out of it by squatter Khaya Mdumyelwa, 16, and his parents. With her is a friend, Mr Jamiel Filies. **Picture** BENNY GOOL

Mr Keegan said the council had at no time suspended or cut off negotiations with the residents

One of the future owners of the illegally-occupied council houses, 30-year-old Ms Magda-

lene van Neel, came to see her future house yesterday even though the illegal occupiers were still in it. She sadly saw no chance of getting into her house with her two children before Christmas

in two check files

Tafelsig protesters force contractor off site for new shacks

□ Women demand 'firm undertaking' by council

EDWARD MOLOINYANE
Staff Reporter

A CONTRACTOR levelling land to house defiant people occupying houses illegally in Tafelsig withdrew when toyi-toying occupiers again protested against the city council's failure to give firm undertakings about their future

A city engineer's department official said yesterday the council was suspending the work until the politicians "sort out the mess"

Yesterday's action followed a stand-off between the mostly women protesters and police in several vans after similar incident on Friday

Spokeswoman Zodwa Lungcuzo said the police, including members of the Internal Stability Unit, gave them five minutes to leave the site, where they were sitting to prevent the contractor from working

They refused, she said

"This is not a police matter and the city council should stop

causing conflict between the police and us," she said.

There were no incidents, but police reinforcements arrived about noon and several uniformed policemen confronted the women who were chanting slogans and toyi-toying at the centre of the field.

The officer in charge, Colonel Michael Esterhuizen, said police were there to protect machinery.

"Police are not against you. It's yours and the council's problem," he said.

Colonel Esterhuizen said the city council laid charges of trespassing against the women on Friday

"When my men came here there was no one."

In the presence of the policemen yesterday, a council official who declined to disclose his identity spoke to the women

He said "I'm from the engineering department and we are not politicians. Our duty was to service the site and our understanding was that politicians and your representatives had

resolved this issue," he said

The official said he was removing the graders until politicians had sorted out the mess

"It costs money for these vehicles to be standing here doing nothing."

The protesters say they are not opposed to leaving the Tafelsig houses and moving to the new site, but want the city council, which they accuse of "unfaithfulness" to sign a document committing itself to its "promises"

They want the council to develop the area as a township and are opposed to settling there temporarily.

"They must build us houses, not shacks. I'm from a shack in Khayelitsha and I can't figure myself moving into another shack," said Ms Lungcuzo.

The group said they wanted to be "part and parcel" of the developments and the city council should not act unilaterally

Ms Lungcuzo said that the council had agreed to "a table" (to re-open negotiations) and a meeting would be held today

124
ARG 14/12/93



Squatters ~~344~~ (124) ~~344~~ drop protests

Municipal Reporter

FRONT-END loaders went unhindered onto the 6ha Tafelsig "alternative site" for illegal occupiers yesterday, after squatter women, who have prevented the bulldozers from operating, apparently dropped their protests

The earth-moving machinery was being used to clear the land to provide essential services. The women want the council to sign an agreement with them first.

~~15112123~~
An ultimatum requiring an undertaking that nobody would interfere with the progress of the loaders was faxed to occupier leader Mr Thandisizwe Smile

Sit-in against 'corrupt' management committee

South 17/12 - 11/1/94

By Shannon Neill

124

ELSIES River residents and civic members began a sit-in at the Regional Services Council offices last Wednesday to try and force the resignation of the Management Committee which they claim is "unrepresentative and corrupt".

According to Mr Dan van Houten, ANC representative for Elsie's River — and a number of others — Management Committee members are using their power and people's ignorance of voting issues to get people to join the NP.

Jerry Christians, Sanco Secretary for Elsie's River, said: "People apply for houses and instead of getting a housing form they get given a form to join the National Party."

Civic members have rejected all attempts by Management Chairperson, Reverend Frans Johannes Pietersen, to enter into negotiations

Roger van Niekerk, an Elsie's River resident who has waited for a house since 1988, said an official had told him to get a TR6 form and become an NP member before he could get a house.

"I don't trust the NP — look at what they've done to us. I'm not interested in politics — all I want is a house where my children can grow up."

The particular official was not available for comment.

Residents claim that members of the Management Committee use their power to allocate houses for personal gain.

Ms Wanca Coetze says another official gave her an envelope to put R50 in for a church when she moved into her new flat. Once she had moved in she decided not to pay the money.

"I said I wouldn't pay the money and then he said I must move. I went to the council and they put the house in my name. I haven't heard anything from him since," said Coetze.

She provided an official envelope from the United Pentecostal Mission of South Africa as evidence of her story.

The official she named denied this. "I never accept money from people for my own services. I would never do that," he said.

No relief from high power bills

Staff Reporter

THERE is no relief in sight for irate Mandalay residents who are paying what they say are unreasonably high electricity bills

At a meeting with Eskom sales and customer services manager Mr Jannie Ehlers yesterday, Eskom refused to meet residents' demands that

a flat rate of R50 per month be paid for electricity until the matter of "excessively high" bills is sorted out

ANC regional executive member Mr Salie Manie said Eskom's response was that if people don't pay their bills, their electricity will be cut off

The matter would be taken to the National Electricity

Council — who are currently looking at the future of Eskom — and where the parties representing the residents (which include the ANC and SACP) are represented

At the end of the meeting the delegation announced that "the people of Mandalay will continue to pay R50 per month until the matter is resolved"

(124) CT17/12/93
This did not reflect an unwillingness to pay for the service

Eskom agreed to waive the R90 fee for testing meters and to conduct tests on a sample of meters in the area

Mr Manie called on Eskom to conduct an analysis of nearby areas in order to compare this to Eskom consumption

Squatters to move by Xmas

CT 18/12/93
124

By PETER DENNEHY

THE council and the illegal occupiers of 276 Tafelsig houses yesterday signed an agreement that should give the first 71 rightful owners access to their homes by Christmas

In terms of the agreement, all the illegal occupiers of council houses there will move of their own free will on to an adjoining piece of council land (formerly a school site) which at first will have only rudimentary services

The first 71 council houses — which have been allocated to people on the waiting list, and for which deeds of sale have been signed — must be vacated by 5pm on Thursday, December 23

Mr Hans Smit, the director of project management services, said yesterday that the council was confident it would have some services in place by late next week.

Houses free for owners next week

Initially, there would be a toilet available for every eight plots, and a tap for every 20. Sewage would be water-borne and the 200m² plots would be big enough to allow upgrading to more acceptable standards without the people having to move.

The remaining 205 houses will have to be vacated within 14 days of the council's giving written notice to the illegal occupants that serviced plots are available at the "school site". No date has

been given for this

Also in terms of the agreement, the occupants will pay a monthly amount of not more than R25 for municipal services. Electricity has to be paid for separately.

The council will provide a loan of R720 per household for building materials.

One sign of possible trouble in future was that Mr Neane Finiza, who said afterwards that he represented the 71, asked so many questions about the agreement in the Civic Centre yesterday that members of the crowd of about 60 asked him to sit down.

He later left and stood outside. "I suppose there might be some defiance from some of the 71," he said. "Earlier, we were all going to move out together, but today we are divided."

Mr Julius Thwesi, representative of the illegal occupants, was pleased with the agreement.





CIVIC DIARY

By PETER DENNEHY

Tafelsig deal is a victory for peace

124

CT 20/12/93

THE agreement signed last week between Cape Town City Council and, among other parties, representatives of the illegal occupiers of council houses at Tafelsig, is a victory for peace

It is a very welcome news at Christmas time that the way has been cleared for the peaceful resolution of a conflict of interests that seemed insoluble without violence —

If there were some who always thought a peaceful solution could be negotiated, I was not among them. It seemed to me that most of the occupants were stuck on their position of demanding alternative houses before they moved out. This position appeared to be untenable. I thought force would eventually have to be used.

Fortunately, I was wrong.

Much credit for this is due to Mr Norman Arendse of the Independent Mediating Service of South Africa, his colleagues Mr Ian Newell and Mr Isgak Murison, Mr Neil Ross and all the council officials involved.

Particularly deserving of credit are the Tafelsig Residents' Association, representing legal occupants, which played such a patient, accommodating and positive role, and of course the illegal occupants themselves, most of whom have resigned themselves to living in shacks again.

The settlement is a good one. The council will not initially be providing houses. If it did, it would only encourage further illegal occupations. Yet it will meet its obligation to provide basic services — and charge for them.

Basic tasks

It may well be that the fees levied for municipal services (up to R25 a month, apart from electricity) are below what the market would require. This raises the question of just what role a municipality should be playing.

Among its most basic tasks is to provide services that sustain life and public health. Cape Town can afford to provide everyone with drinkable water, access to a water-borne sewerage system, refuse removal and some assistance for the very poor towards shelter — even if some must get these at below market rates.

A more difficult question is that of the Green Point fleamarket. Should the council let out land at below market rates to serve a public purpose?

This is an option that is rightly open to the council. Whether the public tender system is always appropriate with regard to the use of public land (for public goods such as coon carnivals and fleamarkets, for example) is a convoluted issue.

The tender system is useful to let the council know how much potential income that could accrue to ratepayers is being passed up.

Yet the council must be able to make decisions on such issues on some basis other than profit — especially where basic services, the public good or job-generation are at stake.

W Cape may get R400-m for housing

CLIVE SAWYER

Municipal Reporter

124

ARG 21/12/93
THE government is to provide R400 million for housing in the Western Cape next year "if the Peninsula gets its act together"

City council housing committee chairman Neil Ross said he was told this by Minister of Housing Louis Shill at a meeting yesterday

The council today turned down by 19 votes to eight a proposal by Peter Muller to investigate scrapping its present housing list. He said it was not fair to people who had waited for years to see the council succumbing to pressure from illegal occupants.

Mr Ross said a national housing forum and national housing board had been set up and would disclose details of a new national housing policy next month

Housing body to be formed next month

(124)
Staff Reporter

A SPECIAL association will be formed next month to guide housing development in the Cape metropolitan area. ARG 21/12/93

The formation of the Cape Metropolitan Housing Association was announced by National Housing Minister Louis Shill today.

Yesterday's meeting endorsing the move followed one last month to resolve the "sensitive problems" of illegal occupation of houses in Tafelsig and the development of the Cape Town metropolitan area "for the benefit of all its residents", Mr Shill said.

"The type of housing that can be provided will be determined by the level of affordability of the particular community.

"But it is believed that once the proposed subsidy scheme being negotiated at the National Housing Forum is in place, most people will qualify for at least a modest house that could be expanded as job and economic opportunities improve."

Mr Shill said that since the November meeting the Cape Town City Council had concluded an agreement with the illegal occupants of houses in Tafelsig that they would move by December 23 to restore the homes to their rightful owners.

"No further illegal occupation of properties will be allowed under any circumstances and all the authorities will take prompt and decisive action," said Mr Shill

Illegal Tafelsig occupants clash with committee

EDWARD MOLOINYANE
Staff Reporter

A ROW has erupted between illegal occupants of houses in Tafelsig and their organisation, the Tafelsig Action Committee, over the agreement reached with the Cape Town City Council last week to vacate the houses

A source said the agreement to have at least 71 families move out before Christmas has pitted the action committee against the residents

During last week's meeting the city council said the 71 houses had been allocated to people on the waiting list and deeds of sale had already been signed

The agreement also stipulated that the remaining 205 houses would have to be vacated within 14 days of the council giving the illegal occupants written notice

The committee was formed by the squatters to represent them in negotiations with the council since the trouble began more than two months ago

The source said "Most residents were so outraged by this agreement that only few turned up for a report-back

meeting on the agreement at the weekend.

"Many feel betrayed, especially by that part of the agreement which says 71 families must leave by December 24. Their argument is that the committee has allowed division to set in. They feel we should all leave at the same time if we do leave, at all," she said

The source, who wished to remain anonymous, said there were already "rumblings of selling out" from some members of the community

During last week's meeting at the civic centre, a man said to be a member of the 71 families was forced to leave the hall when he delayed proceedings by asking a string of questions.

Although there seemed to be unanimity among the about 80 people in the hall that he must leave, the source said there was now widespread support in Tafelsig for the 71 families

The source, also an illegal occupant, said contractors were continuing to level the site, once earmarked for a school, where all the illegal occupants would be housed

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ARG 21/12/93

D-Day looms for Tafelsig squatters

124

ARG 22/12/93

□ Agreement to move tomorrow

CLIVE SAWYER
Municipal Reporter

TOMORROW will be a turning point in the saga of illegally occupied houses in Tafelsig.

In terms of an agreement, squatters must move tomorrow to a former school site where rudimentary services are being installed.

A key issue in a council debate on the Tafelsig issues yesterday was how temporary the squatter occupation of the school site would be.

Arthur Wienburg attacked the executive committee's handling of the affair.

Although the committee had said occupation of the site would be temporary, there was nothing in the agreement binding squatters to this.

He lashed out at exco's calling the situation "unique".

"What is unique about it?"

"There is a shortage of housing in Cape Town and South Africa.

"This was a bold attempt by people who occupied property against law and morals, and threatened anyone who came near them to do anything about it.

"Yes, they threatened violence — even more reason to uphold the rule of law.

"You got interdicts — what for? How much did you spend on legal fees?"

Clive Keegan: I did use them.

Mr Wienburg: Were people evicted or not?

When Mr Keegan jibed "Lead your troops in" to Mr Wienburg, he replied exco lacked commitment to its own policy.

Mr Wienburg said the African National Congress, which might have stepped in to end the crisis, had not done so because it was more interested in winning votes.

Housing chairman Neil Ross said Minister of Housing Louis Shill had praised the city council's handling of the situation.

He said housing in the past had caused three mini-civil wars in Cape Town.

"Housing is a magnet to people, especially when they have had to live in pondoks the whole of their lives," Mr Ross said.

He said a housing scheme announced by Mr Shill yesterday would mean 60 000 new houses for the Western Cape.

John Sonnenberg said it was a minor miracle there had been no loss of life or damage to property since the illegal occupations.

Rupert Hurly said exco should note the school site was next to the Wolfgat nature reserve.

Eulalie Stott attacked arrangements for servicing the sites.

"How can you possibly expect eight families to share one toilet? It's intolerable.

"And for 20 families to share a tap is irresponsible in the extreme," Mrs Stott said.

Mr Keegan warned that if people reneged on the deal the full force of the law would be used against them.

"We still hold eviction orders in reserve," he said.

New housing organisation for the Cape

By ROBYN CHALMERS

HOUSING Minister Louis Shill yesterday announced the formation of a Cape Metropolitan Housing Association to promote housing development in the western Cape.

Shill said the association would be formed by the end of January, following a meeting on Monday of various Cape community organisations. (24)

"The objectives of the association will be to guide and facilitate housing development in the Cape metropolitan area while implementation will be continued by existing private and public sector structures," said Shill.

The association's main responsibilities would be to:

- Formulate equitable criteria for common waiting lists and allocation of houses; and

- Facilitate greater unity and co-operation between rival housing groups.

Shill said the type of housing provided would be determined by the level of affordability of a particular community. "However, it is believed that, once a subsidy scheme, currently being negotiated with the National Housing Forum, is in place most people will qualify for at least a modest house that could be expanded as job and economic opportunities improved."

Monday's meeting was a follow-up to an earlier meeting aimed at resolving the illegal occupation of houses in Tafelsig and the development of the Cape Town metropolitan area.

Shill said the occupants had agreed to vacate the homes by tomorrow.

Tafelsig illegals renege on deal

Staff Reporter

ILLEGAL occupants of 71 City Council-owned houses in Tafelsig, Mitchell's Plain, reneged on an undertaking to be out by 5pm yesterday because structures they claim the council had promised to build for them had not been erected.

However, executive committee chairman Mr Clive Keegan

said yesterday the building of structures was not part of the deal. He said the council had discharged its obligations and expected the occupants to honour the agreement.

In terms of the deal signed by the council and the Tafelsig Action Committee (TAC), the occupants of the 72 houses would move to a nearby serviced site where they would be allowed to build structures.

TAC secretary Miss Zohswa Sam said the illegal occupants have agreed to move to the site but there was confusion about the size of the structures which measured 3m by 3m. By late yesterday they were still waiting for the structures to be erected, she said.

"People are willing to move but to proper structures in terms of the agreement."

Referring to claims by Miss Sam that structures were to have been erected, Mr Keegan said the council had offered to pay R720 per occupant to buy material for a structure.

Told that by late yesterday afternoon that the illegal occupants were still in their houses, Mr Keegan said he was not prepared to comment.

24/12/93



Tafelsig squatters decide to continue illegal occupation

ARG 24/12/93 (124)

□ Council's wooden houses are not good enough, they say

ROGER FRIEDMAN
Staff Reporter

TAFELSIG squatters have refused to move to 3m by 3m wooden shelters to be provided for them on land adjacent to the houses they are illegally occupying

Yesterday, after a lengthy delay, a prototype structure was erected but failed to meet with the squatter community's approval

The squatters were meant to have vacated 71 houses — of the more than 250 illegally occupied two months ago — by yesterday in enable legal owners to move in by Christmas

The city council was granted a final order two weeks ago in the Cape Town Supreme Court to evict most of the squatters

On Wednesday, executive committee chairman Clive Keegan warned that should the squatters renege on the deal to move, the "full force of the law" would be used

But at a meeting in Mitchell's Plain yesterday, representatives of the council agreed not to evict them forcibly — for another day at least

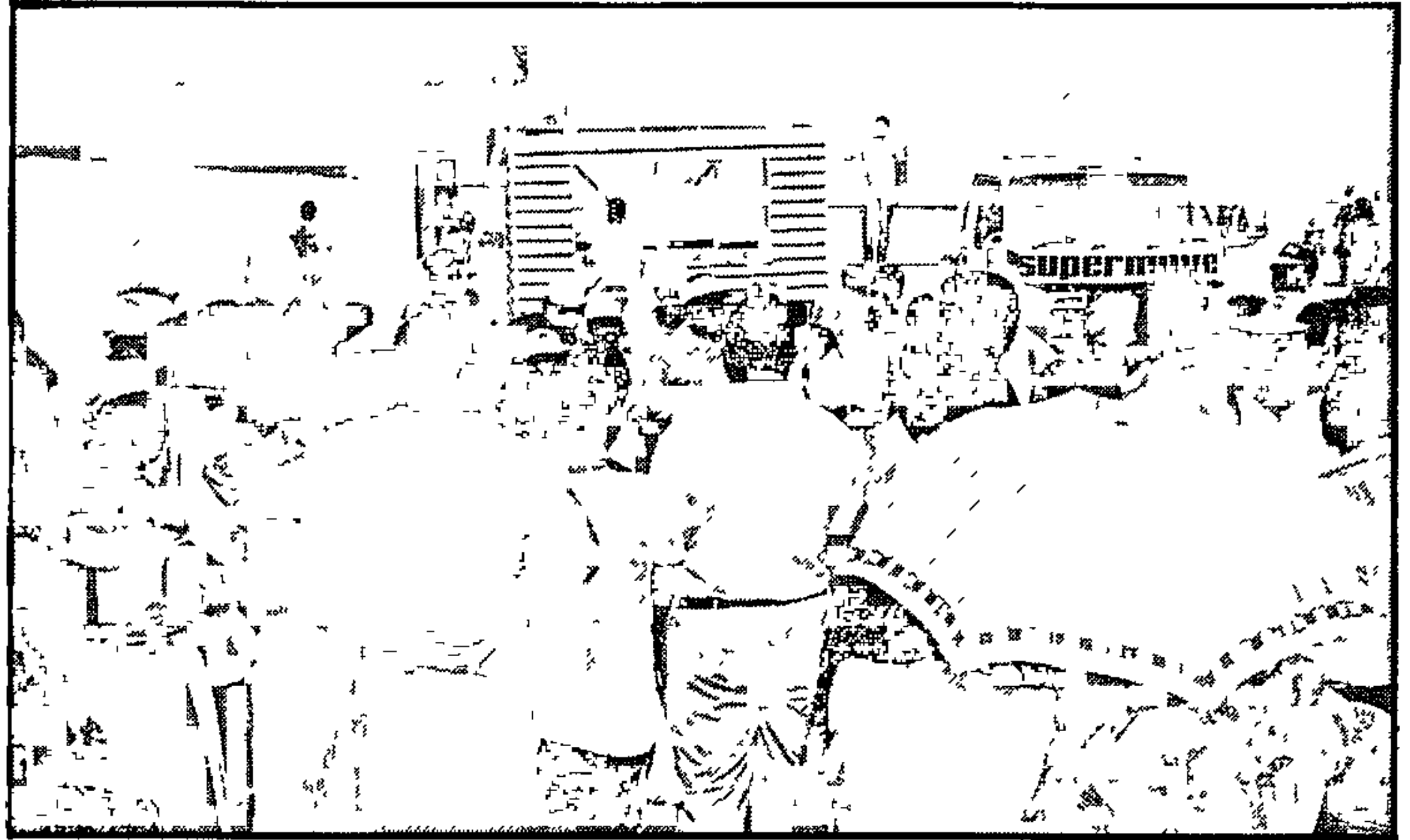
Squatter representatives laid down three conditions for their move: each house should have a door, a window and a floor

Asked to comment, an "astounded" Mr Keegan said failure to move the squatters would be "contrary to all council intentions"

Later, at a meeting of their own, the squatters said they would decide whether or not to move only after seeing the prototype structure

At 2pm the structure was erected and the squatters gathered to inspect it

After lengthy debate on its merits, Tafelsig Action Committee chairman Thandisizwe Smile said the occupants of the



Picture LEON MULLER, The Argus

GREAT DEBATE: Squatters discuss whether to accept the houses being offered them while workers dismantle the prototype behind them **Below:** The prototype house.

71 houses had agreed to move as soon as possible — but were not prepared to move into such small houses

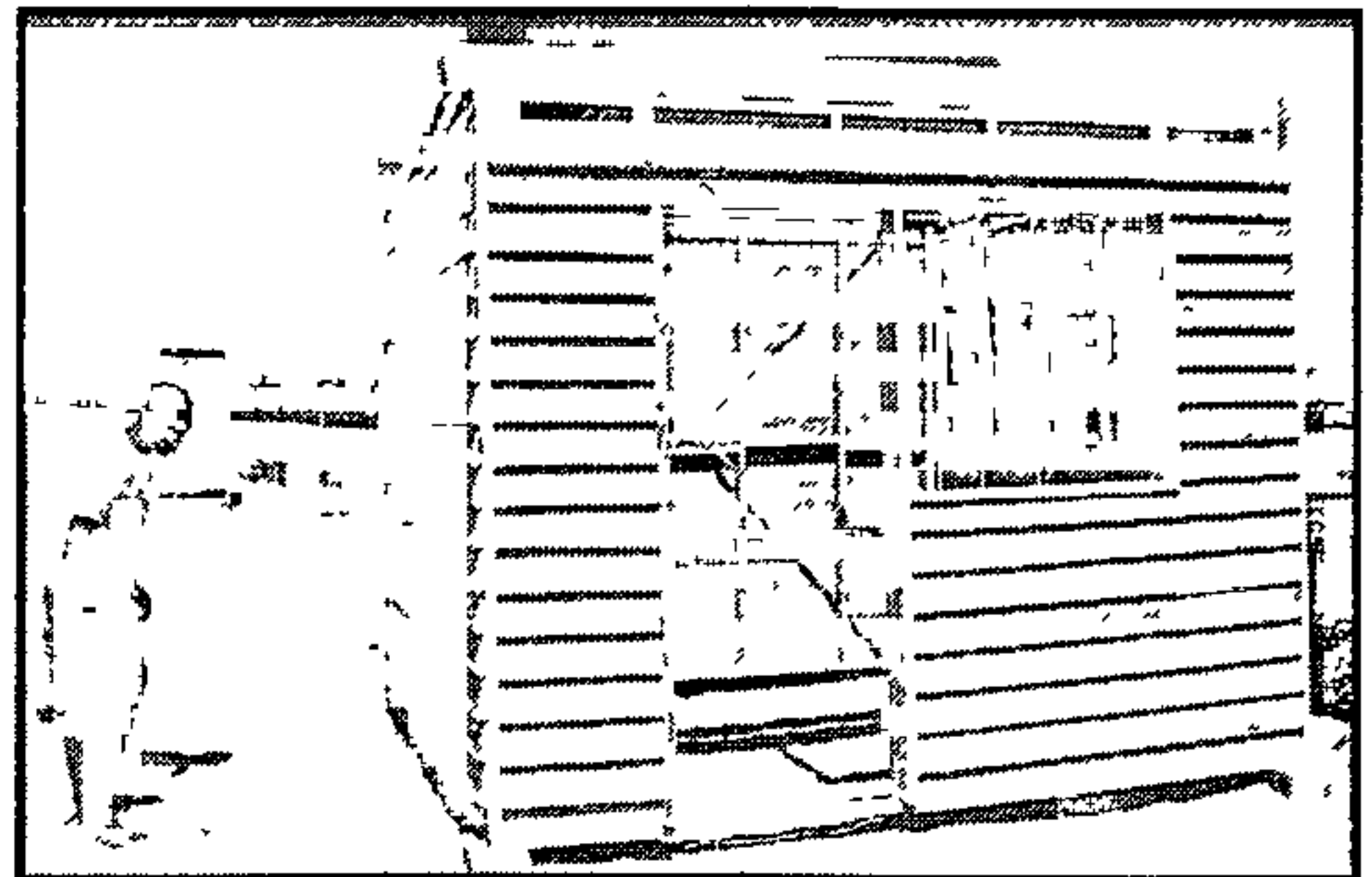
He said they were prepared to move into 6m by 3m structures provided they had a floor — even if they had no doors or windows

He accused the council of breaching the agreement saying more gravel roads were needed and there had been no consultation on the structure of the houses

Mr Smile said the ball was back in council's court and it was up to it to provide the houses

"We will wait for the council's response and then report back to the community"

Contractors dismantled the wooden house "for security rea-



sons", packed it on a truck and left the township

● A resident who was due to have moved into one of the occupied houses said he had hoped to move in by Christmas

"everything's standing by"

"I have now developed a pretty negative attitude towards these people. We've been patient. I've been on the housing waiting list since 1984"

Thornhill rates ban ends on a high note

Municipal Reporter

124

THE Thornhill Residents' Association handed over a cheque of more than R400 000 to the Cape Town City Council on Friday, as it brought its rates boycott of several months' standing to an end

Council spokesman Mr Ted Doman said yesterday that Mr Saleem Mowser had, on behalf of his organisation, given a cheque for R401 846,62 to exco chairman Mr Clive Keegan

CT 27/12/93

The rates boycott started at the height of a controversy over higher rates which many faced as the result of a new property valuations roll which started on July 1 this year. However, it was overturned on some legal points

Mr Doman said the association said it had had a lack of response from the executive committee to its concerns

Since then, he said, Mr Keegan had agreed to a meeting with the association on January 18

Dead closure:

Thornhill pays R400 000 rates

Staff Reporter

ARG 27/12/98

uations roll

(124)

THE Cape Town city council is R400 000 richer after the Thornhill Residents' Association ended its four-month rates boycott

Association members paid their council rates into a trust account during the protest over the property val-

The boycott was lifted after the Supreme Court overturned the valuation roll and after council exco chairman Clive Keegan agreed to meet the association in January. An association representative handed a cheque for R401 846,62 to Mr Keegan on Friday.

News blackout about squatters at Tafelsig

Staff Reporter

~~124~~ (124) 2/12/93
APCA
THE city council has slapped a news blackout on controversial Tafelsig after squatters there decided to stay put, in spite of an agreement with the council that they would move

The agreement between the two parties was that at least 71 houses would be vacated by 5pm last Thursday to enable the rightful owners to move in, said city executive committee chairman Clive Keegan today

Last month the council won a Supreme Court eviction order

The agreement between the parties was that of the 276 illegal occupants 71 would vacate the properties and move to a serviced site made available by the council

The rest would follow after the council had given them 14 days' notice

to move to the site, originally earmarked for a school

The council would provide each squatter with a loan of R720 building material and would service the site

But the squatters have refused to budge

Thandisile Smile, chairman of the Tafelsig Action Committee, representing the squatters, said today the squatters were outraged by statements Mr Keegan made on Radio Xhosa on Friday.

Mr Keegan had accused the squatters of breaking the agreement

Mr Smile said the squatters also felt badly about the council's failure to "stick to the agreements"

The squatters would adopt a "wait and see" attitude

Tafelsig illegal occupants 'not scared to die'

By PETER DENNEHY

FORCE would be used against anyone who tried to make them leave, the illegal occupants of about 280 council houses in Tafelsig's Area 1 said yesterday.

When asked whether belongings removed from the homes would be returned to the houses even if armed guards stood in their way,

chief negotiator for the occupiers Mr Thandiswe Smile said firearms "are not a threat any more". He added that they had "been shot at by police and we are not scared to die".

City council executive committee chairman Mr Clive Keegan said yesterday there would be no further comment to the media on the

issue, "until the matter has finally been brought to a head".

Commenting on Mr Keegan's statement last week that the full force of the law would be brought to bear on the occupiers in the event of a written agreement to move being breached, councillor Mr Arthur Wienburg said yesterday: "I want to know for how long

Mr Keegan and his committee are going to talk tough and act weak."

Mr Smile said the group of 71 had not moved on December 23, as had been required in the agreement, because the council had breached "a verbal agreement that was related to the written one".

The council had indicated verbally that the occupiers would

have wooden shacks to go to, but on the 23rd it only had 40 shacks ready to be erected instead of 71 shacks, he said (24) (35)

Mr Smile said he doubted the Mitchells Plain police could be used to evict the occupiers, because "as I see it, they are people's police. Maybe they can use conservatives from other areas"

C1728/12/93

