

HOUSING & HOSTELS — CAPE

1995

JUNE — OCT.

THOUSANDS OWED IN RENT, SERVICE PAYMENTS

Councillors' debt shock

(124)

CT 16/95

Exclusive COUNCILLORS who are in arrears on their service payments say the disclosure is "a blatant attack on individuals". **PETER DENNEHY** and **WILLEM STEENKAMP** report.

A SECRET source has disclosed that six Cape Town city councillors collectively owe the council more than R28 000 in arrear payments for rent, electricity and water. This week the council publicly threw its weight behind the Masakhane (Let us build for each other) campaign to get everyone to pay their municipal services bills.

The six are Mr Riedewaan Isaacs of the Africa Muslim Party, who owes R8 781 in rent, R568 for electricity, and R100 for water, Ms Faldela de Vries of Sanco, who owes R2 269 in rent and R310 for electricity, Mr George Rosenberg of Cahac who owes R2 914 in rent, R770 for electricity and R600 for water; Ms Dorothy Campher of Cosatu who owes R5 637 in rent, R3 261 for electricity, and R598 for water; Ms Carol Jackson of Cahac who owes R956 in rent, R356 for electricity and R395 for water, and Ms Washiela Baker of the Inkatha Freedom Party, who owes R407 in rent, R369 for electricity and R414 for water.

SA National Civics Organisation (Sanco) councillor Ms De Vries said yesterday the leaking of her arrears was in conflict with her constitutional right to privacy and vowed to write immediately to the council's exco.

Restitution

"The issue is not who didn't pay or why not, but who made the information available to the press," she said.

African Muslim Party councillor Mr Riedewaan Isaacs confirmed that he and other councillors were in debt but said they were "making good on their arrears".

"Restitution is being made," he said.

Mr Isaacs pointed out that "there are more than just councillors in arrears", and that residents of well-off areas also owed the council large sums of money.

"This seems to be a blatant attack on individuals rather than arrears per se," he said.

He added the debts had not been incurred while the councillors were in office, but during the apartheid years when many councillors were "permanently unemployed" and when bills were not paid for political reasons.

Ms Jackson said she had run up the arrears when unemployed and had now arranged to pay them off.

"I do believe in Masakhane, I support it fully. I always knew I would pay, but my children did not even have shoes, and they were my first concern."

Mr George van Schalkwyk, deputy city treasurer in charge of income, said "The information you have is privileged. It was removed from council premises under false pretences. You are not entitled to it, it's a leak."

"It will contravene the individual rights of people if it is published. It violates their right of privacy. The municipal ordinance prohibits disclosure of that information."

He added South Africa was in a transitional phase between "non-payment culture and Masakhane culture", and debts could not be wiped out overnight. Councillors were being very responsible in regard to their own arrears.

'Unfortunate'

Mr Van Schalkwyk refused to confirm the information leaked to the press.

Exco chairwoman Ms Nomaindia Mfeketo, whose own record is clean, said it was unfortunate that the Masakhane campaign was being mixed up with "a media campaign about elections".

She had a problem with focusing on individuals, especially those who had been earning very little or even nothing, she said.

The Cape Times understands that councillors were recently advised to get their own accounts in order, though this could not be confirmed. The Local Government Transition Act says people who are more than three months in arrears may not be nominated as candidates in the forthcoming local elections.

● According to Cape Times files, city councillors now get monthly allowances of R2 011 a month, while members of the executive committee like Mr Isaacs and Ms Campher get an additional R4 214 a month. New councillors have been serving officially since February 1 this year, although their first allowance payment was made a month or more after that.

Arrears: Pay
won't be docked
ET 2/6/95

COUNCILLORS who are in arrears on their service payments will not have their allowances docked, council spokesman Mr Ted Doman said yesterday.

The Cape Times revealed yesterday that six councillors collectively owe the council R28 000 in water, electricity and rent arrears.

Nominated transitional councillors were not in danger of losing their seats — until nomination time for the local elections.

Staff Reporter, Sapa

Leak of councillor arrears probed

□ Six exco members owe thousands for rent, electricity and water

ARG 2/6/95 (124D)

Municipal Reporter

THE Cape Town City Council is investigating a leak of information from its credit department which showed at least six councillors were heavily in arrears for rent, electricity and water.

The six are Riedewaan Isaacs (African Muslim Party), Faldela de Vries (SA National Civics Organisation), George Rosenberg (Cape Areas Housing Action Committee), Dorothy Campher (Cosatu), Carol Jackson (Cape Areas Housing Action Committee), and Washela Baker (Inkatha Freedom Party).

Mr Isaacs and Ms Campher are members of the city's executive committee.

The council has declined to confirm the amounts of money owed by the councillors, but according to the information leaked to the press, they range from R8 781,63 to R407,38 for rental arrears, R9 271,16 to R310,83 for electricity, and R598,51 to R138,55 for water arrears. The total is more than R28 000.

Assistant city treasurer, George van Schalkwyk, said detailed information had been removed from an office "fraudulently and without authority".

Mr Van Schalkwyk said where councillors were in arrears they would be treated in the same way as any other citizen and normal credit procedures would apply.



R20M-A-YEAR CAMPAIGN

Two-cent water levy may help save supply

CTS/b/95

(124)

ALIEN PLANTS such as pines use up vast amounts of water and could cost Cape Town 30% of its water supply, says a CSIR expert. **MELANIE GOSLING** reports.

THE Department of Water Affairs may impose a 2c levy on every cubic metre of water used by consumers to help pay for the R20-million-a-year project to eradicate alien vegetation in mountain catchment areas

This was proposed by the Water Affairs managing engineer for planning, Mr Claus Triebel, when key policymakers in the city met on Friday to discuss the Western Cape's critical water supplies

Dr Brian van Wilgen of the CSIR's Forestek division said that unlike indigenous fynbos, alien plants such as pines used up vast

amounts of water and were likely to reduce the water supply to Cape Town by 30%

"We already have our backs to the wall — there is not enough water to sustain the economic growth of the region," Dr Van Wilgen said

"If we put money into eradication now, we could bring the alien invasion under control within 10 years at a cost of R20 million a year," he said

Regional Minister of Finance Mr Kobus Meiring said R1,5m had been spent on alien plant eradication in 1990/91 and only R1,9m

last year

"Cape Nature Conservation had to suspend nearly all alien vegetation control in the last part of 1994," Mr Meiring said.

Water Affairs Minister Professor Kader Asmal urged the provincial authorities to apply for RDP funding to help fund alien eradication programmes

"The removal of invasive plants is an RDP matter because water is central to the RDP," he said.

The population of greater Cape Town would increase from 2,2m to 6,2m by 2020, Dr John Hanks, chief of the World Wide Fund for Nature in SA, said

"As it grows so the demand for water will increase and the demand will outstrip the supply"

Task force formed to sort out bond payments

Municipal Staff

A TASK force to normalise mortgage bond payments has been set up after differences were resolved between the SA National Civics Organisation (Sanco) and Khayaletu Home Loans

Khayaletu Home Loans, a subsidiary of the SA Housing Trust, built houses in areas across the country but people who moved in refused to pay, saying the houses were not up to standard

The communities owe the trust more than R165 million but after months of negotiations the National Joint Task Force was established to manage the process of resolving the

ARG 6/6/95 (124)
differences and getting communities to pay

Community leaders must submit problems, ranging from non-payment of instalments on mortgage bonds to remuneration for product defects, to the task force which will find solutions

The task force will also train community members as facilitators and monitors

Sandi Mgidlana, Sanco members and co-chairman of the task force, said that without people paying their housing loan instalments and rates and service charges, more than two million families in South Africa would not get homes

"Financial institutions have all but stopped granting loans resulting in no new homes being built for the homeless"

He said while Sanco acknowledged the historical reasons for the boycotts — hastening democracy — this had largely been achieved and rectifying defects in houses had started

"This initiative is of national importance in our quest to build a strong economy, where people are employed and adequately housed, and the process will go a long way towards supporting the government's Operation Masakhane," Mr Mgidlana said

HOUSING & HOSTELS - W. CAPE

1995

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High costs 'curb cheap homes' (124)

CHRISTINA BEATTY

THE cost of bridging finance is crippling attempts to provide low-cost housing in the Western Cape, the chairman of Communicare, Mr Herman Fourie, said yesterday.

The government needed to rethink its policy, he added.

Communicare is a major non-profit housing development company.

"State policy dictates that housing subsidies be paid to homeowners only once transfer has taken place," said Mr Fourie.

"This means developers have to foot the bill until construction is completed."

The capital subsidy scheme allowed little more than a serviced site to be provided. The cost to the developer of bridging finance, which inevitably had to be passed on to the end-user, meant there was even less of the subsidy left for building on the site.

It had taken Communicare a year to get through the red tape in gaining approval for its application

CT 11/11/95

to build low-cost housing in the Masphumelele project in Noordhoek, Mr Fourie said. It would be another six months before building would start.

Last year Communicare completed only 160 houses.

"With the housing shortage of 167 700 units in the Western Cape, it would take 33 construction companies the size of Murray and Roberts to cope with the backlog of 34 000 units a year for five years, plus the additional 54 000 families who will require housing over the same period," Mr Fourie said.

The government's housing subsidy of between R12 000 and R17 000 a home could not provide the four-bedroomed house that many expected, he said.

"It is not the responsibility of the government alone to provide affordable housing — homeowners need to accept their responsibility as borrowers."

Citizens needed to be educated to honour their commitments, Mr Fourie said.

Rand story takes residents for a ride

MG 38-9/11/95 (124)

Rehana Rossouw

It really was a terrific urban legend. It went like this. If residents of Mitchells Plain paid R1 towards their arrears, the balance on their service accounts would be scrapped.

So strong was the legend that Cape Town's city council offices had to be shut down as thousands rushed to join queues to pay their R1.

Georgina September, of Lentegur, queued for four-and-a-half hours on Friday. "My legs were stiff and sore, but it was worth it. I owe the council R380 and it was worth waiting to pay R1 instead."

September's neighbour told her of the city council's generous offer and she rushed to join the queue, clutching her rates account. She said her

receipt was the only proof she had that the offer was genuine. "They wouldn't have taken my money and given me a receipt if it wasn't true."

"Of course we gave them receipts," said council spokesman Ted Doman. "We aren't thieves, if people pay we record their payment." Doman said between Thursday and Monday when the council finally managed to squash the rumour, more than 14 000 people had paid R1 towards their arrears. "We had to close our offices in Beacon Valley on Saturday morning. The queue was long already when the staff arrived and they decided there would be murder if they didn't take all those rands. People must understand that if they have paid R1 they will still owe their full arrears, nothing has changed," Doman said.

(Doman said the council would not refund the R1 paid towards arrears.)

LARGE AREAS OF BUSH CLEARED

RDP serviced sites for 40 000 families

CT 7/11/95

(124)

THE INTEGRATED SERVICED LAND PROJECT, beginning to hand over serviced sites, will eventually provide homes for thousands of families. **ANEZ SALIE** reports.

THE desire by thousands of the Peninsula's poor to have a place to call their own is a step nearer realisation as a basic part of the RDP takes root in coloured and black areas

Before the next winter rains many should have a roof of their own over their heads, and eventually some 40 000 households will benefit to the tune of R1,2 billion

Large tracts of bush have been cleared and earthworks have just been completed. Now the provision of civil services can begin, after which serviced sites can be handed over

A subsidy of R15 000 for those earning less than R800 a month is available to pay for the sites and for a basic top-structure

The Integrated Serviced Land Project is a presidential project of the RDP. It kicked off at the end of 1994 as a joint effort between government (central, provincial and local) and communities

The beneficiaries, according to Ms Lorelle Bell, communications manager of consultants Holistic

Settlements, are those denied proper housing by apartheid and the socio-economics it spawned

For instance, no houses had been built for the Western Cape's Africans by the NP government since the '60s, because it was officially a Coloured Labour Preferential Area

"Gross overcrowding exists in all townships and informal settlements. Extended families, as well as several families sharing one house is common. Backyards without lean-tos are rare

Upgrading

"It is all those people, who may not be accommodated in upgraded projects where they now live because of sheer numbers, or because they cannot afford to, who will find a place for themselves in Greenfields"

Greenfields is a collection of formerly bushy sites near Delft, Mitchells Plain, the townships and Crossroads

Ms Bell's company has been

contracted by the RDP national office to facilitate the implementation of the project

She said about 8 000 serviced sites have been delivered so far, in the first stage of the incremental housing process. Construction of earthworks on over 3 000 sites in Weltevreden Valley (bordered by the R300 and Vanguard Drive) has been completed and tenders have been accepted for infrastructure on Phase 1 and 2 of these sites. The contract for bulk services for the whole area has also been awarded

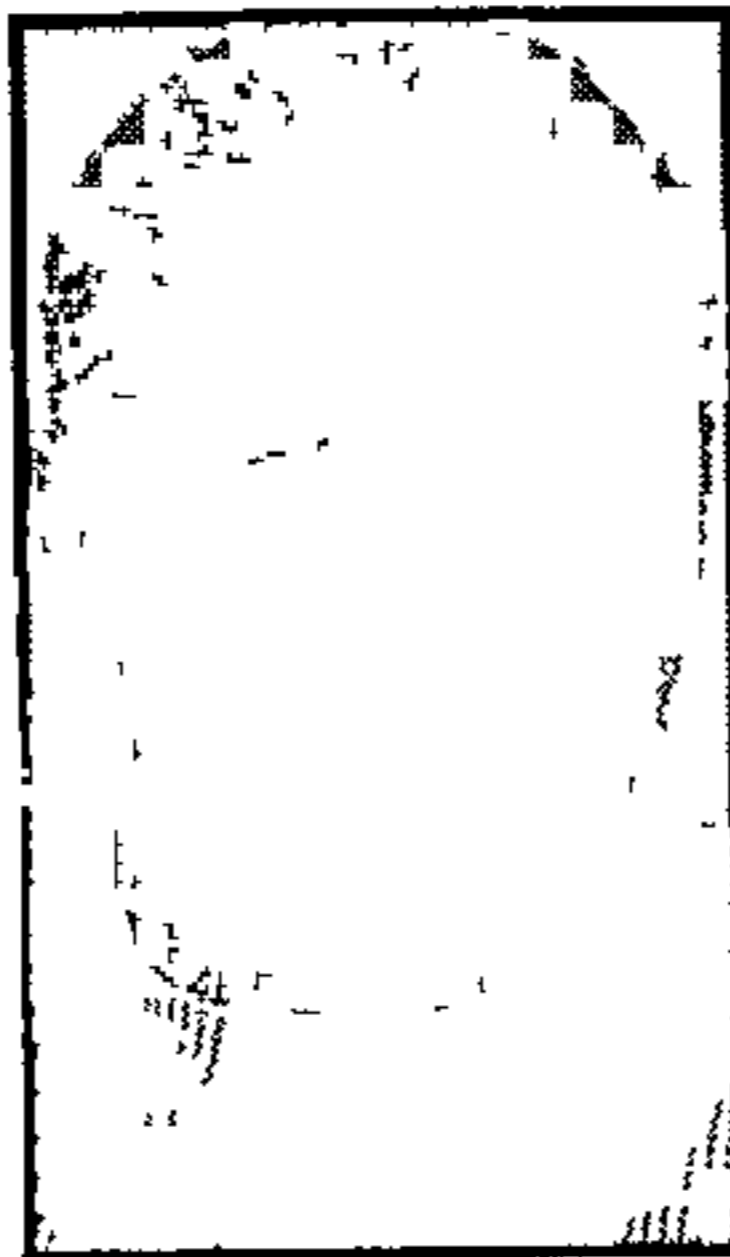
Ms Bell's colleague Mr Mbuyi Nombembe said earthworks on 12 000 sites in southern Delft were progressing well, to the extent that tenders had already been awarded for infrastructure on the first two phases for some 2 000 families, which should be ready by June 1996

Mr Nombembe said these families were all meant to be coloureds, as decreed by the previous government

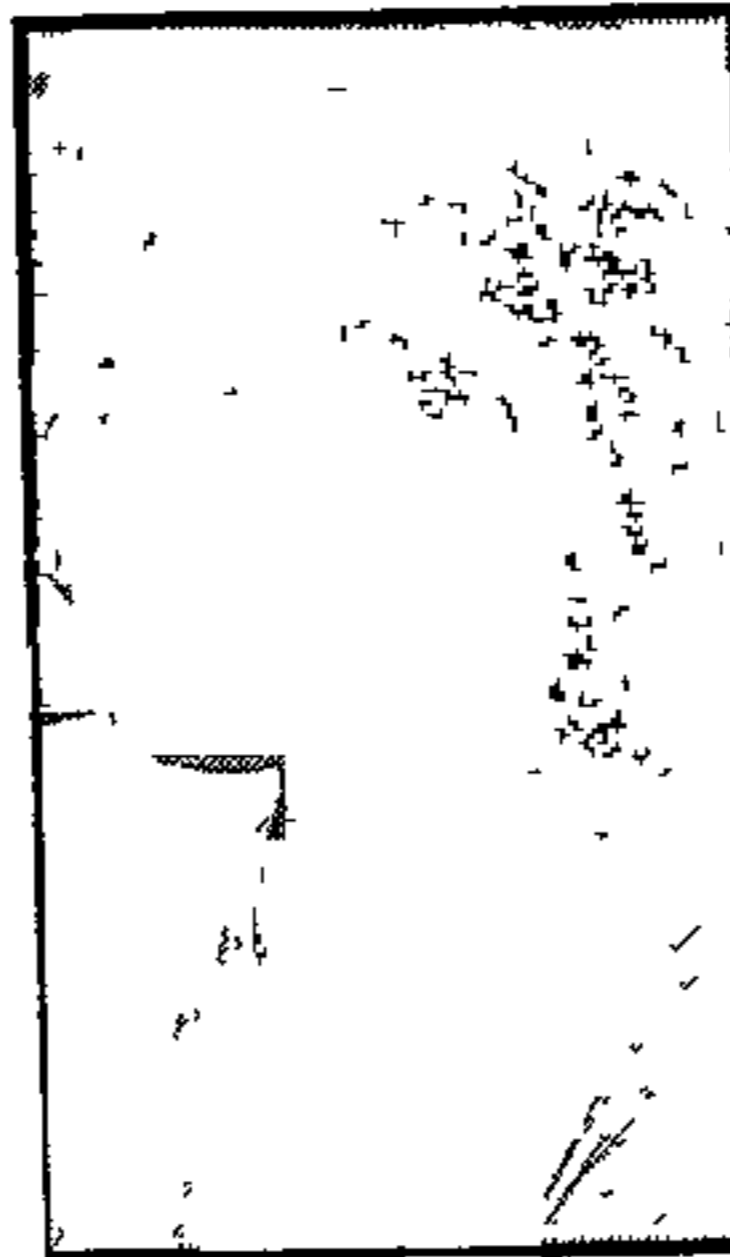
"Now that we have democracy, we all want to do things in a non-racial way," he says, "which is why it was decided that half the 2 000 sites would go to coloureds and the other half to blacks, or whoever else is very poor"



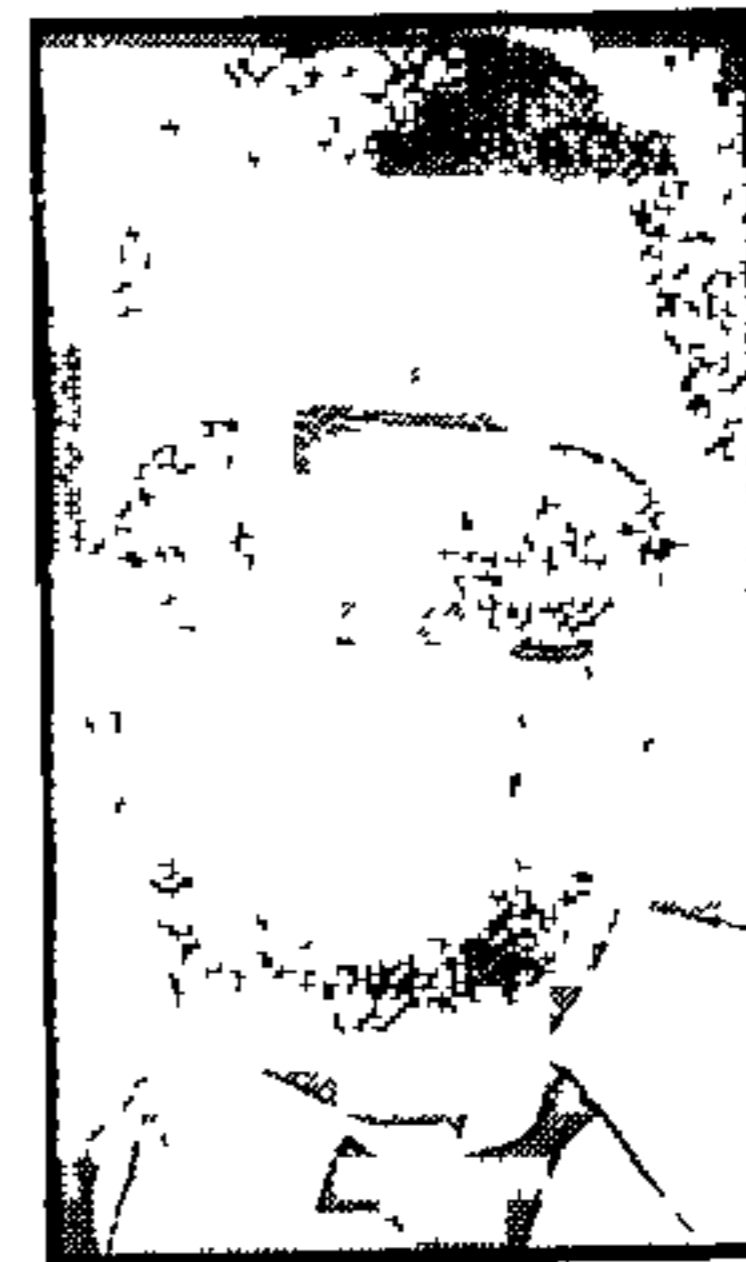
Nolakhe Magadla



Mthuthuzeli Kapa



Nokuthula Rhole



Thabiso Thunzi

Consult before we'll pay says Khayelitsha

ARG 8/11/95 (124)
 Present charges are 'simply a proposal' — Sanco

SABATA NGCAI
 Staff Reporter

KHAYELITSHA residents have demanded that the Lingelethu West Town Council consult them before levies for services are decided.

The demand follows an announcement on Monday that residents would not pay for services until 1999 because of dissatisfaction over the amounts charged.

It also comes just months after Khayelitsha was hailed as a model community when residents started paying for services to show their commitment to the Masakhane campaign.

Yesterday, the residents' demand that they be consulted about charges was echoed by the South African National Civics Organisation (Sanco), which said the current charges were simply a "proposal" by the council and would be taken to the community.

But, Khayelitsha mayor Vuyani Ngcuka claimed consultation "has taken place with all community organisations and the matter has been agreed to".

The residents want to pay a monthly R15 flat rate across the board as opposed to the council's

demand of R50 for bond houses, R40 for rented core-houses, and between R10 and R25 for the squatter areas.

Mr Ngcuka said the service charges agreed on were "not only affordable, but they will help to improve the quality of services in the township".

He said "the Khayelitsha people have spoken", and sounded a warning that any attempts by "a clique to incite them (the people) not to pay their service charges will not succeed".

Residents interviewed by The Argus yesterday in the township insisted there should be consultation with the people before a decision was taken on any matters affecting them.

"If the council get people's views, there will be no conflict," said Thabiso Thunzi, of Mandalay, said.

"Many people are not employed and any decisions taken must include their input."

"I do not mind because I am working and I can afford to pay. I am just concerned about the unemployed who are required to pay high service charges."

Residents who make a living by selling goods on the streets

said they had not started paying the service charges and there was no hope they would do so because they were not employed.

"I have no money. How can I pay?" said Nokuthula Rhole, who makes a living selling ice-cream on the streets.

People in Site B said they were paying because they were promised houses by the council.

Nolakhe Magadla said she had been paying R20 for service charges since the beginning of the month.

"The council promised us houses if we paid," she said.

Sanco confirmed that it had heard "rumours" that some people were not satisfied with the service charges.

Sanco spokesman Mthuthuzeli Kapa said that as far as he was concerned the decision was not final.

"We are in the process of going to the community to sell the council's proposal on the payment of service charges," Mr Kapa said.

"When we come back we will sit down and assess the response of the people before we take it back to the council."

NO COLLAPSE FOR MASAKHANE CAMPAIGN

Khayelitsha leaders rebuff media claims

KHAYELITSHA LEADERS have produced statistics to show that the Masakhane Campaign, far from collapsing, is actually gaining in community support. **ANEEZ SALIE** reports.

KHAYELITSHA's civic, political and business leadership has rejected media charges that the Masakhane Campaign is on the verge of collapse in the sprawling township, and has produced statistics to prove the point.

Khayelitsha mayor Mr Vuyani Ngcuka said the campaign had taken a while to get going, but was not in trouble.

"On the contrary, it has received the support of the overwhelming majority of residents, as well as all their organisations. We are amazed, we do not know where these reports come from."

Acting town clerk of the Lin-

gelethu West Town Council, Mr Johan Basson, said in August — the first month of the Masakhane Campaign — residents had paid R60 122,76, which tripled in September to R181 816,48 and doubled in October to R375 783, 85.

Because everyone paid the same flat rate, Mr Basson said, it could be concluded that more than six times as many residents were paying up than when the campaign kicked off.

Mr Ngcuka said there was only one pocket of resistance to Masakhane (Let us Build Together) in Khayelitsha — "from H Section, which does not represent even five

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percent of the population"

According to the reports, residents were unhappy the fixed service charge fee was higher than in surrounding areas and would consequently boycott next year's vital local government elections.

Residents were apparently also unhappy they had resumed paying for services yet their township remained unserved.

Mr Ngcuka said it had been a hard struggle to get residents to pay for services. "We had to break a culture of resistance. Now this."

His sentiments were echoed by ANC spokesperson Mr Thando Zwababa, Khayelitsha Business Association's Mr Victor Mbauli and chairperson of the Khayelitsha Development Forum, the Rev Otto Ntshanyana.

COUNCIL TO VOTE ON ARREARS

MOVE TO SCRAP MITCHELLS PLAIN DEBT

THE CITY COUNCIL executive committee yesterday voted to scrap water, sewage and waste removal arrears in Mitchells Plain. **DAN SIMON** reports.

AT LEAST R11,5 million in arrears owed by Mitchells Plain residents is to be scrapped, the Cape Town City Council's executive committee decided yesterday.

The scrapping of the arrears, which applies only to water charges up to January 31 last year, needs to be approved and ratified by a full council meeting and could lead to intense debate.

Exco also voted to scrap sewerage and refuse removal arrears, but these form part of the rates bill and must still be calculated.

It was estimated that between 60 000 and 70 000 accounts would have to be investigated to proportion the rates account.

The move does not include writing off the suburb's electricity, rents, rates and council house instalments' arrears.

The decision to scrap the arrears was taken during a special meeting between exco and the Scrap All Arrears Committee (SAAC) of Mitchells Plain yesterday afternoon. The meeting was the second since September

279/11/95 (124)
Earlier, several hundred Mitchells Plain residents marched to the civic centre where a SAAC delegation led by arrears campaign coordinator Mr Jeremia Thuynsman handed over a memorandum to exco chairman Mrs Nomaandia Mfeketo.

SAAC demanded a "freeze on all arrears" accumulated from February last year to the end of last month until a "lasting solution" to the arrears dispute was negotiated.

SAAC also demanded that the council stop issuing eviction orders and withdraw "all court orders" against residents in arrears with their rates and rentals.

Confiscated furniture was to be returned by the sheriff of the court and all capitalised interest generated on all arrears accumulated from February 1 be scrapped.

Councillor Mr Hanief Tiseker said the City Council had to take a "political decision" and scrap some arrears to coax people to start paying on other outstanding arrears.

Councillors first voted against a motion by Mr Leon Markovitz that arrears be scrapped on condition that the government provided funds to cover the city's loss.

Exco members then voted eight to six in favour of scrapping the water, sewage and refuse removal arrears before adopting a motion to put on hold any further legal actions pending on all outstanding arrears until they met with SAAC on Tuesday.

Housing project could ease Cape building crisis

By MAGGIE ROWLEY

Cape Town— The Western Cape Cabinet was urged yesterday to step up housing delivery and spearhead a R100 million low-cost housing project near Delft as a first step to easing the crisis facing the province's civil engineering and construction industries

The recommendation was put forward by a task group formed by representatives of seven organisations in

the construction and civil engineering industries, and senior officials in the departments of housing, public works and economic affairs

Graham Power, the outgoing president of the South African Federation of Engineering Contractors, said regional employment levels in the civil engineering industry had plummeted 16 percent this year, accounting for most of the 2 percent decline in national employment levels for the industry

CT(BR) 9/11/95 (124)
He said that between January and June this year, the value of projects put out was R120 million, representing 25 percent of the value of work in hand during the same period last year

Power said that unlike most of the other provinces the construction and civil engineering industries in the Western Cape had not had the benefit of large capital-intensive projects and was highly dependent on the housing programme

Exco yes to arrears write-off

ARG 9/11/95 (124)
□ Decision worth R11 million

JERMAINE CRAIG and ANDREA WEISS
Staff Reporters

THE executive committee of the Cape Town City Council has agreed in principle to scrap all service-charge arrears until January 1994

The decision is likely to cost the city in excess of R11 million

The write-off will apply to water, sewerage and refuse removal charges levied before the end of January last year.

The decision is a major shift in policy for the council which has until now refused to give in to demands for arrears write-offs until central government puts up the money.

A motion tabled yesterday by Hanief Tiseker of the African National Congress, and seconded by Riedewaan Isaacs of the African Muslim Party, was carried by eight votes to six, at a meeting attended by the Mitchell's Plain Scrap All Arrears Committee.

Members of the National Party and Democratic Party opposed the motion.

Mr Tiseker said that Paarl town council had decided to scrap arrears and Cape Town should follow suit.

He said the decision would not mean dipping into reserves, but only that a bad debt would be written off.

If the council did not go this route, it would find itself in a deadlock situation, he warned. Conversely, if it came into line with the government's directive, it would be in a position to start encouraging people to pay for services.

The executive committee meeting followed a march through the streets of the city by about 200 supporters of

the Mitchell's Plain Scrap All Arrears Committee to the Cape Town Civic Centre.

Theresa Solomon, ANC member and deputy mayor of Cape Town, led the march and also joined their delegation during the meeting with the executive committee.

For the past two months, the arrears committee have waged a campaign to have arrears scrapped through a series of public and area meetings in Mitchell's Plain.

In September, the committee also decided to pay only R1 towards their council accounts, a move which was supported by thousands of residents in the area and which caused chaos at council payment offices

This led the council to place advertisements signed by town clerk Keith Nicol in local newspapers telling people that their arrears had not been written off.

"Residents must understand that if they have paid one rand, they will still owe the balance of their arrears," the council advertisements stated

"Council does not write off arrears."

The executive committee decision will still have to be debated before the full council, and the details of how the write-off will be executed still have to be agreed on

At this stage, council officials only know that R11 million for water is in line for the write-off, but they have indicated that they will have to make extensive calculations to work out what was owed for sewerage and refuse removal as these services are not reflected separately on rates accounts.

Housing: Get off your backsides, council told

ARG 9/11/95

(124)

JOSEPH ARANES
Municipal Staff

THE Cape Town City Council had a right and a duty to provide houses for low-income earners and should not "sit on their backsides", councillor Neil Ross told the municipality's housing committee

An irate Mr Ross was reacting to comments to the committee by assistant city treasurer Mike Shaw that the council should exercise the utmost caution when embarking on social development issues, like the provision of new rental housing

Mr Shaw said the high level of rental arrears, now R20 million owed by just over 14 000 tenants, indicated the risk involved in providing more rental stock

"We need to take tough action against existing tenants and reverse this culture of non-payment, which is spreading like an uncontrollable cancer. Most other cities are no longer providing rental housing stock and the private sector and banks are slowly moving away from financing low-cost housing

"It is financially disastrous to invest vast sums of money in a project that has no hope of surviving because tenants either cannot afford or simply won't pay

"Building new rental stock will not solve the problem of non-payment but could simply create further headaches for the council and it is therefore imperative that the current position be reversed as a matter of urgency before embarking on new rental projects"

Mr Shaw said that if the council decided to pursue the rental option the scheme should be developed with strict criteria

Reacting to his comments, Mr Ross

said it was easy to find reasons not to build low-cost houses.

"The private sector won't do it because there is not profit to be made and the government is providing people with a piece of land and very little else.

"While we need to take a decision about rental arrears, we have a duty and a right to provide houses and must be imaginative, or we can sit on our backsides and become prophets of gloom and doom

"People need houses and we have R50 million in the social development fund to provide low-income people with housing. We need to make this political decision to get us out of this inertia and move forward and give the people some hope."

John Miranda said the council's present housing policy, of developing home ownership schemes, favoured the rich and middle class as they were the only people who could afford to make the bond and rates repayments

"A lot of the people cannot afford these high costs and it is time the council goes back to providing rental housing units for the poor."

The committee accepted a recommendation by the city planner's department that R10 million of the social development fund be used to start a pilot rental housing scheme

Hans Smit, director of project management services, said the idea behind the project would be to build about 300 houses, at a cost of R50 000 each, in a specific area and monitor the outcome.

He said the pilot project should become a national model.

The recommendation will be forwarded to the council's executive committee for its approval.

Not all councillors agree about proposals for housing project

(124) ARG 9/11/95

Municipal Staff

ALMOST two years after the Cape Town City Council decided to build houses on a vacant site in Bonteheuwel, a developer has presented the housing committee with proposals and plans for the development

But not all the councillors, especially ANC-aligned ones staying in the area, were happy.

Edward Beukes, managing director of Small Builders Development, outlined his plans for the construction of 165 houses in the area and presented the committee with an agreement, which in terms of the reconstruction and development programme must be signed by all the relevant role-players.

After completing his presentation, committee member John Miranda questioned the validity of the agreement saying a number of people who signed the document either did not belong to the organisations next to their names or did not stay in the area

He said a number of other community organisations were not represented.

Committee co-chairman Charles Jacobs said while the committee accepted the presentation in principle, Mr Beukes needed to go back to the community and get their full support for the project before the committee could make a decision

"But we must not allow the political infighting between the different political parties to deny people a chance to own a home or to let them wait longer for one."

● Cape Town City Council flats in Kalk Bay will finally be sold to the residents more than five years after the council started a process.

This will be the first time that council flats will be sold to low-income families

The prices of the flats will range between R12 000 and R15 000 depending on the size and will be subject to a R7 500 government discount.

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He said the decision would not mean dipping into reserves, but only that a bad debt would be written off.

If the council did not go this route, it would find itself in a deadlock situation, he warned. Conversely, if it came into line with the government's directive, it would be in a position to start encouraging people to pay for services.

The executive committee meeting followed a march through the streets of the city by about 200 supporters of

the Mitchell's Plain Scrap All Arrears Committee to the Cape Town Civic Centre.

Theresa Solomon, ANC member and deputy mayor of Cape Town, led the march and also joined their delegation during the meeting with the executive committee.

For the past two months, the arrears committee have waged a campaign to have arrears scrapped through a series of public and area meetings in Mitchell's Plain.

In September, the committee also decided to pay only R1 towards their council accounts, a move which was supported by thousands of residents in the area and which caused chaos at council payment offices.

This led the council to place advertisements signed by town clerk Keith Nicol in local newspapers telling people that their arrears had not been written off.

"Residents must understand that if they have paid one rand, they will still owe the balance of their arrears," the council advertisements stated.

"Council does not write off arrears."

The executive committee decision will still have to be debated before the full council, and the details of how the write-off will be executed still have to be agreed on.

At this stage, council officials only know that R11 million for water is in line for the write-off, but they have indicated that they will have to make extensive calculations to work out what was owed for sewerage and refuse removal as these services are not reflected separately on rates accounts.

Not all councillors agree about proposals for housing project

(124) ARG 9/11/95

Municipal Staff

ALMOST two years after the Cape Town City Council decided to build houses on a vacant site in Bonteheuwel, a developer has presented the housing committee with proposals and plans for the development.

But not all the councillors, especially ANC-aligned ones staying in the area, were happy.

Edward Beukes, managing director of Small Builders Development, outlined his plans for the construction of 165 houses in the area and presented the committee with an agreement, which in terms of the reconstruction and development programme must be signed by all the relevant role-players.

After completing his presentation, committee member John Miranda questioned the validity of the agreement saying a number of people who signed the document either did not belong to the organisations next to their names or did not stay in the area.

He said a number of other community organisations were not represented

Committee co-chairman Charles Jacobs said while the committee accepted the presentation in principle, Mr Beukes needed to go back to the community and get their full support for the project before the committee could make a decision.

"But we must not allow the political infighting between the different political parties to deny people a chance to own a home or to let them wait longer for one."

● Cape Town City Council flats in Kalk Bay will finally be sold to the residents more than five years after the council started a process.

This will be the first time that council flats will be sold to low-income families

The prices of the flats will range between R12 000 and R15 000 depending on the size and will be subject to a R7 500 government discount.

DECISION REFERRED BACK TO EXCO

Scrap arrears meeting abandoned

THE DECISION on scrapping arrears payments in Mitchells Plain was referred back to exco after protesters disrupted a meeting with the committee. **ANEEZ SALIE** reports.

A MEETING Between the Cape Town City Council and the Scrap All Arrears Committee (SAAC) to discuss the scrapping of municipal arrears in Mitchells Plain was abandoned yesterday when the rival United

Community Organisation burst in to protest against their exclusion. Exco has taken a decision to scrap R11 million arrears in water, sewerage and refuse removal and has referred the issue to the council for a decision by the end of the

month. At yesterday's meeting, the council was to discuss how to implement the write-off.

"We really did not know who was who," said City Council spokesman Mr Ted Doman. "After a while it became apparent that no discussions could take place."

The meeting was cancelled before it could even start when the United Community Organisation,

angry at being left out of the discussions and demanding their right to be heard, arrived and refused to budge.

The United Community Organisation were not invited to the meeting, Mr Doman said.

A moratorium on evictions, due to expire yesterday, and which would have been a major item on yesterday's agenda, has been

extended until tomorrow as the issue has now been referred back to exco for discussion.

Exco in a recent meeting with the SAAC agreed in principle to scrap arrears on water, sewage and waste removal up to the end of last year. Further demands to write off all monies owed to council, including rents and rates, were to be heard at yesterday's meeting.

(124) of 15/1/1995

Demand grows to scrap arrears

Municipal Report (124) ARG 17/11/95
OPERATION Masakhane has not made any significant impact on the Cape Town City Council's debt

Instead, demands are growing for the council to scrap arrears

This was reported to the executive committee of the council in a joint document signed by the city administrator, city treasurer, city electrical engineer and the city engineer.

"It is still too early to evaluate the response of Masakhane, but there appears to be no indication to-date of any significant contribution towards improving the council's debt position.

"Public comment emanating from various sources regarding local authorities' debts has created the misconception within the community that all existing arrears will be written off," the report says.

"Such statements tend to militate

against the future success of the Masakhane campaign by encouraging widespread non-payment of accounts."

The report says that central government obviously has not got the financial resources to fund a wholesale write-off of local authority service arrears and it is considered totally unfair under such circumstances to expect paying consumers to finance the debts.

A delegation of the South Peninsula Action Committee disrupted briefly an executive committee meeting yesterday to demand that arrears until the beginning of November this year be scrapped.

The council's executive committee earlier this month agreed in principle that arrears for water, sewerage and refuse removal until the end of January 1994 should be written off.

Water bill late? You could run dry

(124) APR 17 11/195
Municipal Reporter

WATER consumers who are in arrears could have their supplies cut in the future

This is a recommendation which has been put to the executive committee of the Cape Town City Council which is facing a R6 million-a-month increase in arrears.

The cost of funding the arrears deficit is estimated to be about R35 million a year, with the current water arrears bill in the region of R5 million from its home ownership and letting schemes.

Until now, the council has not cut off water on the advice of the medical officer of health who believes that withholding water would cause a

health hazard
According to a report put before the executive committee, trickle devices which restrict the flow of water to a trickle have also been unsuccessful

The city council's legal adviser has told the committee the council is legally allowed to disconnect water.

Consequently, the city treasurer, city electrical engineer, city engineer and city administrator have recommended that this course of action be investigated.

The council is also withholding an amount of R51 million due to the state for bulk water supplies to offset the debt of R55 million owed by the state for bulk water supplied to township authorities

TEAM OF 23 TURNS SOUTHERN COAST TOWN AROUND

Melkhoutfontein given facelift

CT 20/11/95 (124)

IN MELKFONTAIN CAROL CAMPBELL found a town that has become a role model for South Africa.

A TEAM of 23 unemployed women have changed the face of the small fishing village of Melkhoutfontein — nesting on the southern Cape coast — by building an old-age home, small hospital and a crafts centre for the once impoverished community

Other housing projects, including a very successful "self-build" scheme for private residents are under way and only a handful of families still live in squatter shacks — a problem the whole community is determined to solve

Melkhoutfontein was the "Coloured" township, established to service the resort town of Stilbaai during the apartheid years

To obtain the necessary building skills to achieve their goal, the women attended a Department of Manpower training course and are now almost all employed on different building developments or in private homes in Stilbaai

Job-creation projects run by the Stilbaai/Melkhoutfontein community have been so successful that the town has a zero unemployment rate. Now they battle to find unemployed people to train as builders, to start other projects

The success of the projects, said town clerk Mr Jan Veldsman, is partly due to a "no handouts policy", but also to a willingness to do an honest day's work. Only five years ago unemploy-



PRIDE AND JOY: Mr Willem Dais and his wife Lisa enjoy their garden with neighbour Mrs Susana Moolman (right) and their grandson Wayne Loteren. The pensioners all live at the new Soeterus development in Melkhoutfontein which was built by a team of local women

PICTURE CAROL CAMPBELL

ment and tuberculosis were rife among a community whose future looked bleak

But with this change in attitude the town has turned around to become a role model for the rest of South Africa

It has even attracted the attention of the Development Bank of South Africa, which sent represen-

tatives to see the work being done

When the Cape Times visited Melkhoutfontein, the building of the craft centre was on hold because money had dried up. Nevertheless, the women were hoping to secure the R10 000 they need fairly soon

Besides creating housing for the community, the craft centre will

be used to generate income from the tourist trade

Mr Veldsman said the big break came when they were given a hake quota which they sold to a bigger fishing company for R250 000

Unlike other coastal towns which use their money to pay fisherman on days they cannot go to sea, Melkhoutfontein used the

money to buy brick-making equipment and other tools for a "Fisherman's Trust" employment centre

Now when the fisherman can't go to sea they put their time to good use making bricks for which they are paid from the trust fund

The bricks can be bought to build houses, funded by government loans

New face of Khayelitsha

(124) (203) ARG 20/11/95



unoccupied

In the bottom of the photograph an open strip of land still separates Khayelitsha from Mitchell's Plain on the right and Philippi on the

left

The cleared area for the future development of Khayelitsha has reached almost to the boundaries of the army base at the top of the picture

Across the N2 to the north, Driftsands nature reserve is still in existence — before it was illegally occupied and finally deproclaimed, after political violence

AERIAL photographs by courtesy of the Chief Directorate Surveys and Land Information, Mowbray

INTENSE DEVELOPMENT: By August 1989, tens of thousands of people are already living in the high-density township of Khayelitsha, which sprang up on flattened sand-dunes.

124

20/11/95

Staff Reporter

IN the early days of colonial history, the extensive dunefields of the Cape Flats were a formidable barrier to the new settlers.

As they made their way painstakingly between the city and farms in the Hottentots Holland, the wheels of their wagons cut through the sensitive strandveld broadleaf scrub vegetation and into the sand, creating deep ruts

And as the settlers stripped patches of scrub forest for firewood and timber, they exposed the dunes, causing them to be sand-blasted when the south-easterly gales swept across the flats

In time, the tracks were consolidated into a single main road.

Later, when that became too congested, it was replaced by the modern N2 four-lane freeway, which now shows up in aerial photographs as a broad, straight line, cutting a diagonal swathe across the Cape Flats.

Just off the N2 near Faure the government created a military base for a battalion that was then known as the Cape Coloured Corps

As recently as 1983 the base still stood virtually isolated — a huddle of tents, typical army buildings and a few sports fields and parade grounds, surrounded by a huge natural area of dune vegetation and the bird-rich seasonal wetland pans of the Kuils River

But then the government of the time was forced to admit a harsh political reality: mass migration from the impoverished black homeland areas into greater Cape Town was continuing unabated, in spite of the best efforts of its officials to enforce influx control

So the vast new township of Khayelitsha — “new home” in Xhosa — was planned. Almost overnight, dunes were flattened, wetlands filled and the various suburbs of Khayelitsha rose from the sand

A bird's-eye view from the late 1980s shows a neat mosaic of roads, schools and thousands of houses already in place, mostly informal “site-and-service” schemes and some formal houses

The right half of the 1989 picture — one of the series of aerial photographs taken for map-makers in the Department of Land Affairs' Chief Directorate Surveys and Land Information in Mowbray — shows an area where services have been put in, but which is still

TEAM OF 23 TURNS SOUTHERN COAST TOWN AROUND

Melkhoutfontein given facelift

CT 20/11/95

(124)

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Only five years ago unemployed



PRIDE AND JOY: Mr Willem Dans and his wife Lisa enjoy their garden with neighbour Mrs Susana Moolman (right) and their grandson Wayne Lotter. The pensioners all live at the new Soeterus development in Melkhoutfontein which was built by a team of local women.

PICTURE: CAROL CAMPBELL

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Council seeks loan as cash crisis escalates

ANDREA WEISS
Municipal Reporter

FOR the first time in more than 10 years, Cape Town City Council will have to borrow hundreds of millions of rands on the open capital market to make up a shortfall in its budget this financial year

This was revealed today by city treasurer Eddie Landsberg at a meeting of the city's executive committee, when he said the city's expected shortfall for the 1995/96 budget was R250-million.

In addition, the city's reserves were already eroded by a further R100-million

This meant Mr Landsberg would have to go to the capital market to borrow R350 million

Apart from special project funding for the Palmiet water scheme two years ago, the council last raised general capital funds in 1982

Mr Landsberg also revealed that the city was owed R327 million for arrears and other accounts

Mr Landsberg's bombshell came in the middle of a debate on whether the city should put up money to secure an international athletics event at the Green Point Stadium over the next five years

Athletics South Africa has approached the council for support for the world-class event which the International Amateur Athletics Federation has approved

The cost to the city will be in the region of R400 000 a year over and above a further R350 000 which would be needed to upgrade Green Point Stadium to meet international requirements

Mr Landsberg said his comments were not aimed at sport but his role was to

look at the financial business of the city of Cape Town "dispassionately"

Mr Landsberg said the spirit of the memorandum on the athletics event was related to the Olympics

He asked whether all the costs the city was going to have to bear for Olympic-related developments should not be co-ordinated and centralised

By doing this, Olympic spending would be transparent to the public

Mr Landsberg said of an initial R5 million budgeted for Olympic-related projects, only R1½ million was left.

Against this, the city had given R2-million in commitments.

"The funds are not there to support what we are talking about at the moment," Mr Landsberg said

He said Athletic South Africa was one of many sporting codes which, if Cape Town was successful in its Olympic bid, would be approaching the city for support over the next nine years

Mr Landsberg said the worst thing the city could do was not to budget for these requests.

In another report to the city's executive committee, Mr Landsberg called on all standing and ad hoc committees to actively pursue a policy of financial restraint for the rest of the year

Branch heads have also been warned that there will be no supplemental funds available if they exceed their budget

Areas already over-spent include the administration service, ambulance service, civic amenities branch, street work, traffic, abattoir and general services, which includes work carried out for Ikapa

(124) ARG 23/11/95

CITY WILL HAVE TO BORROW R250M

Council owed R327m arrears for services

ARREARS OWED TO Cape Town City Council have grown from R213 million at the end of January last year to R327m this month. **PETER DENNEHY** reports.

OPERATION MASAKHANE — a campaign to get residents to pay for their municipal services — is not working in Cape Town, assistant city treasurer for income Mr George van Schalkwyk told exco yesterday

He said the total arrears owed to the council had grown from R213 million at the end of January last year to R327m this month

Earlier, during a debate on whether the council should spend R350 000 on further upgrading Green Point Stadium, city treasurer Mr Eddie Landsberg said the council is owed R327m in arrears. Despite there being invested council reserves of R446m, a cash shortfall of R250m was expected in the present financial year

In a document submitted to exco yesterday, he said the council needed to borrow R250m

The council had not had to borrow for over a decade because it had enough cash internally

The last time the council had borrowed on the open market had

been in 1982, when it had borrowed R50m overseas just before the development of Blue Downs. This project had then been taken over by the House of Representatives and the council had lost substantially because the value of the rand dropped dramatically

Exco chairman Ms Nomaindia Mfeketo emphasised yesterday there is no "cash crisis" in the city. It was normal practice, she said, for municipalities to borrow money for capital expenditure, and the borrowed money would only be used for capital projects.

Unusual

Cape Town had been fortunate that for the past decade it had very seldom had to resort to outside borrowings — "an unusual situation".

The council is not raising loan funds to pay for day-to-day expenditure ("current operating costs"). The operating budget must be balanced by revenue

The city's revenues are ade-

quate to finance both existing council debt, and the future borrowings Mr Landsberg had spoken of

Mr Landsberg said in a written submission to the council that raising even R250m on the market "may not be easy", because investors would note the arrears situation and how the council deals with the problem

"If the message to investors is that council is not prepared to be tough and arrears keep rising, the council may not be able to raise capital at all," he said.

Exco decided yesterday that summonses for arrears must still go out, even in cases where arrears that could later be scrapped cannot be separated out from other arrears on the same docket. Each year 151 000 rates accounts are sent out. About 40 000 final demands are later issued, 28 000 of them get summonses and 2 500 of them go to the courts for judgment

The council may, however, hold back on the legal seizure of household furniture and on evictions where part of the arrears dates back to before January last year and so could be written off at a later stage

ET 24/11/95

(124)

Arrears decision rescinded

PETER DENNEHY

THE Cape Town City Council's executive committee has reversed its decision to write off R11m in water arrears after two executive committee members were found to be in breach of the council's code of conduct.

Exco voted earlier this month to write off about R11m in water arrears, but an investigation revealed that the two exco members who voted to scrap the debt were themselves in debt to the council.

They are Mrs Dorothy Campher-Williams and Mr Riedewaan Isaacs. Both owed the council nearly R10 000.

Mrs Williams is in the process of paying the debt and Mr Isaacs is on a private visit to Malaysia. Both receive over R6 000 a month in council allowances.

Meeting on the issue yesterday, exco called in the council's chief legal adviser Mr Chris Glaum, who was asked about the legal status of the decision to scrap the water arrears.

Mr Glaum confirmed that according to a document he had received, both councillors were still in arrears at the

time of the meeting two weeks ago.

"If these facts are correct, that action constitutes a breach of the councillors' code of conduct, and of section 30 of the Municipal Ordinance," he said.

In terms of this section councillors are required to recuse themselves from discussion of items in which they have a personal financial interest.

Mr Leon Markovitz asked whether the two votes would then fall away, or whether the entire scrap-arrears decision (passed by eight votes to six) fell away.

Invalid

Mr Glaum replied that the decision need not be invalid just because of the presence of persons who should not have been there, since it was only a recommendation to the full city council for a decision.

Mr Markovitz nonetheless then proposed that the "scrap arrears" motion should be overturned and this was passed unanimously.

Total arrears owed to the council right now amount to R327 million.

(124) et 24/11/95
R93m in rates, R63m for electricity, R23m for water, R44m on housing, and R104 m in sundry other debts including those from black local authorities.

Mr Leon Markovitz argued before the committee yesterday that the water arrears write-off should be subject to the provincial or central government coming up with the money to pay for it.

Realistically, he said, the council would not get the full R11m from higher government. But the council should implement a means test, set at a level in accordance with the amount that it did get, he suggested.

This means that if the council gets R5m from higher government, water arrears to the value of R5m would be written off, starting with the accounts of the poorest consumers. Whether an individual has his or her bill written off will depend on whether or not they fall within the poverty category.

The committee did not get as far as voting on his suggestion.

The Scrap All Arrears Committee of Mitchells Plain led a march of about 70 people to the Civic Centre yesterday.

● See Pages 3 and 8

Crisis talks on council arrears

ANDREA WEISS
Municipal Reporter

ARG 24/11/95

(124)

CAPE Town City Council is seeking an urgent meeting with the provincial government in the face of a mounting political crisis over arrears

In recent weeks the council has come under pressure to scrap arrears while having a debt of R327 million and a R250 million shortfall on its budget

The decision to seek provincial help came at the end of an almost three-hour debate by the city council's executive committee yesterday as it grappled to formulate a position to take to the full council next week

Premier Hérnus Kriel replied that he had asked Local Government Minister Peter Marais and Health Minister Ebrahim Raşool to look into the matter of arrears and the ambulance service

Yesterday, the executive committee also decided to review and rescind an earlier "in principle" decision to scrap arrears prior to January 1994 because of the divergence of opinions on the executive committee.

The debate took place on the same day that representatives of the Scrap All Arrears Committee from Mitchell's Plain marched to the civic centre for the second time in support of their demands

City treasurer Eddie Landsberg highlighted the city's arrears crisis when he pointed out that because the city was owed R327 million, and because of a projected R250 million shortfall on the budget, he would have to borrow money on the capital market

Normally Cape Town raises money in

Cape Town has cash in bank — Mfeketo

Municipal Reporter

CAPE Town is not in a cash crisis, says the city's executive committee leader Nomaindia Mfeketo.

Ms Mfeketo said the city still had R446 million in the bank as liquid and short-term investments.

She was commenting on reported remarks by city treasurer Eddie Landsberg, who yesterday told her committee he was approaching the open capital market to borrow money to make up for a R250 million shortfall on this financial year's budget.

But Ms Mfeketo said the need to go to the capital market related "mainly" to capital projects due to be undertaken this year, such as the financing of infrastructure.

She said it was normal for municipalities to borrow funds for capital expenditure.

this way only for large capital projects such as the Palmiet water scheme

In a strongly worded memorandum to the executive committee, Mr Landsberg expressed extreme concern about any decision the committee might take because of the financial implications for the city.

If the executive committee decided to scrap any arrears after January 1994, the council would find itself in deep trouble.

Row erupts over debt write-off

(124) Sowetan 24/11/95

The decision to scrap R300-m in arrears could be nullified

Sowetan Correspondent

THE CONTROVERSIAL SCRAPPING of Cape Town's R300 million municipal arrears could be overturned because some executive councillors who voted in favour of the move are in arrears themselves, a *Cape Times* investigation has found.

This was confirmed by council public relations officer Mr Ted Doman. He said council has now sought legal opinion on the matter.

If it was found that various municipal regulations were contravened, Mr Doman said, the debt write-off agreed to at a November 8 executive committee meeting would have to be nullified.

The legal opinion could be available before a crucial executive committee meeting scheduled for today. One of the councillors, Mrs Dorothy Campher-Williams, who represents Cosatu, might be expelled if "she is found to have violated the high ethical and moral standards expected of her", Cosatu Western Cape regional secretary Mr Joseph Williams said yesterday.

Sizeable allowance

"When we first heard about the arrears earlier this year, we immediately instructed Mrs Campher-Williams to settle her debt. After all, as a councillor and a member of the executive committee, she does receive a sizeable allowance (R6 225 monthly) and has no excuse not to pay.

"If she used the council merely to further her own material interests, she has not been faithful to the mandate Cosatu gave her when we sent her in. If she voted in favour of the scrapping of the arrears, it is obvious that the council should take the necessary steps and expel her.

"This is clearly an embarrassment for Cosatu and reflects badly on us."

Campher-Williams, of Valhalla Park, owed the council almost

R10 000 for rent, electricity and water. She initially refused to comment on the matter but later confirmed she had voted in favour of the scrapping of arrears.

"But I am close to paying it all off, probably by tomorrow," she said.

Another member, religious leader Mr Riedwaan Isaacs of the African Muslim Party, who owed close to R10 000, also voted in favour of the scrapping. He is out of town on a private trip to Malaysia. Although not on council business, he has been granted 10 days leave of absence on full pay.

New constitution

The council refused to confirm whether any other councillors were involved.

Asked if that did not contravene the letter and spirit of the new Constitution which demands accountability, transparency and openness, especially about public accounts, Mr Doman replied "Council has decided that in this case the need for personal privacy supersedes the requirements of transparency. My hands are tied."

Cosatu's alliance partner, the ANC, said the matter would be referred to the council's caucus. Mr Brent Simons, its Western Cape spokesman, said there was no doubt that the alliance had championed the scrapping of arrears.

"We question the political motives of some of those who now want the decision reversed. We do not think they are interested in matters of morality or ethics. They merely want to hit at the ANC and Cosatu Councillors acting wrongly - and the principal of the scrapping - should not be confused," says Simons.

The November 8 decision by the executive council on the scrapping of arrears was a close one, opposed by the National Party. Without Mrs Campher-Williams' and Isaacs' vote it would not have been endorsed.

Little hope that government will pay for arrears write-off

(124) CT 27/11/95
THE chances of the provincial or central government coming up with any money for writing off municipal service charges arrears in Cape Town are extremely poor

A meeting between the City Council and provincial politicians is to take place, probably this week, but all the signs indicate that nothing significant will come out of it

The Western Cape Provincial Administration lacks the money to carry out even its traditional tasks

The central government has received recommendations from its Financial and Fiscal Commission about how money should be allocated to provinces over the next five years

FFC tables show a steady decline in the amount of central government money that should be coming to the Western Cape

The government is unlikely to throw all that overboard just to

accommodate Capetonians who feel it was unfair of the government to finance writing-off only black townships' water, refuse



removal and sewage charges arrears up to January last year

Provincial Local Government Minister Mr Peter Marais will surely urge Cape Town to take on the cost of pleasing aggrieved coloured and white arrears-owners

But the council does not have the legal ability to write off rates unless they look irrecoverable, and in Cape Town refuse and sewage charges form part of the rates

With Mr Marais' help a change in the legislation may enable Cape

Town to write off refuse and sewage arrears. The entire issue looks set to drag itself out until just before the election, when limited write-off appears very likely

It emerged clearly in discussions at last week's exco meeting that officials are going to work out the cost of writing off refuse and sewage arrears to January last year.

If just the water arrears are written off it will cost R11 million, which the council can afford

Assistant city treasurer Mr George van Schalkwyk said at the exco meeting it should be possible to draw up a "means test" to determine who could not pay arrears.

Then it would be a small step to taking a political decision to write off those water, refuse and sewage arrears run up before January last year, which it would be very difficult to recover anyway. But that is as far as it is likely to go

VOTED TO SCRAP DEBTS WHILE OWING MONEY

Arrears: Councillors' conduct to be probed

(124)
ET 28/11/95

THE town clerk will probe whether two councillors who voted to scrap arrears while owing money to the council breached an ordinance

TOWN clerk Mr Keith Nicol may soon have two executive committee members of the city council "on the carpet" for voting to scrap arrears while they still owed the council money

Mr Nicol said yesterday he had initiated steps on Friday to investigate the conduct of the exco members

It is not known how much the councillors owed at the time of the "scrap arrears" vote because they have been paying off their debts over the past few months

Last week it was disclosed that Mr Riedewaan Isaacs, of Mitchells Plain, and Mrs Dorothy Campher-Williams, of Hanover Park, initially owed the council about R10 000 each in rent and service arrears

Yet both had voted in favour of a motion at the November 8 exco meeting to scrap certain arrears

Mrs Campher-Williams said yesterday her water account has been settled

He had yet to see whether there had been any breach of section 30 of the Municipal Ordinance

This section says that if you are a councillor who has a pecuniary (monetary) interest in a matter being discussed in a council or sub-committee meeting, and you know it, you are supposed to leave the meeting when the matter is

Water bill 'now settled'

STAFF REPORTER

ONE of the Cape Town councillors and executive committee members at the centre of the arrears scandal has finally paid off her water bill, although she still owes on her rent and electricity bills

Mrs Dorothy Campher-Williams contacted the Cape Times yesterday to provide proof of settling the water bill. She would only confirm she was still in debt and would make plans to pay it off

Last week, it was disclosed that she and fellow councillor Mr Riedewaan Isaacs had both received R6 225 each in monthly council allowances, still owed the council money when they voted in favour of a motion at an exco meeting to scrap certain arrears

The committee decided that

discussed and voted on

Mr Nicol said Mr Isaacs and Mrs Campher-Williams would be called in to give their side of the story

He said should he find after investigating the matter that the ordinance had been breached, he would be obliged to report this to the provincial secretary, Mr Herbert Beukes

Mr Beukes would have to

was illegal and rescinded the decision

Council spokesman Fred Doman said yesterday the matter was still being investigated and could not say what action would be taken against the two

Mrs Campher-Williams said she was awaiting the ANC-Cosatu alliance committee meeting this week to learn whether she would be disciplined or demoted by the trade union federation, on whose ticket she had been sent to council

Meanwhile, the Scrap All Arrears Committee has denounced the exco decision to rescind the writing off of water, refuse removal and sewerage arrears as a setback for disadvantaged areas. It said it would now broaden its operations from Mitchells Plain to all the Peninsula's coloured areas

decide whether further steps should be taken

"Even if there appears to be a breach, there may be an explanation or justification of some sort," Mr Nicol said

He said he did not know what the penalties were for breaching the ordinance

●Mr Isaacs is due back in the city today after a private trip to Malaysia — Municipal Reporter

8 000 SITES FOR 'CREDIT-WORTHY' PEOPLE

Housing scheme to beat crisis

CT 28/11/95 (124)

BUILDING and engineering work awarded in the Western Cape during the first six months of this year is down 80% on the same period last year. A task team is looking for solutions. **CHRIS BATEMAN** reports.

A HOUSING scheme aimed at providing 8 000 sites to "credit-worthy" people earning between R1 500 and R3 500 a month is being planned for the Peninsula.

It is intended to ease the housing crisis and create jobs in the depressed building industry.

Releasing the first report of a task team investigating the slow pace of providing new housing in the province, Western Cape Housing Minister Mr Gerald Morkel, said the provincial cabinet agreed with the report's conclusions that reducing political manipulation and lowering expectations would ease the crisis.

The building and engineering industry saw a drop of 80% in work awarded during the first six months of this year compared with the same period last year.

The province had lost 16% of the jobs in the industry, whereas nationally the job loss was two percent.

The report said confidence levels in the region were down 20%, and the region's share of civil engineering work in the country was down by 33%. Capacity utilisation was below 70%.

The task team found development was seriously impeded by

- Local authorities being unable to assist development;
- Political manipulation of development during elections;
- Confusion over the status and role of RDP forums and their constitution — and red tape involved in their management;
- Drawn out consultations and the formation of social compacts in housing subsidy policy;



RELEASED REPORT: Western Cape Housing Minister Mr Gerald Morkel

● Topography that made earthworks and engineering up to three times more expensive than in some other provinces;

● Doubts cast over policy by national Housing Minister Mrs Sankie Mthembu-Nkondo, and

● A lack of communication about the new housing policy.

Mr Morkel said his cabinet was urgently seeking clarity from Mrs Mthembu-Nkondo while speedily finalising the institutional framework for RDP forums, whose role should be merely "complementary" to that of the local authorities.

Provincial housing director Mr Carl du Preez said disension at community level over subsidies and projects had hamstrung many schemes.

He declined to list the areas in the Peninsula that are being considered for the 8 000-site scheme.

He said the banks would consider R10 000 loans for people in the R1 500 to R3 500 earning bracket.

He emphasised that the Serviced Land Project catered for housing below this income level.

Minister attacked for raising hopes too high over housing

(124) ARG 28/11/95

Political Correspondent

NATIONAL Housing Minister Sankie Mthembu-Nkondo has been criticised for creating unrealistic expectations over housing among poor communities in the Western Cape.

A housing industry task team — which includes Western Cape ministries headed by ANC ministers Chris Nissen (Economic Affairs and RDP) and Leonard Ramatlakane (Transport and Public Works) as well as developers, civil engineers, construction industry unions and contractors — wants Ms Mthembu-Nkondo “to

clear her position on the housing subsidy policy as a matter of utmost urgency”.

It said people were rejecting the incremental approach — having the subsidy spent mostly on servicing a plot, and then building the house bit by bit, depending on what they can afford — because they expected the housing subsidy to provide them with a completed house.

“This is a serious problem,” the task team said, “and has been exacerbated by statements by the national minister, casting doubts on the incremental policy”.

FLAMING ROW OVER arrears

□ Nissen, Keegan in stand-off on unpaid service charges

(124) AR4 30/11/95

Staff Reporters

A FLAMING row over rent arrears erupted today between Western Cape Economic Affairs Minister Chris Nissen and Cape Town city councillor Clive Keegan.

ANC regional leader Mr Nissen blasted Cape Town City Council for its "utterly unacceptable" decision to block the arrears write-offs for coloureds

He said this "appears to be a deliberate attempt to undermine the authority of first and second tier government" and showed "scant regard" for those who owed outstanding amounts

People were already struggling to make ends meet

But Mr Keegan, a former ANC member, hit back at national and provincial government, accusing them of distorting the original meaning of the Kempton Park agreement

A meeting between the council's executive committee and local government minister Peter Marais has been scheduled for next week to discuss how the province will help the city council to write off arrears.

In another development, transitional councils have been advised that all communities should be treated in the same way for the period up to January 31, 1994.

A joint memorandum by National Provincial Affairs and Constitutional Development Minister Roelf Meyer and the nine local government ministers from the provinces said write-offs for service payments should also apply to coloured, Indian and white local authorities

The memo said central and provincial government would assess the financial position of transitional councils and negotiate forms of financial assistance

They also undertook to help transitional councils settle external debts

"It is therefore clear that the period for the writing off of arrears lapsed on January 31, 1994. In the light of this, residents should now start making the necessary arrangements with their transitional councils to pay off arrears accrued after January 31, 1994," the memorandum stated

During a heated debate today on the arrears crisis facing Cape Town, Mr Keegan said unless the debate moved from sloganeering to cold reality, the city was facing a "terminal financial crisis"

He said throughout South Africa local authorities were facing bankruptcy because they were bowing to populism

The arrears write-off had already been approved by the central and provincial governments

Mr Nissen said "This has been long overdue and our people now demand that these decisions be carried out

"The council has no right to put our people through this agony"

Last week, the council's executive committee decided to review and rescind an earlier "in principle" decision to scrap arrears before January 1994

The council is owed a total of R327 million

Mr Keegan said "There is no such thing as writing off arrears. It is a bookkeeping nonsense. Someone has to pay those arrears

"The province has made things absolutely impossible for us," he said, and warned that a "crippling increase" in rates would be the consequence of an arrears write-off

ANC and Nats lock horns on coloured debt

(124)

ST(M) 3/12/95

By NORMAN WEST
Political Reporter

NATIONAL Party Minister of Local Government Peter Marais locked horns yesterday with ANC Western Cape leader and Minister of Economic Affairs Chris Nissen over the scrapping of coloured municipal service debts.

Mr Nissen slammed the city council's "failure to write off coloured people's arrears"

Mr Marais said Mr Nissen's call "seems like a typical election ploy"

Mr Nissen said it was "utterly unacceptable" that the Transitional Metropolitan Council had not implemented a decision taken by both central and provincial government to write off arrear rental and service payments up to January 31 last year

Mr Marais responded "He knows that the ANC-dominated government has made money available to write off black service arrears but has so far refused to make a contribution to the writing off of arrears of coloured people.

"Yet the ANC-led government has guaranteed that no white municipality would inherit Black Local Authority debts by making financial package deals available. But it has not made similar packages available for coloured debts

"I am discussing the matter with city council representatives this week to work out an amicable solution. But I cannot allow municipalities to go bankrupt because the ANC-government refuses to back up their call that all should be treated equally with promised financial back-up," he said.

Mr Nissen said "The city council is supposed to find out exactly how much is owed and to write this off against substantial reserves they have managed to build up over the many years at the expense of the coloured people who always received second class treatment

"A decision has been made at the highest level that local authorities must write off these debts"

MARCONI BEAM PROJECT COULD BE BLUEPRINT

Milnerton RDP houses on show soon

CT 4/12/95

(124)

SHOWHOUSES IN AN RDP lead project at Milnerton that could be a blueprint for developments in other parts of the country will be on view to the public later this month.

PETER DENNEHY reports

THE first dozen showhouses of the R150-million, 2 500-home Marconi Beam residential development are now standing

The showhouses, off Koeberg Road in Milnerton, are due to be completed in the next three weeks and the houses in the development are expected to be built in phases over the next three years

This is part of an RDP presiden-

specially created trust

The state will provide once-off capital subsidies to those qualifying to buy into the project. The subsidies will benefit mainly the future owners of the lower-income housing, on the portion of the development being managed by the trust

The state has also, in effect, provided unserviced land to the trust for virtually nothing. Condev bought the entire 60ha site for R2m, and it intends to pass on the whole cost of the raw land to those who buy houses in its own sector of the development, while those who buy houses in the trust's sec-

tor will get the land free, and pay only the cost of servicing each plot and building a home on it

There is thus an element of cross-subsidisation from the wealthier to the poorer homes

Condev's showhouses will be open to the public from the middle of this month

Houses in the relatively up-market first half of the development, comprising Condev's 1 500 homes, are priced at between R50 000 and R150 000.

By January, construction of a show village for the trust development nearby will also be underway. Here the prices will range

from R50 000 a unit to almost as low as R15 000 for a very basic but eventually-expandable home.

These 1 000 trust development homes will be offered first to the people of the existing Marconi Beam shack settlement.

If any cannot be sold to those with first option, the homes will be offered to outside takers

The Regional Housing Board has already approved in principle the granting of 1 000 capital subsidies for the Marconi Beam project, one for each future owner of the trust development homes

Water warning bells sounding

Staff Reporter

(124)

ARG 4/12/95

THE water warning bells have been sounded again — if we don't plan and manage our limited water resources properly, the Western Cape could face a serious water shortage in the next five years

Although a number of studies have been undertaken to identify what the region's options are, the time has now come for water consumers to put forward their ideas

Carol Green of Zille Shandler Associates, who act as consultants for the Department of Water Affairs and Forestry, said the department had asked engineers six years ago to study the future water needs of the area

"They wanted suggestions about

how to meet the needs at the lowest cost, yet in a way that would protect the environment This resulted in a report called the Western Cape System Analysis

"The study shows how fast the demand for water in the region is growing and how it will continue to grow

"It warns that existing dams on the province's main rivers will only provide enough water to meet the growing demand for the resource until 1998 — but also comes up with a list of ideas like towing icebergs, building more dams and using water from the Cape Flats aquifer"

She said a series of educational workshops will be held — the first tonight in the Paarl Banqueting Hall — to discuss some of the projects

600-house plan for Vrygrond (124)

MUNICIPAL REPORTER

CT 5/12/95
SIX HUNDRED basic houses, costing about R16 million, should be built at Vrygrond, near Manna da Gama, over the next five years, according to a "project identification" report before the City Council's housing committee yesterday.

The project has still to be approved, so no money has been set aside for it yet. The report also makes it clear there will be no progress until a representative committee is formed at Vrygrond, and the council is able to come to an agreement with that committee

Use more than one way to provide housing — study

ARG 5/12/95

(124)

JOSEPH ARANES
Municipal Staff

THERE is hope in Cape Town's chronic housing shortage if more than one approach is adopted and all those involved work together to find solutions

This is the finding of a study commissioned by the Cape Town City Council's housing and land identification team, and tabled at yesterday's housing committee meeting

The rapidly increasing concentration of poor people in cities has meant that for most governments in developing countries, the conventional approach for public sector housing — the delivery of completed housing units — is no longer an option

Housing policy had to con-

front the conflict of expectations and the need for housing to be affordable

It was in this context that the study was undertaken — to research options for providing affordable housing and to identify areas from which the municipality could learn, or to support other housing initiatives in the area

The study investigated a cross-section of projects under way in the Peninsula such as self-help schemes, site and service projects, turning hostels into homes as well as enabling and support programmes.

It concluded that, like in the rest of the world, the common trend was the involvement of community-based structures

with decision-making powers in the projects

Keith Smith, who did the presentation, said they also found there had been a move away from the state playing a direct role in the provision of housing

"But this transfer of responsibility did not imply a lesser role for the public sector in low income housing provision," he said.

The study found there were significant areas where the public sector had to support the community, non-governmental organisations and the private sector

The study identified potential areas where local authorities could help housing initiatives

Health concerns avert water cut-off

Municipal Reporter

A MOVE to cut off the water supplies of people who have defaulted on their water accounts has been averted following an objection by medical officer of health Michael Popkiss

Dr Popkiss objected to a proposal that water supplies be cut off on the grounds that this would be a health risk

He raised his objections at a meeting of the Cape Town City

ARG 5/12/95
Council's amenities and health committee

Dr Popkiss said that in terms of the Health Act the council had a duty to prevent nuisances, among which was the occupation of a dwelling for which a pure water supply was not available within a reasonable distance

He said cutting off water would not only punish defaulters, but their children and families as well

He said there should be other

(124) means to collect money for water accounts

The committee has asked the city engineer to investigate the current method used against defaulters — namely reducing water to a "trickle" supply — to see whether it could be made even more efficient

This recommendation arose after it was suggested that some people in arrears for water were willing to live with the trickle supply without paying up

New rates will depend on govt support

(124)

MUNICIPAL REPORTER

THE impact the new boundaries will have on rates will depend largely on whether the state continues to provide money for black areas, as it does at the moment.

So said Mr Gys Hofmeyr, Cape Town City Council's city administrator, when asked by what percentage property rates are likely to rise next year.

By that time, Cape Town's boundaries will include Pinelands, Langa, Guguletu, Nyanga and Crossroads and exclude the southern suburbs south of Wetton Road and west of Strandfontein Road.

Mr Hofmeyr would not give a figure for the rates increase, but did not deny it could be more than 20%.

At present the government pays over R100 million a year in grants and contributions to black local authorities in Cape Town. It is known it wants to lessen this, which is why it has placed so much emphasis on creating economically viable new local authorities.

But experts say the government will only be able to reduce township support gradually, thus the impact on ratepayers would also be gradual.

According to newspaper files, it is generally accepted Cape Town's property rates would, over a few years, have gone up substantially more, had Klayelitsha been included in its boundaries, as well as Ikapa.

Edge upwards

Instead, rates in the northern municipalities within Tygerberg's boundaries are likely to edge upwards over a period of time until they equal or surpass those of Cape Town (which has for decades taken on the responsibility of the city's coloured working class).

Cape Town's officials and local politicians lost no time after yesterday's boundaries decision, going straight into a preliminary Joint Executive Committee (JEC) meeting.

JECs must come into existence two weeks after new municipal boundaries have been decided upon and gazetted. Boundaries are expected to be proclaimed, along the lines of the Electoral Court decision, in the provincial gazette within a week.

A JEC will govern each of greater Cape Town's six new municipalities for the next three months, in respect of decisions about budgets, election preparations, and paving the way for the political merging of the various old councils into a single new municipality.

Each new municipality will have its own JEC, to decide on certain issues. Present councils will exist alongside the JECs for the next 3½ months. In Cape Town's case, Cape Town, Ikapa and Pinelands councils will form a single JEC.

The law says existing councils and JECs must disappear 104 days after new municipal boundaries are proclaimed. It had been envisaged local elections would take place then, but in Cape Town they will take place

CT 6/12/95

Up-market boycott

(124)
Municipal Reporter

SOME ratepayers in the up-market community of Llandudno/Hout Bay have been withholding rates. *ARG 7/12/95*

This was reported in a request for capital funding from several smaller transitional councils currently serviced by the Cape Metropolitan Council.

The reason for the rates boycott has not been reported to the council, but a financial statement showed the area is R4 million in arrears.

Llandudno/Hout Bay has about 4 000 ratepayers and a loan debt of close to R15 million.

"This state of affairs, linked to the fact that a portion of the community is not honouring its rates obligation to the local authority, as well as the fact that the community is already subsidised from external sources to the sum of about R2 million per annum, mitigates against the granting of capital finance," the report said.

But it was recommended that the council be given a capital grant of R1.5 million because this was needed for basic services — such as the completion of internal sewerage reticulation.

FRIDAY
DECEMBER 8, 1995

DECISION GOES TO COUNCIL NEXT WEEK

Exco votes to scrap arrears — again

CT 8/12/95

(124)

THE SCRAPPING OF R11 million in water arrears is on stream again, following last month's "councillors in arrears" debacle. ANEEZ SALIE reports.

BACKTRACKING on a back-track, the City Council's executive committee has once more voted to scrap arrears

This follows last month's debacle when two exco members who had voted in favour of the move were found to be in arrears. This caused the recommendation to be overturned.

About R11 million in water arrears for all communities is likely to be scrapped by the council, and, if legally possible, R13 million for refuse removal and sewerage will also be written off. Rents and rates will not be affected.

The scrapping of water arrears is straightforward, and can be dealt

with by the council

But in many cases sewerage and refuse removal charges form part of the rates account, which cannot be touched without a change in legislation. Legal opinion on whether this is possible is now being sought.

Amnesty

The arrears amnesty will apply up until January 1, 1994. Everything thereafter has to be paid for.

The entire deal however, will be dependent on a political agreement with communities. Exco is to recommend this decision to a meeting of the full council next

week for a final decision

The on-off scrapping of arrears was finalised yesterday following a meeting on Tuesday between exco and the provincial administration.

The administration also agreed to a tripartite meeting between itself, the council and the central government to recover R100 million from the latter, which the council had been forced to scrap for arrears in black townships in terms of a national, multi-party agreement on local governance.

The two councillors who were found to be in arrears, Mrs Dorothy Campher-Williams and Mr Ruedwaan Isaacs, again participated in yesterday's meeting, even though disciplinary action against them had not yet been finalised by council. They did not vote, however, because consensus was reached.

Non-payment culture 'reversed'

ARG 8/12/95

Municipal Staff

THE culture of non-payment is slowly being reversed, with more and more residents honouring their debts.

Chairman of the South African Housing Trust (SAHT) Meyer Khan said that since a national task force was established with the S A National Civics Organisation (Sanco), more clients were paying their accounts

He warned, however, that the future sustainability of the trust was directly dependent on the resolution of the loan-repayment boycotts directed at the wholly-owned SAHT subsidiary, Khayaletu Home Loans (KHL).

The company was established to provide potential home-owners with a finance-loan facility, but about 45 percent of the company's clients participated in the boycott of bond repayments, putting severe pres-

sure on its cash flow.

Mr Khan said the success of the taskforce, set up to address the range of problems of KHL customers, was becoming apparent. The company's loss was down compared to the previous year

"As a result of the bond boycotts, SAHT has again reported a net loss for the financial year. But, on the positive side, the loss was limited to R57 million compared to the R62 million of the previous year. And we expect this downward trend to continue."

He said KHL had managed to get a R100 million funding facility from the Development Bank,

In the wider housing context, Mr Khan said unless there was full acceptance by all key stakeholders and endorsement by the decision-makers of housing policy, meaningful housing delivery would continue to be delayed (124)

Insurance 'not paid' on thousands of govt homes

COLIN DOUGLAS (124)

Staff Reporter

ARG 9/12/95
INSURANCE on thousands of government-built houses lapsed last night after the Western Cape Housing Department failed to pay its premiums, insurance industry sources said.

They said the department failed to pay premiums which were due on October 1 and in spite of repeated reminders had still not done so by late yesterday.

"The insurers have bent over backwards and issued a lot of reminders, but they had to take a stand — they've cancelled the policy," a source said.

The cancelled insurance policy covered thousands of houses worth millions of rands all over the Western Cape, including Bothasig and Delft.

"The Housing Department seems to be having internal administrative problems," an insurance source said.

But Western Cape Housing Minister Gerald Morkel said he had authorised

payment of the policy yesterday and that a cheque would reach the insurers early next week, if it had not already done so.

Mr Morkel said he was certain the policy would not lapse. "There's no cause for alarm," he said.

Mr Morkel said his department had not paid the policy to date because it had been trying to negotiate an extension on payment until February.

But he added that the matter had only come to his attention yesterday, saying he could not be expected to keep track of the "nuts and bolts" of his department's affairs.

However, Bothasig homeowner Craig Campbell said he was advised yesterday by the Housing Department's insurance brokers, NIB, to take out his own insurance policy because the department's policy was about to be cancelled.

He found out about the department's non-payment when he spoke to NIB to try to get his insurance cover increased.

Write-offs: Most have paid

CT 13/12/95

(124)

PETER DENNEHY

THE number of people who have paid their council bills up to January, 1994 — the proposed debt write-off date — far exceeds the number who have not paid, Mr Neil Ross said yesterday.

Arrear write-offs would clearly become an election issue

"More than 60% in Mitchells Plain paid, and more than 60% in Athlone paid," he said

If the NP could not oppose the write-off because the ANC made it an election issue in the townships, other people could turn it into an election issue

"What about refunding people who did pay? We can't make fish

of one and fowl of the other"

Mr John Muir, also of the DP, said he wanted more information about what had happened in Port Elizabeth, where there had been an arrears write-off, and where only five percent of those who should be paying were paying

The matter was referred back to exco for a more detailed report

Recommendation on writing off arrears put on hold again

Council says execo's proposal lacks information on financial implications

(124)
AR 13/12/95

ANDREA WEISS
Municipal Reporter

THE Cape Town City Council has sent back a recommendation from its executive committee to scrap arrears prior to January 1994 because of incomplete information on the financial implications

The council yesterday voted to refer the recommendation back after a lengthy debate on whether it should follow directives from national and provincial government to scrap arrears in line with the Kempton Park agreement

The arrears issue, which has been the cause of several marches to the Civic Centre as well as a R1 campaign, has been debated

several times by execo already

Previously, execo agreed to scrap arrears, but then overturned that decision in a later meeting

The latest recommendation is virtually identical to its original recommendation, but followed a meeting with the provincial minister Peter Marais on the issue

Two councillors who are members of the executive committee and who were previously warned that they should not be party to a decision because of their own arrears recused themselves from yesterday's meeting

They were Dorothy Campher-Williams, who has paid off her water account up until January 1994, and Riedewaan Isaacs

At yesterday's meeting, councillors argued that the report before them, calling for an "in principle" decision to write off water arrears with the help of provincial authorities, was inadequate

Neil Ross of the Democratic Party said it was "shoddy" because it did not detail exactly what the write-off entailed

He also argued that, while the DP believed in helping the poor, such a move would anger a "very high proportion of people who paid and paid again"

His position was backed up by Leon Markovitz of the National Party, who seconded a reference back on the basis that it did not reflect the spirit of the meeting that took place with the province.

He said that he had been prepared to accept a R10 million write-off for water against a R100 million debt owed by the government which the province had agreed to help the council get back

"The whole idea of the meeting with the minister was to attempt to get a three-cornered settlement of the situation," he said

Councillors promoting the write-off argued that a political decision was needed quickly to avoid it snowballing into an election issue

Bathembu Lugulwana of the Pan Africanist Congress argued that political maturity was needed to make the decision which was "in principle"

"The figures will follow hereafter. We are trying to bring us all together," he argued

"If this is sorted out now then no parties can claim victory or defeat"

He was backed by Mzukisi Gaba of the SA Communist Party who said that the reference back was a delaying tactic

Siviwe Matika said one of the reasons why the scrapping was recommended was to prevent pitiful people against each other on racial grounds

Thoko Mkwanazi-Xaluva, also of the PAC, said if the decision was taken now nobody could use it during the election campaign

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THURSDAY
DECEMBER 14, 1995 ★

Khayelitsha lights up for Christmas

ANEEZ SALIE

CT 14/12/95

THIS is going to be a particularly jolly festive season in 31 338 Khayelitsha homes because their occupants will be able to string fairy lights on their Christmas trees for the first time — they now have electricity

And the party started yesterday — to celebrate the completion of the first phase of the RDP project to electrify all of Khayelitsha by Phambili Nombane (forward with electricity), a joint international venture between Eskom, Electricité de France and East Midlands Electricity

At a cost of R75 million all the homes and businesses that could be electrified have been, only unserviced dwellings or those where formal houses are not planned having been left out

Yesterday's celebration was held at one of the scheme's successful spin-offs, the Roxy Cinema, brought to life by owner Mr Nelson Godongwana

Many small businesses had been made possible, said Khayelitsha mayor Mr Vuyani Ngcuka

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Township celebrates switch-on

STC (M) 17/12/95
THE first phase of Khayelitsha's electrification, involving the installation of the network, was celebrated at the township this week.

Phambili Nombane, a joint venture between Eskom, Electricite de France and Britain's East Midlands Electricity, started work on the first contract in February last year and have so far connected 31 338 homes.

The project, which follows guidelines laid down by the reconstruction and development programme, has resulted in numerous job opportunities for residents.

It has also given many residents the opportunity to develop small businesses. — Sapa

SCRAPPING ARREARS 'UNFAIR TO THOSE WHO PAY'

Protest at city write-offs

CT 19/12/95 (124)

WRITING OFF ARREARS will put the city council's financial well-being at risk, say ratepayers who staged a protest at the Civic Centre yesterday. **PETER DENNEHY** reports.

A DELEGATION of southern suburbs ratepayers protested at the Civic Centre yesterday against the impending writing-off of certain arrears owed to Cape Town.

This was the first protest against the write-offs. There have been several marches to the Civic Centre and provincial offices supporting the move.

The city council has agreed to write off that portion of water arrears that was owed nearly two years ago.

It is also to look into the cost of scrapping that portion of rent

arrears which could be attributed to refuse removal and sewage treatment costs, again only up to two years ago.

All amounts owed since then must be paid.

Yesterday's group of protesters, led by metropolitan councillor Mr David Erleigh, represent a constituency that has been unhappy with the Cape Town City Council for years.

They included Mr Michael Chadwick, of Ratepayers in Revolt, and Mr Reginald Washington, who has long supported campaigns protesting against the

declining influence of southern suburbs residents.

The protesters strongly objected to carrying the burden of "those who refuse or omit to pay".

Writing off arrears would perpetuate a culture of non-payment, they said.

Also, the financial well-being of the city council was being put at risk.

They argued that the council had been nominated rather than elected and therefore it had "no real mandate to take far-reaching decisions of this nature without consulting those who do pay rates".

Mr Erleigh said that from the first quarter of next year, about 8 000 city home-owners would

have to pay more in rates as they had improved their homes.

This was unfair as those who paid were being penalised, while those who did not pay were having their arrears written off, Mr Erleigh said.

City administrator Mr Gys Hofmeyr said an interim valuation was carried out every year to update the rates on properties that had been improved and whose value had increased.

Mr Erleigh called on the council to arrange reasonable repayment terms for those facing genuine hardship, but not to write off any arrears.

His delegation was received by executive committee members Mr Hanif Tiseker and Sedick Soeker.

Equality twist to write-off dilemma

ARG 23/12/95

(124)

DAVID BREIER
Political Staff

CAPE Town's growing backlash against municipal debt write-offs could be taken to the constitutional court as ratepayers demand equality.

Any attempt to write off the debts of some while others have to foot the bill, clearly contravenes the equality clause in the constitution, according to constitution writers.

Michael Chadwick, chairman of the city's Concerned Citizens' Association, says the equality clause could provide a basis for going to the constitutional court to challenge selective debt write-offs.

The association recently took part in the first public protest against the city council's proposed debt arrears write off.

South Africa's draft constitution due to be passed next year, will further strengthen the chances of a constitutional court challenge.

The draft spells out equal "benefit of the law" for all even more clearly than the bill of rights in the interim constitution says Democratic Party constitutional negotiator Dene Smuts.

She said the newly refined equality clause in the new constitution would give an "additional framework" for the constitutional court to examine selective debt write-offs.

"There is a strong case under the affirmative action clause of the constitution in respect of writing off debts in black townships where demonstrably people were badly disadvantaged in the past. I would think no court would throw out debt write-offs holus bolus.

"But in the more difficult area of present and future write-offs, it is a slightly different matter, and it is very important that all enjoy equal benefit of the law, otherwise the constitution doesn't amount to much" she said.

Ms Smuts said the new constitution would especially apply in areas such as Mitchells Plain and Athlone where more than 60 percent of residents paid their accounts.

They would have to foot the bill for their neighbours who might be better off than them, but were in ar-

■ People who pay their rates and taxes have a strong constitutional case against those who demand their arrears be written off.

rears and demanded that their debts be written off.

"If we are talking of equal benefit of the law, any government will find it increasingly difficult to write off debts," Ms Smuts said.

She said the "equal benefit" wording which was applied in countries such as Canada, was inserted in the new draft "precisely so courts can test whether any laws or programmes discriminate against any category of people".

"There is room for an authoritative judgement on the whole matter," she said.

According to recent reports, some of those in arrears are well-heeled and could easily afford to pay up, but have instead chosen to join the debt write-off bandwagon.

It was recently revealed that city councillor Riedewaan Isaacs of Mitchells Plain who owed the council about R10 000 in arrears, had gone on a private trip to Malaysia.

Mr Isaacs and another councillor in arrears, Dorothy Campher-Williams of Hanover Park, had voted in the council exco to scrap arrears — including their own.

The government wrote off municipal debt arrears in black areas dating to January last year after it agreed to compensate local authorities.

This led to demands in coloured areas for a similar debt write-off on the grounds that apartheid had also disadvantaged coloured people.

In Cape Town, the Scrap All Arrears Committee has held a number of protest marches to press their demands for a coloured debt write-off.

With Cape metro municipal elections due on May 29, both African National Congress and National Party politicians have supported debt write-offs in coloured areas in an apparent bid to win votes.

The city council has so far only agreed to a limited debt write-off in certain areas.

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HOUSING & HOSTELS - W. CAPE

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JANUARY — JULY

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Woman and children evicted from home

□ 44 000 families in Peninsula wait for homes: No relief in sight
(124) ARG 10/11/96

LINDSAY BARNES
Staff Reporter

A MASSIVE total of 44 000 families in the Peninsula are waiting for homes — and no relief is in sight

The acute housing shortage was highlighted yesterday in a tenant-squatter squabble in Manenberg in which police were called in to evict a woman and her three children who had illegally occupied an empty ground-floor flat in Ondine Court, next to Manenberg Secondary School

Charlotte Sims, director of housing for the Cape Town Metropolitan Council, said she could understand that "tensions are running high"

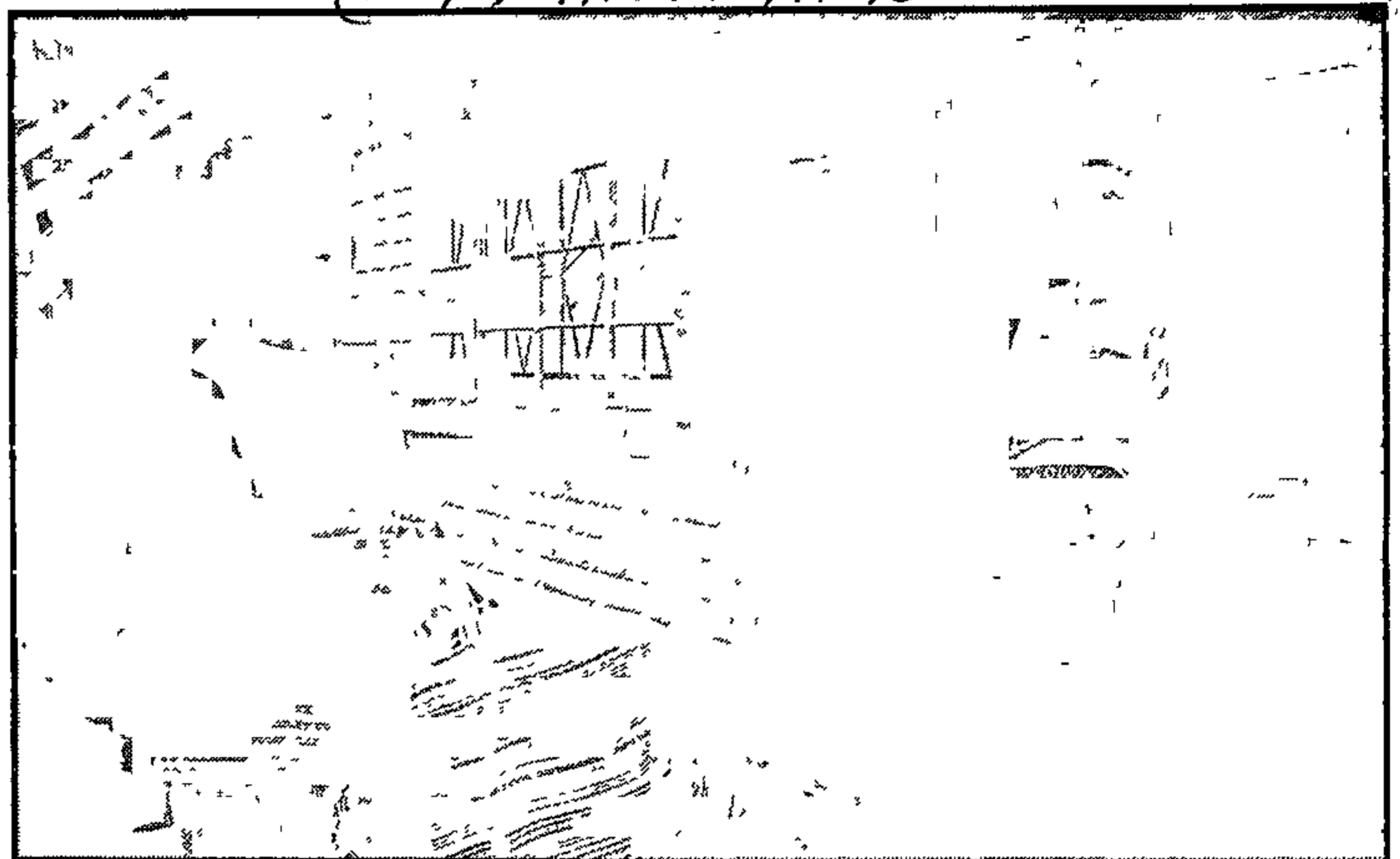
But, until such time as there were new developments, people could expect only the odd vacancy which was "few and far between"

In the Manenberg clash yesterday, police were called to evict Margaret Oliver and her children from the Ondine Court one-bedroomed flat which had stood empty for four days before she moved in.

When the legitimate tenants, Salie and Nabuwaya Groenewald, arrived to move in they were distraught to find a stranger in their new home

"Margaret said if a flat is standing empty it was her community right to move in," said Mrs Groenewald

"But, I have been on the council's waiting list for 13



Pictures ROY WIGLEY, The Argus

HEARTSORE: Margaret Oliver and her son, Vernon, 4, leave the flat they have occupied illegally in a desperate measure to find accommodation, watched by rightful tenant Nabuwaya Groenewald. The eviction was not an easy one for her

years and I told her I was going to move in here"

Mrs Oliver alleged that when she moved into the flat, none of the block's residents told her that it already had been allocated to someone "I moved in illegally as I was desperate," she said

The two women came to an amicable agreement and the police left

Mrs Oliver has found somewhere to store her furniture, but she is not sure where she and her children, aged 13, nine and four, will find a place to live

"I am confused I don't know what to do now," she said

Meanwhile, Mrs Groenewald is waiting for Mrs Oliver's furniture to be moved out before she can settle in her new home

"I am heartsore for her, but I

have been waiting for 13 years," she said

Mrs Groenewald said she and the illegal tenant had not picked a fight with each other. "It was the people outside."

The police presence highlighted the explosiveness of the situation

In defence of the council, Mrs Sims said homes were allocated strictly according to application dates

'Use R10m for rent homes'

CT 16/1/96

(124)

PETER DENNEHY

THE CITY Council should spend R10 million — about a fifth of the "Clifton millions" — on providing new homes for rent, deputy city treasurer Mr Peter Lever said yesterday.

He was referring to the millions of rands raised — and placed in a "social development capital fund" — when the council sold 100 prime sites at Clifton to the occupants of the bungalows on them.

The council and province have agreed this money can be devoted

to "housing or related infrastructure or upgrading projects"

Mr Lever told the council's RDP committee no more than R10m of it should be spent on rented property at this stage, because the finances of the council's housing branch are in a poor state.

Mr Lever said it would be dangerous to pour money into council-owned rental houses without solving some of the problems.

He suggested that half of what remained in the fund be earmarked for infrastructure in and around shack settlements.

Proceeds from sale to go to the RDP

Samantha Sharpe (124) (217)

CAPE TOWN — Cape Town's elite will soon be making a R54,3m contribution to low-income housing and urgent RDP projects through their purchase of prime beach properties in Clifton and Bakoven.

Proceeds from the sale of Clifton bungalow sites and other strategic Cape Town landholdings — estimated to reach R54,3m by June 30 — are to be earmarked for council-owned rental housing and RDP projects.

A Cape Town City Council spokesman said yesterday that while the funds were not yet allocated to specific projects, the council was awaiting a report from the city planners on the cost implications of a council-owned rental housing scheme.

The rental housing project could become one of several benefiting from the

BD 17/11/96
property sales, he said.

Deputy city treasurer Peter Léver said that provision of new rental units should be agreed in principle, but that not more than R10m be allocated from the social development capital fund.

"Not less than 50% of the balance of the social development capital fund should be earmarked specifically for the alleviation of conditions in and around informal settlement areas in the city," he said.

Léver said it might be some time before a final decision was made on the fund's allocation, but "we hope there will be some spend before the end of the year".

An application that 25% of the net proceeds of the sale of all council land zoned for residential purposes also be allocated to the social development capital fund was still under consideration by the Western Cape premier.

'Lost City' a health hazard — Sanco

ET 17/11/96 (124)

ANEEZ SALIE

SECTIONS of the "Lost City", a Mitchells Plain housing development beset by racial tensions last year, is now becoming a health hazard, claims the South African National Civics Association (Sanco)

Shortly before the election in April 1994, blacks from neighbouring Khayelitsha invaded and temporarily occupied the new houses in the coloured township of New Tafelsig in Mitchells Plain, but now some residents have condemned a number of these houses as unhealthy.

Sanco's Mr Thandisizwe Smile said yesterday typical of the complainants was Mrs Beverley Dooling, of 111 Erica Road, whose two children got asthma after water had continually seeped through the foundations of her home, making it wet and cold even in summer

The Cape Town City Council, which had contracted a private developer to build the "sub-economic" area, had repaired the foundation, but water was again seeping in, Mrs Dooling said yesterday

Her home, next to the Wolfgat Nature Reserve, is pounded by sandstorms. She says she cannot stabilise the sand because "when I water my garden, my bedroom floor gets wet"

"The constant wetness has destroyed the health of my two children, aged 10 months and two years. They have been diagnosed as asthmatic. The oldest has been hospitalised already"

Mr Smile said "At the heart of the mat-

ter is the poor standard of the houses, which the council sold to people for about R30 000. We even have some houses unoccupied because of damage"

One of these is at 144 Erika Street, where the foundation was exposed on one side when recent, howling winds shifted the sand in the backyard

The house eventually collapsed on one side. The council is now repairing the damage while the home-owner lives elsewhere

Other houses in the same street have the same problem

Mrs A Pilot, of 3 Linde Street, can lift her roof with a broomstick

"It is so loose that at night, when it is quiet, you can see and hear the wind lifting the roof," she said

At 2 Laura Crescent, Mr I Loots says he constantly has sand in his house because it blows through the loose foundation and the roof. There are cracks in his walls

Mr Smile called for an independent evaluation of the housing development, commonly referred to as the Lost City

"The council by-passed us and did its own evaluation, but residents could not understand the forms they were sent because of the language used

"We want an outside consultant. Then we can ensure that people at least understand the questions asked of them"

Council spokesman Mr Ted Doman said he was unaware of complaints in the area, but would investigate

He also called on those affected to contact their local housing office immediately

COUNCIL OWED R93M

Blacklist

ET 18/1/96 (124)

for rates

defaulters

THE CITY COUNCIL is taking "drastic steps" in a bid to reduce the R93 million owed by ratepayers. **PETER DENNEHY** reports.

RATEPAYERS who fall too far behind in paying their accounts to the city council will have their names "blacklisted" with a credit information bureau

This was confirmed yesterday by Mr George van Schalkwyk, Cape Town's assistant city treasurer in charge of the council's income

He said 25 000 letters had been sent to home-owners late last month, warning people who were defaulting on their property rates payments that if they do not arrange to pay the debt within a few weeks, their names will be forwarded to a credit information bureau for blacklisting

That means, in effect, that if a rates defaulter wants to buy furniture, or a television set, or anything else on an instalment plan, he or she is likely to be denied this facility

In November last year ratepayers owed the council R93 million in arrear rates, and the total debts owing to the council (including electricity, water and housing arrears) is R328m

Mrs Shauneen Beukes, a public relations officer for the Information Trust Corporation, said it was fairly common in Gauteng for local authorities to blacklist their rent and electricity debtors.

A lot of former boycotters were struggling to get bonds to buy their council houses, she said

A small pilot project to warn Cape Town ratepayers about potential blacklisting was initiated late last year. The council's letters elicited a 70% response rate when debtors talked to council officials. However, the sample was too small to notice any significant cash-flow benefit

If ratepayers came to the council to make arrangements to pay their names were not forwarded to the credit information bureau

Names of a few non-responders were forwarded and some of these people were later denied credit

In one case the council erred and the victim was "understandably furious", Mr Van Schalkwyk said

Since then, arrangements have been to allow the council to undo a listing almost immediately

The council will also inform the bureau when a ratepayer subsequently pays the debt, so that this can at least be noted against the person's name

"We have 600 000 accounts," Mr Van Schalkwyk said "We can only send out so many warning letters at a time, so that we can handle the responses"

He said the warnings were not only issued in any particular geographic area.

Earlier this year the Cape Times revealed that five councillors were in arrears with various payments to the council, but none of them were property owners. They pay rent, not rates, and are paying off their debts by instalment, so are not in line for a listing

At this stage, Mr Van Schalkwyk said, the council was only taking this "drastic step" with rates accounts, but in future it may extend it to electricity and water accounts as well

Rates fall due on July 1 each year, but ratepayers who pay annually are given three months to pay

Most people pay in monthly instalments. This is essentially a repayment schedule, which falls away if you miss three payments in a row. Then the remaining amount of the whole year's rates becomes payable at once.

Mr Van Schalkwyk said if a rates account has been managed well for the past two years — since the Kempton Park agreement that should have ended municipal services boycotts — the ratepayer should not even get a warning letter, let alone be put on to the blacklist, regardless of non-payment beforehand

This is how the council decides who should get warning letters, he said.

"It is a fairly cheap way of making contact with a debtor," he said "We don't want to blacklist anyone, we want the money coming in"

"The council is not a charity, and efforts are being made to run it in the way a business would be run. We are not trying to be nasty to our ratepayers, this is a normal business practice"

Defaulters usually stay on the books of a credit information bureau for three years, but they can come off the list in less time if the credit granter sends a letter saying the debt has been paid

"There are certain credit granters who are more lenient with regard to electricity, rent and medical debts, even where judgments are granted against a debtor," Mrs Shauneen Beukes said "They use a scoring system to give a weighted credit rating"

Arrears write-off debate

Treasurer says it must be linked to cases of poverty

(124) ARG 19/1/95

Municipal Reporter

CITY Treasurer Eddie Landsberg has told the executive committee that the only way he can support an arrears write-off is if it is linked to individual cases of poverty and unemployment

Mr Landsberg said if the council passed such a resolution, nobody could criticise it for that

"But the whole city can criticise anything beyond that," he advised

The council has been under pressure for several months to write off arrears accumulated before the end of January 1994, and recently reversed a decision to that effect

Mr Landsberg said the council could not afford to allow credit control to lapse

"Even letting it lapse a week, will disturb the ability to recover the situation

"The council will obviously face a reaction or opposition, but must not buckle under public pressure

"The executive committee has also been informed of the warnings received from those

customers spread across the city and who have paid for their municipal services over the years, and as such, sustained the financial viability of this local authority," Mr Landsberg said

"These customers have threatened to stop paying for the services should they be required to foot the bill for the 'write-off' of the arrears of others, some of whom were in a better position to pay for the services utilised"

Mr Landsberg said central government should pay the debt accrued by the former black local authorities up until the date of incorporation into the new substructures

He also suggested that the council approve a write-off of domestic water arrears only for private individuals experiencing poverty, and also only after agreements were reached for the recommencement of payments

● The council is owed R25 million, prior to January 31, 1994 — R11 million of which is for water

PROPERTY



□ **BASICS:** Duncan McGregor, left, inventor of the new Wirewall Building System recently introduced to the Western Cape, discusses technical details with civil engineer Mike Hurworth on the construction of the house in the background in which the new system is used

Picture JACK LESTRADE

House-in-a-day mass construction method

Property Reporter

AN affordable mass housing construction method designed and developed in South Africa has been launched in the Western Cape

The Wirewall Building System allowed the basic home structure to be put up in a day by unskilled people, said civil engineer Mike Hurworth of M Hurworth & Associates, who have been appointed structural engineers for the system in the Western Cape

The system has been used in several houses in Kwazulu-Natal and it has been launched in Gauteng and Plettenberg Bay

"The system is aimed at the low-cost housing market and provides a top structure with a floor space of about 20sq m for about R6 000 or R7 000 — being the likely balance of the government subsidy scheme after the purchase of a serviced site

The cost of a serviced site in the Western Cape is about R8 500 but in some areas can cost up to

R12 500

Apart from the floors, walls, roof and windows, the price allows for a toilet and a sink behind a dividing wall

Documentation on the system claims it is quick, safe, crack-resistant, economical and "extremely durable"

"A team can erect and plaster a 50sq m house including a tiled roof in only eight working days."

Council boots out officials in arrears

ARG 20/1/96
DENNIS CAVERNELIS

Staff Reporter

TWO ANC councillors in Citrusdal have been told they no longer qualify as councillors because their rates are in arrears.

Elizabeth Januarie and Elizabeth Visagie were sent letters by Citrusdal town clerk Jacques Carstens saying their terms of office had lapsed because they no longer qualified in terms of local government elections regulation 21 (1)d.

Mr Carstens said the councillors' rates had been in arrears from the time they were elected.

Selwyn Hockey, an attorney representing the councillors, said the regulation did not apply as the women had qualified for nomination to the council.

Mr Hockey said it was the council's fault that his clients' rates had not been paid.

The councillors apparently had their rates deducted from their salaries, but this was stopped without them being notified, said Mr Hockey, and they blamed the council for the problem.

Mr Hockey said there was no provision in the regulations for his clients to be disqualified from their office.

ANC Western Cape spokesman Brent Simons accused Mr Carstens of "using his power for party-political means", to which Mr Carstens responded that he was acting on instructions from the the Department of Local Government.

Mr Carstens said there would be a 7-election in April, and the two councillors could stand for office then.

Blacklist threat for defaulters

Cape Town City Council has had a positive response to 25 000 threatening letters it sent out to rates defaulters, warning that their names could be blacklisted with a credit information bureau, but Johannesburg has not discussed the possibility of such a move

According to Johan-

nesburg rates and services director Andries van Zyl, this option has not been pursued by the Johannesburg council.

"We use every available option, including taking legal steps, and if someone has a judgment passed against them, then they will be blacklisted,"

he said. - Staff Reporter

(124)

Star 23/1/96

Township debts rocket to R140m

PETER DENNEHY
METRO WRITER

LESS than six months before Cape Town's municipal budgets are due to be integrated with the budgets of formerly separate black townships, worrying debt figures are emerging

Debts owed by townships to their neighbouring local authorities are growing, instead of declining as is supposed to happen under the Masakhane campaign

A report before the Cape Metropolitan Council executive committee this week says the five main black townships within the Cape Town metropolitan area — Crossroads, Kapa, Khayelitsha,

Lwandle and Mfuleni — owed a total of R36,7 million to the Metro Council at the beginning of this month. And that is not the sum total of their debts.

It is anticipated that these debts will grow to R48m by the middle of this year, the beginning of a new financial year and the first of integrated budgets.

This means that the debts to the Metro Council, for sewage treatment, refuse removal, water distribution to houses and community health services, are growing at more than R1m a month.

The townships also owe money to the Cape Town City Council, which supplies their bulk water. The most recent available figure (November 1995) for the total debt of black local authori-

ties to the city council is R104m, almost double the January 1994 figure.

A R52m growth in debt over two years works out to about R2m a month

The central government is unlikely to foot the bill for township debts that have been run up since January 1994, says Mr Philip Scherick, the metro council's chief director of financial services

It would probably not be practical to "wipe out" a debt as large as R48m with a single rates increase imposed on the local authorities under the CMC (the metro council itself does not levy property rates, but bodies under it do).

In Cape Town a rates increase of around 15% would be needed to eliminate existing township debts in a year.



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LOW-COST HOMES SOON

APR 24 11 196

(124)

ROGER FRIEDMAN
Staff Reporter

LOW-cost houses will mushroom in Marconi Beam within months.

At a crisis meeting yesterday — following the weekend blaze which devastated 80 percent of Marconi Beam, leaving thousands homeless — provincial Housing Minister Gerald Morkel and Milnerton municipal officials undertook to move mountains and red tape to facilitate the urgent delivery of houses.

Milnerton town clerk Peter Gerber said today planning was virtually complete for the construction of a show village at Marconi Beam, and building was due to start next month.

"Everyone is now geared up to start. The purpose of yesterday's meeting was to establish to what extent whatever red tape that exists could be overcome," he said.

The municipality had undertaken to address speedily "any forms of delay" which might crop up in the next few months, while the housing department had undertaken to assist the process in whatever way possible.

"Together, we plan to move whatever forms of obstacles out of the way."

Minister and municipality hold blaze crisis meeting



FLASHBACK: A man salvages his possessions at Marconi Beam

The provision of housing at Du Noon, Milnerton's other large shanty town, was even more advanced. "All things being equal, we hope to finalise construction of 1 000 houses there by the end of the year,"

said Mr Gerber. The Marconi Beam development will be split between two developers, one will build houses within the subsidy range (cheaper than R60 000), and the other,

more expensive units. A spokesperson for the Development Action Group — the non-governmental organisation involved in facilitating and planning the development — said many houses would cost in the region of R20 000.

The poorest of the poor would be homeowners qualified for a R17 500 government housing subsidy, including top-up, she said.

Mr Gerber said the Marconi Beam development would not be able to cater for all 1 200-odd families living there. The overflow would be accommodated at Du Noon, after appropriate negotiations with the community.

The Marconi Beam and Du Noon projects would probably be undertaken in tandem, although Marconi Beam was not expected to be completed before the end of the year.

"The Marconi Beam show village should be completed by about April, then the people will be able to assess what they can afford."

Whereas the Marconi Beam development had been planned to be undertaken in phases — during a period of 30 months — the timeframe would now be "compressed", said Mr Gerber.

Showdown on rates arrears

AR 4-26/1/96

(124)

ANDREA WEISS, Municipal Reporter

PEOPLE in arrears who can prove they experienced "poverty or hardship" prior to January 31, 1994, are in line for a partial write-off of their debt — but full credit control is to be slapped on all other defaulters.

Those who believe they qualify for the write-off, which affects only water and possibly the sewerage and refuse component of the rates bill, will have three months' grace to prove their point.

City treasurer Eddie Landsberg has been asked to investigate the poverty criteria which will be used, as well as how much the whole exercise will cost.

The write-off is in line with the Kemp-ton Park agreement between President Mandela and Deputy-President F W de Klerk signed on January 31, 1994, which at the time referred only to black local authorities.

The Cape Town City Council's executive committee, which has been sawing over the issue for several months, decided on this "compromise" position at its meeting yesterday after coming under pressure from communities and national and provincial government.

At the same time, exco decided to lift a moratorium on sales-in-execution imposed last year during the height of the row around the write-off because it was costing the city money.

Mr Landsberg advised the executive committee that unless they lifted the moratorium, which confined legal processes to the issuing and serving of summonses only, the city might not be able to collect R50 million rates this financial year.

But these recommendations will still have to go before the full council for ratification next week and could cost the city R25 million, but enjoy the support of both the National Party and the African National Congress.

Two Democratic Party councillors on the 18-member exco, Ian Iversen and Chris Joubert, voted against the proposal.

R11 million will be transferred to a Provision for Bad Debts in the Water Service account, from the Distribution Stabilisation Account, against which individual write-offs will be charged.

A further R14 million is to be transferred to a Provision for Bad Debts Account, from the Accumulated Surplus account, to be used for the proposed sewerage and refuse removal arrears.

DP WARNS OF RATEPAYER BACKLASH

Council writes off R25m debt

THE CITY COUNCIL DECIDED yesterday to write off arrears of R25 million on water and refuse removal accounts, but not on electricity accounts. **PETER DENNEHY** reports.

DEMOCRATIC PARTY councillors issued dire warnings about a backlash from bill-paying ratepayers against the write-off of arrears of about R25 million which the Cape Town City Council approved yesterday.

Councillor Mr Arthur Wienburg said that if those who have been paying decide they are "gatvol" and stop paying, "the whole fabric of society will collapse"

"You are going to push them once too often, and too far," he said. "Then you will see the backlash"

Those who pay regularly would not toyi-toyi in the streets, but sit on their hands instead of writing out their cheques, councillor Ian Iversen added

But councillor Mzukisi Gaba of the South African Communist

Party issued a chilling counter-warning to paying ratepayers "You dare rebel, we will crush you"

The ANC and the NP voted together on the arrears package, vastly outnumbering the DP. However, the major parties regarded yesterday's decision as an imperfect compromise

It was also decided to apply a means test, but one has not yet been devised

Only those who will be deemed, according to this test, to be experiencing "poverty and hardship" will be eligible to have their outstanding arrears that are two or more years old, written off

It was decided that debt up to January 1994 would be written off because the central government had agreed to pay the debts of black local authorities up to that

date. Since then there has been tremendous political pressure to extend the write-offs to people of all races but this time at council expense

The council agreed yesterday to set aside R11m from the water service stabilisation account as a provision for bad debts on water accounts and to transfer R14m from the council's reserve funds to a provision-for-bad-debts account

Arrears in respect of refuse removal and sewerage treatment charges — which form part of property rates — will be written off and paid for with this amount

An amnesty of five months starting tomorrow will apply regarding the council's debt-recovery procedures

This amnesty applies only to those who pass the means test and have unpaid water and rates accounts dating back over two years

There is no amnesty on electricity bills or on rentals

After the amnesty period, the

council's credit control process will be reinstated — even for those who would then meet the requirements for a write-off

Anyone who does not come forward and claim the write-off in the next five months will lose their chance

The downside of the agreement is that there is no amnesty for consumers whose arrears are less than two years old

The full credit control process will still apply to those in arrears after January 1994

This means that the council will take legal steps to seize the property — including houses in the case of rates arrears — of those who do not pay their bills. These properties will be sold off to settle the debt

● Responding to a question from Wienburg, the council disclosed yesterday that not a single person has been evicted from any of the council's 25 299 rental units (flats and houses) since October 1993

CT 31/1/96 (124)

DP balks as council decides to write off millions in arrears

□ *Poverty means test to determine beneficiaries*

DENNIS CAVERNELIS
Staff Reporter

THE Cape Town City Council has agreed to write off some service charge arrears — provided people can prove they are experiencing poverty or hardship

Intense debate preceded the decision taken at yesterday's city council meeting around the Executive Committee's controversial recommendation that the council should, in principle, write off water, sewerage and refuse removal arrears, if debtors could prove they experienced poverty or hardship

However, the recommendation was amended, changing the date that debtors would have to prove poverty, from January 1994, to February 1

this year

The means of determining "poverty and hardship" has not yet been decided

The council was owed R25 million up to January 1994, R11 million of which is for water

Neil Ross, a Democratic Party councillor, said it was "not acceptable that people who have been paying rates have to foot the bill"

He added that "if you write off arrears, you should reimburse those people who have paid — many of them struggled every inch of the way (to pay their rates)"

Fellow councillor Chris Joubert said scrapping arrears would lead to double the arrears by next year

And Ian Iversen said there would be an "enormous counter reaction — there won't be toy-totyping, but there won't be people writing out cheques for rates"

The recommendations which were adopted, include

- That the City Treasurer reports on the criteria and resources required to evaluate poverty, "through an appropriate means test"

- Media consultants be appointed to head a campaign to inform communities of the decision and its implications

- The debt amnesty period will start on February 1, and will last for five months

- The money owing be transferred to a Provision for Bad Debt account

ARG 31/1/94
(124)

Decision to scrap arrears greeted as 'hollow victory'

ARG 2/2/96

ANDREA WEISS, Municipal Reporter

(124)

THE Scrap All Arrears Committee in Mitchells Plain has welcomed the decision by the Cape Town city council to write off arrears, but claims the victory is "hollow" because the write-off has been linked to a means test

The committee is demanding that it should control the means test, which will be used to determine who qualifies for the write-off, which involves R25 million and applies only to water, sewerage and refuse arrears before January 31, 1994.

The decision, taken by the council at its monthly meeting this week, was in line with an agreement reached at Kempton Park between former president F W de Klerk and Nelson Mandela in January 1994.

Jermia Thuynsma, spokesman for the Scrap All Arrears Committee, said the decision "smacks of racism" because the Kempton Park agreement said nothing of individuals having to prove that they were poverty stricken

"Our demand to have the amended Kempton Park agreement implemented was partially won. The decision should have been to scrap arrears without a means test.

"Everybody who was not part of the white ruling class suffered hardship. Those who have been privileged are now stating that people should prove that they are poverty stricken."

But the view of the Scrap All Arrears Committee is not shared by several paying ratepayers who called The Argus to object to the council's decision

Said one: "I'm writing out my cheques for water and rates right now, and it really sticks in my craw that other people don't have to pay"

The council decided to scrap the arrears after months of ambivalence because of a difference of opinion over the Kempton Park agreement

In the meantime, the six new municipalities for the city have discovered that they are likely to inherit more debt unless national government makes good a promise that no new structure will be saddled with debts from former local authorities.

At the Cape Metropolitan Council's monthly meeting this week, it was revealed that the debt Cape Town Central would take over from Ikapa and Crossroads amounted to R17 million.

RDP housing plan gets shot in arm

By JESSICA
BEZUIDENHOUT

(124)

A DRIVE to build houses for 40 000 homeless families came a step closer yesterday with the Cape Town launch of a community-based structure to drive the R1,3-billion Integrated Service Land Project (ISLP)

ST 4/2/96
The development would include the building of libraries, police stations and recreational facilities

Holistic Settlements, a firm of consultants originally appointed by the previous provincial administration to manage the project, would now only oversee its implementation, according to Mr Lucky Montana of the Western Cape RDP office

Dr Harold Wesso, director of RDP in the Western Cape, said people had been calling for the restructuring of the Integrated Services Land Project for a long time. If this new approach worked, the project could begin delivering housing shortly

HUNDREDS RISK LOSING HOMES

Council rates crackdown

THE CITY COUNCIL is to get tough with people who have not paid their rates. More than a thousand people are at risk of losing their homes. **PETER DENNEHY** reports.

ONE thousand six hundred people who owe the Cape Town City Council a total of R7 million are at risk of having their property seized

Close to 30 000 summonses for rates debts are to be issued in the next two to three months

Procedures leading to the sale of 15 houses in execution for rates debt are to be started up again, after they were aborted during the past three months.

This is a direct result of the council's decision to write off debts for sewerage treatment and refuse removal

Now that the council has decided to write off these debts, it no longer has to hold back on its usual

debt-recovery procedures, as it has been doing since November. The procedures have been reinstated with immediate effect, except in cases affected by the write-off

Assistant city treasurer Mr George van Schalkwyk said at the weekend that he will meet the city treasurer early this week to discuss what should be done in those cases where people are entitled to have some of their debt written off

The sewerage treatment and refuse removal portion of rates is usually only about a quarter of what is owed, he said

The council may go ahead with trying to recover all the money and later credit the accounts of those people who qualify for a por-

tion to be written off

This option would be cheaper for the debtors than holding back their cases as this would increase their legal costs, Van Schalkwyk said

Meanwhile, councillor Mr Mzukisi Gaba expanded on remarks about "crushing" a "revolt" he had made in the council last week. The remarks were made in the context of a debate in which he felt some of his fellow councillors were coming close to encouraging the consumers of council services to withhold their payments, he said

"I was talking figuratively. Due process of law will be followed," he said. Debtors will not literally be crushed, no armoured cars will be called out, but sheriffs will be sent out with their warrants, as is the usual procedure

Gaba added that action would

not only be taken against those who have haven't paid their accounts, but also against those who decide to stop paying

"I support being even-handed in this," he said

● Sheriffs are empowered by law to enter premises by force in certain circumstances, says manager of the Sheriff's Board Mr Adamus Stemmet

The sheriff usually calls more than once and leaves notes after which the premises are entered by force if there is no response

The usual procedure is for the sheriff to have a locksmith open the door, a service the debtor eventually has to pay for. Sheriffs may enter without using a locksmith if they can do so without damaging the home. Goods like furniture are then attached and taken to a warehouse for storage and eventual sale to defray costs

CT 5/2/96

(124)

ARGUS 12/96

Residents angry over house collapse

(124)

NORMAN JOSEPH
Staff Reporter

SHORTLY after a house in Delft collapsed, more than 200 residents decided at an impromptu meeting to withhold payment of their rates, rent and service charges

No one was hurt when the roof and walls of the house in Kolosi Crescent, Rosendal, crumbled, causing damage estimated at R55 000

Angry residents rallied to support Victor and Ruth Pasquali, who moved their three children from the back room when they noticed large cracks in the walls

People living in Kolosi Crescent and Kaneelblom Road said they would not pay their accounts until the local housing officials did something about the poor quality of their houses

Most houses were built on cement slabs which protrude at the sides

Resident Cynthia Croy said "Our houses are a danger to us. In summer the cement blocks at the sides of the houses can be seen and walls become dry and cracked

"In winter the houses are surrounded by water which seeps underneath the cement slabs and into the homes

"There is no proper foundation — only the slab block"

A distraught Mr Pasquali, who asked for the day off from work, said "Luckily we moved the children out of the room on Sunday, otherwise one of them could have been injured."

Delft ANC branch leader Abubakar Francis said: "We have been complaining about the poor state of the houses since 1991"

Approached for comment, Delft housing manager Nico Rheede referred The Argus to regional housing director James Slabbert.

But repeated efforts to reach Mr Slabbert failed

Some of the findings in a recent report compiled by a presidential task group instructed by President Mandela said "There has been consistent reference to the poor quality of engineering services and buildings provided in Delft".

Western Cape govt plans massive delivery of housing

Linda Ensor (124)

BD 8/2/96

CAPE TOWN — The Western Cape provincial government, which is leading the way nationally in providing housing subsidies, yesterday undertook to deliver 200 000 serviced sites over the next five years.

Housing minister Gerald Morkel announced the plans yesterday, noting that by end-December over 47% of the R304m allocated for capital subsidies this year had been spent. This was far ahead of the other provinces.

Morkel was optimistic that by the end of the current financial year, almost 80% of the subsidy fund would have been allocated.

Over the past few months the momentum of applications had escalated dramatically, housing director Anton Fuchs disclosed.

However, capacity constraints would limit the ability of the department to handle more than 40 000 applications a year.

So far applications for 50 500 subsidies had been received and 25 000 subsidies worth R287m had been ap-

proved, he said.

Morkel estimated that at present 167 700 households required housing and over five years an additional 54 000 would also be in need of it. Also, there were about 63 000 households on serviced sites that needed consolidation subsidies.

To assist in the development of the sites, special housing support centres would be established to train people in building skills and to give them advice.

Citing obstacles to the implementation of the housing strategy at provincial level, Morkel said local authorities were not taking full responsibility for housing.

The problem was exacerbated in some areas by political turmoil, unrest and instability and by the general ignorance about how the subsidy scheme worked.

Wide consultations with communities, local authorities and other government bodies took place in drafting the housing strategy, which is published today in the provincial gazette.

Morkel said a housing summit was planned to finalise the strategy.

GOVT TO PROVIDE SERVICED LAND ONLY

Plan to beat housing shortage

PROVINCIAL HOUSING MINISTER Gerald Morkel unveiled a five-year plan yesterday to beat the housing shortage.
BARRY STREEK reports

A DRAFT masterplan to provide 200 000 "housing opportunities" — serviced land but not houses — over five years was unveiled yesterday by provincial Housing Minister Gerald Morkel

If implemented, the shortage of about 167 700 houses in the Western Cape will be eliminated, as well as the need of the estimated 54 000 extra families who will need housing in that period

Morkel, who also released a Green Paper on a provincial housing strategy, said it was estimated that 80% of the R304 million allocated for housing in the Western Cape would be spent during the 1995/6 financial year — the highest rate for all nine provinces

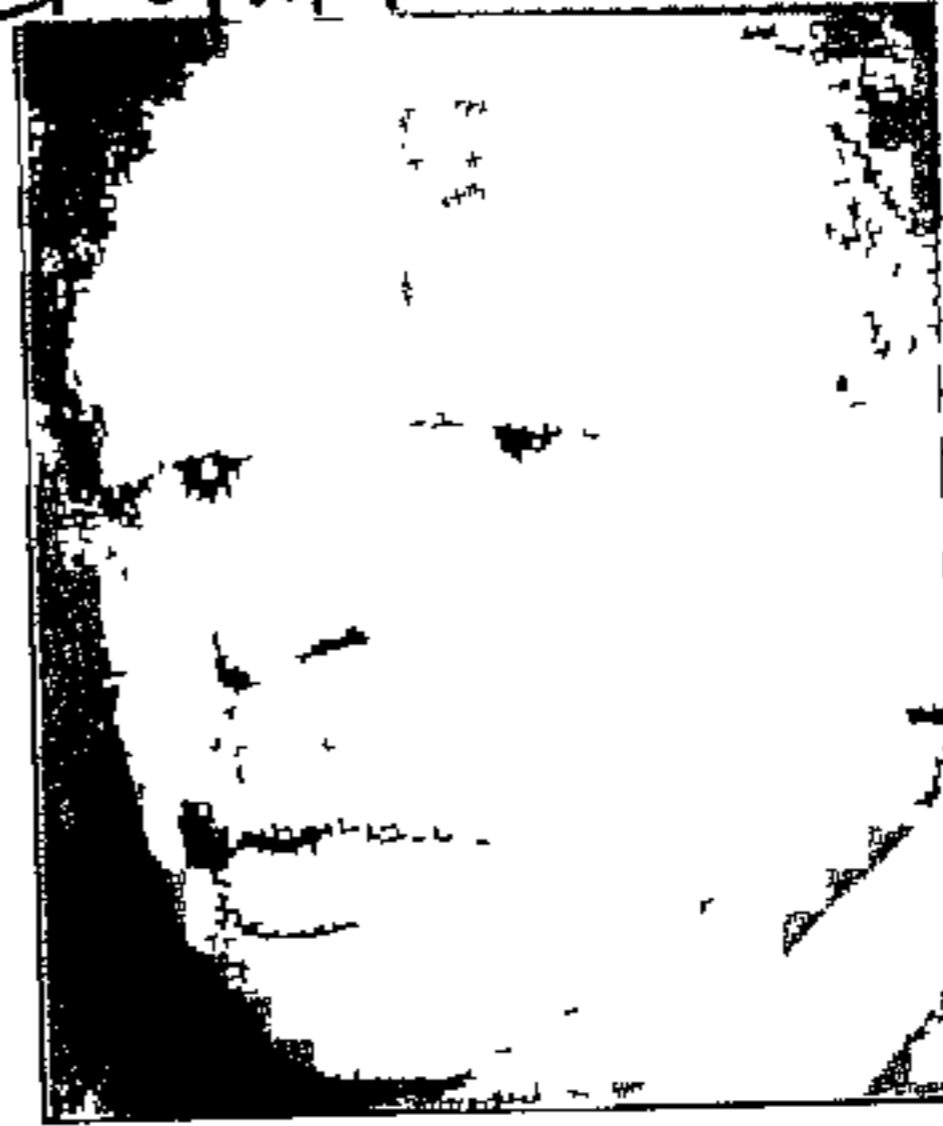
This included R16m in subsidies for housing opportunities in

the Marconi Beam squatter camp and R17m for 1 000 subsidies in the Du Noon camp

The Green Paper said the provincial strategy should aim to fulfil the national vision of giving all people access to a permanent, private and safe residential structure with secure tenure, including potable water and adequate services

It proposed that a provincial housing policy unit be established to formulate and co-ordinate an all-encompassing approach to housing and urban development and restructuring to create clear lines of decision-making

"With the newly-elected local government in mind, the time has come to re-assert the role of elected representatives at all levels of government in the housing and devel-



MASTERPLAN: Gerald Morkel

opment process. Elected representatives should be the primary decision-makers, supported by the other roleplayers," the Green Paper said

It concluded by saying that the Western Cape was fortunate in having the expertise to solve the housing shortage in the province, but it required a commitment by

(124)
all roleplayers to manage and execute the process and to overcome the problems and constraints

Morkel said housing over the last year had been "controversial, to say the least"

"There is a perception that the people will get houses, but this is not possible"

With the added problem of the high water table, it cost between R10 000 and R12 000 to provide a serviced site, but the maximum subsidy was R17 250. This meant there was usually between R3 000 and R5 000 left for above-ground structures. "With what is left, all you can give people is a housing opportunity"

He said 65% of the families in the province received incomes of below R1 500 a month and would therefore be entitled to subsidies.

The approach now was a return to the policy of incremental housing, "almost back to site and service. We are facilitators not builders"

FEBRUARY 8, 1996

Only 8 000 subsidies for metropole

CT 8/2/96
POLITICAL WRITER

DESPITE a shortage of 109 300 houses in the Cape Town metropolitan area, only 8 222 housing subsidies had been approved in the current financial year, the Western Cape housing department said yesterday.

More subsidies were approved in the southern Cape, Overberg and West Coast regions than in the Cape metropole.

The department also said there were 54 556 serviced sites in the metropole which were excluded from the housing need.

It said 2 536 subsidies had been approved for Macassar near Khayelitsha, 1 871 for Mfuleni in Kuils River, 1 000 each for Marconi Beam and Du Noon at Milnerton, 803 for Masiphumele in Noordhoek, 383 for KTC in Guguletu, 322 for Kleinvlei near Stellenbosch, 203 for Victoria Mxenge at Philippi and 104 for Millers Camp at Guguletu.

Housing Minister Gerald Morkel said at a news conference that 50 500 applications for the Western Cape subsidies, which were a maximum of R17,250 per family in the city, had been received and about 25 000 had been approved during the current financial year.

This means that less than a third of the subsidies approved in the Western Cape have been approved in the metropole.

The department also said the earthworks for 22 000 erven of the Integrated Serviced Land Project (ISLP) were nearing completion.

The Green Paper on housing, which was released yesterday, said there 7 200 sites were needed in the Overberg area (excluding the 320 serviced sites), 10 800 sites in the southern Cape (excluding 6 718 serviced sites), 8 300 sites on the West Coast and 13 100 in the winelands area.

Director of housing Anton Fuchs said the pace at which applications for subsidies were received had escalated considerably recently.

Between 25 000 and 30 000 applications would be approved during the 1995/6 financial year.

The province could process about 40 000 applications for subsidies a year, he said.

Homes deal to pensioners

(124) 25 8/2/96
STAFF WRITER

MORE than 20 pensioners who occupy council-owned houses at the top of Roeland Street are to be given a chance to buy them at discounted prices.

Council estates manager Mr Owen Tudor estimates the market value of the 37 properties to be between R10 000 and R135 000 each.

The occupants are to be offered the houses for between R6 155 and R8 385 each. If they buy, they may not sell again for 10 years.

The council is using the same formula it used in selling 229 houses in Matland Garden Village it offered to their occupants in 1991.

The prices in both cases were calculated in terms of the state's circular number 17 of 1983.

That was the start of a campaign to sell off council houses. In Cape Town the council sold off over 70% of the council's dwelling units.

The properties are sold as is. The only deposit required is R300 and the loan repayment period may be up to 30 years. Tenants who do not want to buy may remain on as tenants.

Chips are down on Western Cape housing policy

ARG 8/2/96 (124)

□ Key role seen for local authorities

ROGER FRIEDMAN
Provincial Affairs Reporter

THE draft Western Cape housing strategy, published for comment today in the provincial gazette, throws down the gauntlet to local authorities, terming their role in the housing delivery process "vitally important"

The document, unveiled by provincial Housing Minister Gerald Morkel yesterday, shows that nearly 168 000 Western Cape families require housing, 109 000 of them in the Cape Metropole

Mr Morkel conceded the pre-1994 election promise of houses for all would be impossible to deliver, because of financial constraints.

Instead, the provincial housing strategy aimed to provide 200 000 "housing opportunities" over the next five years

These so-called housing opportunities "almost mean going back to incremental housing — back to site and service," explained Mr Morkel

The cost of servicing sites on the watery Cape Flats amounted to between R10 000 and R12 000 each, while the maximum subsidy available was R15 000

Most residents did not earn enough money to get add-on finance from banks or building societies.

At provincial level, the draft policy proposes the establishment of a "housing policy unit" to create a data bank

and a "developmental institution" to facilitate and support development in poor communities

The role of regional or metropolitan level councils in the delivery of houses has to be clearly defined so that funds can be made available in provincial and their own budgets

But, whereas the role of regional or metropolitan councils was important, the role of local authorities was "vitally important"

The time has arrived to "reassert" the role of elected representatives at all levels of government, the document states

"Local authorities are primarily responsible for the housing of the lowest income households in their communities

"The identification, alienation and procurement of land, raising funds for the provision of bulk services, together with the facilitation of housing developments for lower income groups, devolves primarily on to the local authority"

Local authorities played a vital role in submissions to the Housing Board, and local authorities must be empowered to take responsibility for the housing of residents in their areas of jurisdiction

Mr Morkel said the Western Cape had spent about 47 percent of its 1995-96 housing budget allocation — the largest percentage in the country

Treasury officials under fire again over rental project

ARG 8/2/96 (124)

Municipal Staff

CAPE Town City Council treasury officials have again come under fire from housing committee members who feel that the officials are slow in putting together a viable proposal for a new rental housing project.

In October, the committee agreed that one way of alleviating the chronic housing shortage in the municipality was to build decent rental housing units using R10 million from its social development fund.

A piece of land was identified in Royal Road, Maitland, for the pilot project that it is hoped could be used as a national model for managing rental housing stock.

The city treasurer's department, although agreeing in principle to the concept, warned of the financial risks involved and said the council was already owed more than R20 million in rental arrears.

At yesterday's housing committee meeting Democratic Party councillor Neil Ross said he got the feeling that council officials were trying to block the development and were putting up barriers to retard the process.

"We have had discussions on this issue for the past few months and have broadly outlined what we envisaged, yet no innovative planning and discussions with other financial institutions

is forthcoming from the city treasurer's department," he said.

"Ways need to be found so we can maximise our capital input and we need to know what other role players like the province and national housing office will bring into the development

"None of this information is available, yet treasury officials are arrogant enough to insist on certain criteria for the development of the scheme."

African National Congress councillor Welcome Zenzile agreed with Mr Ross and said: "The committee has taken a conscious decision to provide rental housing units and we would like to know what is holding up the process."

Assistant city treasurer Mike Shaw said the department agreed in principle with the concept but had a right to express a professional opinion on the matter.

"We have done everything in our power to present the committee with all the facts and it will be a sad day if our hands are tied and we are prevented from expressing our views"

He said the process was continuing and as the committee earlier decided, officials were engaged in talks with an independent housing consultant to help design the project. Maitland residents were also being consulted.

Fixing 'faults' of apartheid will cost R350-m

Staff Reporter

(124) ARG 15/2/96
IT will cost Cape Town R350 million to correct the faults of apartheid, councillor Ian Iversen told ratepayers at a meeting of the Rondebosch Civic Association (RCA) this week

Mr Iversen spoke on the importance of community involvement in local government

He said that the money for correcting the faults, which included no roads and no sewerage systems in disadvantaged areas, would come from national, provincial and local government

Rondebosch residents said that local government included them, the taxpayers. They said they were concerned about further financial strain

Mr Iversen said "Because the demands for rectifying the faults of apartheid are horrendous, we have to be far more innovative in how we tackle financing of large projects. It is not just business as usual"

He said the days had gone when a man rode around on a bicycle and identified faults. There was no longer time for such antics

"Part of the reason for malaise in some communities is that people are so used to not being part of local government," he said

Community involvement was lacking in the past because no-one listened.

"Now public participation is a requirement for local government, an area that was once off-limits for up to 50 years, a virtual lifetime"

Not only do enormous opportunities await communities, but there is an obligation for people to get involved in what happens to their city.

Mr Iversen said that the municipality of Cape Town, always thought of as large and friendly, could be an instrument for change

Cape developers slam defect warranty scheme

BY MAGGIE ROWLEY

ET (BR) 16/2/96
Cape Town — Affordability remained the most serious constraint to low-cost housing delivery and instead of additional levies and taxes, measures to cut costs to the bone needed to be pursued, said John Schooling of the Cape Developers Forum.

The forum has vehemently opposed the introduction of the home builders' defects warranty scheme that came into operation on February 1. The scheme imposes a levy of 1,3 percent on the price of houses under R250 000.

This translated into about 6 percent of the building contract, which was more than double the management cost most developers allowed for a project, he said.

"It is the consumer that ultimately carries this load, pushing housing further out of reach for those that need it most," he said.

Schooling said the forum could construct low-cost housing for a competitive R680 a square metre, translating into R30 600 for a 45m² home.

With the cost of a serviced site taken into account, this brought the figure up to about R45 000. However, once VAT and other taxes, including local authority fees and the defects warranty scheme, were taken into account this figure soared to about R65 000.

He said many of the services conducted by the local authorities could be done by the private sector for a fraction of the cost.

For example, local authorities charged between R850 and R1 100 to connect a water meter, which could be done by the private sector for about R350.

"Local authorities also charge about R1 200 for the electrical connections which would cost the private sector R450. For the sewerage connection the local authorities charge R490, which would cost developers nothing as all it requires is breaking through a pipe."

The 18 member companies of the developers forum had applied for registration with the Homebuilders Registration Council under duress, he said.

However, the group was working with insurers and re-insurers on devising an alternative scheme that could halve the cost of home-defect insurance for end users, which it hoped to present to the government within the next few weeks.

"We supposedly have a free-market system and yet a compulsory defects warranty scheme with a huge supporting bureaucracy has been set up. It is a costly bureaucratic exercise, which has a monopoly in the market and, if anything, will just cause another bureaucratic bottleneck.

"While we are not opposed to a defects warranty scheme as such, we strongly believe this should be on a voluntary basis and allow consumers to go out to the market and shop around for alternative schemes.

"Insurers and re-insurers have the necessary infrastructure and systems to administer schemes of this nature without having to re-invent the wheel," he said.

Write-off of arrears in jeopardy

(124)
ARG 17/2/96

GLYNNIS UNDERHILL
Staff Reporter

THE Cape Town City Council's controversial decision to write off arrears of R25 million could be invalidated by councillors, who are themselves in arrears, taking part in discussions and voting on the issue.

Peter Alston, assistant city administrator, said the City Treasurer's office had told him 28 councillors were in arrears on January 30 this year, the day the council voted to write off arrears on water and refuse removal accounts.

City council legal advisers now are investigating whether councillors who were in arrears had invalidated the decision by taking part in discussions and voting, said Mr Alston.

If it could be shown that a councillor had not recused himself from discussion on an item in which he had a financial interest, he said, the councillor would be guilty of an offence in terms of the municipal ordinance.

Mr Alston said if a councillor voted on an issue in which he had a financial interest the decision of the council could be challenged. If successfully challenged in court, the scrapping of the R25 million arrears could be set aside, he said.

Earlier, a SATURDAY Argus report revealed that the jobs of city councillors who voted to write off millions of rands in municipal arrears, while they themselves were in arrears on their own municipal accounts, were on the line.

The council is investigating legal action against councillors with municipal debt who are believed to have taken part in discussions and voting on the rates-scrapping issue.

The row between councillors over the arrears issue has prompted councillor Arthur Wienburg to file a motion calling for the removal of executive committee member Riedewaan Isaacs, who claimed his R7 000 in municipal rent debt was a carry-over from the apartheid era.

Councillors are sharply divided on the issue of municipal arrears, especially when it involves public officials.

"You can't put a price tag on the suffering of people in the apartheid era. All arrears — including those of councillors — must be cancelled. People need compensation for the apartheid sins," urged councillor Abdul Ebrahims, who said he had no municipal debt.

■ A decision by the Cape Town City Council to scrap R25 million in municipal arrears could be successfully challenged in court.

city councillors would have been regarded as a disgrace," he said.

Individual municipal debt among the 28 city councillors ranged from R8 to R10 780.

The council decided to write off the water, sewage and rubbish removal arrears in January. Except in cases of hardship, where a five-month amnesty would apply, individuals would have to accept responsibility for all municipal services supplied after the cut-off date.

The decision was stated by some councillors, including Mr Wienburg, who issued a warning about a backlash from bill-paying ratepayers against the arrears write-off.

Mr Wienburg this week responded to a SATURDAY Argus report about indebted city councillors by calling for the removal of Exco member Riedewaan Isaacs, whom he said should be setting an example with his leadership.

Mr Isaacs said he had abstained from voting at the most-recent meeting on the scrapping of arrears, but he had "argued in the corridors" that arrears should be paid.

Arrangements had been made to pay off his debt, he said, but declined to reveal the "private" details.

Mr Wienburg claimed he had records which showed Mr Isaacs' municipal debt had not been reduced since December, but had increased — and exceeded R7 000.

Yesterday, Mr Isaacs denied his municipal debt had increased and claimed Mr Wienburg was looking for "political gain" by making these accusations.

"If you call for the removal of one councillor, you should call for the removal of all councillors with municipal debt," he said.

Mr Wienburg's concern was echoed by councillor Ian Iversen, who claimed Mr Isaacs earned R2 011 as a councillor, R4 200 as an Exco member and R2 500 as a councillor on the Cape Metropolitan Council.

Mr Iversen challenged Mr Isaacs to disclose his spendings after Mr Isaacs said his earnings should



Picture: ROY WIGLEY Staff Photographer
ARREARS ISSUE: Mzukisi Gaba agrees candidates in the coming local election should have settled their own municipal debt before being allowed to stand for elections

Threat to rates rebels justified, Gaba declares

GLYNNIS UNDERHILL (124)
Staff Reporter

COUNCILLOR Mzukisi Gaba does not believe he was courting controversy when he warned paying ratepayers not to rebel in the wake of the decision by the Cape Town City Council to write off R25 million in municipal arrears.

Mr Gaba, a Cape Metropolitan Council member and Cape Town city councillor, was thrust into the limelight after discussions in chamber were reported following the decision to scrap water and refuse removal accounts.

Responding to the Democratic Party councillors' warnings about a backlash from bill-paying ratepayers against the arrears write-off, Mr Gaba was reported as having issued a counter-warning to ratepayers: "You dare rebel, we will crush you."

In an interview Mr Gaba explained that what he had been doing and would continue to do, was to warn of the consequences of inciting paying ratepayers. "I was warning against encouraging paying ratepayers who were receiving services, to revolt."

"Obviously this would create a situation of chaos if people stopped paying for what they consumed and this would lead to the collapse of local government."

The issue of the arrears write-off took a new turn this week when it was revealed the council decision could be invalidated by the participation in discussions and voting of city councillors who have their own municipal arrears debts.

Mr Gaba said he himself was "fortunately not in arrears" but it was understood councillors in this transitional period might have municipal debt.

He said he backed the ruling not to allow candidates with municipal debt to stand in the May elections and gave his full support to the Makhane project.

In line with this pay-up drive, arrears up until January 1994 should be written off and arrears from January 1994 should be paid, said Mr Gaba.

People who were having difficulty paying these arrears should establish an arrangement with the council to pay off the arrears, he said.

Mr Gaba said some people who were in arrears had not been receiving proper municipal services.

Many of the municipal services provided had been inadequate and in some areas, people provided with services were not billed due to poor administration procedures, he said.

The situation in the townships had worsened and even the most basic municipal structures were poor or non-existent, said Mr Gaba.

People were paying for poor services, coupled with helping to pay off the billions of rands in debt caused of apartheid, he claimed.

While central government was committed to helping to pay arrears owed by former black local authorities, local government should contribute, he said.

"Officials are now resisting the move by local authorities should make their contribution," said Mr Gaba.



in jeopardy

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ARG 17/2/96

GLYNNIS UNDERHILL

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"You can't put a price tag on the suffering of people in the apartheid era. All arrears — including those of councillors — must be cancelled. People need compensation for the apartheid sins," urged councillor Abdul Ebrahims, who said he had no municipal debt.

However, Mr Alston said the council was considering options to try to recover arrears from councillors.

"Another option would be to institute civil proceedings against councillors for the recovery of arrears."

Mr Alston said the investigation to determine which councillors took part in which discussion and who voted on the issue would be concluded next week.

He said the council was checking how and when these councillors took part in discussions and voting. They were publicly warned not to take part and they were told they were putting themselves at risk.

Mr Alston believed this could be the first time a situation of this nature had arisen.

"Under the previous dispensation, arrears among

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Mr Iversen challenged Mr Isaacs to disclose his spendings after Mr Isaacs said his earnings should be used as an allowance to serve his community and not to pay his rent arrears.

An irate Mr Iversen claimed Mr Isaacs was driving a luxury Mercedes 300 SE — but, he was still in arrears on his account.

Mr Isaacs hit back yesterday by saying it was not up to other councillors to "dictate" to him what vehicle he should drive or what assets he should own.

However Mr Iversen said he was calling a motion on the Exco agenda as a result of "my feeling of frustration and anger as an ordinary ratepayer at their lack of financial responsibility."

His motion calls for the City Treasurer to arrange with councillors in arrears with any municipal accounts payments to pay them from their allowance — bearing in mind that the council ceased to exist at the end of May this year.



SHATTERED DREAM. Victor Pasquallie in front of the ruins of his children's bedroom at the rear of his Delft home
Picture: AMBROSE PETERS

By YVETTE VAN BREDA

COLLAPSING houses at Delft have landed local Housing Minister Gerald Morkel at the receiving end of a tirade from a member of the provincial legislature

Ms Tasneem Essop, whose constituency includes Delft, has lashed out at Mr Morkel for claiming that planting grass would stop wind erosion from undermining foundations and destroying houses in the troubled suburb

Speaking after a house had partially collapsed, Ms Essop said it was "farfical" for the minister to suggest that planting grass would solve the problems of Delft home owners

The latest furore began when the back section of the home of Victor Pasquallie collapsed on February 6

Minister under fire (124) ST(M) 18/2/96 over collapsed homes

Mr Pasquallie said he had moved his children out of the room the previous day after noticing cracks in the walls

As the Department of Housing had provided the funding for his home, the Housing Board was the bondholder of the property, he said

Mr Morkel had inspected the house but had not offered to compensate him or pay for the repairs

Mr Morkel said Mr Pasquallie became the owner of the house when he selected a design

from a show village and entered into a contract with a builder

However, he agreed that the Housing Board was the bondowner

Mr Morkel had ordered an independent investigation and appointed a consultant, who said the damage could not be attributed to poor workmanship but rather to a lack of maintenance to the exterior of the house

The consultant found that wind erosion had undermined the house

to such an extent that the foundation failed

Mr Morkel said he would ask the Housing Board to give Mr Pasquallie an additional loan for repairs

Following damage to houses in March last year, Mr Morkel said residents had not taken adequate steps to prevent wind erosion, despite being warned by the local housing office

At present surveys were being conducted in Delft to establish which houses were most affected and to determine

ways to "motivate home owners to become involved with the maintenance of their homes", Mr Morkel said

But Ms Essop hit back, saying the department should be held responsible for the damage. She said Mr Morkel's response had been "insensitive"

"It is absurd to claim negligence on the part of the owners. From a superficial glance it is clear that all the houses in that area are experiencing similar problems which appear to be structural and not negligence. It is farfical to suggest that planting grass can solve the problem."

She warned "One more winter and that area will be a disaster if something is not done to remedy the situation"

NON-PAYMENT CRISIS IN W CAPE

Masakhane campaign now 'dead as a dodo'

CT 23/2/96

(124)

THE WESTERN CAPE legislature heard yesterday that for any chance of survival iKapa tariffs would have to go up 2 500%. **CHRIS BATEMAN** reports.

protest against unequal rates and service charges

Responding to suggestions by Bester that he set up "bare minimum" administrations so that black local authorities could at least collect payment, Marais revealed that in Crossroads no accounts had gone out because no debiting system existed

"I agree with him (Bester), but who pays for creating the administrative capacity when central government is cutting our grant this year by 37,8%?" he asked

Non-payment had also created crises in Albertinia, Heidelberg, Tulbagh, Barrydale, Bitterfontein, Goodwood/Ruyterwacht, Graafwater, Lamberts Bay, Pacaltsdrop, Wolseley, De Rust, McGregor, Riversonderend and Sedgfield.

THE Masakhane campaign to get people to pay for services was "dead as a dodo" — with 85% of all local authority grants for the Western Cape servicing iKapa, Lingeletu-West (Khayelitsha) and Crossroads — the provincial legislature heard yesterday

said iKapa cost the fund R3,810m a month as it had "no other income source" Even if all iKapa residents paid their accounts, their tariffs would have to go up 2 500% for any chance of financial survival

Last year inter-governmental grants to iKapa "came nowhere near" meeting minimum expenditure, and salaries alone ran to R4,4m a month

He warned that the grant cuts posed the danger of labour and political unrest, non-delivery of services, the hiking of Cape Town rates to carry iKapa and a total rent boycott across racial lines in

DP leader Hennie Bester labelled Masakhane "dead as a dodo", citing a drop in Soweto rent payments, during a snap debate on the R50-million cut in the inter-governmental grant to the province for 1996/97

Introducing the debate Local Government MEC Peter Marais

OSAL that the Western legislature join the prestigious Commonwealth Parliamentary Association to gain expertise was unanimously supported by members yesterday

Deputy Speaker Ms Mampe Ramotsamai said that MPLs were "missing out because it's very important we learn about other constitutions and expose members to international resources"

She revealed that of the country's nine provinces, only Mpumalanga and the Western Cape had yet to join the association

The NP's Mrs Annette Reinecke put the annual subscription to the association at R25 000 (including sending a representative to its annual planning conference)

The DP's Mr Hennie Bester said it would also be an opportunity to contribute to "an Africa that doesn't abound with democratic legislatures"

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3/2/96

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conomic growth and above all by its sporting island, provoking intense local pride

80% OF BUDGET ALLOCATION STILL NOT SPENT

(124)

CT 26/2/96

Provincial bottlenecks block housing billions

BOTTLENECKS in the government's housing programme, particularly at the provincial level, have been blamed for the slow pace of delivery of homes by director-general of housing Billy Cobbett. **MAGGIE ROWLEY** reports.

WHILE millions of people wait for the government to fulfil its promise of housing, it was revealed yesterday that 80% of the money allocated for housing this financial year has still to be spent.

Shock figures revealed yesterday that only R659 million — less than 21% of the total R3,15 billion available — had been spent by the end of January.

Although the Western Cape has spent the most on housing this financial year — 47,3% of its allocated budget — only R19m has been spent on new housing programmes under the present government's housing subsidy policy. The balance, R121,6m, has been spent on projects initiated before the April 1994 elections under the old House of Representatives programme for coloured housing.

Widespread bottlenecks in the housing delivery programme, particularly at provincial level, are to blame, said director-general of housing Billy Cobbett.

With an estimated shortage of 200 000 houses in the Western Cape, according to Provincial Housing Minister Gerald Morkel, the delay in spending

this year means that many people will remain on the waiting list for desperately-needed houses.

These figures mean that the Western Cape is lagging behind all but three of the other provinces in terms of spending on projects under the new subsidy dispensation.

Cobbett said that, while the central government could allocate the money to the provinces, it was the provincial and local authorities which in terms of current housing legislation were responsible for delivery.

Two high-level task teams were appointed by the government and the banks two weeks ago to identify the bottlenecks and find solutions.

He said the Department of Housing was still determined to providing one million housing subsidies by the turn of the century. Removing the bottlenecks would translate these subsidies into houses.

Cobbett confirmed at the weekend that, at the end of last month, the unspent pool of funds totalled R2,5bn — R700m more than the total R1,8bn allocated for housing in the 1994/95 Budget year.

Of the R3,15bn available for housing this year, R1,35bn were funds unspent during the 1994/95 financial year and rolled over this year.

Housing Minister Sankie Mthembu-Nkondo said that the full R1,8bn allocated for housing in the current budget had been allocated to the provinces, but spending by the provincial governments had got off to a very slow start.

In recent months, she said there had been positive and consistent signs of this improving.

Both Cobbett and Mthembu-Nkondo said that in terms of revised policy of the Department of Housing, money would

be allocated to provinces according to their ability to spend it on housing.

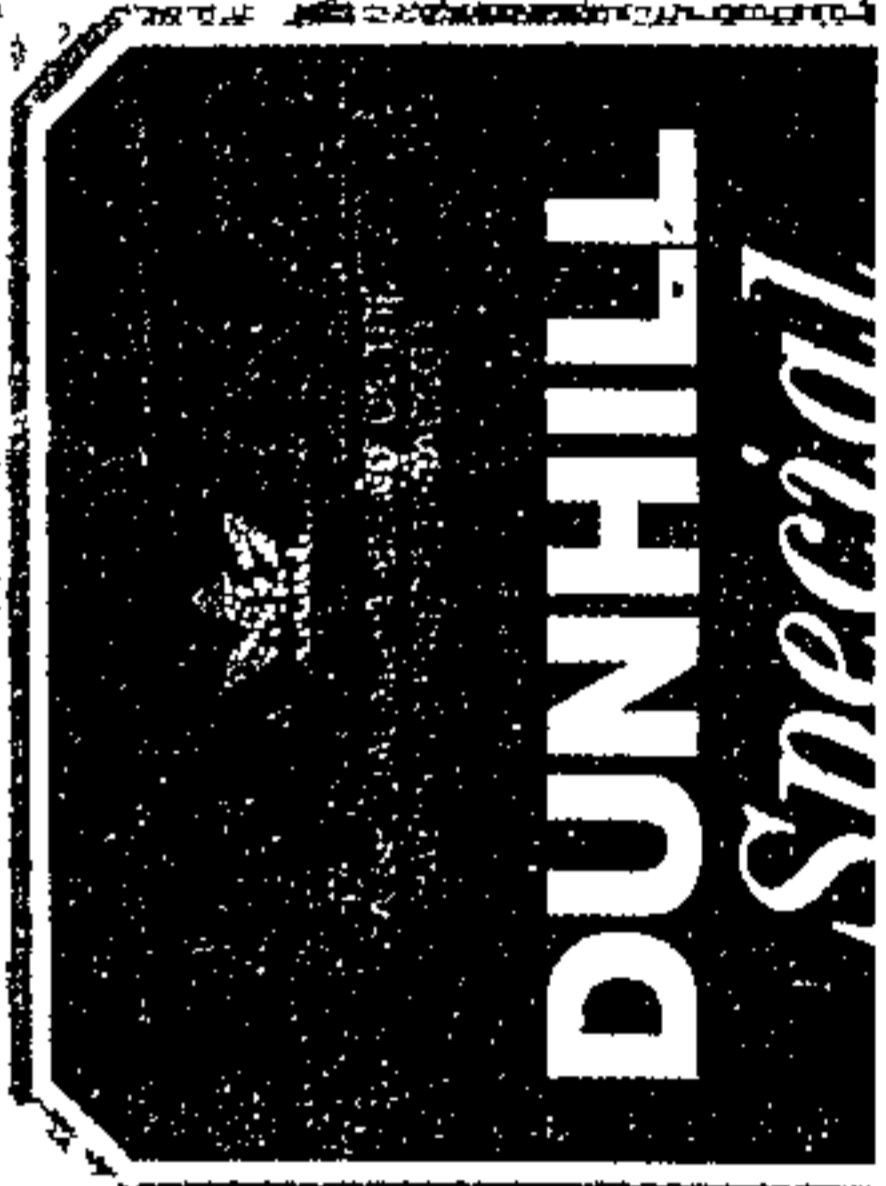
At the weekend, Western Cape Premier Herrus Kriel said in Hermanus at the National Party Congress that plans by the Western Cape legislature to build 200 000 houses by the turn of the century were being bedevilled by a wave of unrealistic expectations and "consultation paralysis".

Kriel was responding to questions at a National Party briefing here on why the provincial legislature was rolling over budgeted amounts from the central government earmarked for housing.

GOVT GIVES R10m TO SCHEME FOR HOMELESS
— PAGE 5

TOBACCO IS ADDICTIVE

10 mg tar 1.0 mg nicotine As per Government agreed method



Angry residents to withhold rent

Staff Reporter (124)

ABOUT 200 angry Delft residents have vowed not to pay their rent, rates and other service charges accounts until the provincial housing department urgently attends to poorly-structured houses.

One of the residents, Victor Pasquali of Kalossie Crescent in Rosendal, whose home caved in on one side last week, has started legal action against the department. ARG 27/2/96

The residents, from Doublom Street and Klipvei and Kalossie Crescents, held a meeting on Saturday and decided to withhold their payments.

They said the department was aware the foundations needed attention. The foundations consist of concrete slabs which protrude at several homes.

Last week, Housing Minister Gerald Morkel said it was the responsibility of residents to take the initiative to prevent foundations being eroded by the weather. He said people had only themselves to blame for failing to prevent erosion around their houses by putting down grass, gravel or concrete.

Pretoria blamed for housing delays

CHRIS BATEMAN

WESTERN Cape Housing MEC Mr Gerald Morkel says Pretoria's "cumbersome" national housing policy, "rigid" attitude towards additional local-level housing subsidies and the high cost of developing erven in the Western Cape were mostly to blame for poor housing delivery

Reacting to reports that "bottlenecks" in housing delivery meant that only 47,3% (R19 million) of the province's budget had been spent on new housing programmes under the present subsidy scheme, Morkel said recent probes had reached very simi-

lar conclusions

A task team appointed by his national counterpart, Ms Sankie Mthembu-Nkondo, and one appointed by himself locally agreed that Pretoria's housing policy was the main cause for delivery "bottlenecks"

"These findings also identify other problem areas such as the central role of local authorities and the apparent conflict between the minister and her director-general (Mr Billy Cobbett) in respect of incremental housing"

When this was added to the inability of the R12 000 subsidy to finance the most basic structures in the Western Cape, and the "unrealis-

1249
the expectations" of people, "the real causes for the delays become glaringly apparent", Morkel added

He asked whether Pretoria "expects us to drop" housing projects initiated before the April 27 elections

He welcomed the decision to make the Western Cape's Integrated Serviced Land Project (aimed at providing 40 000 housing opportunities) a Presidential Lead project

Morkel said that the broad community consultation needed before any development, which was often hampered by political divisions, was another delaying factor

● See Page 17

CT 27/2/96

Wrangle over city's R54m sell-off cash

Housing department desperate for funds

ARLT 27/2/96 (124)

Municipal Reporter

THE financial crisis facing Cape Town City Council's housing department has put a question mark over the destination of R54 million raised from the sale of bungalows in Clifton

Western Cape Premier Her-nus Kriel said the money should be put into the council's Social Development Capital Fund for further council housing or for the upgrading of squatter areas

But the council's housing department has rental arrears of R20 million, and its maintenance reserve is without funds. The current level of rentals is inadequate to meet costs

Deputy city treasurer Peter Lever warned in a report that "to attempt to be pro-active and build new council-owned rental

units without linking in strategies to solve at least some of these problems has to be a dangerous route

"There are limited funds available and the existing high level of rate-funded support for this service may be insufficient even in the short-term

"Without a structured approach to the utilisation of the Social Development Capital Fund, those problems will simply be compounded"

Mr Lever said that although the housing committee was keen to build new rental units, these would have to be carefully designed, located and allocated

Care would also have to be taken over the rentals charged and management and tenant responsibilities

He said that until the housing department was in a better financial position, the Social Development Capital Fund might be needed to finance upgrading and maintenance on existing blocks of flats

Mr Lever also suggested that at least half the money should be earmarked for capital works in informal housing areas, to alleviate social and environmental problems and to minimise the impact on municipal rates

He recommended that no more than R10 million be used for new rental units

He also suggested that the housing committee should be asked to formulate strategies urgently to address the lack of maintenance funds and the high level of rent arrears

Decision on Elsie's Peak postponed

THE Fish Hoek Council postponed a decision yesterday on the Elsie's Peak housing development

The two-month postponement on the sub-division application for Elsie's Peak was made pending the holding of a public meeting on the issue and a report from the National Parks Board

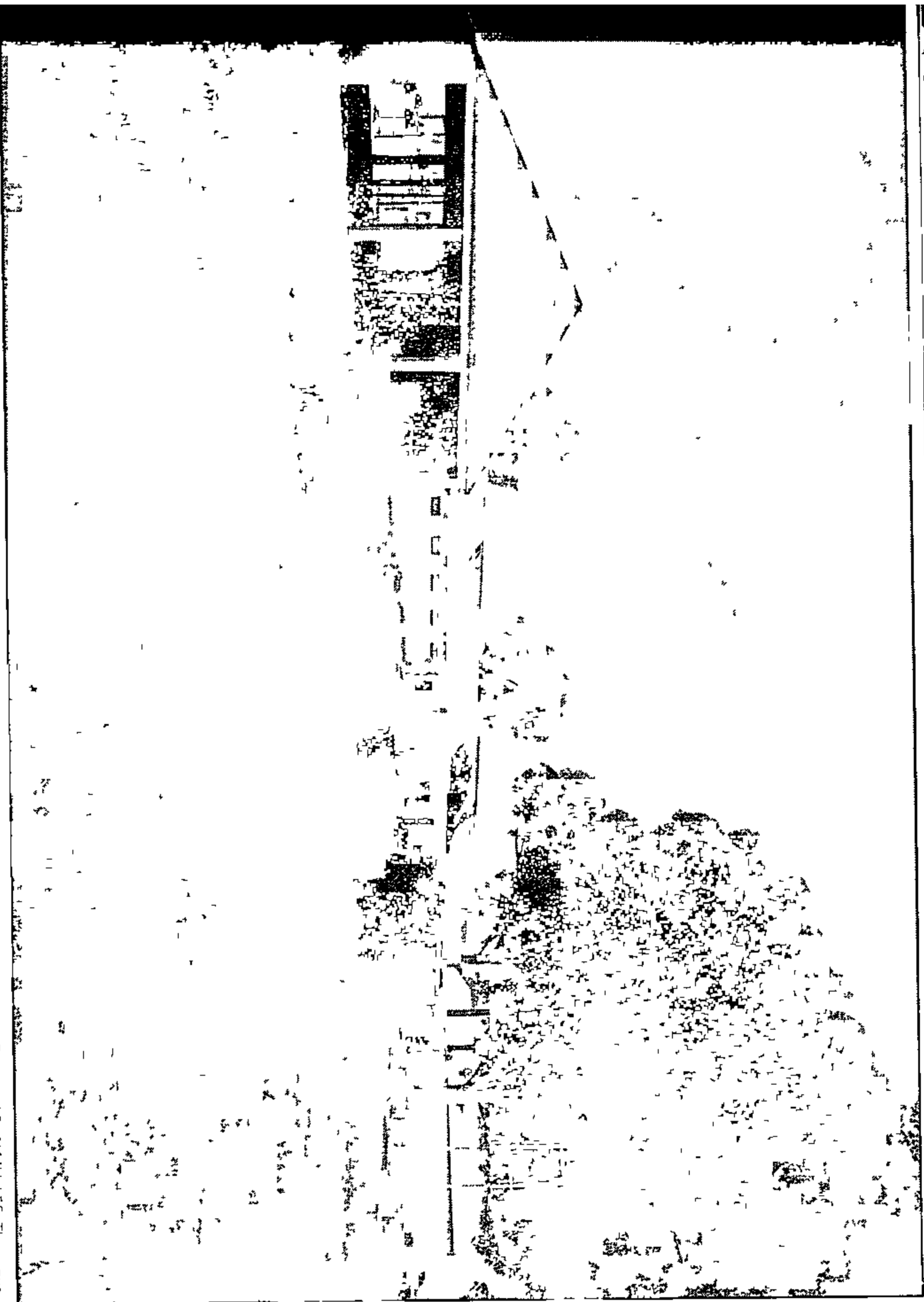
For the past three years, residents

have opposed a proposed scheme to sub-divide the 4,1ha plot for housing

"Our main objection is that Elsie's Peak is one of the most scenic sites in the Peninsula. To cover it with houses is like building flats on Table Mountain's Tafelberg Road," a Fish Hoek Residents' Association spokesman said. —

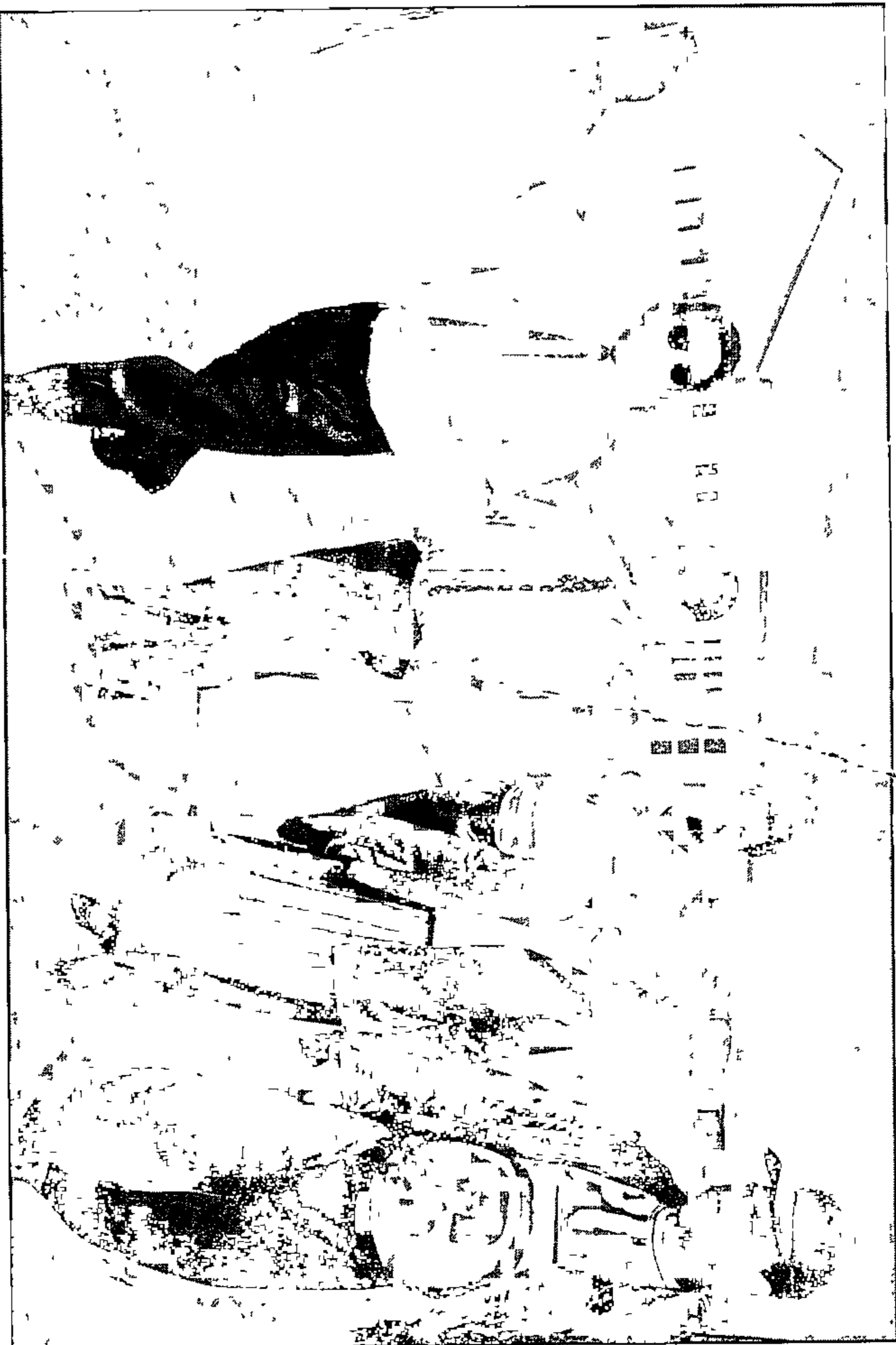
Staff Reporter

CT 28/2/96



DESOLATE: Construction of a multi-purpose centre at the Hartbeeskraal area will start on this site next month

Picture: LEUJIT HILLIER, The Argus



PROUDLY OURS: Deputy mayor Fred Brandrath, left, tours the day-care centre (in the background) which is nearing completion. Next to him, from left, are councillor Donovan April, council employee Kevin Lewis and community workers Yvonne Hockey and Peter Cookson

Greens see Games bid as environmental threat

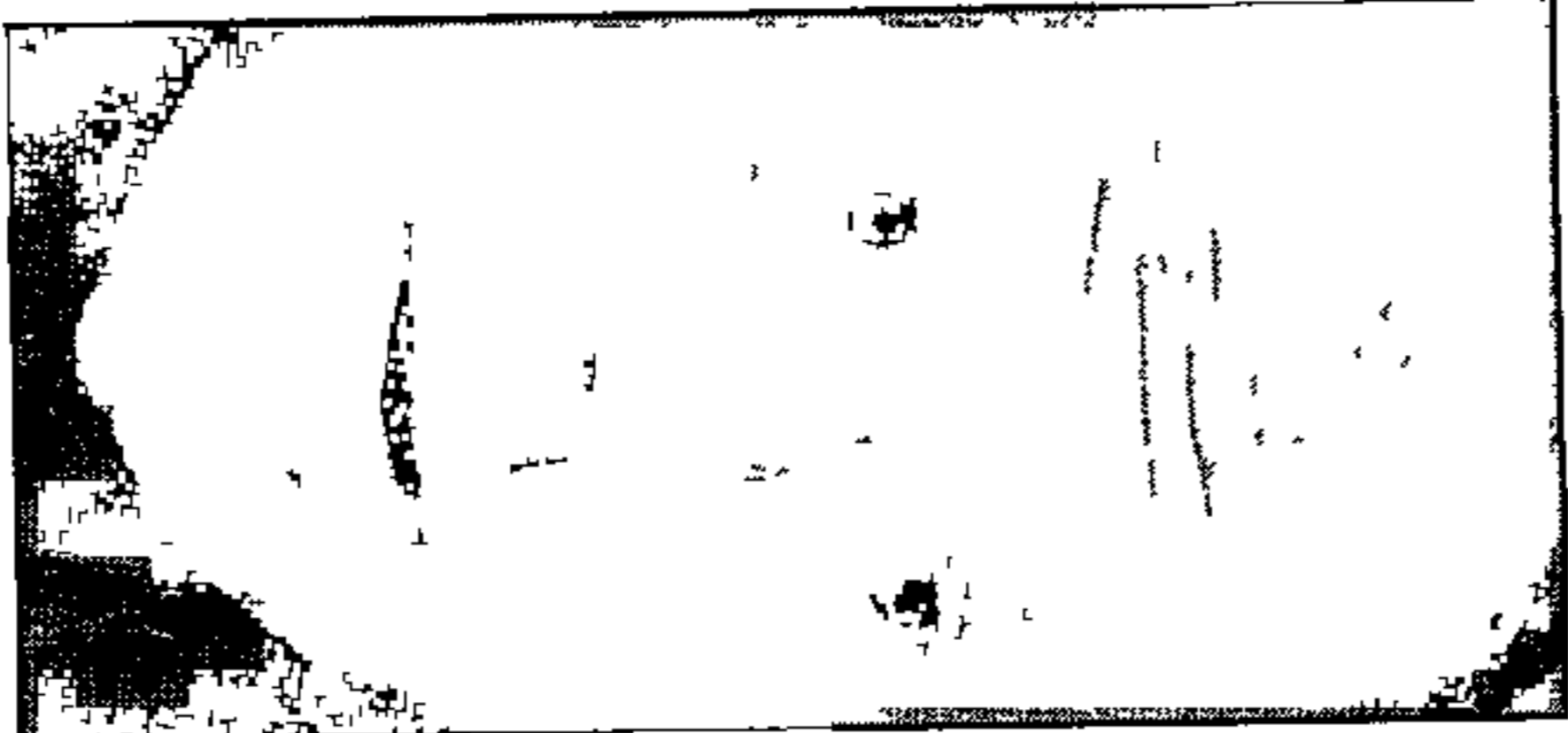
AR 28/2/96

Games will benefit all - Ball

to host or not to host the Games? That is the question taxing the minds of many Capetonians, judging its environmental

- The compressed time-frame of the planning process, "which could lead to environmental considerations being compromised"
- The possibility of inadequate environmental impact assessments (EIAs) of sites and facilities, and associated public involvement, due to the time frame,
- The lack of multi-disciplinary input into conceptual planning thusfar, and
- Time restraints which have led to the lack of integration, in the concept planning process, of the sites with the surrounding environment and communities

As the official deadline for submitting Cape Town's bid to host the Olympic Games in 2004 draws rapidly closer, prominent local environmentalists - including the influential Wildlife Society - are growing increasingly concerned. Despite their best efforts, they say, the environment - one of the three pillars of the modern Olympic movement - has not featured sufficiently prominently in Cape Town's bidding process, and the rush to host the Olympics may have a significant negative impact on efforts to promote the sustainable development of the Cape Metropolitan area. Are these criticisms valid? In the first part of a two-part series, Environment Reporter **JOHN YELD** looks at some of the environmentalists' concerns. In Part Two tomorrow, he considers the response of the Cape Town Olympic Bid Company



CHRIS BALL

The Olympic Bid Company was aware of concern that had been expressed about who would benefit from the games should Cape Town host the event, company chief executive officer Chris Ball said. Concern about whether the games would contribute to the sustainable development of the city was also expressed. "We are committed to a process that leads to a (Olympic) games that will be part and parcel of the reconstruction and development programme," Mr Ball said. "Our bid must be people-focused and it must address the needs of the citizens of Cape Town", he said - Sapa

Dr Wilson, famous engineer, dies in US

Staff Reporter
DR BASIL WRIGLEY WILSON, whose work as a civil engineer with South African Railways and Harbours (SAR&H) during World War II helped solve the ship-damaging problem of "range action" in Table Bay Harbour, California. He was 86



BASIL WILSON

Born in Cape Town on June 16, 1909, to Sarah and George Wilson, a former editor of The Cape Times, he graduated with a BSc degree in Civil Engineering from the University of Cape Town (UCT) in 1931, then went on to earn an MSc in Railway Engineering from the University of Illinois. In 1953 he was awarded a doctorate in engineering from (UCT). As a forerunner to his lifelong research into the movement and effect of sea current, Dr Wilson was requested to

changing the shape and location of breakwaters in Table Bay, and eliminated the problem. This, and research into the effect of tidal waves caused by seismic activity, gave him worldwide recognition. In 1952, while employed by SAR&H, Dr Wilson was required, according to employment policy, to write an Afrikaans proficiency test. He declined and moved to the United States, where he became Professor of Engineering Oceanography at Texas A&M University. Eventually, Dr Wilson was appointed director of Engineering Oceanography at San Marino, California, and until 1983 he was consulting oceanographic engineer at Pasadena, California. He is survived by his wife, Elizabeth, four children and five grandchildren, all of whom live in the United States.

Atlantis puts Masakhane ideal into practice

(124)

ARG 28/2/96

Community builds its own crèche

NASREEN SERIA, Staff Reporter

WHEN the Masakhane development campaign project in Atlantis was launched last April, mayor Noel Williams said the most important thing to be done was "cleaning up"

Not just a physical clean-up of the surroundings, but a mental "clean-up" for the residents of Atlantis too

And this is what has happened as a result of the building of a day-care centre in Saxonsea which is now nearing completion

The Atlantis substructure council found R700 000 in the budget of the industrial local council, which could be transferred for use in this project

The council approached the community of Saxonsea to ascertain what facilities they wanted for their area and both parties agreed on building the crèche.

One of the conditions was that 90 percent of the labour hired for construction would be local

In an area where unemployment is rife, this was welcomed

"This meant that the people of Saxonsea would build their own crèche," said the deputy mayor, Fred Brandreth

The work was labour-intensive, allowing the council to employ as many people as possible on the project

"No major building machinery was used. Most of the work was done by hand," said councillor Donovan April

Another condition was that 50 percent of the employees would be female

"There was no discrimination as to what job you could do," said Mr April "Today, we are proud to say that the arch at the entrance of the crèche was built by a woman"

In December last year they got a boost when the Springbok rugby team donated R16 500 to the project

The crèche is due to be opened on March 1 and the Minister without Portfolio, Jay Naidoo, has been invited to be present

"People are proud that they have been directly involved in the building

which stands there today," said Mr Brandreth

The atmosphere of goodwill has spread to the area surrounding the crèche, with residents sprucing up their gardens and cementing their pavements.

"The Masakhane project has worked here in Atlantis because we have the commitment of the people.

"And if it can work here, it can work anywhere else in South Africa," said Mr Brandreth

A new project will start next month to renovate the Hartebeeskraal area, where only few rundown buildings stand today

"The project involves building a double-storey multi-purpose complex," said Mr Brandreth

It is envisaged that the centre will contain, among other things, a shelter for abused women and children, an indoor sports centre, a soup kitchen, a centre for the elderly, a youth centre, a crèche and a training centre

The council has a budget of R1,6 million and financial support has come from the provincial Welfare Minister, Ebrahim Rasool.

Also on the cards for next month is the construction of 596 houses at Extension 3

"Show houses are due to go up shortly, and with R15 000 housing subsidies available to those who apply," said Mr April

Construction at the Hartebeeskraal area and Section 3 will be subject to the same conditions as construction of the crèche

"It will be mainly local labour used. We would also like to see as little building machinery being used as possible," said Mr April

Mayor Williams is positive about the changes taking place in Atlantis

"I remember when we moved to Atlantis in 1976 we were the 23rd family in the area. At that time there was a perception that Atlantis was a dying city," he said.

That notion is being rapidly dispelled now



A SWINGING TIME: Children at the playground next to the Saxonsea creche are waiting for it to open next month.

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This organisation has a few clinics offering curative services. These services are provided free-of charge except for a nominal fee for medicines. SACLA also employs a number of CHW, who also provide their services free-of-charge except for a proportion of the costs of over-the-counter medicine which they may prescribe. SACLA's services are subsidised by donations from concerned individuals and overseas organisations.

South African Leadership Authority (SACLA)

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BARRY STREEK

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20 slum families face loss of homes

(124)

ANDREA WEISS
Municipal Reporter

AR 2/3/96

ABOUT 20 families living in slum conditions in Gympie Street, Woodstock face homelessness after the Cape Town City Council issued demolition orders for a terrace of seven semi-detached houses

The houses, which belong to Yusuf Galbie who has been taken to court by the council, are let out to groups of families who occupy individual rooms and dwellings erected in the backyard

The houses are in a bad state of repair and in danger of collapse. The back room of one of the houses collapsed some time back, but nobody was injured

On Thursday, five families, including a mentally retarded 12-year-old girl and a disabled woman, spent the night sleeping on the stoeps of the houses after their furniture, from two of the houses, were put on to the street during the course of the day

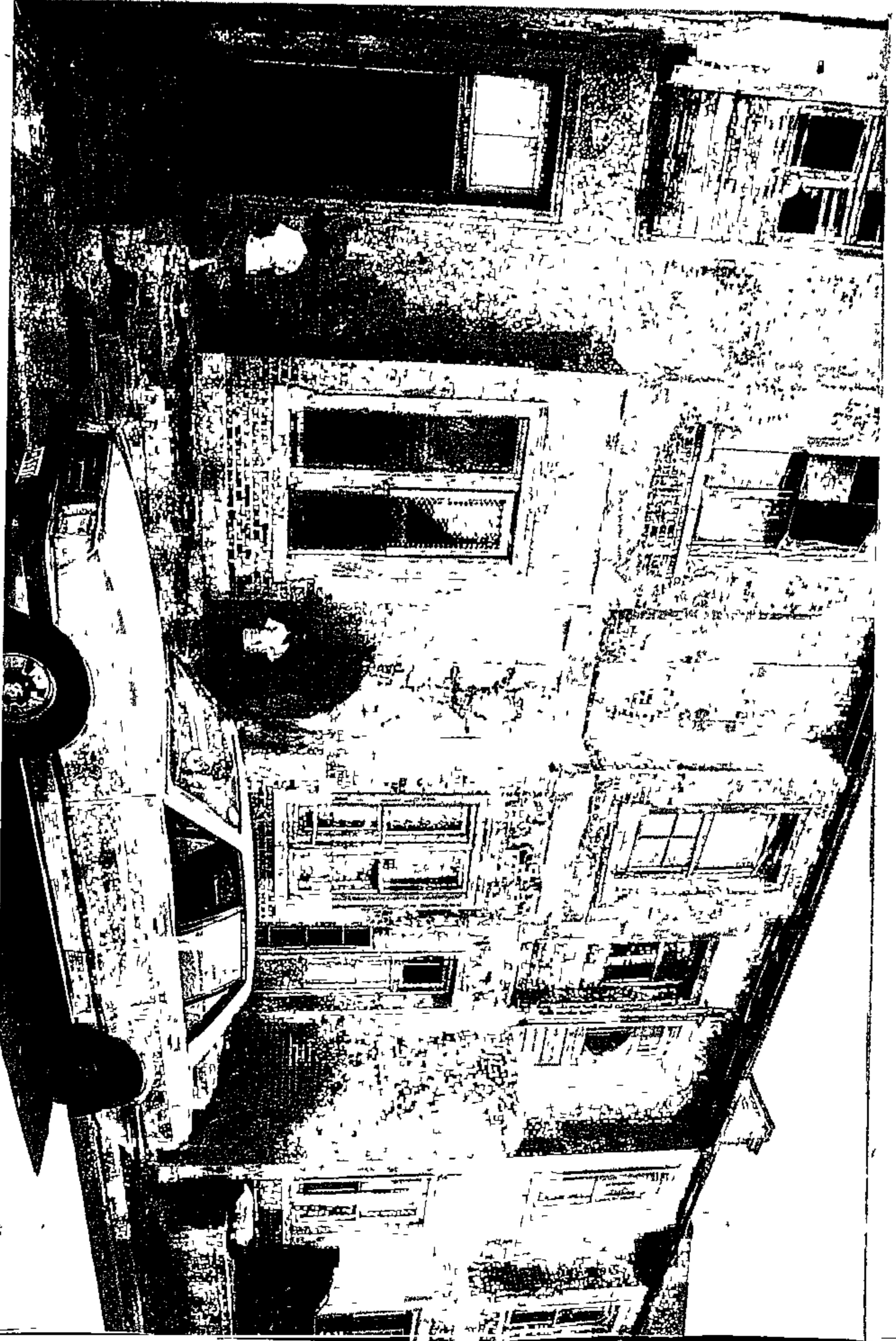
They tried to petition the Cape Town City Council's executive committee yesterday which was meeting to consider a report on traffic officers' alleged abuse of street people

Zubayda Brown said they spent the night on the stoep of the house, but yesterday carried their furniture back inside because it was raining

Sedick Soeker, a member of the executive committee of the council and a Woodstock resident, was attempting to intervene in the crisis

He said the council had put pressure on the landlord because of the state of the buildings, and he had been issued with an order to "upgrade or demolish"

Although the evictions had been pending for the past year, the council recently took action which involved the issuing of a demolition order which would have to be carried out within a period of time



SKID ROW: People living in these houses face homelessness after the Cape Town City Council issued a demolition order for the houses to be demolished because they are structurally unsafe

BLOEKOMBOS SQUATTERS WANT HOMES BUILT

Row over funds holds up trek to toilet city

CT 5/3/96
(124)

A DISPUTE between the Kraaifontein Transitional Council and the provincial administration is holding up the building of homes at Bloekombos. **MAGGIE ROWLEY** reports

TWO years after they were built, 1 885 toilets stand on unoccupied serviced sites amid sprouting Port Jackson in Kraaifontein across the road from the Bloekombos squatter camp which was ravaged by fire at the weekend

The services were installed in 1993/94 by the former Cape Provincial Administration and earmarked for the residents of Bloekombos — but they have refused to move across until proper housing is provided on the sites.

The delay has been exacerbated by a dispute between the Western Cape administration and the Kraaifontein Transitional Council over who should pick up the bill for servicing the sites and who is responsible for their further development

Kraaifontein town clerk Mr Willie Conradie said he had held talks with the province about financing the housing. It had transpired that servicing the site had cost about R40 million

"My council was told that the major portion of this expenditure could be recouped by using about R10 000 an erf out of the maximum available subsidy of R17 500 for each house

"This would have left my council with a net outstanding liability of about R20m. It also meant that residents would have had a maximum of R7 500 available for a house which is inadequate"

His council and the eastern substructure did not have the resources to assume liability for the R20m, which would have to met by other residents, Conradie said

"My council has made strong representations to the provincial administration and on the 20th of last month asked that a meeting be arranged as a matter of urgency to resolve the question of responsibility for the expenditure incurred in servicing the terrain"

Mr John Africa, chief director of the Western Cape department of housing, said the cost of servicing the terrain included the cost of external services

"Further development must be carried out by the local authority, namely Kraaifontein T.L.C. If (it) would accept responsibility for further development, the Western Cape administration would go out of its way to assist"

● Kraaifontein mayor Ms Doris Neewat has established a mayor's disaster fund following a number of fires at neighbouring squatter camps in recent weeks

She has appealed for donations of clothing, blankets and non-perishable food



GOING TO POT? Mr Abraham Willemsse, of Kraaifontein, ponders the future of 1 885 toilets that have stood derelict on unoccupied serviced sites opposite the Bloekombos squatter camp for the past two years. The squatters have refused to move in, because no formal housing has been supplied and they claim the cost of servicing the sites — R40 million — has left too little over from the government capital subsidy scheme to provide adequate dwellings

PICTURE: CLIVE SMITH

iKapa to speed up free hand-over of houses

PETER DENNEHY
METRO WRITER

(124)

CT 5/3/96

IKAPA town council launched a campaign yesterday to speed up the free hand-over of council houses to the long-term tenants occupying them

Until recently there were 18 000 state-financed council houses in the iKapa suburbs of Langa, Guguletu and Nyanga. In October 1993, freehold ownership of these started to be handed over to their occupants, mostly for no payment at all.

Houses that are worth less than R7 500 are to be handed to the present tenants. Tenants will be liable for the balance of houses that are worth more.

Mr Colenso Mama, the mayor of iKapa, said yesterday that since late 1993, iKapa had transferred ownership of 3 500 of its 18 000 council houses to the residents living in them.

This progress was too slow, he said. His council called on the provincial authorities last year for assistance, which has since been given.

Now all the records have been put on to computers, and a project management team has been appointed to run the transfers.

A publicity campaign to speed up the process, Nikezela Property Initiative, was launched yesterday. "Nika" in Xhosa means "give", and Nikezela could be translated loosely as "causing to give".

An educational video has been produced in Xhosa, 20 000 pamphlets are to be distributed, a telephone information service will be in operation by the end of this month, and housing bureaux, to be used only for the transfer process, will be established in Guguletu from this month and elsewhere later.

Mr Ike Morape, chief administration officer of iKapa's estates division, said he expected property transfers to be trebled in a short time. "The average price of the houses, on the books, is far less than R7 500. Almost all can be transferred soon after the occupant comes in to see us."

The market value of iKapa council houses tended to be over R20 000, he said.

City won't write off home loan arrears

(124)

ARLT 6/3/96

JOSEPH ARANES, Municipal Staff
THE Cape Town City Council's housing committee has agreed not to write off any home-ownership arrears, but will meet with all the leading players to discuss ways of accommodating people who have difficulty paying their accounts

On the recommendation of the City Treasury, the committee also agreed to start a campaign to show residents they were prepared to help them - but that the onus would be on residents to come forward with their problems

Home-ownership arrears of two months and more amounted to R22 million at the end of January. On average, each household's instalment is R98. During the past year the arrears increased by R758 000.

Assistant city treasurer Mike Shaw said administrative procedures alone were not resolving the problem and that political intervention was required.

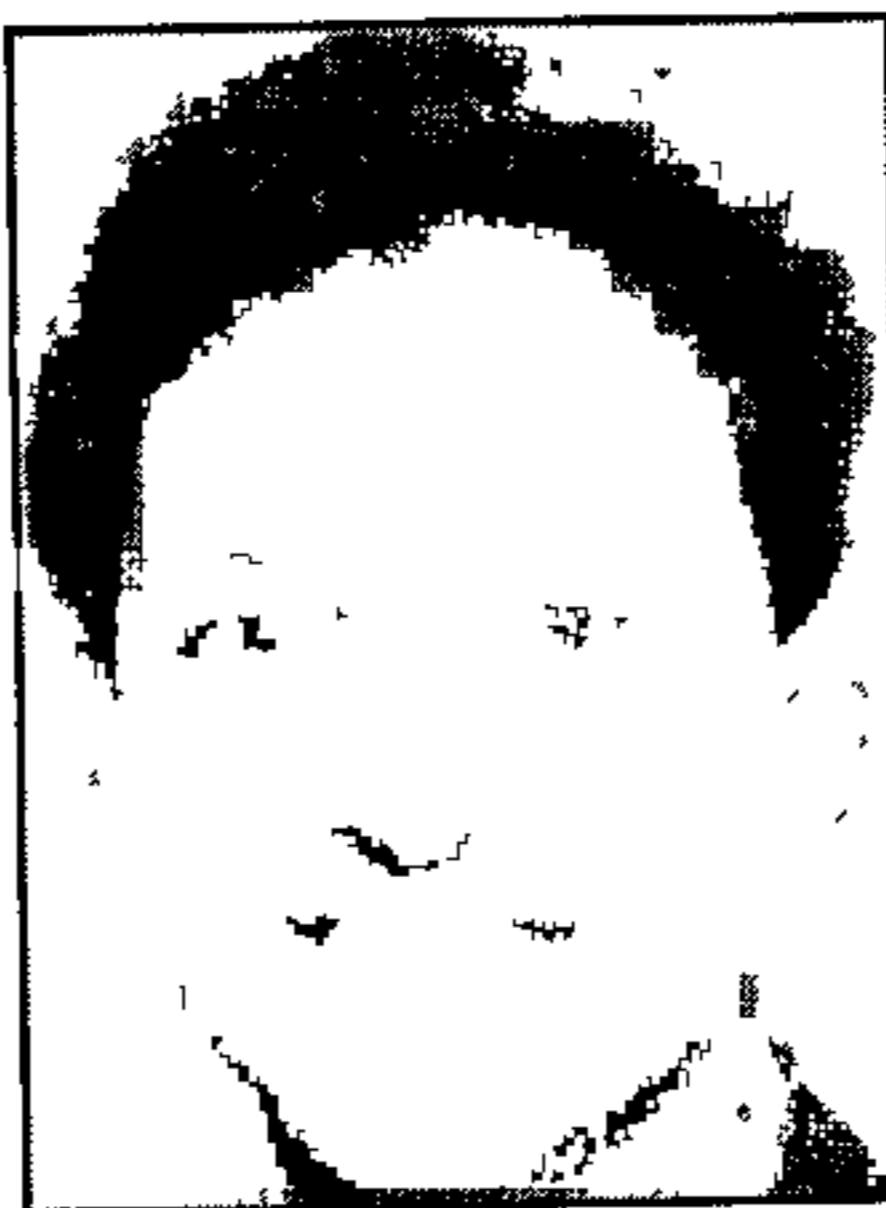
He said the government's

proposal to write off certain arrears did not include housing arrears, and that these should be addressed as a separate issue.

"As a council we need to see ourselves in the national context of this debate and get all the role players together to find a way to address the problem in a holistic way, and get the people to start paying."

He told the committee the council's housing finance branch had implemented various strategies with the aim of reducing the arrears growth.

"The arrears situation with respect to water and electricity has improved while the housing position has worsened dramati-



MIKE SHAW

cally," Mr Shaw said.

"In the case of housing we have to resort to the politically and socially controversial and complex sanction of evicting the homeowner or tenant from the property.

"A proposal that was based on a complex accounting and financial model, which aimed at resolving the issue in the longer term, was sent to the national housing department, but nothing further has been heard in this regard.

"But we will continue to visit defaulters in an attempt to get them to pay their accounts."

Mr Shaw said that during the many years the council had been administering home ownership units, it had established its bona fides with the community as fair and reasonable.

"We have made every effort to ensure home owners have been given every opportunity to make arrangements to settle arrears, and have seldom used the sanction of eviction.

"It could be argued that the council is acting too leniently and as a result it is now faced with the daunting task of trying to reverse the culture of non-payment.

"Although the Masakhane campaign has not been successful to date, we should learn from the mistakes and meet with the principals of community organisations with the view to launching a strategy to get the people to pay," Mr Shaw said.

The committee decided to send a delegation to discuss the issue with the provincial

R10m for low-rent housing project

(124) CT 6/3/96

METRO WRITER

FOR the first time in two decades, the Cape Town City Council is gearing itself up to spend a significant sum of money — R10 million — on houses that will be rented rather than sold to their occupants

This is a pilot scheme that may be used as a model for the rest of the country

The council's portion of the money will come from the recent sale of the land on which the Clifton bungalows are sited

There has been talk of building the rental housing on nearly three hectares of council-owned

land, and another two hectares of privately-owned land, in Royal Road, Maitland.

But yesterday, council director of project management services Mr Hans Smit emphasised that the principle of a pilot project had been separated from the Royal Road site

Council officials and politicians would not like to see the entire scheme — which has the approval of housing director-general Mr Billy Cobbett — shot down if the Royal Road site does not work out

Although Smit did not say so, the pilot scheme is likely to be controversial wherever it is sited,

because the idea of being close to rental housing generally scares home-owners. This is especially the case if the rental units are cheap relative to their neighbourhood, and plentiful

Homes costing in the region of R55 000 are being considered, Smit said. Of this, it is expected that the government will provide R17 500 per unit, in line with its new housing policy. The council will pay the remaining R37 500 from the Social Development Fund. A total of 266 homes are planned

Rentals will be set high enough to cover the operating and maintenance costs. Tenants

will make increasing contributions towards repaying the Social Development Fund

According to a report before the council's housing committee yesterday, the density of the project should be "medium to high", with about 70 dwellings to the hectare

● The housing committee yesterday indicated that a crack-down on those in the council's home-ownership schemes who do not pay their instalments is possible in future months. Many people who have bought former council houses are in arrears with the council, which is known to be a reluctant evictor

■ **NEWLANDS**

Storm over housing plan

ART 7/3/96

(124)

Residents reject working class housing estate

JILYAN PITMAN Staff Reporter

THE controversial suggestion to turn the 14 ha government-owned Fernwood parliamentary estate in Newlands into a working-class housing estate has stirred up residents in the quiet, leafy suburb

The proposal was made by veteran communist and ANC MP Brian Bunting during the debate after the President's opening of parliament address recently

Lorna Pfeiffer, a housewife who lives in Birch Road in Fernwood, said "People in this area pay high rates. The idea of building low-cost housing is ludicrous. If an up-market development takes place the developer must build nice houses so that nice people can live there. It should remain a nice area."

Esme Chiat, a National Party MP, who has been involved with the issue for some time, said "Brian Bunting is living in the old Russia and not in the new South Africa"

"The land is a valuable asset for future generations and I would like it left as it is but with costs reduced, and open to the community"

"We have no right to break it up for development and I told the Public Works Department this"

"It's the autocratic way it's been put forward that concerns me. A public meeting must be held"

Dr Robin Black, a long-time Newlands resident in Fernwood

Avenue, said the suggestion of a working-class housing estate was impractical

"It would be tragic if low-cost housing went up in that area. The poor will also feel out of place. I favour a good retirement complex and I think a public meeting to talk about it would be a good idea."

Professor George Dall, one of the people who has been closely associated with development plans for the area, was not available for comment

Councillor Ian Iversen said "Fernwood 'belongs' to the citizens of Cape Town"

"Therefore residents of Newlands must be fully involved in all discussions about its future"

"With imaginative planning this green lung can be shared by all"

"If it was opened up to all to enjoy it could generate income to pay the cost of upkeep"

Anna van Wyk, National Party MP for the Liesbeek and Groote Schuur area, said an ideological approach should not be used in the issue because it could be a disaster to put in high density houses

Ken Andrew, Democratic Party MP for Rondebosch, who has taken an interest in the matter as an environmentalist, said

"I think it's a pleasant open spot and provides a useful place for parliamentarians, particularly those who live out of town"

Clearly it is under-utilised and should pay its way. There is no need to panic and there is no point in trying to create a crisis. What is needed is sensible level-headed vigilance."

Councillor David Erleigh, NP spokesman and member of Ward 14 and 15 Ratepayers Association, said there must be thorough consultation with the community before anything happened and the building should be declared a national monument

"Part of the wooded area should be retained as a green lung and the rest should have a low-density up-market retirement village on it. The green lung would off-set council's over-zealous densification policy."

The Department of Public Works released a tender document on Tuesday to sell off Fernwood club - but then admitted it had not consulted the club's committee, local residents or parliamentary committees

Director of Public Works Siphoshezi said these groups would be consulted but the matter had been raised at a meeting with the Speaker of the National Assembly Dr Frene Ginwala and the Secretary of Parliament Robin Douglas

MP David Graaff, captain of Parliament's cricket club, slammed the decision to draw up documents of sale before any agreement had been reached

Call for 'appropriate action' against councillors

GLYNIS UNDERHILL
Staff Reporter

(124)

TWO members of the Cape Town City Council executive committee voted in favour of a proposal to write off millions of rands in municipal arrears — while they were in arrears themselves on their own municipal accounts.

This has emerged during a council investigation into legal action against 10 indebted councillors who are believed to have taken part in the voting. The council has found the

councillors acted in contravention of the municipal ordinance and the councillors' code of conduct.

The controversy centres around the council decision last month to write off the arrears of R25 million in water and refuse removal accounts.

The jobs of the city councillors are now on the line and the findings of the investigation into the controversial issue were referred this week to Western Cape Premier Herens Kriel by Deputy City Administrator Peter Alston.

Mr Kriel now is faced with the task of taking "appropriate action", according to a copy of a letter he received from the council. **AR 5 9/3/96**

The 10 councillors are believed to have, between them, owed the council thousands of rands in municipal arrears when they took part in the voting.

The case of the executive committee members Riedwaan Isaacs and Dorothy Campher-Williams has now been thrust into the limelight.

The council report refers to a proposal to write off some municipal arrears during the proceedings of the executive committee last November.

"Two members of that committee — who were indebted to this council at the time, namely Mr. R. Isaacs and Mrs. D. Campher-Williams — cast their votes in favour of the proposal. At subsequent meetings, these councillors were not in attendance when the item was discussed," states the letter.

The investigation has found

the councillors concerned did realise they had a "pecuniary interest".

The letter to Mr Kriel confirms that on each occasion, prior to debate, councillors were warned, either by the acting town clerk or the mayor, that they would be placing themselves at risk by taking part in discussion or remaining in the room during the debate.

The councillors were afforded the opportunity of recusing themselves, states the letter to Mr Kriel.

■ See page 9

'Don't alter rates and tariffs (124) for a year

ARL 12/3/96
ANDREA WEISS
Municipal Reporter

TREASURERS working on a plan for metropolitan restructuring say the status quo for rates and service tariffs should remain unchanged for a year to give them time to suggest ways of standardising differences in the Cape metro

Rates and service charges throughout the metro will have to be brought into line to meet a constitutional requirement that everybody be treated the same when the six new municipalities come into being

But a treasurers' task team appointed by the Metropolitan Restructuring Forum says it needs more time to achieve this objective

At a meeting of the MRF's steering committee, David Heywood, convenor of the treasurers' task team, sketched the problem, which included differing tariffs and rates in different parts of the city

Some of the existing 39 local authorities billed rates and service charges together, while others separated them

Different areas had different residential rebates, as well as rebates for the elderly

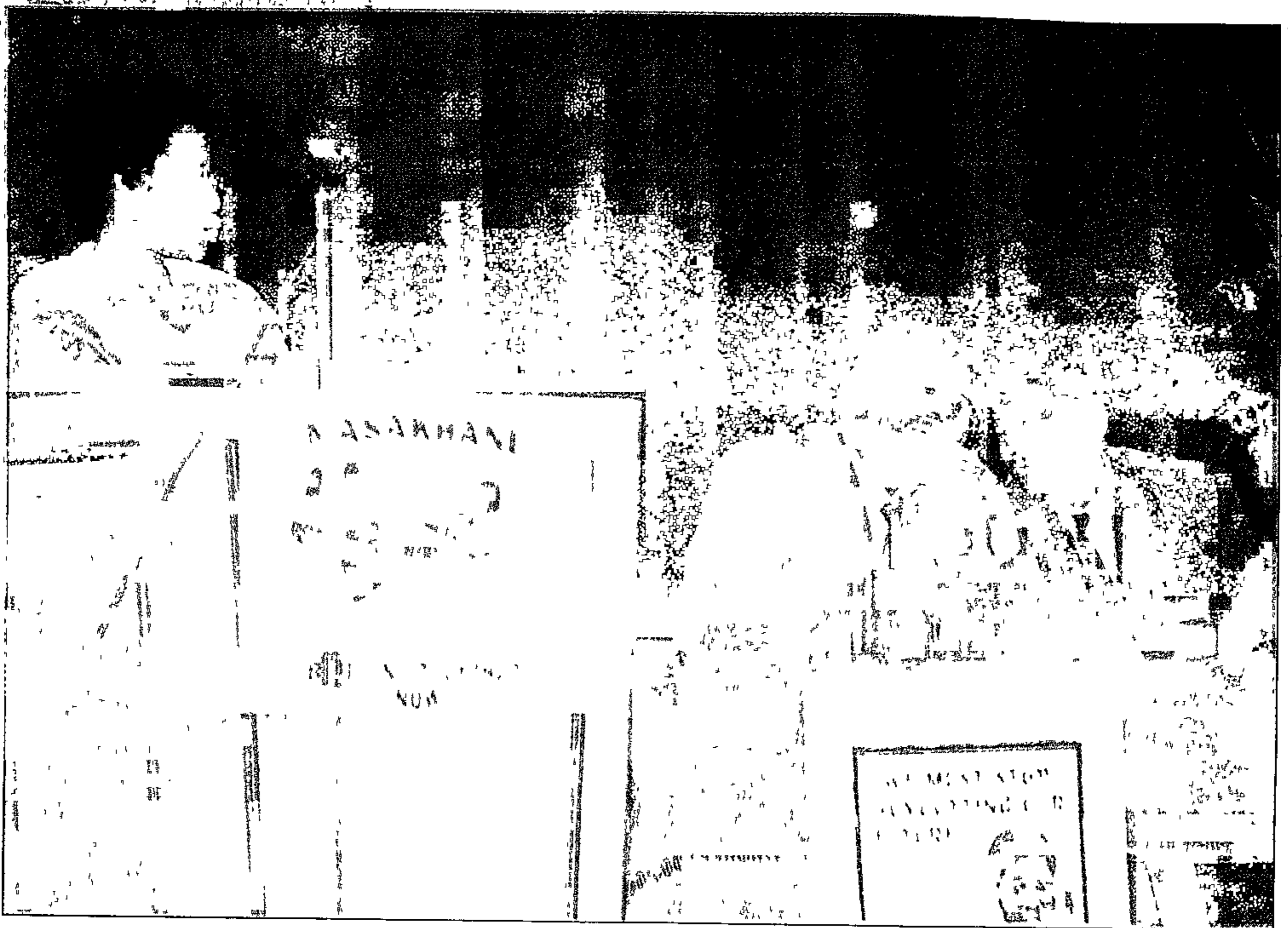
In addition, the largest rates base, which falls under the Cape Town City Council, was derived from valuations done in 1979, but other parts of the city were using other valuations

To bring rates and service charges into line, several questions would have to be answered, he said

These included how to determine an equitable base throughout the metro, whether to go for an aggregate between the different areas, or whether to use the existing base with a standardised increase

"We want to maintain the status quo for a year to have time to come up with an answer,"

Mr Heywood said that initial "thumbsuck" figures indicated that there would be a deficit in the region of R180 million for the whole of the Cape metro



STRAIGHT TALKERS: Premier Mr Hernus Kriel (centre) and outgoing provincial housing MEC Mr Gerald Morkel consult each other before speaking at the Wellington conference of mayors. Looking on is Ms Tumelo Moloko, an information officer from the Masakhane head office in Pretoria.

PICTURE: NIC BOTHMA

Mayors told to enforce Masakhane

PETER DENNEHY
METRO WRITER

PREMIER Hernus Kriel threw down the gauntlet to nearly 200 mayors yesterday, most of whom were elected in November, saying the time had come to take responsible but unpopular decisions.

Speaking at a Mayors for Masakhane meeting in his former home town of Wellington, he said elected town and city councils had to act against people who were not paying their rates and taxes.

Masakhane, which means "let us build for one another", is a countrywide campaign to get residents to pay for municipal services.

"I hope I am wrong, but the impression I have is that it is not working properly yet," Kriel said.

Unless funds flowed in "sooner or later, the municipality will collapse", he said.

"And a word of warning. If you are under the impression that there is money available at central or provincial government level to

bail out local governments, then I think you are making a mistake."

But the mayors did not seem enthusiastic about taking up the challenge of acting against non-payers. Mayor of Scottsdale Mr Petrus Cloete said circulars from the provincial government had worsened the payment situation, instead of improving it.

"Circular 10 of 1993 said some rental arrears may be written off, as part of the government's R7 500 discount on buying a council home. Now even people in council flats, which would have to be sold under sectional title some time in the future, won't pay their rent. They say, why pay when it is coming off later?"

"Then circular 3 of 1994 says people should be able to take transfer of ownership of their properties (former council homes) while some of their fees are still outstanding. But the municipal ordinance says we can't allow that, so there is a lot of confusion."

This and resentment of write-

offs of black but not coloured local authority debts had led to a doubling of Scottsdale's arrears, from R6 million to R12m, in two years. The local authority was not able to write off the R12m.

Outgoing provincial housing MEC Mr Gerald Morkel replied that he had been trying "for years" to get sectional title ownership for people in council flats, but it had not happened yet. On the second question, he said that so far few powers had been devolved to the provincial governments from central government.

"But powers are going to come down," he said.

Franschhoek mayor Mr Norman Kahlberg said his council would tread carefully when dealing with non-payers.

"You have to take the community with you. With a dictatorial or autocratic approach you are dead."

Professor "Chimpie" Cawood, mayor of Stellenbosch, said that in his town there was a slow improvement in payments for services.

Until recently, he said, there had been a policy of not cutting off electricity for non-payment, or taking action against those who connected up illegally.

But now that everyone had electricity — completed in the last three weeks — action would be taken. Also, pre-payment electricity meters were increasingly popular, and they seemed to help curb arrears, he added.

The National Party has indicated its determination to have any councillor who does not pay for municipal services thrown off the council.

Even decisions by councils on which non-payers serve "ought to be declared unlawful", said Mr Cas Viljoen, NP organiser for the Southern Cape.

"There may be big problems in Robertson, where four or five councillors are going to be disqualified," he said.

Four Mossel Bay councillors had already been fired and another one should be fired, he added.

ET 12/3/96 (124)



FIERY EMOTIONS: Some 60 Delft residents who rent houses illegally — sometimes at great cost — from owners, gave vent to their frustrations yesterday by burning barricades. They objected to the “unfair” granting of home ownership to two illegal residents. PICTURE: BENNY GOOL

Home ownership to ‘illegals’ sparks demo

STAFF WRITER

TOYI-TOYING Delft residents burnt barricades yesterday to protest against housing authorities who granted home ownership to two “illegal” residents

Over 1 000 Delft families rent houses illegally — some at exorbitant prices — from owners

Last Thursday, housing authori-

ties transferred home ownership to two illegal residents, angering other illegals who yesterday demanded the same treatment.

“If they can do it for one, they can do it for the rest,” said Mr Moegamat Taliep, the secretary of the Eindhoven Civic Association

He said legal owners could evict illegal residents at any time if they were offered more money, despite

a moratorium on evictions

“Some people who acquired council houses in Delft have houses elsewhere, rent out the Delft properties and pocket the money,” said MP Mrs Patricia de Lille

She said in one case an illegal resident had paid R4 500 over two years to an owner, who had not paid any money to the council

Last September it was

announced that a commission of inquiry into legal and illegal Delft residents would be established by Provincial Housing Minister Mr Gerald Morkel, but to her knowledge nothing had been done yet.

De Lille said last night that housing authorities claimed to have made a mistake in granting home ownership and this would be referred to the commission

(124) CP 12/3/96

R4-bn allocated for housing

South African 14/3/96

(124)

By Joshua Raboroko

THE National Housing Board has welcomed the R4 billion allocated for housing in this year's budget, saying it wanted more subsidies and rapid delivery of homes

NHB chairman Ishmael Mkhabela said the allocation was "decent" considering that a lot of money set aside for housing last year had not been used

He said the cut was fair because less than 21 percent of the R3,15 billion available for housing this year had been spent by the end of January



Ishmael Mkhabela

Mkhabela said while most of these funds had been allocated to the nine provinces, bottlenecks in delivery had resulted in very little - roughly R658 million - being spent to date

The director-general of housing, Mr Bill Cobbet, said his department wanted more injection into subsidies so that more people could have a roof over their heads

The housing department had its budget cut by more than half to R1,5 billion, but allocation from non-budgetary sources such as Reconstruction and Development Programme and the

National Housing Funds pushed its total allocation to R4 billion this year.

Cobbet said his department was happy with the allocation because they had negotiated for what Finance Minister Chris Liebenberg announced in Parliament yesterday

Much of the money spent has been on long-term projects initiated under the old dispensation ahead of the April 1994 elections

With one or two exceptions, especially in Gauteng, relatively little has been paid out in subsidies in terms of the government's housing subsidy policy

ANC councillors ousted over arrears

(124)

~~MTG~~ MTG 15-21/3/96



Time to pay up President Nelson Mandela launches the Masakhane campaign

The Masakhane campaign has not only failed to impress the non-paying public, but their representatives in local government as well, reports **Rehana Rossouw**

LOCAL authorities in the Western Cape are purging councillors from their positions barely three months after they were elected for failing to pay for the services they were elected to administer. A staggering R151 million is owed in five former black townships in the Cape Metropole for electricity, water and other services. And in Port Elizabeth this week the treasury department recommended that municipal services be suspended in areas with an exceptionally high record of non payment. Arrears in the city currently total R75-million.

Yet, while central and local government grapple to win support for the Masakhane campaign nationally in the past few weeks seven Western Cape councillors and one mayor were summarily dismissed from their positions when it emerged that they were also in arrears.

Four of the ousted councillors were elected to the Mossel Bay town council in November: two served in Citrusdal and one in Bitterfontein. The mayor of Groot Brak Rivier, Edjon Frans, was dismissed two weeks ago but won a court interdict reinstating him on the grounds that he was not given proper notice of the penalty. Five of the councillors represented the African National Congress and Frans held a casting vote for the ANC in a council equally divided between the ANC and the National Party.

A Western Cape municipal ordinance (20 of 1974) allows for a dismissal of a councillor who is in arrears for three months or more with service charge payments. Candidates for the elections last year were only eligible if their arrears were paid up. This means the ousted councillors have not paid since assuming their positions.

The affected town councils, political parties and local government officials refused to name the councillors or disclose how much they owed, saying such information was confidential.

However, the ANC is contesting their dismissal on the grounds that the proper procedure was not followed and that the purge was based on a hidden agenda by the NP to discredit the ANC.

"All councillors should set an example to the community and ensure that their municipal accounts are paid up. As elected councillors they should be taking the lead in mobilising the community to support the Masakhane campaign," said Western Cape MPL Cameron Dugmore, the ANC's spokesman on local government.

He said the ANC had legal opinion that the ordinance required that written notice be given from the treasurer to any councillor in arrears to pay up within 14 days. This provision was not followed by the town councils.

"To summarily dismiss a mayor and force a by-election is surely not the intention of the regulation. This will result in both the cost of convening a by-election and the costs of legal action, amounting to an additional burden on all rate payers," Dugmore said.

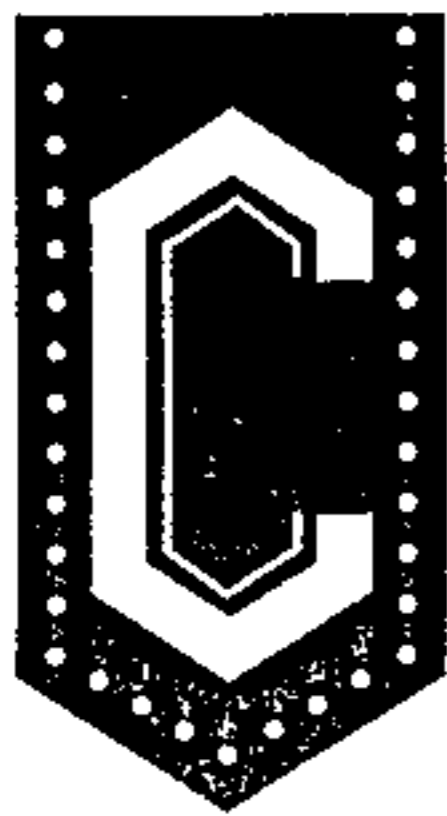
"The ANC is also convinced that this is an election ploy. The NP is trying to portray the ANC councillors as unwilling to pay for services to make cheap political gain."

The MEC for Local Government in the Western Cape, Peter Marais, was not available to respond to this claim. His staff referred the *Mail & Guardian* to the municipal ordinance, saying their office had no further comment. They could also not say if further dismissals were planned.

Dugmore said all the ANC's dismissed councillors had paid their arrears in full since they were ousted. Further court action was being planned to reinstate the Citrusdal and Mossel Bay councillors.

There appears to be confusion in town councils about how to apply the municipal ordinance. The Ladismith town council discovered last month that one of its councillors was in arrears with service charge payments for more than three months, but gave him two weeks in which to settle his debt.

The MEC for Local Government and Housing in the Free State, Mantsheng Motsumi, is about to embark on a roadshow in the province to encourage councillors to settle their arrears. Her representative was unable to say how many councillors owed money. Other regions reported they were not aware of similar problems.



CALL FOR SUBMISSIONS

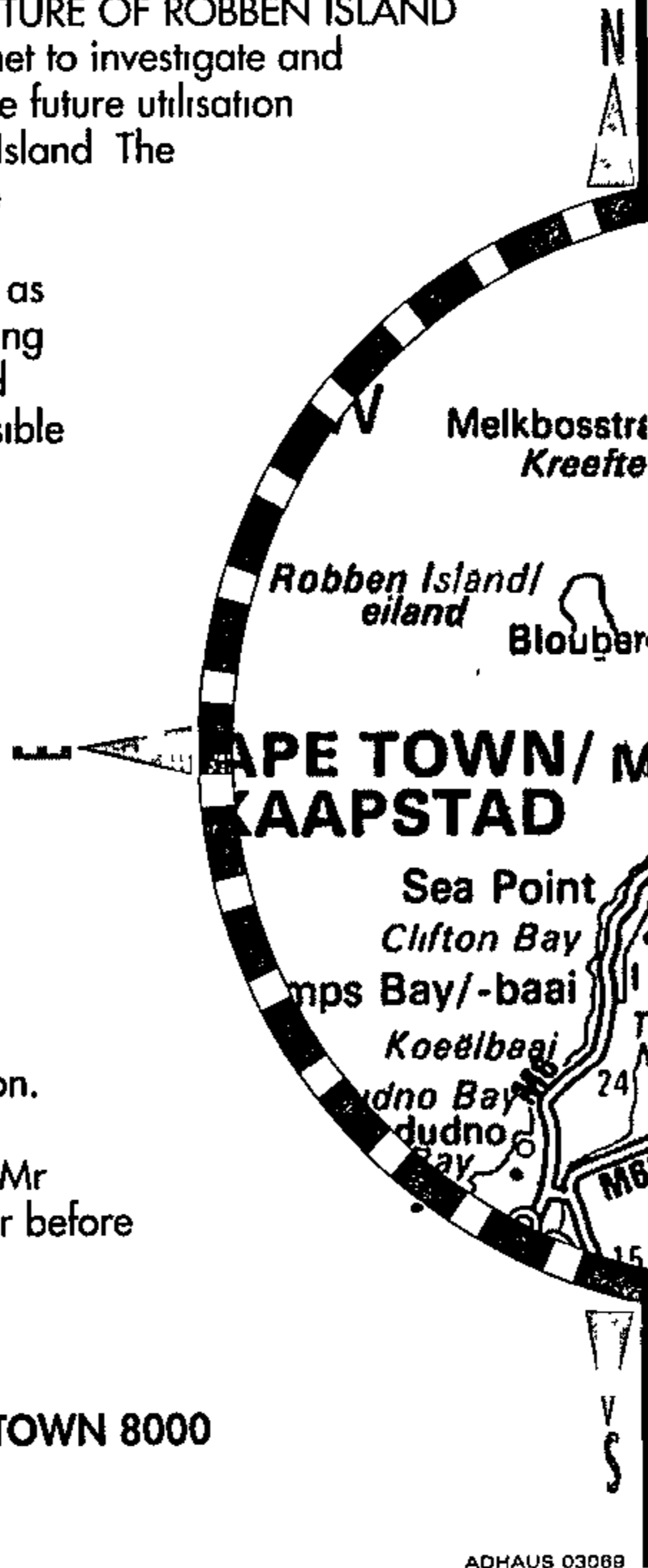
The Future of Robben Island

The COMMITTEE ON THE FUTURE OF ROBBER ISLAND has been appointed by Cabinet to investigate and make recommendations on the future utilisation and management of Robben Island. The Committee wishes to give due consideration to the historical significance of Robben Island as prison, its importance regarding environmental, ecological and tourism issues, and other possible uses.

To ensure the widest possible consultation, the Committee now invites individuals, groups and organisations to submit proposals, recommendations, comments and/or advice for consideration. If you also wish to make a verbal presentation and address the Committee directly, please indicate this in your submission.

All submissions should reach Mr A. Kathrada (Convenor) on or before 29 April 1996 at

GENADENDAL (TUYNHUY),
PRIVATE BAG X1000, CAPE TOWN 8000
TEL (021) 461-7745
FAX (021) 461-4210



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THIS WEEK'S WEBFEET and all Bruce Cohen's previous columns - are at our web site. Naturally, the links are live!

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Masakhane

blues

■ The Masakhane campaign flopped because civic organisations which started the boycotts were not consulted about ending them, says a recent study by Idasa.

ARG 16/3/96
JEAN LE MAY
Staff Reporter

(124)
FAILURE of the Masakhane campaign could have repercussions in the coming elections in the Cape Metropole.

This is because grassroots organisations, the "civics" and street committees which organised the rent and services boycotts in the first place, were not consulted about dropping them.

Last year's elections outside the metropole saw large numbers of independent candidates who chose platforms of immediate importance to their constituents rather than ally themselves with the broader philosophy of the African National Congress and its affiliates.

This could happen again in the metropole, since many civics are up in arms at the high-handed manner in which the Masakhane campaign was originally launched.

According to an Idasa investigation, this has led to serious confrontations between the civics and political organisations.

Although the executive of the SA National Civics Organisation (Sanco) is closely allied with the ANC and its affiliates, the individual civic organisations have always taken a strong stand on their autonomy.

Decisions to embark on rent and services boycotts were taken locally in response to local problems, as Idasa has recently pointed out.

Failed pay-up drive could put the kibosh on Cape elections

"The boycotts were carefully co-ordinated and monitored at each stage. When gains were made and a campaign had served its purpose, it would end after a process of consultation.

"Unfortunately, this seemed unimportant to Masakhane's initiators. Engulfed in the euphoria which followed the 1994 elections, politicians and the national executive of Sanco decided to lift the rent and service boycotts. This culminated in the announcement of Masakhane by President Nelson Mandela last year," said Idasa.

But attempts to call off the boycott in this high-handed fashion did not work, after 15 years during which it was politically incorrect to pay.

Late last year, Masakhane officials estimated that 65 percent of people countrywide were still not paying. Municipalities were falling deeper into debt. Cape Town, for instance, is owed R327 million, and some small towns are close to bankruptcy.

So a massive Masakhane relaunch has been planned in which the civics will be invited to take part, said Gerrit Scholtz, who works in the office of Western Cape Masakhane co-ordinator Faan Naude.

The relaunch started in the Western Cape with premier Herinus Kriel meeting 93 mayors in Wellington on Monday, he said, and will be followed by decentralised launches throughout the province in April and May.

Community workshops will then be organised in 35 towns by an independent facilitator, who

will rope in local councillors and community organisations.

Eventually, the problems of non-payment will go home to roost with the civics.

A member of a Khayelitsha civic who asked not to be named pinpointed the problems for an Idasa interviewer.

"The rent and services boycotts were never the terrain of political organisations," he said.

"It has always been that of the civic movements. There has been a lot of confrontation since the introduction of the Masakhane campaign. Masakhane does not mean that people must just pay without service or delivery."

His view, said Idasa, was that the campaign had put the civics in an awkward position. "Civics are the ones who are supposed to tell people that services have improved, or that the new political order will lead to more improvements, so they must lift the boycotts."

"The government, maybe with the political organisations, was supposed to meet the civics to discuss the campaign and then go out and market that to the community."

"Politicians expect people to pay, but the politicians unilaterally decide on the amount."

"People have genuine complaints about lack of consultation and about exorbitant rates compared to other areas where services are the same or better."

Idasa said that blindness about the need to consult had affected many local authorities as well.

Although the new local councils have legitimacy and authority to demand payment, nothing is forthcoming in many areas because of lack of communication between councils and residents.

In metropolitan Cape Town the attitude was one of "wait and see", said Idasa, citing a Crossroads resident who said she was prepared to pay for services but the community had decided to wait for the elections.

Ceres housing project in jeopardy

Builders in a panic as delays mar US-funded scheme

ARG 18/3/96 (124)

JOSEPH ARANES Staff Reporter

THE wheels are slowly coming off a Ceres housing project, meant to act as a model for the delivery of rural housing, and future United States funding for similar projects could be in jeopardy

Eighteen months ago, land was identified for the construction of 1 100 houses in Bellavista and N'duli townships in Ceres

Tenders went out and contracts signed indicated that construction of the dwellings should have started on November 6

To date, only a few show houses have been completed and two foundation slabs laid, while the builders, the municipality, the community and consulting engineers are caught up in a mudslinging match over the delays

After speaking to all the parties involved in the project it soon emerged that some bad luck and the fact that the consulting engineers were apparently not too clued up about the government's new housing subsidy scheme had led to many of the delays

So while there is a lot of mud about, there is very little cement in the foundation trenches and the community is forced to continue living in appalling conditions

Although all the parties are blaming each other for the

delays, all agreed that the project was in trouble and needed to get back on track

Tension started brewing in the quiet town after tenders to construct the 1 100 houses were awarded to several small builders

The R23-million project was approved by the Western Cape Housing Board last year and the builders given the go-ahead to construct show houses

But what the municipality and the consulting engineers did not know was that each of the households applying for a house also needed to apply individually for the government's new housing subsidy

To make matters worse, the land earmarked for the development belonged to the provincial government and during the transfer process some of the documentation got lost

The builders, who wanted to start their work but could not get guarantees of payment from the municipality because all the individual subsidies had not yet been approved, said they were losing thousands of rands each day

Leo Grutters, of Montalink Construction, which was awarded the tender to build 220 of the units and which managed to secure American funding for the project, said the management of the development was a fiasco

"For the past year and a half there has been complete confusion, with neither the municipality nor the consulting engineers wanting to take full responsibility for the project

"They are not too clear on the process that needs to be followed and are asking us to take all the risks. We don't have the resources to build without guarantees of payment"

Mr Grutters said the American donor was only prepared to come into the project once guarantees for the houses were given, but because this was not forthcoming the deal was in jeopardy

"The Americans are raising their eyebrows at the way this whole development has been handled and rightly so, given the way some donor funds were handled in the past

"It is going to be a shame if we can't get our act together and provide decent housing to the country's homeless"

Another builder involved in the project, Brent Laruffa of Quickbuild, said his company started building up stock for the project almost a year ago and turned down other building contracts, but were now faced with financial difficulties because of all the delays

"Last year we built our show houses and managed to win the tender to build 300 of the houses, but all the delays are driving us to bankruptcy

"The consulting engineers are now saying we can go

ahead and build the other houses, but they cannot guarantee payment although the Western Cape Housing Board has approved nearly 300 of the housing subsidies"

Joe Maartens, a spokesman for BKS, the project's consulting engineers, was reluctant to speak about the project, but said the allegations made by the builders were devoid of all truth and that both they and the Ceres municipality had bent over backwards to accommodate the builders

"There are delays in the project as a result of the civil works taking longer than expected. It is a sad state of affairs that all these negative aspects of the project are being highlighted while the whole question of the delivery of services and houses is being ignored"

Ceres town secretary Deon Boshoff said most of the delay was caused when the transfer of the land from the provincial government to the municipality was held up

"We had to take transfer of the land but during that process some of the documentation got lost and that delayed the process by three months. This forced us to push all our initial dates back

"But the council is doing everything possible to 'fast-track' the project as it is in the best interests of the town"

CUT-OFF POINT NOW R1 500

Exco raises ceiling for arrears write-offs

CT 20/3/96

(124)

THE EXECUTIVE Committee of the City Council decided yesterday that households with monthly incomes of R1 500 or less will qualify for arrears write-offs. **PETER DENNEHY** reports.



'TOO LOW': Mr Leon Markovitz

HOUSEHOLDS with monthly incomes of R1 500 or less should qualify for the arrears write-off, the executive committee of the Cape Town City Council resolved yesterday

This replaces a recommendation that only those with household incomes of less than R850 should qualify

The full city council will decide at the end of the month whether to accept the committee's decision

Exco also recommended a drastic slashing of the budget for publicising the write-off — a task that will be undertaken by private sector public relations consultants

An official had recommended that R595 000 be spent on this, but exco councillors decided yesterday to limit it to R200 000

The consultants, TWS, would have to provide good reasons if they wanted this amount raised, it was decided

Mr Ian Iversen of the DP said consultants had "elbowed out the politicians to get on the gravy train"

Their proposed budget included R60 000 for arranging media conferences and press releases,

Iversen said, plus R10 000 for media training, R220 000 for posters and leaflets and R75 000 for churches and NGOs to help with the campaign

Regarding the household income cut-off point, both the NP and the ANC (councillors Mr Leon Markovitz and Mr Hanief Tiseker respectively) agreed that R850 was too low

Tiseker said Cosatu was pushing for a minimum wage of R1 500 a month, and "some poverty datum line information suggests that we should look at R1 500"

It had been difficult for the ANC alliance to get its constituency to accept any means test at all, he said

Town clerk Mr Keith Nicol warned that the level could not be set too high, or the council would run into legal problems

The law only allows write-offs if the money is regarded as irrecover-

able because of people's inability to pay

Mr Isgak Kamaar, ANC candidate for Hanover Park, said setting the cut-off point too low would lead to the arrears problem continuing "for ever", and being twice as bad next year as it is this year

Although R25 million has been set aside for the arrears write-off, only a fraction of this would be used, Mr Markovitz said

The R25m is equivalent to the total amount of arrears for water, rates and sewerage services in Cape Town municipality's white and coloured areas at the end of January 1994 (the date of the central government write-off of black arrears)

A problem that exco faced yesterday was that it did not have a table of figures to show how much it would cost the council in write-offs if it set the cut-off point at R850 a month, R1 500 a month or any other amount

As Markovitz pointed out, nobody was likely to have comprehensive figures on this.

A knowledgeable source in the council who cannot be identified said yesterday that the sewerage and refuse removal portion of rates could not be written off without permission from the provincial authorities, which might not be forthcoming

If not, the potential write-off is no more than R11m, of which some has already been paid, and some will not be written off because of an income-related failure to qualify

Western Cape wants policy of 'fewer but better' houses

CT 20/3/96

(124)

METRO WRITER

MORE government money should be spent on actual houses, rather than on serviced sites that will just end up with shacks on them, the provincial housing department says

In a radical departure from the ANC-led central government's approach to housing, the NP-led Western Cape has published a discussion paper proposing a "fewer but better" housing policy

But it believes it can still provide 200 000 "housing opportunities" over the next five years

Cape Times files show the Western Cape spent more than any other province on council housing in the past year, but most

of that was on projects initiated by the now defunct House of Representatives, rather than under the new government's housing subsidy scheme. Only R19 million has been spent in this province under the new scheme, and R122m on schemes with older origins

The advantage of the province's view is that it entails a populist move away from shacks, towards more formal brick-or-block-built housing.

The disadvantage would be that fewer people would have access to government subsidies.

Central government already has a housing policy that aims to spread the money available for housing to a wide range of people,

each of whom will get a once-off capital subsidy of between R5 000 and R15 000, or R17 500 if circumstances make it difficult to service or build on a site

Since it costs between about R8 000 to R12 000 to provide municipal services (water, sewerage, electricity) to a site, little of the subsidy is left over for the "top structure" — the house itself

The provincial paper says the subsidy does not meet people's expectations and aspirations. It adds that the province should negotiate with central government to allow the province to choose a policy that aims at "depth rather than breadth" — fewer but better houses.

Families told to quit derelict school home

STAFF WRITER

EIGHT families who have been paying R200 a month per family to live in a derelict primary school in Retreat have been told to move

The authorities have informed them they are occupying the premises illegally

Ms Wendy Witbooi, who is one of 34 adults and children who have been living in classrooms of the Princess Vlei Primary School since August last year, said yesterday they had no idea they were living there illegally

"We have nowhere else to go until they can give us housing, they must let us stay here because it is an empty building and is not being used for anything," Witbooi said

She said they paid rent to a Mr Clarence Jethro, who had a lease agreement with the Department of



WHERE TO NOW?: Mr Bernard Jackson and his wife Fadla, with their children Megan (left), Carmen, Johnathan and Deidre, who have been told they must leave their derelict school home **PICTURE: ANNE LAING**

Public Works, which owned the old school

"I used to live in a room in Wynberg with my mother for 13

years before this. Now, at least, we have a bigger place. We don't all have a tap in our classroom, but some people do. We also need

more toilets. Mr Jethro put a plug into each room.

"We want to stay, but we want a toilet and a tap in each room," Witbooi said

She had a letter from the Department of Public Works to Mr Jethro to say he was contravening the condition of the lease agreement by having people living in the school

"He told us the lease was for business purposes. Now they are putting pressure on him to evict us," she said

Families have arranged wardrobes to make makeshift bedrooms in the classrooms. Some have beds, others sleep on mattresses on the floor.

DP chairman for Retreat and Steenberg, Mr Joey Marks, said he fully supported the school-dwellers' claim to be allowed to remain there

Herandien new Housing MEC

CHRIS BATEMAN

(124)
CT 28/3/96
THE Western Cape legislature yesterday saw the third villager from far-flung Kakamas sworn in as a member of its cabinet — new Housing MEC Mr Cecil Herandien.

Premier Hernus Kriel, former Economics Affairs Minister Dr Allan Boesak and Herandien have something else in common — they were baptised there by Kriel's Dutch Reformed Missionary father, the

Rev Kerneels Kriel

In a tongue-in-cheek congratulatory speech, DP provincial leader Hennie Bester told Herandien "It seems there's a secret Kakamas society, similar to other secret societies we have known"

Herandien replaces Mr Gerald Morkel, who will take over tomorrow as Police Services MEC from Mr Patrick McKenzie, who was sworn in as national Welfare and Population Development Minister yesterday

City Council

meeting ends

in disarray

METRO WRITER

YESTERDAY'S monthly City Council meeting ended in disarray before 4pm because not enough councillors were present.

There are 98 councillors, half of whom have to be present for the meeting to have a quorum.

In the end, it was not the lack of a quorum that broke up the meeting, but the inability to get "special resolution" items passed. These require the vote of half the councillors — 49 — because they have financial implications.

Several items on yesterday's agenda were about annual rises, from mid-year, in the fees the council charges. Swimming pool fee increases were passed (Newlands, Sea Point and Muizenberg will charge R6 an adult in high season, a 9% increase, while most other council pools will charge R1,50, up 15,4% from R1,30).

However, Mr Arthur Wienburg opposed a list of other increases, which then failed to be passed.

ARREARS MOUNT BY R6M A MONTH

Council to extend blacklist

(124) ET 29/6/96

IN 18 MONTHS up to late last year water arrears had risen from R14,3m to R23,1m, Mr Arthur Wienburg said yesterday. Electricity arrears had gone up in the same period from R48,1m to R63,3m. **PETER DENNEHY** reports.

THE Cape Town City Council has extended its policy of blacklisting, for credit purposes, those in arrears with any payments to the council.

Up to now it has only applied to those behind with their rates, but at yesterday's monthly council meeting Mr Arthur Wienburg succeeded with a motion that everyone who has owed money to the council for more than six months should be blacklisted.

In effect, this will extend blacklistings to thousands of electricity and water debtors, and to those in arrears with their rentals or bond payments on former council houses.

All who are more than six months behind with payments

will be in danger of having their names given to a credit information bureau for blacklisting.

This means, in effect, that a rates defaulter wanting to buy furniture, a television set, or anything else on an instalment plan is likely to be denied this facility.

At the end of January this year there were about 69 000 households in arrears with their water payments, but it is not known how many of these were six months in arrears. The council's computer programme does not allow for quick determination of this figure, as it does not categorise debt by age.

Wienburg said rates arrears were not the council's major problem, because all but about 2% of

the nearly R500 million in rates in a given year were paid in the end, even if late.

But some electricity debtors owed money for up to three years. He said that in 18 months up to late last year water arrears had nearly doubled, from R14,3m to R23,1m. Electricity arrears had gone up 50% in the same period from R48,1m to R63,3m.

Money owed in the homeownership schemes (people buying council houses) had trebled from R7,7m to R22,4m, and rental debts had risen from R8,6m to R22,1m, also nearly trebling, in the same period.

Mr Ian Iversen said much electricity debt was old, but stable, because 100 000 consumers now had pre-payment meters. Every time they bought electricity their arrears were reduced by 14% of the amount paid.

Ms Faldela de Vries said if a private sector landlord failed to main-

tain a property its tenants were legally justified in withholding the rental — but Mr Leon Markovitz disputed this. Any lease would state a tenant was not entitled to withhold rent, he said.

If that principle applied, rates would be withheld in every street which had a hole in the road or pavement or where the trees had not been trimmed nor the verges cut, Markovitz said.

Arrears were rising at about R6m a month and previous strategies to stop this had not worked, Wienburg said.

The council is to implement a means test so the poorest of those in arrears may qualify for a write-off of old debt. Wienburg's motion also called for a means test so that genuine cases of hardship would spared the tougher credit control. The suggested means test cut-off figure is a R1 500 a month household income, but the council meeting ended in disarray before

Move to speed up delivery of project homes

(124) ARC 29/3/96

JOSEPH ARANES
Municipal Staff

BOLD new moves, expected to speed up the delivery of houses, have been announced by the newly appointed Western Cape Housing Minister, Cecil Herandien

At a Press conference yesterday he said social compacts - forums where all interested groups in a community project must agree on all aspects of a development before they may apply for a government housing subsidy - would no longer be a requirement for project-linked subsidised housing

He said the government would make progress payments available to developers from the project's capital subsidy, and that a fund would be established to help local authorities to install an infrastructure

Mr Herandien said that at the last meeting of the provincial housing ministers it had been agreed that these changes to the original housing policy were necessary in order to speed up the delivery of housing units

"The biggest problem facing the government is providing houses, but the past two years have taught us that negotiations around the setting-up of social compacts has had a negative effect on the delivery process as, in many instances, the different role players could not reach agreement

"The provincial ministers have now been given the powers to instruct the housing board to proceed with the development of the projects in cases where development is unduly frustrated

"This is a problem in all the provinces, and these new moves are a major breakthrough in removing the obstacles preventing delivery"

He said although the step was necessary, he had no doubts about the importance of consulting with beneficiaries in order to ensure they obtained ownership of whatever was developed

"But during the past few years we have been struck by consultative paralysis which has led to unacceptably long periods of indecision which in the end added to the cost of the projects"

Mr Herandien said social compacts would only be required where development was exclusively done for a specific group of people who had already been functioning as a community

Negotiations around development would be done directly with the beneficiaries themselves, with only broader development issues dealt with through the Reconstruction and Development Programme forums and the local authority

'Allocation policy for housing' plea

(124)

Property Reporter

ARL 30/9/96

THE need to establish an allocation policy for housing to beneficiaries on a metropolitan/regional basis was an omission in the Western Cape green paper on housing strategy

This response to the green paper recently released comes from the Institute for Housing of South Africa.

Vice-president Hans Smit suggested that there should be a re-think on the proposed role of metropolitan government in the housing process. The Metropolitan Council's role should be to integrate housing strategies with metropolitan land-use and transportation strategies, but not to become involved in delivery.

For housing delivery to be effective it was essential that the number of bureaucratic levels should be minimised.

The regional housing authority was to be commended on producing a housing strategy paper which started addressing the practical grassroots issues related to implementing the state's new housing policy.

The recognition of the critical role of local government in the developmental process was welcomed and would ensure that the goods could be delivered to the poorest communities by those who had the appropriate infrastructure and experience.

This was a key weakness in the state's housing policy strategy, he said.

Local government was closest to the communities and should be the key actor in the provision of housing in those market segments where the private sector was unable to take the lead.

The proposal to establish a culture of bond and service payments needed to be vigorously pursued with a clear message to communities on their obligations. General obstacles to housing delivery had been clearly identified and reinforced the point that delivery could only begin once democratically-elected local councils were in place.

Moves afoot to develop station land

R500m set aside for parks, housing

JILYAN PITMAN
Staff Reporter

INTERSITE, property management arm of the SA Rail Commuter Corporation, plans to develop station land totalling more than R500m in the next six months

Regional portfolio manager of Intersite Kevin Roman says 18 sites at and around railway stations have been identified for development. This includes the re-development of Cape Town station at a cost of about R250m due to begin in April.

Other developments include light industrial parks on vacant land surrounding Bellville, Retreat, Tygerberg, Stellenbosch and Mitchell's Plain stations totalling about R56,5m.

Housing developments are also planned at Vasco, Diep River and Maitland stations and planned retail developments worth R40m planned for Simon's Town, Kapteinsklop and

(124) ARG 1/4/96
Khayelitsha will "only come on stream after extensive consultation with local residents"

"The re-development of Cape Town station follows extensive public consultation with all stakeholders," said Mr Roman. "The development will include a Travel City, an office tower with on-site parking, a retail component, as well as a secure, covered area for the informal market."

He added "The re-development of Cape Town station is at the heart of the Mother City and its location is not only important to the more than 300 000 commuters who use these facilities every day, but a new station will also impact on tourism, the city's Olympic initiatives and proposed developments on the Foreshore."

Mr Roman added that developments were taking place within the framework of the Reconstruction and Development Programme of using under-utilised state assets.

Warning as arrears rise

124

CHRIS BATEMAN

CT 1/4/96

THE Cape Metropole faces a "financial meltdown" because of the spectacular failure of the Masakhane campaign — with rent payments in Cape Flats suburbs dropping by between 10 and nearly 60% since the launch of the campaign

This was said by the Democratic Party's Western Cape leader, Mr Hennie Bester, at the weekend following the release, at his request, by Local Government MEC Mr Peter Marais of percentage drops in arrears in rent, service charge and levy payments in suburbs across the Peninsula since the campaign began in February last year.

Bester called for a commission to probe local government finances and for a crackdown on civic debt defaulters

He said that in Blue Downs/Melton Rose debts had soared from R25 million to R62m (a 59% rise) since January 31 last year. In Elsies River, arrears had increased from R22m to R46m (30,5%) in the same period.

Sir Lowry's Pass arrears had increased by 56,5%, Scottsdene 49,5%, Grassy Park 48%, Macassar 43% and Cravenby 33,7%.

The only positive change was in Lingeletu-West (Khayelitsha) where debt payments had increased between seven and 14%

Kapa, Crossroads and Mfuleni showed no change

ANC regional spokesman Mr Brent Simons said last night that it was "not good enough" simply to blame the failure of the Masakhane project.

Instead, all politicians should "get actively involved" in building the project and educating communities.

Good and effective local government would go hand in hand with Masakhane's bearing fruit, Simons said.

Accord paves way for houses

JOSEPH APANES
Municipal Staff

A BREAKTHROUGH agreement has been reached in Malmesbury that will pave the way for a major low-cost housing development that is set to relieve the town's housing backlog.

For the past three years, 222 fully-serviced sites stood vacant in the area while the municipality and a local housing committee tried to reach agreement on the price of the erven.

After months of negotiations between the Saamstaan housing committee, the local municipality and the regional housing board, the parties finally agreed to reduce the price of serviced land making it possible for the area's poorest of the poor to also afford decent dwellings.

Part of the agreement includes the

municipality applying for a loan from the housing board at a very reduced interest rate, and applying for funds from the government's new bulk and connection infrastructure grant which will enable them to dramatically reduce the price of the serviced sites.

The Saamstaan housing project was initiated in 1994 after it became clear that in terms of the new government's then housing policy all the roleplayers had to come together and agree on the development.

The land was originally serviced using funds from the old tri-cameral dispensation but the construction of the housing was put on hold when the funds dried up.

Malmesbury town clerk Coenie van Rensburg said the old municipality and the former management committee started in 1989 to install the bulk

services to 378 erven. Of that total, 120 were used for a self-help building scheme and another 36 sold to private developers.

"We spent about R10 500 on each erf but because the majority of the beneficiaries of the project qualify for the government's housing subsidy of R15 000, very little money is left for them to build a top structure."

"After months of negotiations the parties agreed that the municipality should apply for a loan from the housing board and that other housing options for the rest of the town's homeless should be investigated."

"At the moment we are waiting for the housing board to determine, from the figures we supplied them, what the price of an erf would be before we can start the construction. But the houses will definitely be built this year," Mr

Van Rensburg said.

A spokesman for the Saamstaan project, Martin Bocks, said the main obstacle was the price of the serviced land and with that now being resolved, the building of the houses could begin.

"We spoke to officials at all levels of government and last week we got an undertaking from the provincial housing board that the municipality could apply for funds from their new grant system."

"If the application is successful, it will mean that the price of the erven will be reduced making it possible for the very poor to erect a decent structure on the sites with the money that is left from their subsidies."

Mr Bocks said the developers had already built two show houses, one priced at between R8 000 and R9 000, and a bigger one costing R22 800.

(124)

ARL 3/4/96

Transnet (124) homes in Kleinvllei 4/4/96 the Cape

By Shadrack Mashalaba

HUNDREDS of jobs are expected to be created when Transnet launches a housing project at Kleinvllei in the Western Cape later this month

The project, part of the company's Vision 2000 strategy to build houses for its employees, will be launched on April 18

The Kleinvllei project follows the Phahameng project in the Free State, where a local hostel was converted into houses and more than 300 people bought stands

Due to the high unemployment rate in the area, Transnet decided that construction must be labour intensive. It is estimated that the project will create 102 job opportunities a month for an expected six months

Transnet housing division bought 10,5 hectares of land for R500 000 in the central eastern area of the Cape metropolitan area

House prices in the area will range from R30 900 for a 40m square home to R41 400 for a 50,5m square home

Of the 322 residential stands, 200 are reserved for Transnet employees and 122 will be on sale to private buyers



TOURIST EYESORE .. on the road to a facelift

Picture: AMBROSE PETERS

A highway to housing

Sunday Times Reporters

A R500-million project to clear the site of a vast squatter camp situated alongside the motorway running from Cape Town international airport to the city, and to build homes there, has been approved.

The project is part of the integrated service land project, a main component of the Western Cape's reconstruction and development programme

The camp, which is home to at least 40 000 families, was started by people fleeing violence in other parts of the Peninsula and others who could not find homes after flocking to Cape Town following the scrapping of influx control laws

Although the area has been labelled as an eyesore encountered by tourists flying into the Western Cape, the region's economic affairs and RDP minister, the Rev Chris Nissen, denied this was the motivation behind the development

Nevertheless, the project is set to remove what is seen as a major "eyesore" encountered by tourists flying into Cape Town

Opinion for years has been that the camp was started largely by blacks who needed accommodation after pouring into the Cape from the former homelands, as a result of the scrapping of the infamous influx control laws

ST 7/4/96 (124)

Cape Town unveils its R500m plan to transform a ghetto

Over the years it has grown to such an extent it now covers an area from just outside Cape Town to beyond the airport

In the past it has proved a major security and road safety risk. During times of political unrest the camp's residents have taken to stoning cars travelling along the highway

Fencing was erected between the perimeter of the camp and the motorway to prevent camp residents, often herding cattle, from crossing the busy freeway. High-powered lighting was also installed in an attempt to make the area safer

The squatter camp, which has neither a sewerage service nor a water system, has also long been a health risk

But this is all set to end. Bulldozers moved into the area this week to begin bulk earthworks in preparation for a complete rebuilding of the area

"Work has now started on a new infrastructure for the camp, and we estimate the whole redevelopment will take up to five years," said Mr Nissen

The first part of the scheme is intended to establish serviced plots, and the second phase is for the building of houses on these sites

"The state is paying a subsidy of R15 000 a household towards the building of the homes, but clearly there is a need for the private sector to lock arms and help to turn those subsidies into houses," Mr Nissen said

People would not be moved "out of sight", he said

An adjacent section of the camp would be developed, and residents would be moved there while the area they had left was being developed

"There will be minimal disruption," Mr Nissen said

He dismissed claims that the main reason for the development was to remove an unsightly scene greeting visitors to Cape Town. "Our primary concern is to address the needs of people on the ground"

He also rejected theories that the camp was started when the apartheid era's influx control regulations were scrapped

He said black people had always lived in the area, and problems started when territorial battles between warlords forced people to move closer to the N2 motorway

PLAN TO MOVE SHACKS FROM RUBBISH DUMP

TIP squatters want to stay

A SQUATTER COMMUNITY living on a former dump opposes being moved to another area and says it would rather see its settlement upgraded. **PETER DENNEHY** reports.

LIVING on top of a former rubbish dump has its drawbacks — but squatters who have built their homes on that bordering the N2 are loath to move.

Moving squatters from the settlements of Barcelona, Lusaka and Europe, built on a former dump (see map), is one of several intended projects to speed up development among the city's scattered squatter communities.

New Rest, Kanana and Black City are to be upgraded in terms of the Integrated Serviced Land Project (ISLP). At New Rest, 450 sites are to be upgraded and at neighbouring Kanana, 140. Nearby Miller's Camp already has 434 serviced sites.

Mr Nelson Dlova, chairman of the ANC branch in Barcelona, said his community had been told at consultative meetings that it would have to move.

"The people don't want to move," he said, adding that they would rather the area was upgraded. "They know there are chemicals under the ground because this used to be a dump. Fires start easily here because of those chemicals —

but the people want the authorities to bring more chemicals to destroy those underground chemicals."

Some members of the community have been told they will have to

move to Weltevreden Valley off Vanguard Drive and the R300 to Mitchell's Plain, or Southern Delft north of the N2, or Philippi East, which is sometimes called Lower Crossroads.

Site allocation is to be discussed at a meeting this weekend.

Ms Lorelle Bell, editor of the ISLP's newsletter, said that from June, 2 000 serviced sites should be available in Weltevreden Valley North and Southern Delft. A few hundred more would be added each month thereafter.

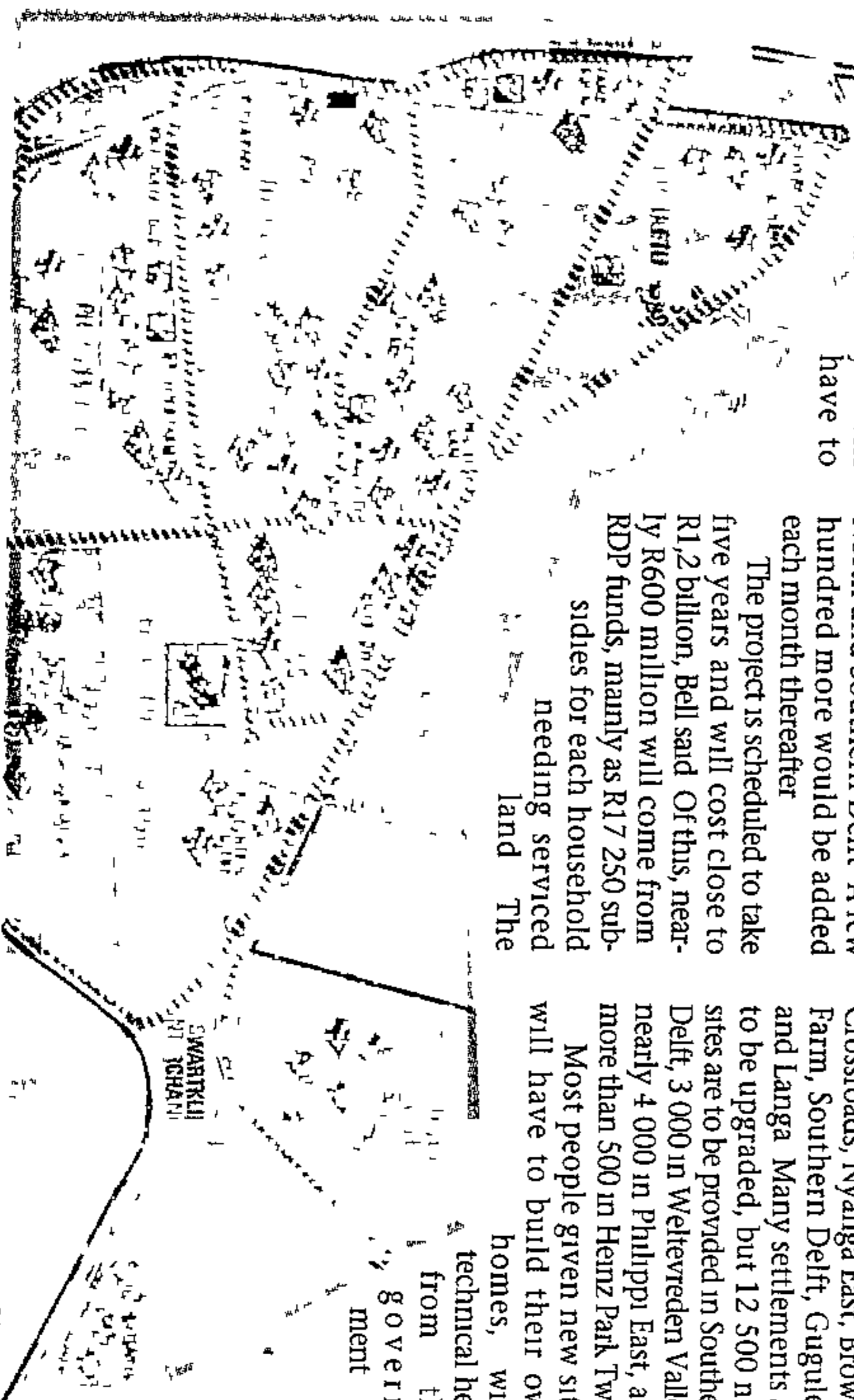
The project is scheduled to take five years and will cost close to R1,2 billion, Bell said. Of this, nearly R600 million will come from RDP funds, mainly as R17 250 subsidies for each household needing serviced land. The

provincial administration is to provide R449m over the five years and the remaining R143m is to come from the Cape Metropolitan Council.

The Weltevreden and Southern Delft developments are intended for people who cannot be accommodated in upgraded settlements.

The ISLP is a plan to address the lack of secure-tenure serviced sites for 40 000 households in Greater Crossroads, Nyanga East, Brown's Farm, Southern Delft, Guguletu and Langa. Many settlements are to be upgraded, but 12 500 new sites are to be provided in Southern Delft, 3 000 in Weltevreden Valley, nearly 4 000 in Philippi East, and more than 500 in Heinz Park Two. Most people given new sites will have to build their own

homes, with technical help from the government.



ON TOP OF THE TIP. Occupants of homes like this one, built on what used to be a dump, may eventually be moved to provide serviced sites in other areas for squatters in settlements flanking the N2 near the airport. Residents, however, say they are loath to move. **PICTURE: CLIVE SMITH**

'Build R6 500 house' challenge to industry

124
~~123~~
CHRIS BATEMAN

NEWLY appointed Western Cape Housing MEC Mr Cecil Herandien yesterday challenged the private sector to produce a house costing only R6 500 for low-income people who qualify for the state housing subsidy

Space has been set aside in Southern Delft and Weltevreden Valley North on which contractors whose proposals win favour can erect model houses

This will enable informal communities who will ultimately benefit to view them and voice their preferences

The initiative is part of the R1,2-billion Integrated Serviced Land Project, which aims at providing site-and-service plots for 40 000 families living in Guguletu, Langa, Nyanga, KTC, Crossroads and surrounding squatter camps.

People earning less than R800 a month qualify for the maximum housing subsidy of R15 000,

ET 12/4/96
which has been increased to R17 250 locally, because the topography of the Cape Flats makes the servicing of sites particularly expensive

After the site is serviced, only R6 500 is left to pay for a structure. But Herandien believes local building contractors will rise to the occasion

"This provides contractors with an opportunity and challenge to get involved in low-income housing and perhaps even to set the trend for the rest of the country," he said

He added that the first R191m of the ISLP budget was aimed at providing 10 000 residential sites before March 1997

Schools, clinics and sportsfields would be included

The closing date for submitting proposals is 11am next Friday

Documentation can be obtained from Mr Brian Verwey, telephone 483-3961, and project information from Ms Lorelle Bell, telephone 24-5509

Homes at last for Marconi Beam

(124) ARG 15/4/96

Squatter settlement is abuzz

JOSEPH ARAINES
Municipal Staff

AN ambitious new housing development is about to ease the lives of thousands of Marconi Beam squatter camp residents who have lived under some of the most squalid and dangerous conditions in the Western Cape.

The development at Slovo Park, as the new village will be called, is slowly starting to take shape at Marconi Beam in Milnerton, with 15 of 20 showhouses already built, and the remaining five due for completion by the end of the month.

Although some of the houses won't be much bigger than the proverbial matchbox they will be a far cry from the present shacks which the squatters occupy on serviced land behind the Milnerton racecourse stands.

For the past few years the 1 200 families have lived in constant fear of fires raging through the camp during the dry, windy summer season.

And in winter they fear the annual rains which turn the site into a muddy morass.

Earlier this year four fires in a month destroyed hundreds of shacks and left many people homeless.

The local authority installed some basic services like a few scattered taps and toilets and electricity, but the squalor remained evident.

Mzimasi Mbeki, development manager for the Marconi Beam Development Trust, said the trust was delighted at the recent progress that had been made to provide decent living conditions for the people.

"For too long the residents of Marconi Beam were forced to live under these appalling conditions with little hope of any improvement to the quality of their lives. With this development taking shape we can now begin to visualise where we

are going to

"Hopefully by the end of the month, the residents will be able to go to the show village, and choose the type of house they would like to live in, and once that process is completed, the building of 250 units for the first phase can begin in all earnest."

Mr Mbeki said the project was divided into four phases, each consisting of about 250 different dwellings, depending on people's choices.

"The show period will be for two weeks and it will give residents an opportunity to make an input on the house designs and other changes they might feel is necessary. During that period we will also announce the price of the different units."

He said while most people wanted to live in relative comfort, the area had a high level of unemployment which meant that many would have to be satisfied with smaller houses.

"The people need to see what they can afford before making any decisions."

At the moment the settlement is abuzz with excitement and activity as hundreds of residents stream to the Trust's offices to complete their housing subsidy application forms.

The provincial housing board has already approved the project and allocated R16 million for the development.

But Mr Mbeki said the trust had encountered a serious problem which if not quickly resolved could jeopardise the housing prospects for many of the residents.

During the recent fires many people lost all their possessions, including documents like their identity books, marriage certificates and other papers that need to be submitted with the subsidy application form to the housing board if their applications are to be considered.

We have been urging them to go the Home Affairs offices



MAIN ROAD A Marconi Beam resident goes about her daily business amid the squalor of the informal settlement

and get new documents so hopefully when the second phase starts at the beginning of 1997 they could be in line to benefit."

For Raymond Nana, 74 the process is still taking a bit too long.

The pensioner who lives with his daughter and her family has twice had to rebuild his house after it was destroyed in fires.

We have lost everything, but have applied for the subsidy, so hopefully we will be able to move into a new house in the not too distant future."

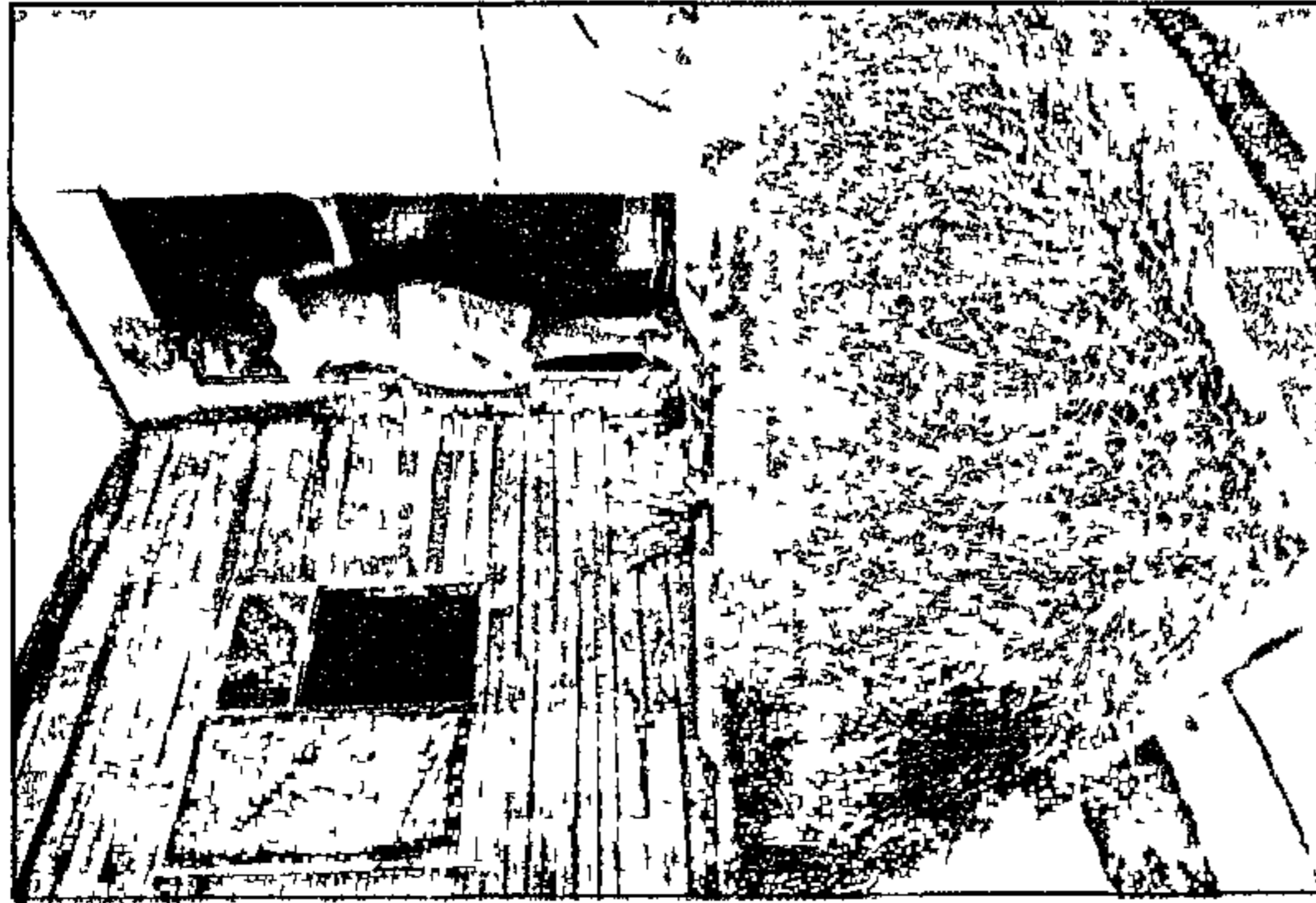
Mariam Ndatsa said she could not wait to move into the new house.

For the past four years I have been living in this place, fighting the fires and the rains.

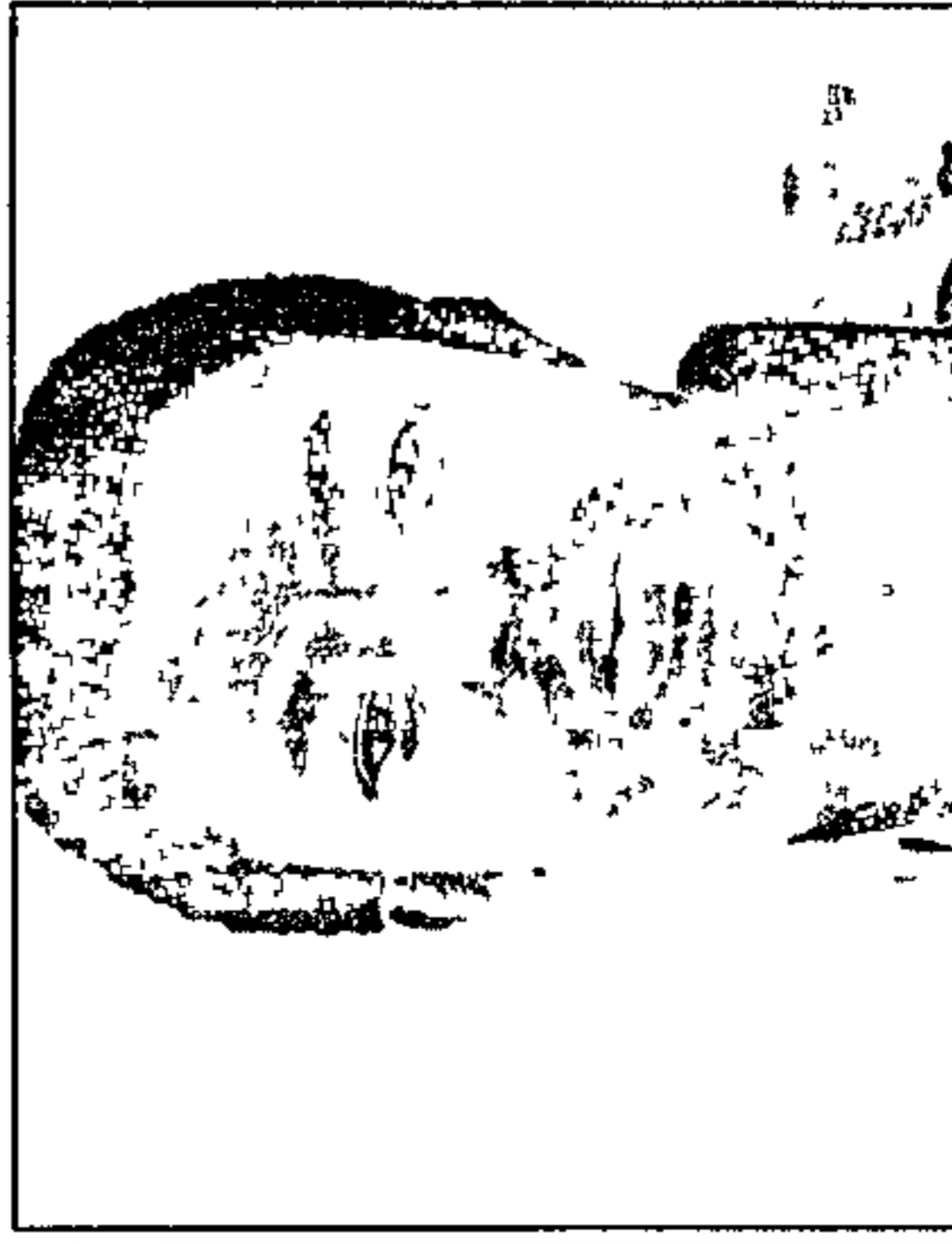
I think it is time I settle into a decent house and raise my



NEW HOME: A worker puts the finishing touches to one of the many differently-designed showhouses being built for residents of the Marconi Beam squatter camp



GREEN PIECE Desmond Nana spends a lot of his time tending his garden and is very proud of the results



COMMUNITY WORKER Mizimasi Mbeki is the driving force behind getting proper housing for Marconi Beam

Mandela distressed over Delft houses

PRESIDENT Mandela has met Housing Minister Sankie Mtembi-Nkondo to express concern about the state of houses in Delft

Mr Mandela, who visited the township over the weekend, was distressed that houses built three to four years ago were

collapsing because of poor workmanship, a statement from his office said

Ms Nkondo and Western Cape economic affairs MEC Chris Nissen are to visit Delft this morning to investigate the situation - Sapa

(124) ARC 16/4/96

Delft houses top agenda

(124)

BARRY STREEK
POLITICAL WRITER

ET 16/4/96

HOUSING Minister Sankie Mthembi-Nkondo and the ANC's Western Cape leader Mr Chris Nissen are to visit Delft this morning to inspect damaged houses.

Provincial MEC in charge of housing, Mr Cecil Herandi- en, has also been invited to join the inspection team.

This follows urgent discussions last night between Pres- ident Nelson Mandela and Mthembi-Nkondo following Mandela's trip to Delft over the weekend.

"The president was quite disappointed at what he saw, particularly the lack of concern and the manner in which the building of the houses took place," presidential spokesperson Mr Joel Netshitenze said last night. "That is why he felt it was urgent that the matter be attended to."

Mthembi-Nkondo and Nissen would check the houses and make proposals for plans to rectify the situation, he said.

TRANSNET will launch a housing project at Kleinvlei in the Western Cape this week to meet the needs of its employees and the communities it is involved in

Transnet Housing corporate relations manager Derek Grobler said yesterday that there was a great need for housing among Transnet employees in the region. As a result, Transnet Housing had bought a 10,5ha site for R500 000 at Kleinvlei located in the central eastern area of the Cape metropolitan area.

The site would be divided into 328 stands, with 322 stands to be al-

Transnet to initiate housing project

located for residential development along with a church, crèche, community facility, three formal public open spaces, 30 street parks and roads.

"Due to the high unemployment rate in the Kleinvlei area, it was decided that the project and construction must be labour-intensive. This project will provide 13 464 man days of work and create 102 job opportunities a month over a six-month construction period," Grobler said.

The house prices

would range from R30 900 for a 40m² house to R41 400 for a 50,5m² house, excluding the stand price of R17 000. Of the 322 residential stands, 200 had been reserved for Transnet employees and 122 for private buyers.

Grobler said a project development committee had been established to deal with all the planning proposals with regard to town planning, stand sizes, community facilities, standard of services and roads.

He said the commit-

tee would ensure that all community concerns were addressed, that planning was done according to the needs of the community and the development was cost-effective and supported by the community and local authority.

Grobler said the project would be launched at Kleinvlei on Thursday by Public Enterprises Minister Stella Sigcau, along with Housing Minister Sankie Mthembu-Nkondo and Western Cape premier Hannes Kriel.

BD 17/4/96

(220)(124)

POLIFIN

Polifin Limited

(Registration number 93/07886/06)
("the company")

... of ordinary shares

KTC home scheme underway

ARG 18/4/96

(124)

JOSEPH ARANES
Municipal Staff

A DRIVE through parts of the KTC settlement and other squatter areas affected by the government's integrated serviced land project shows people working hard to improve their homes

The whole Weltevreden Valley and surrounding informal settlements are also a hive of activity with workmen laying pipes, heavy earthmoving machinery levelling sites and hundreds of families trying to build decent houses

But what is really needed is innovative contractors who are prepared to get involved in the provision of low-cost housing units

The integrated serviced land project (ISLP) is a R1,2 billion development project catering for the needs of about 40 000 families living in the Greenfields and Weltevreden Valley on the Cape Flats

Most of the money is being spent to service the land and create housing opportunities for the families in these communities.

As most of the families earn less than R800 a month, they qualify for the maximum government housing subsidy

But once the cost of the land and the infrastructural services have been deducted, it is estimated that the balance left for a family to build a structure is R6 500

Lorelle Bell, a spokeswoman for Holistic Settlements, consultants to the ISLP, said the project was providing contractors in the building industry with a challenge to come up with innovative and practical proposals for low-cost housing

"Four thousand fully-serviced sites will become available by the middle of the year and we are inviting established and emerging contractors to submit ideas for the provision of dwellings at a cost of R6 500

"Space has been set aside in southern Delft and in the north of the Weltevreden Valley for show villages, where contractors' proposals are accepted, to erect their model houses or demonstrate what can be provided"

New provincial Housing Minister Cecil Herandien said he was excited at what the development meant in terms of housing opportunities for poor families. He called on contractors to be creative in finding ways to stretch resources so the province's poor could also be housed

"Development in the ISLP provides builders with an opportunity and a challenge to get involved in low income housing, and to develop models or ideas that can be used here and perhaps even throughout the country," he said

The closing date for submitting proposals for housing options is Friday April 19. Documentation is available from Brian Verwey at 483 3961

Meltdown feared as rates debt snowballs

AR 20/4/96 (124)

MICHAEL MORRIS
Staff Reporter

"FINANCIAL meltdown" is threatening local government in the Cape metropole as the non-payment of rates and service fees spills from black areas into coloured and white suburbs, running into millions of rands

Dramatic drops in the level of municipal payments have occurred across the Peninsula, from Constantia to Kuils River

The worsening debt crisis is made all the more significant by the imminent establishment of six new metropolitan substructures, for which elections are being held on May 29

There are fears that when the new system comes on stream, the crisis will deepen as affluent ratepayers withhold rates and fees in protest at having to shoulder the burden of services in poorer areas, where the culture of non-payment has become entrenched

The new southern sub-structure, for instance, will open its doors as a municipality with a debt of about R50 million, and inherit a "rapidly growing culture of non-payment," says Hennie Bester, Democratic Party leader, in the Western Cape

"It is clear that the Masakane campaign has come to a dead halt in the Western Cape

"But what is even more disturbing is that the non-payment of rates and service fees in the black areas is fast spilling over into other areas. This creates the very serious danger of a financial meltdown."

Mr Bester warns that the financial stability of the new substructures was "compromised even before they begin operating, and the impact on the city will be far-reaching"

"Almost two years ago, I called for a commission on local government financing and I warned that unless this was dealt with, it would become a festering sore that would undermine

■ In what could have disastrous consequences for local authorities in the Western Cape, the non-payment of rates seems to be spreading from black to white and coloured areas

the whole local government system

"Nothing was done, and as a result, this whole thing is sliding. We are calling for bold steps now: a commission to investigate the state of local government finances, and an instruction to local authorities to enforce the law on debts

"Relief measures can be considered in the case of debtors who are proven to be unable to pay. But they are a minority. Without the iron fist of law enforcement, within the velvet glove of compassion, most of our major authorities will be bankrupted"

Mr Bester's assessment is based on figures given by the Minister of Local Government, Peter Marais, on the change in the level of rates, rents and service fee payments since the beginning of the Masakane campaign last-February

He notes that within the metropole, "the only significant positive change was in Lingeletu West (Khayelitsha),

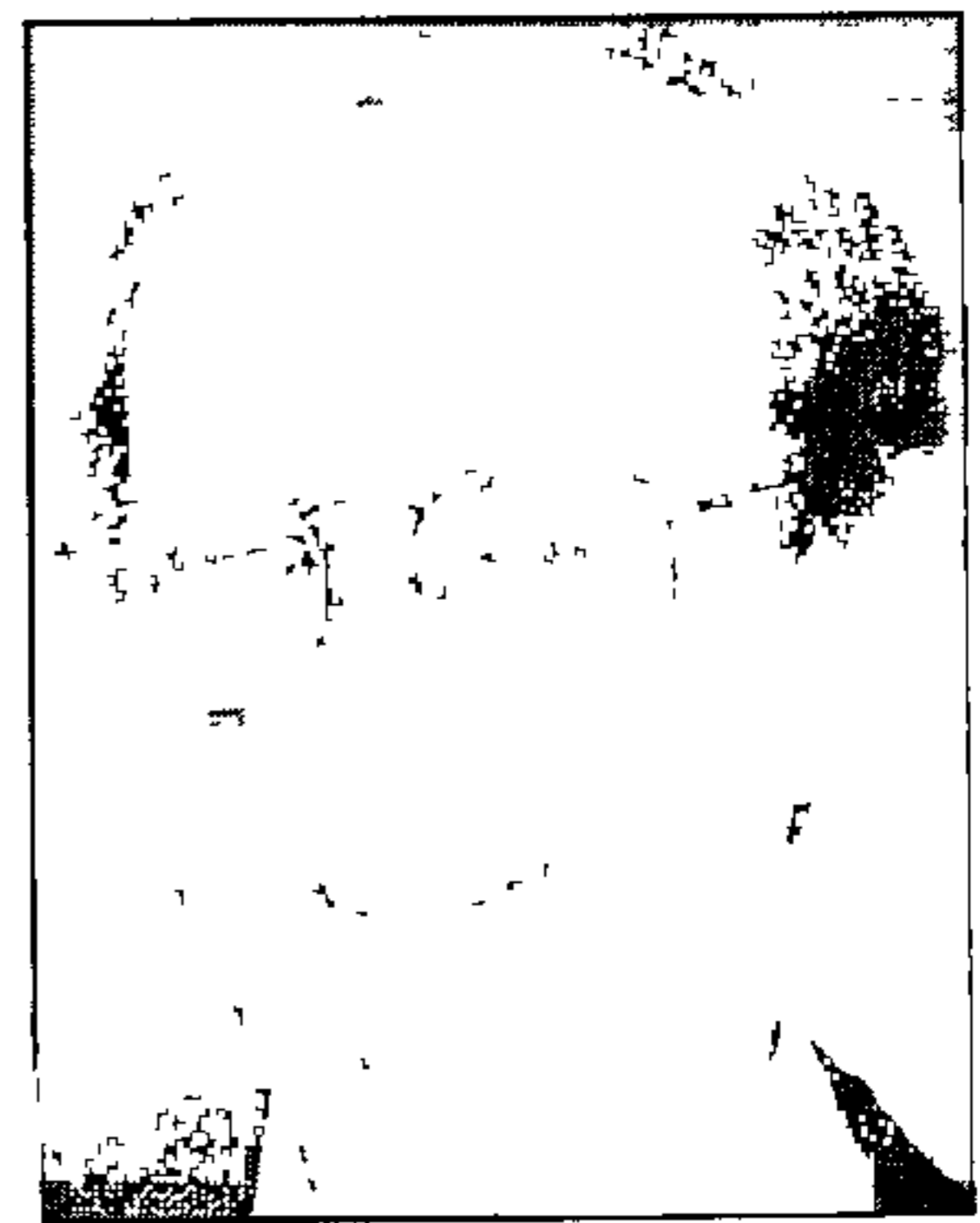
where an increase of between 7 percent and 14 percent was recorded"

The campaign "had no impact whatsoever" in Ikapa, Crossroads and Mfuleni, and the Cape Flats had seen "a dramatic drop in the level of payments"

The drop in Blue Downs/Melton Rose was 59 percent, Sir Lowry's Pass 56 percent, Scotsdene 49 percent, Grassy Park 48 percent, Macassar 43 percent, Cravenby 33 percent, Ottery East 32 percent and Elsies River 23 percent

"These decreased levels of payment have led, for example, to an increase in the outstanding debts of Elsies River from R22 million in January 1994 to R46 million today

"In Cravenby, the same figures



□ **HENNIE BESTER.** 'A drop in payments of 22 percent in Kuils River and 25 percent in Constantia.'

indicate a change from R44 million to R170 million, and, in Blue Downs/Melton Rose, from R25 million to R62 million

"There is no doubt that the dramatic drop in payments in the Cape Flats is owing to a large extent to the well-publicised write-off of debts in the former black local authorities. It is nothing less than a domino effect

"Signs that it is spreading into white areas is evident from a drop in payments of 22 percent in Kuils River and 25 percent in Constantia"

Mr Bester warns that not only are new local authorities beginning with huge debts, "but they have no guarantees either the national or provincial government will be able to shoulder these debts. That places the burden squarely on law-abiding ratepayers"

ballistic

By TOM HOOPER
ST (M) 21/4/94

(124)

Rates set to go

HUGE hikes in municipal rates are on the cards as Cape Town revives plans to update property valuations in line with current market prices

A committee appointed to study ways of speeding up the valuation system warned ratepayers this week they may face "exorbitant" increases

Some homeowners in booming upmarket suburbs like Clifton and Bantry Bay could see their valuations — last calculated on 1979 house prices — rocket 3 000 percent, according to city assistant valuation officer Emil Weichardt

However, ratepayers in less affluent suburbs such as Maitland and Mitchells Plain might find only marginal increases

When the valuation roll was updated five years ago, valuations jumped 1 000 percent for some upmarket properties while 32 percent of city properties had no increases. Some even had reductions

But a huge outcry led to court action and the whole valuation was aborted at a cost of R11-million to the city

This time ratepayers in other local towns could also be hit as boundaries have been changed and 38 substructures consolidated into nine. The committee, named the Metropolitan Restructuring Forum Treasures Task Team, has suggested placing a ceiling on scrapping the rates increase to soften the blow on ratepayers and to avoid total payment boycotts

The report, which still has to be discussed by committees and the full city council, says the property valuations and tax system should not apply to squatter settlements and it recommends that only the owners of registered properties should pay rates

"This position does not preclude the charging of rent by property owners from occupants of formal or informal accommodation

Nor does it preclude the levying of rates (property tax) on the registered owner of land which is occupied by informal settlements," the report says

However, the report warns of expected "pressure from ratepayers to extend the property valuation system to black informal settlements too, on the grounds that the property tax system needs to be all-inclusive"

To speed up the valuation system the committee suggests that properties could be listed in bands which, for example would include a category covering properties valued up to R50 000, one for properties between R50 000 and R120 000 and another for those valued at between R120 000 and R250 000

The committee insists that market value should be the base determinant of value

Colin Boyes, deputy director of the Cape Chamber of Commerce and Industry, said Cape Town's high rates were cause for deep concern and increases could drive businesses away from the city

He called for an independent agency, or the appointment of several accountancy firms, to organise a revaluation, which would avoid political bias

Jan van Dyken, WP chairman of the SA Property Owners Association, said he was surprised his organisation — the major property body in the Cape — had not been approached about revaluation

Rates in Cape Town were almost double those in Johannesburg, while commercial buildings' rates were 20 percent too high

Housing: Transnet pulls its weight for employees

JOSEPH ARANES
Municipal Staff

TRANSNET, the biggest transport industry in the country, is committed to finding ways of housing the country's homeless.

Since 1988 the company has built 5 760 houses, mostly for its own lower-income employees, but has now broadened that base, in-line with the government's reconstruction and development programme to provide dwellings for other homeless people too.

Transnet also has launched another housing project, consisting of 322 units, in Kleinvlei near Eerste River.

Transnet's executive manager of housing, Johan van der Westhuizen, said the company bought 10,5 ha of land at a market-related price, and earmarked 200 of the sites for Transnet employees while 122 would be sold to private buyers.

"The prices of the houses

will range from about R45 000 to R64 000 a house, including the land. The provincial housing board has made capital subsidies available to first-time home-owners and this played a significant role in making the dwellings affordable to the prospective buyers."

He said he was often asked why Transnet, with its roots in transport, involved itself in housing.

"A valid question if one is not familiar with the company which has just more than 110 000 employees spread throughout the country. In essence it boils down to a philosophy in the company that housing forms an essential link with the social and economic development of people."

"Proper housing is seen as a foundation for development of our human resources and homeownership is the cornerstone of a stable community and a stable family life, which is a pre-requisite for increased

productivity. "This belief gave rise to the vision of the company to see that all our employees were home-owners by the turn of the century, and at Transnet Housing, we are tasked to make this dream a reality."

Mr Van der Westhuizen said that during the 1995/96 financial year, close to R84 million was spent and almost 1 000 houses built not only for Transnet workers, but for private individuals too.

The Kleinvlei project, where some of the residents have taken occupancy of their homes, will provide jobs for a 102 people for about six months.

Johan Ollewage, his wife and son were one of the first families to move into the new development after living in a caravan park for the past two years.

Mr Ollewage said they had been living in a Gordon's Bay caravan park for a couple of years when they received an

eviction notice from the owner who was selling the park to have it developed as a holiday resort.

"We had nowhere to go and after weeks of fruitlessly trying to find alternative accommodation, we ended up living in our car. We would park it in the road next to the beach and use the beach's toilet and washing facilities. Life was very difficult as my wife and myself were working and my son was at school writing examinations. We had to eat, sleep and even study in the car."

Mr Ollewage was working for Transnet when he saw a notice on the board about the Kleinvlei housing development and inquired about it. He was promised that a plan would be made to accommodate him.

"True to their word, a few weeks later I was shown this house and immediately decided we would move in. My family is extremely happy at being given a chance to own our home."



Picture DOUG PITHEY, The Argus
NEW ABODE: Transnet general worker Cynthia Tandazo, centre, is overjoyed at being able to move into her home. Celebrating her happiness is her former employer Elize van der Linde and Transnet's Kleinvlei housing project facilitator Neil Engelbrecht.

THURSDAY
APRIL 25, 1996

No agreement on write-offs

(124) CT 25/4/96

METRO WRITER

JUST weeks before its dissolution to make way for an elected council, the nominated Cape Metropolitan Council has failed to agree on which of the arrears owed to it should be written off

Councillor Mr Richard Friedlander said at yesterday's monthly council meeting that the finance committee, on which he serves, had debated write-offs for two-and-a-half hours at its most recent meeting, but had failed to agree on what is to be done

The matter was removed from the council agenda before yesterday's meeting and transferred to the executive committee.

A report to the finance committee last week said the January 1994 agreement between Mr F W de Klerk (the then state president) and Mr Nelson Mandela about the debt write-off in black areas had failed to stop municipal debts from mounting in the Cape Metropolitan Area

The CMC was owed R345 million by January

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Cape squatters excited by 130 rebuilt homes

STAFF REPORTER

A total of 130 homes in Wallace-dene squatter camp in the West-ern Cape have been rebuilt after being devastated by fires which destroyed 250 family shelters in February

Wallacedene resident Ange-line Bomine was upbeat about her new home

"My new house is just right for me. It is much better than the

home I had before," she said

Bomine lived in one of the shacks razed by fire

Everite Building Products spokesman Joanna Sterkowicz said this week the homes were rebuilt using "an ingenious housing system" and that people in adja-cent areas had asked for a similar project in their areas.

The Everite Home consists of a structure made almost entirely from fibre-cement sheeting,

which is an extremely durable material resistant to weather and far less susceptible to the ravages of fire and other hazards so com-mon in the timber, plastic and cardboard shelters usually found in squatter camps

Everite Building Products sales director in the Western Cape, Leon Bekker, said the Everite Home was "an extremely afford-able option" and took only an hour to build

(124)

Star 25/4/96

Woman scoops Free State young farmer of the year award

Call for councillors to be fired over service arrears

BD 30/4/96

(124)

Linda Ensor

CAPE TOWN — Western Cape local government MEC Peter Marais has instructed town clerks to summarily dismiss councillors found to be more than three months in arrears with their rates and service payments.

Marais has relied on election regulations stipulating that if a councillor ceases to have the qualifications to be an election candidate, he automatically loses office.

The ANC has argued the municipal ordinance should be applied which requires the councillor be given written notice to pay his arrears before action was taken. The party also intends asking Mamec — the monthly forum of Constitutional Development Minister Chris Fisser and provincial local government MECs — to rule at its next meeting on May 14 how to deal with town councillors who are in arrears.

Two ANC councillors dismissed

from the Citrusdal council recently stood in a by-election and regained their seats. The mayor of Groot Brak River, Edjon Frans, has taken his dismissal by NP town clerk Jan Terblanche to the Cape Town Supreme Court. The matter is being opposed.

ANC spokesman Cameron Dugmore believed Marais was trying to reverse the gains made by the ANC in the November elections in rural towns and was denying councillors "due process".

Marais has also submitted the names of 50 Cape Town metropolitan councillors from various parties to the attorney-general on the grounds that they have contravened a municipal ordinance by voting on the question of arrear service payments while having a vested interest in the matter. Marais said he had taken the step "in the interests of clean government". Meanwhile the ANC announced yesterday that several NP candidates were under investigation for alleged fraud.

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Commission asks to extend deadline

Kevin O'Grady

BD 30/4/96

THE national commission on higher education bowed to pressure yesterday from delegates to its stakeholder conference in Midrand and agreed to ask Education Minister Sibusiso Bengu for an extension of its July deadline

Delegates accused the commission of consulting inadequately with students, business and labour

Commission chairman Jaram Reddy said he would "forcefully bring to the attention of the minister" delegates' demands for an extension and their concerns about the "inadequate" consultation.

He said the commission's original end-of-year deadline for issuing its final recommendations had been brought forward to July "under great pressure from the minister" and the commission was "very happy to go on to the end of the year"

Interviewed after the conference, Reddy said if an extension was not granted it would "leave us with some unfinished business, but what we produce will nevertheless be a very sound document"

The issue of certain student organisations — particularly the SA Students' Congress — not being consulted came to a head yesterday when SA Union of Student Representative Councils president Prishani Naidoo withdrew her organisation from a commission trip to Austria next month in protest

Business SA and trade unions were also vocal about not having been consulted

Despite the charges of insufficient consultation, delegates were mainly in agreement with proposals contained in the discussion document, calling only for minor amendments, mainly to funding strategy.

There was consensus on the commission's idea of a single co-ordinated higher education system, and that some teacher training, nursing and agricultural colleges be merged with universities and technikons, although there was concern that labour had not been sufficiently consulted on the second issue.

Declaration

16

ory progress has raised million and earnings per is by 31% to 454,9 cents d from 6,2% to 6,7% of s took effect and despite res Interest received on ces (1996 R60 million, ibuted to the improved rate increased from 24%

erations met or exceeded operation - XeraTech - in press in regaining its earlier had been eroded during stems (the NCR distributor) nance and succeeded in activities both inside and ket sectors Alcatel STC new range of Alcatel digital notable successes with its 00 range - during the latter es Acceptances, providing ing operations, also made ertech, whilst laying the 17, nevertheless performed ntech Informatics, which

Major upgrade for Vygekraal

Metro Reporter

ARC 30/4/96

(124)

ABOUT 179 families living at the Vygekraal informal settlement in Athlone are in line for a major upgrade of their area now that the Cape Town City Council has given the go-ahead to start the necessary planning for the upliftment scheme.

The council also agreed "in principle" to put up R80 200 from its Social Development Capital Fund, made up of the proceeds of the sale of council land including the Clifton bungalows, for the project.

Other money would come from the provincial housing board (R1.4 million), and R542 300 from the Consolidated Capital Development and Loans Fund, bringing the total for the project to just more than R2 million.

The money will be used to upgrade the living conditions of about 179 families living at Vygekraal and at Jane Avenue, Rylands, some of whom have been in the area for up to 30 years. Both communities will be accommodated at Vygekraal.

The council will fund the levelling of the land, construction of roads and stormwater drainage and sewers, and will have to rezone the site from public open-space to a subdivisional area. Other services will include water supply, street lighting and electricity.

One of the conditions of the project will be that households earning more than R2 000 a month shall not benefit from the Social Development Capital Fund.

In addition, it will cost the council about R1 million to acquire alternative land to be used as attenuation ponds because part of the area had been earmarked to store stormwater. The council has given the city planner the authority to advertise the proposed rezoning for the development.

Self-help housing takes off

APR 4 6/8/96

144

JOSEPH ARANES
Municipal Staff

FROM its quiet beginnings more than three years ago, the Avian Park housing project in Worcester is taking shape with 312 of the more than 1 000 families already living in their new homes

Worcester Municipality housing officer Gavin Greenhalgh said that before the 1994 elections 1 068 erven were made available for low-cost housing.

"The municipality serviced the sites and increased the number of erven to 1 300. Because this was being done before the 1994 elections, the initial 107 families only qualified for the old government housing subsidy.

"We thought it would be cheaper for them to use the self-help method of building

their homes, and this proved very successful.

"Last year we started with the second phase and 339 families took up the challenge. Already 205 of them have completed their homes and have moved in. Our civil engineers are already preparing another 350 sites which should be ready by the end of May."

He said that in terms of the government's policy of home ownership, most of their rental housing units were being sold off to the occupants and thus made it very difficult for them to make more units available for those who could not afford to buy their dwellings.

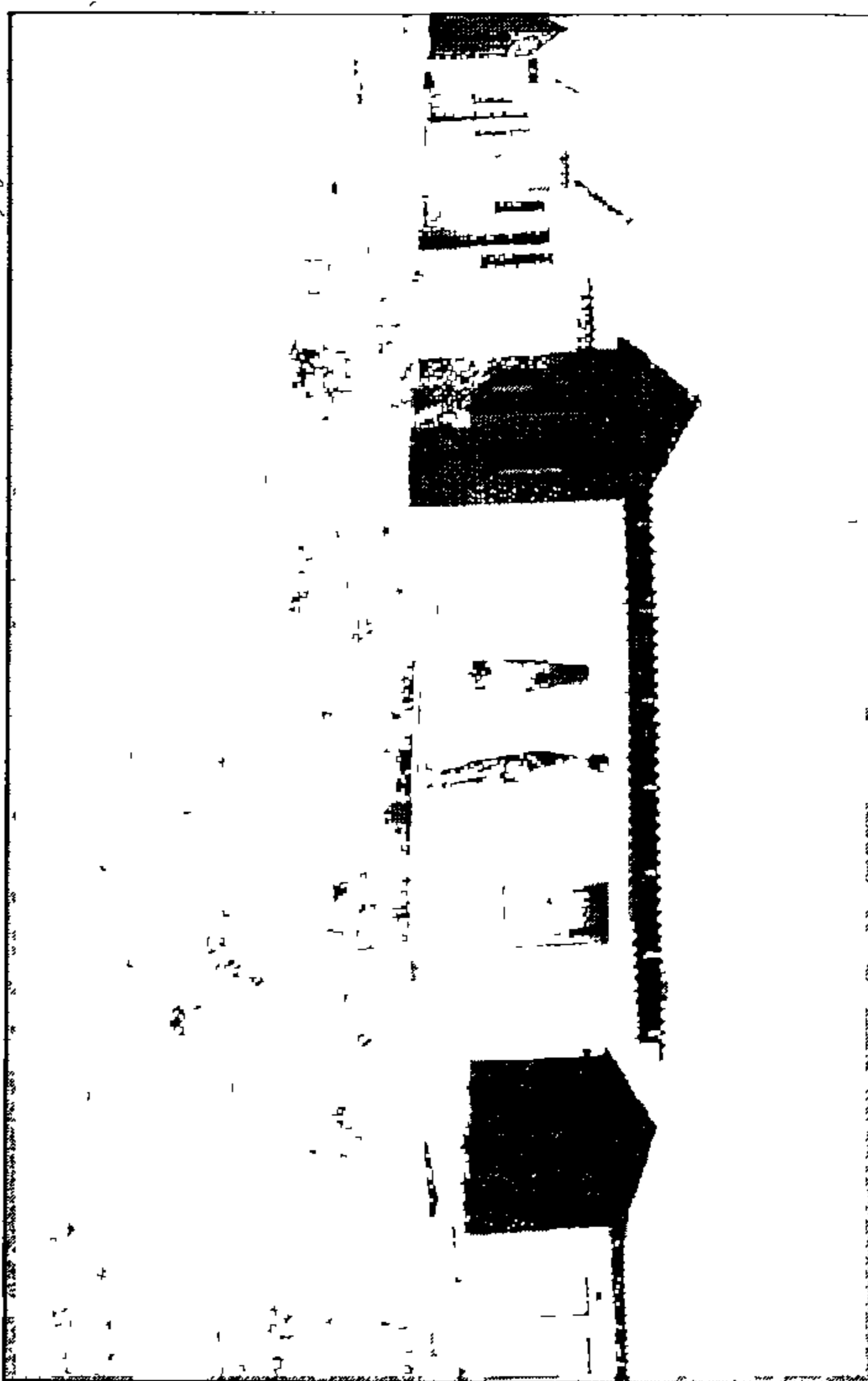
Mr Greenhalgh said while the lack of decent low-cost housing was a major headache for the municipality, they were serious in their attempts to house all the area's homeless,

and the Avian Park project was reducing their waiting list

Rudolph Schultze, director of CSM Project Management, the project manager, said the Avian Park development, besides being one of the first RDP-approved projects in the province under the new subsidy scheme, was also an example of how all the roleplayers in a community should work together to achieve positive results.

"There are two different house sizes, 36 and 45,6 sq m, and both designs have two bedrooms, a bathroom and a kitchen/lounge, and are on 200 sq m plots.

"The homeowners were free to commission their own subcontractors to build their houses and we have managed to secure the services of Everite Group Limited to supply the roof sheeting."



NEW HOUSING: A couple have a closer look at some of the new housing mushrooming in Worcester's Avian Park

Cheaper electricity – yes but at what cost to health?

ARC 7/5/96

ANDREA WEISS
Metro Reporter

(124)

A DECISION to put the Athlone power station back on line has come under fire from residents of surrounding residential areas because they fear that pollution associated with coal-fired power stations will affect their health

A delegation from Pinelands, Langa and Athlone – the three residential areas clustered in the vicinity of the power station – addressed a meeting of the city's amenities and health committee on their concerns yesterday. They have enlisted the help of the Legal Resources Centre to push for a public participation process, and for proper environmental monitoring in all surrounding residential areas.

The committee, which was holding its last meeting prior to the May 29 election, resolved that the matter should be taken up by the next council, but heard the objectors out.

William Kerfoot, from the LRC, said his clients were concerned about the lack of a public participation process because, although the power station was not a new project, bringing it back into operation was a significant departure from the past 10 years when it was not in use.

"We would have thought the Cape Town City Council should have felt it was important to embark on public participation. Why was this not done? What is the policy in matters of this magnitude?" he queried.

Mr Kerfoot also asked whether the council had considered an environmental impact assessment before bringing the power station back into full production, and whether there was any study focusing on the potential pollution to the greater Cape Town area.

Finally, Mr Kerfoot asked why the council had not made further representations to Eskom in an effort to bring down the cost of peak-time electricity, the chief reason for the use of the Athlone power station.

Brian Watkyns, a Pinelands councillor, suggested that residents had already begun to feel the health effects of the power station, based on letters he had got from people complaining of respiratory problems.

He also queried the safety

standards being practised at the power station with regard to asbestos

Simpiwe Mbuli, of the Langa Development Forum, said residents of Langa, where there was a high incidence of tuberculosis, feared that the power station would further compromise their health.

While the power station could provide cheaper electricity, he was concerned that the people of Langa would "pay indirectly" with their health.

City electrical engineer Fred Berwyn-Taylor said it was not correct to imply that the council was unconcerned, because it had put steps in place to keep a close watch on the power station.

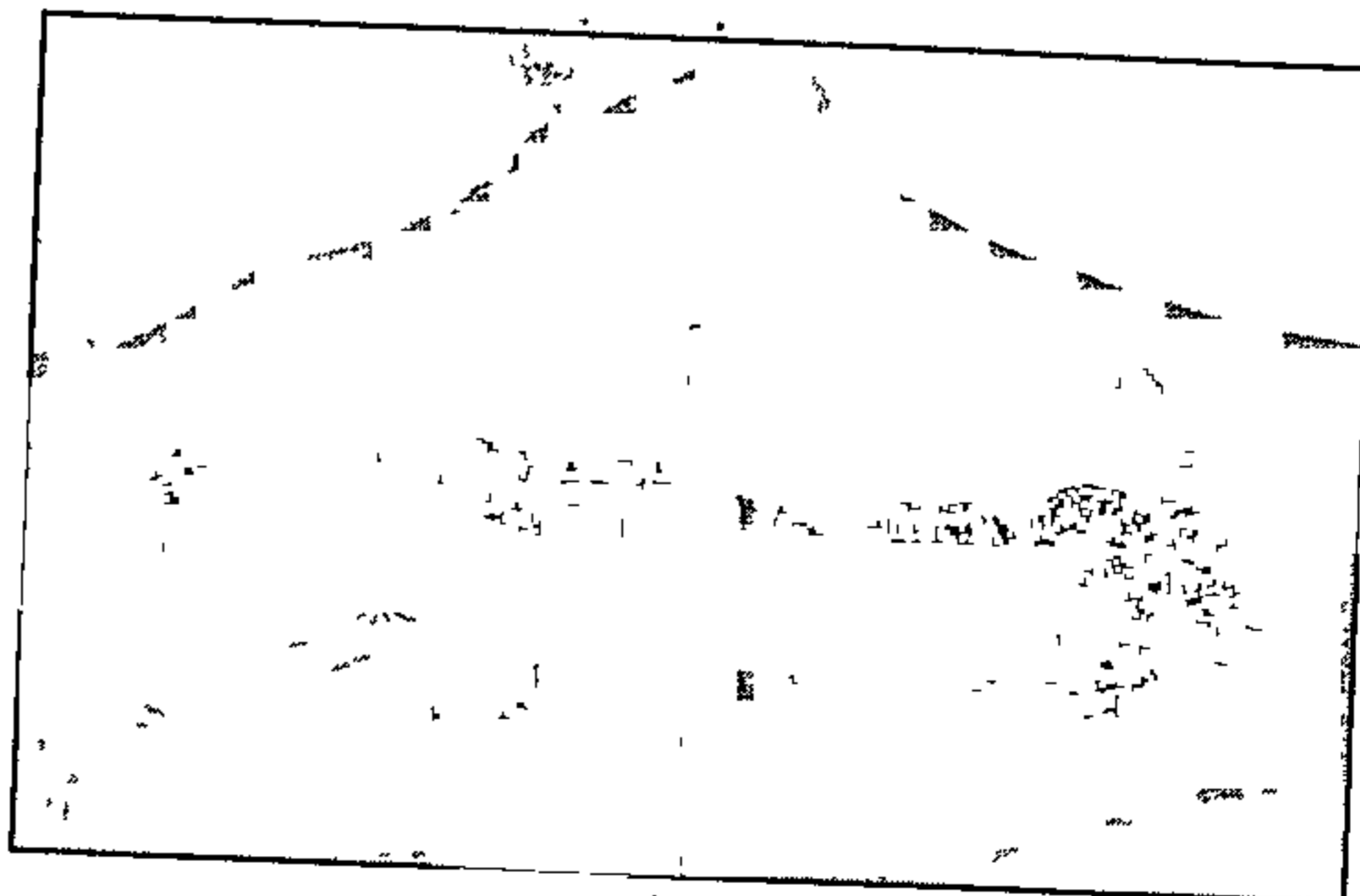
He said the Athlone plant was in good condition, and he believed it would be operating well within prescribed limits.

On public participation, he said he had always regarded the Athlone power station as part of his operational responsibility.

"I felt there were no new issues to be raised. It would be within limits. It was not an issue of public interest in my mind."

With regard to asbestos, Mr Berwyn-Taylor said the power station was complying with all safety requirements. Asbestos was a substance which had been widely used in society, but now the dangers were being realised. Large sections within the power station would have to be replaced, and the council was dealing with those areas where it was most urgent.

"I don't believe there is any danger."

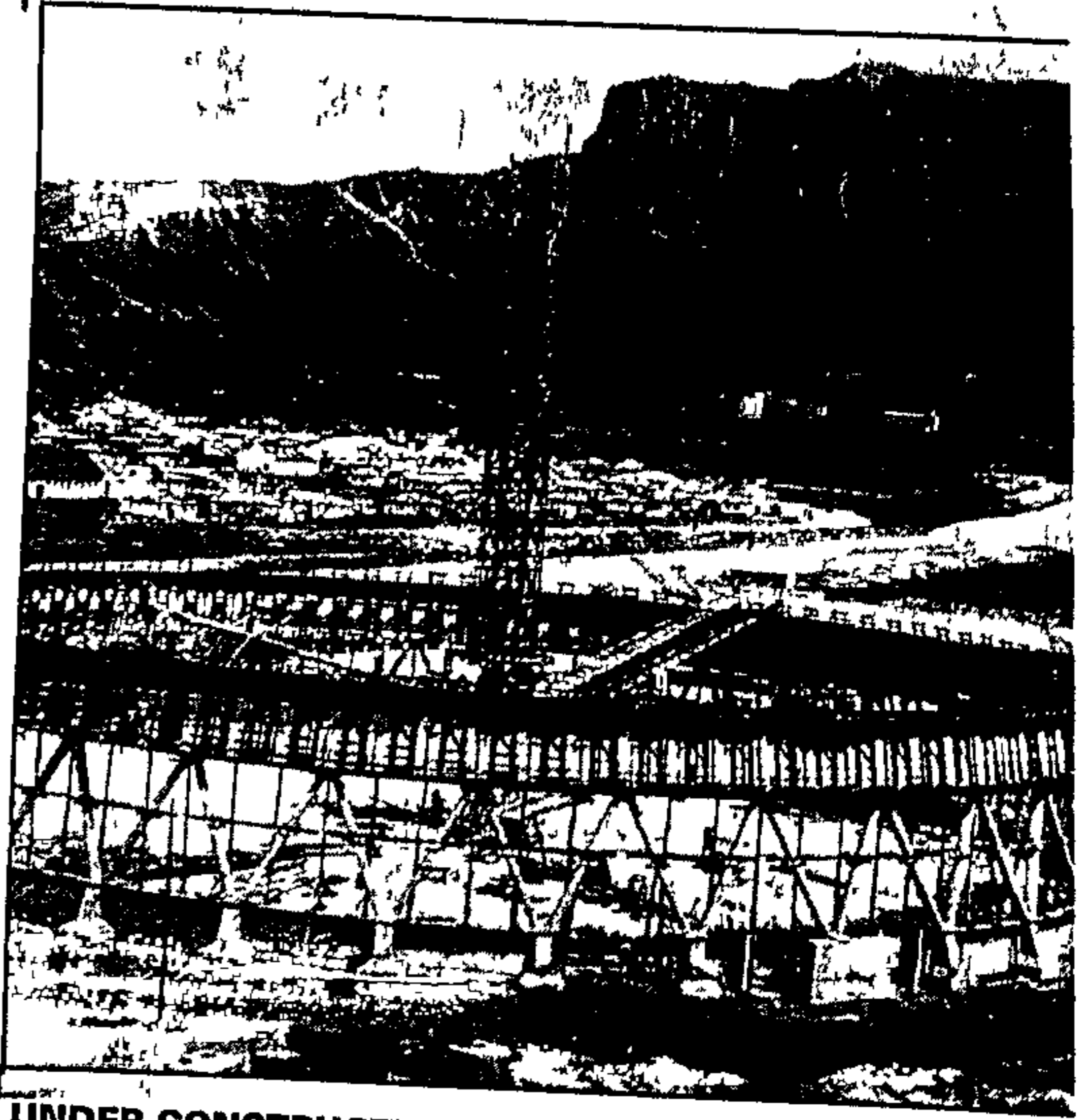


Picture: THE CAPE TOWN CITY COUNCIL
FIRST STATION: The Molteno Power Station was the first to produce electricity for Cape Town

Residents fear powe

ARC. 7/5/96

124



UNDER CONSTRUCTION: The massive cooling tower of the Athlone Power Station slowly takes shape in 1958, today it is a common sight on the landscape.

Council decision

JOSEPH ARANES
Municipal Staff

THE controversial Cape Town City Council decision to fire up the Athlone Power Station, which has been on cold stand-by for the past decade, has stirred more than the dust now being emitted from the station's chimneys. A council report says the electricity supplied by the station during the periods when there is a high demand for power will save the residents of

Cape Town millions of rands on their electricity bills.

But residents living in areas surrounding the plant say the pollution the power station is producing cannot be measured in rands, and that there are also other hidden costs which the council is not revealing.

For the past 35 years the power station's imposing towers have dominated the Cape Flats landscape, and residents living near it could easily tell the wind direction by watching the way its smoke blew.

Then 10 years ago the power station was placed on cold stand-by, and the smoke and the noise of the turbines stopped.

But inside the complex workers kept the boilers and other machinery in a constant state of readiness.

The ever-increasing flow of people into the Cape metropole demanding cheap electricity ensured that the power station was never shut down.

And today the power station's towers are again spewing out steam and helping to keep the city's electricity bill down, much to the consternation of the nearby residents in Langa, Pinelands and Athlone.

They say that in spite of the

modern power station of sound air pollution levels.

Athlone coal-fired there will be noise generated by the turbines.

But plant operators will keep the noise and Council has a plan to speed up operation during the

Power Workers' Roadside standard emission metre, but will be lowered.

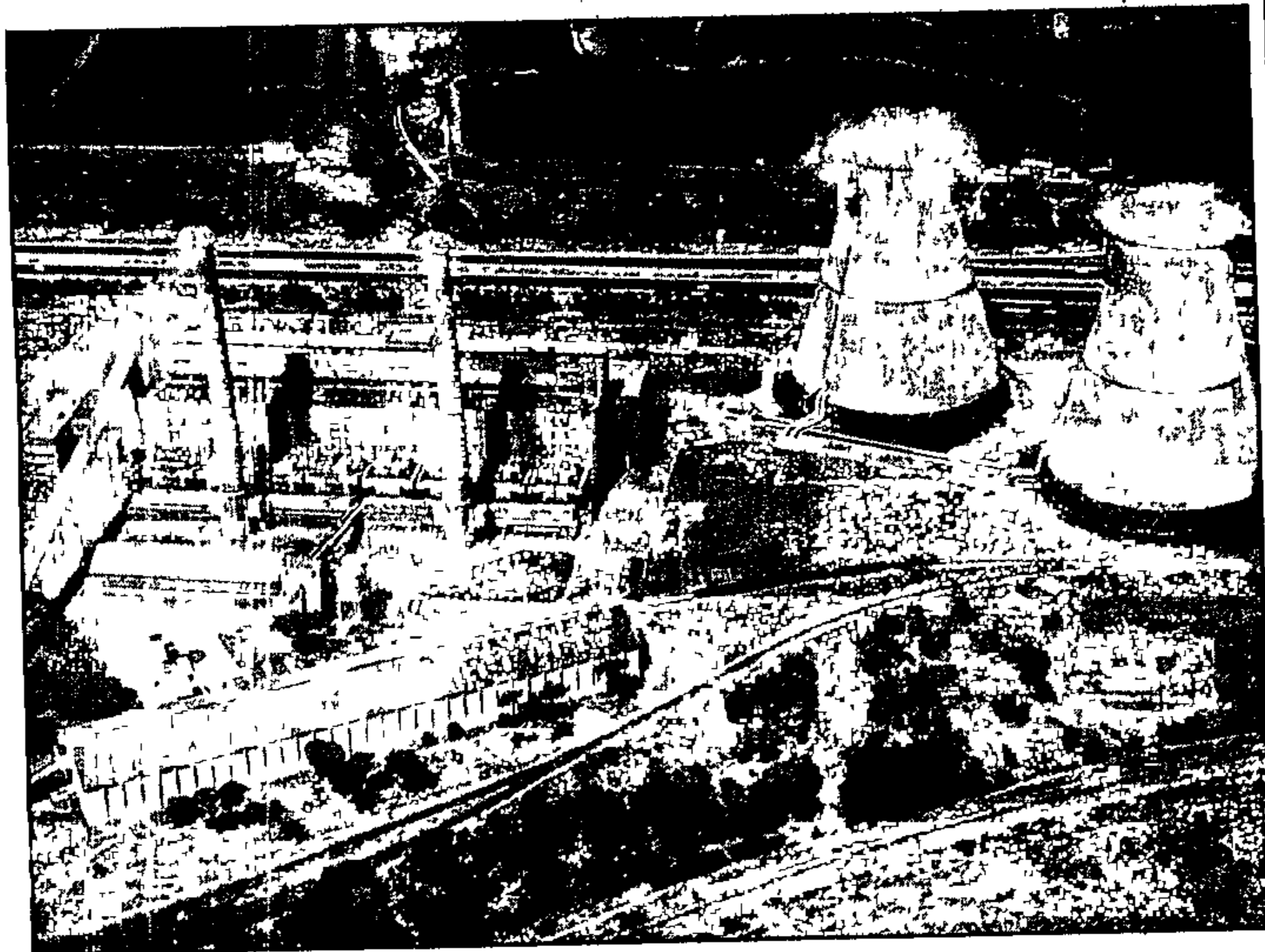
"We are keeping ash emissions at 170mg/cum, reduce steam

"Fabric filters installed on ash emitters are expected to reduce sound-atten-

r station pollution



the Athlone Power Station
the landscape



ATHLONE POWER STATION: The famous Cape Flats landmark is being fired up again to help produce cheap electricity for the greater Cape Town area.

on will save city millions

modifications done to the power station and the installation of a range of filters and sound mufflers the noise and air pollution emanating from the plant still exceeds acceptable levels

Athlone Power Station is a coal-fired station which means there will be ash emission and noise generated in the daily process of warming the steam turbines

But plans are in place to keep these levels to a minimum and the Cape Town City Council has set aside R30 million to spend on improving the operation of the power station during the fire up stages

Power station manager Wouter Roggen said the national standard guideline for dust emission was 400mg/cubic metre, but that it was about to be lowered

We are working very hard to keep ash emission well within the expected new maximum of 170mg/cubic metre, and to reduce steam noise to a minimum

Fabric filters are to be installed on the boilers to limit ash emission to about 50mg/cu m, and council engineers are experimenting with sound-attenuators to limit

sound levels. We are also heating the steam turbines at night to keep the levels down." He said the recommissioning of the station was in the early stage and much of the light fallout monitored in the vicinity of the station in recent months had turned out to be wind-blown particles from other sources

The station was commissioned in 1961 with an initial capacity of 90 000 kilowatts, but doubled its output after additional work in 1973, and its current book value was in the region of R600 million

It had eight, two-drum, high-head natural circulation boilers and six steam turbines - five Swiss Orlikos and a Japanese Hitachi - with an output of 180 000 kilowatts

Before it went on cold stand-by, the station was run as a base load station providing power to meet the basic needs of the city

Those two enormous Davenport natural draft cooling towers are about 85 m tall and each has the capacity to handle about 20 million litres of water an hour, and the diameter of the cooling pond is a massive 70 m

The station's coal storage

facilities can store up to 25 000 tons of the fuel, and handling equipment like the wagon tippler and weigher can process 400 tons an hour, and the automatic continuous belt weigher 200 tons an hour

In 1985 the council and Eskom struck a deal which enabled the city to get cheaper electricity from the Electricity Supply Commission than the station could supply

Mr Roggen said it made economic sense to use the Eskom supply as the costs of transporting the coal from up north were increasing all the time

"Those very attractive rates of purchase made it difficult for us to compete and the station was no longer used but held in readiness to produce at least 50 megawatts on a 24-hour basis

"During the past 10 years, the station was occasionally called upon to produce the energy. It was only when Eskom reduced their preferential tariff to the council that we were informed to prepare for the big switch-on." So after being put on cold stand-by for the past decade, the station is being fired up in stages to help keep Cape Town's future electricity bill down.

When back in full service in three years' time, the station will save the city millions of rands annually by reducing peak energy purchases from Eskom

Mr Roggen said the council bought electricity from Eskom at two tariffs - one for the normal supply at a very cheap rate, and the other to meet the needs of consumers who use more energy during the peak periods like the cold winter months

"It is the price of this peak energy purchase that pushes the city's electricity bill up and the station will now be used to supply power to help keep this cost at a minimum

"In the past we operated as a base load station, now we will operate as a peaking station to meet the peak demand of electricity during the day"

He said electricity generated at the Steenbras hydro-electric pumped storage scheme would also be used to help reduce the dependency on Eskom

"Although it is very expensive to operate this coal-fired station, with the present peak rates offered by Eskom, we can deliver cheaper energy to the city and in doing so, save the consumer and the council millions of rands"

124 ARG 7/5/96

Rent payments threat

Municipal Staff

124

ARG 8/5/96

evicting them

TENANTS and homeowners in Cape Town City Council housing units will face eviction if they do not pay their accounts and fall into arrears the council's housing committee was told

Assistant city treasurer for housing Mike Shaw told the committee yesterday that after a meeting with new provincial Housing Minister Cecil Herandien, it was agreed that the province was against writing off rental and home ownership arrears

In March the housing committee agreed not to write off home ownership arrears, but to meet all the relevant stakeholders to discuss ways of accommodating people who had difficulty paying their accounts

Mr Shaw said the council's administrative procedures alone could not resolve the problem, and that political intervention was required. A delegation then met Mr Herandien to discuss the matter

Mr Shaw told the committee Mr Herandien supported the idea of following all the legal procedures in getting defaulters to pay their arrears before using the ultimate sanction of

evicting them. He also supported our idea of getting all the civic structures and other roleplayers together to find a way to address the issue in a holistic way. But he has advised us to pursue all these options after the community elections at the end of the month

The housing committee decided against this advice and moved to go ahead and publicly launch its own Masakhane campaign, setting up meetings with the relevant organisations to discuss the matter

Mr Shaw also reported to the committee that while the overall figure for home ownership arrears was still increasing, people who were two or three months in arrears were starting to pay their accounts

"This is a very good sign and another factor that is pleasing is the situation in Hanover Park where there is an increase of 11 percent in the number of people paying their arrears, compared with the average for the rest of the municipality of five percent"

The director of housing, Charlotte Sims, said figures for Hanover Park's rental stock also indicated an increase in payment

Thousands in Hermanus debts demo

(124) / ... / ... / ...
Staff Reporter
ARG 8/5/96

THOUSANDS of people from Zweihle township marched on Hermanus to demand free houses and debt write-offs.

They also demanded the reinstatement of six councillors dismissed from the council after falling into arrears with payments for services.

Yesterday about 2 000 people under the banner of the local branch of the SA National Civic Organisation (Sanco) handed over a petition to town clerk Thys van Rooyen and mayor Gideon van Wyk.

The long list of demands included the scrapping of all arrears and the transfer of old houses in the township to the present occupants at no cost.

Sanco spokesman Morris Tshabalala said that at the heart of residents' unhappiness was R2,06 million they believed was paid to the local council by the provincial government to be used to scrap all arrears. This money, they claimed, was not being used for that purpose.

Belgium	15	(a) The NHFC is designed to act as a specialised wholesale funding, intermediary and fund and risk manager with the capability of identifying, assessing, pricing, monitoring and effectively managing the risks involved in
Bulgaria	1	
Channel Islands	3	
The Czech Republic	7	
Denmark	4	
Finland	1	
France	39	
Germany	126	
Greece	26	
Hungary	2	
Iceland	1	
Ireland	17	
Italy	10	
Luxembourg	4	
Malta	6	
Monaco	1	
The Netherlands	55	
Norway	1	
Poland	6	
Portugal	13	
Spain	11	
Sweden	15	
Switzerland	59	
United Kingdom	788	
Federal Republic of Yugoslavia	2	
<i>Oceania</i>	1 926	
Australia	1 190	
Fiji	3	
New Zealand	733	
Unspecified	75	
Total	5 672	

Establishment of National Housing Financing Corporation

*35 Mr J A RABIE asked the Minister of Housing †

- (1) Whether the National Housing Financing Corporation has been established, if not, why not, if so, (a) what are the objectives of the corporation and (b) who will be responsible for the financing thereof,

- (2) whether she will make a statement on the matter?

N574

The MINISTER OF HOUSING

- (1) Yes, the National Housing Finance Corporation (NHFC) has been established

- (a) How many prisoners were released on parole in 1995 and (b) how many of these prisoners were rearrested during that year?

N576E

The MINISTER OF CORRECTIONAL SERVICES.

- (a) 50 135

- (b) Although this information is available at the Community Corrections offices country-wide it can only be obtained nationally through a time-consuming and manpower intensive exercise. The current success rate for parole supervision is 77%.

CPA: housing project for impoverished areas

*38 Mr J A JORDAAN asked the Minister of Housing

- (1) Whether a start has been made with the implementation of the R1,67 billion housing project for impoverished areas around Cape Town announced by the Cape Provincial Administration in October 1994, if not, why not, if so, what are the objectives of the project,

- (2) whether any delivery targets have been established, if not, why not, if so, what are these targets,

- (3) whether these targets have been met, if not, why not, if so, what are the relevant details?

N593E

The MINISTER OF HOUSING

- (1) Yes, the objective of the project is to upgrade the environment of the former black townships (Crossroads, Lower Crossroads, Browns Farm and informal settlements within Nyanga, Langa and Guguletu) now known as the Serviced Land Project. This entails the provision of some 40 000 housing opportunities in an integrated manner which will include the provision of community facilities (schools, halls, etc), business development and the social upliftment of the said community

- (2) Yes, to provide 40 000 housing opportunities on an integrated basis within a period of five years within the project budget of R1,2 billion

- (3) No, there was a delay of nine months with the formation of acceptable community based structures but all structures are now in place. The first 4 000 serviced sites will be made available from June 1996. The delivery of schools and other community facilities are part of the programme.

National bursaries/loan scheme: allocation of funds

*39 Mr M J ELLIS asked the Minister of Education

- What (a) academic and (b) financial criteria are being used in the allocation to students of funds from the national bursaries and loan scheme?

N595E

The MINISTER OF EDUCATION

- (a) Academic criteria

In their application forms, institutions ask all the relevant questions and solicit all the necessary documentation to determine whether applicants are eligible for financial assistance. To be eligible for a NSFAS award, the applicants needs to

- be a citizen of South Africa,
- be accepted as a registered student at a University or Technikon in South Africa at the time the award is made,
- be studying for a first tertiary educational qualification,
- be studying for a second educational qualification as long as it is required to enable the student to practise in a chosen profession,
- be judged to have the potential to succeed—not only through performance in the school-leaving examination,
- be regarded as financially in need—

- be studying for a second educational qualification as long as it is required to enable the student to practise in a chosen profession,
- be judged to have the potential to succeed—not only through performance in the school-leaving examination,
- be regarded as financially in need—

- (a) as a member of a family which cannot afford to pay for the course

- (b) not already awarded a bursary and/or scholarship covering the full cost of study

- (c) unable to provide acceptable guarantees to obtain a loan from a commercial bank

Water price to increase by 15%

CT 15/5/96 (124)

PETER DENNEHY

THE price of water is to go up in Cape Town by an average of 15% — excluding VAT — from July 1 this year, the City Council decided yesterday

Communist Party councillor Mr Mzukisi Gaba complained about the extent of the increase, but his fellow councillors said this was necessary to subsidise those who

either did not pay for water, or paid less than it cost to get water to them

The new cost per kilolitre of water in Cape Town is 85c for the first 30 kilolitres used by a household in three months (up from 80c), then 167c (up from 148c) for the next 120 kilolitres, and 251c (up from 209c) after 150 kilolitres

The actual cost of providing water is about 147c per kilolitre

water supplies in that area with formalin, if so, what are the relevant details,

- (2) whether any tests for pollution have been conducted (a) on the factory site and/or (b) in the area, if not, why not, if so, what were the results of the tests,
- (3) whether he or his Department intends taking any action in this regard, if not, why not, if so, what action?

S264E

Senator E K MOORCROFT Mr President, arising out of the hon the Minister's reply, I wonder if he could tell us what he intends doing about the apparent defiance on the part of the mine the hon Minister's instructions I refer here to a programme on television last night in which it was stated that water was still being pumped, and also to an article in *The Argus*, of which I will read the relevant part

The mine has said that it will not stop pumping I wonder if the hon Minister could respond?

THE MINISTER OF WATER AFFAIRS AND FORESTRY Mr President, a few minutes before my arrival here I was in discussion with the chairman of the board of Randgold, its chief executive, and the mine manager We have drawn attention to the need for a response which is within the accepted constitutional provisions, In other words, there must be a willingness to accept the withdrawal of the permit, otherwise I shall use the available means to enforce it

On the other hand, as I said in my statement yesterday, we must consider alternative arrangements which could be made to preserve the quality of the water for downstream users and maintain the integrity of the vleis, which is one of the great wonders on the East Rand

There are thousands of jobs involved in this too Furthermore, other mines may be affected by the refusal to allow demining Therefore, in a very sensitive and—as hon senators will appreciate from my demeanour this afternoon—very complicated and difficult area, there has to be a balancing factor We must in the end, as custodians of the water quality of our nation, ensure that its quality does not deteriorate to such an extent that downstream farmers, the Vaal barrage

and ultimately the vleis itself, are seriously affected

Senator A E VAN NIEKERK Mr President, arising out of the hon the Minister's reply, there is a perception that if that mine closes down its operations, there will be a natural overflow of the water Does the Minister have a plan for pumping it or purifying it? [Interjections]

THE MINISTER There are perceptions, the hon senator is right Usually, they are dressed up as categorical statements of scientific truth Part of the problem here is to disentangle assertions from fact

I must say to the House that I have been involved in this for the last four months virtually full-time I am very impressed by the quality of the service I have received from my officials, and they have been honest, professional and keen Any decision that is finally taken must take into account the implications of what the senator has said Up to now, we have not been able to establish with any certainty what the effects would be, but that advice has to be looked at very carefully

One thing we cannot do is to carry on a tradition that because a particular approach is adopted, the environment can go to hell We can no longer do that Therefore, a balancing approach has to be taken by reference to all the information that we can gather, and in the end the information must be put on the table I shall certainly, when the ultimate decision is taken, place in the library of our Parliament all the documentation, which will be available to the members of this House

Senator A E VAN NIEKERK I would like to follow up on that Does that mean that the Minister is not going to take a decision on the permit before he has all the relevant facts?

THE MINISTER Mr President, the decision on the permit has been taken It had to be taken because of the presence of the iron oxide in the water There was no choice It was not simply a discoloration of the water, there was very serious pollution of the water Also, because of the certainty that increased salinity would affect the farmlands, one had to have this short, sharp slap In my view as Minister, I do not think the mine, although it is under new ownership now, has responded meaningfully to the persistent need for responsive action on its part pointed out by my officials That is why, at the end of the day, one has to grapple with this issue by withdrawing the

permit I hope that very much of this afternoon's discussion with the mines may result in the type of action that should have been taken last December

Part of the problem is that up to now the mines have been used to getting large subsidies from the State for demining and for other construction works Such money is no longer available from the State coffers

- (1) Yes, I am aware of allegations regarding boreholes being contaminated with formalin through alleged negligence by the sorghum processing factory

(2) (a) and (b) Yes, the Department of Water Affairs and Forestry conducted tests on the factory site and the surrounding area, in order to detect any possible formalin contamination

I the effluent quarry on the factory premises, low concentrations of formalin were found This quarry, which was being used as an effluent disposal facility, has since been replaced by a concrete dam

No formalin could be detected in any boreholes in the vicinity

(3) My Department recommended the construction of the concrete dam, and compelled the company, Hekpoort Foods (Pty) Ltd, to apply for a permit under section 21 of the Water Act, 1956 (Act 54 of 1956) thereby ensuring effective disposal of the effluent The dam has since been built and the Department is currently processing the permit application As no pollution could be detected, there is no reason for me or my Department to take further action in this regard

*7 Sen W F MNISI—Health [Question standing over]

Houses built by Government in Western Cape

*8 Sen W F MNISI asked the Minister of Housing

- (a) How many houses were built by the Government in the Western Cape in 1995 and (b) what is the current estimated backlog of houses in that province? S266E

THE MINISTER OF HOUSING

(a) 2 030

(b) Approximately 167 700 with an additional 63 000 families living on serviced sites in need of a permanent dwelling

Senator M G E WILEY Mr President, arising out of the hon the Minister's reply, could she tell us how many serviced sites were laid out in the Western Cape during the same period?

THE MINISTER OF HOUSING Mr President, I do not think that is a follow-up question, but a new one and therefore I will have to furnish the hon senator with an answer later on I do not have the statistics here, but we do have it in the office

Senator B T NGCUKA Mr President, further arising out of the hon the Minister's reply, can she tell us whether the whole amount that was allocated to the Western Cape for housing was utilised last year?

THE MINISTER No, not all the money allocated to the Western Cape Province Legislature was used There are two sides to the response to this question The Western Cape has been able to progress on projects that originated in the old dispensation, but when one looks at the new statistics reflecting their activity with regard to our new subsidy scheme, very little has been done This is an issue we have raised with the legislature

Senator M G E WILEY Mr President, further arising out of the hon the Minister's reply, could she confirm that the reason why these delays take place is because of the community liaison forums that were created, in other words, that the RDP forums cannot come to a decision with regard to the building of these houses or the serviced plots? [Interjections]

THE MINISTER I do not think that is the reason because as far as I am concerned, the duty of the MEC and his team is to make sure that when subsidy money is being allocated, it moves into projects, and it is their duty to monitor the progress of those projects If there is any problem with regard to social compacts, they have to resolve it It is their duty [Interjections]

Decentralising of control over water to provinces

*9 Sen M O E WILEY asked the Minister of Water Affairs and Forestry

- (1) Whether any consideration is being given to decentralising the control over water to the provinces, if not, why not, if so,

Hansard

Condev maps out low-cost housing delivery in the Cape

(124)
BD 16/5/96
Robyn Chalmers

MURRAY & Roberts subsidiary Condev Cape was set to deliver more than 5 500 low-cost homes in the Cape Metropolitan area over the next five years, community housing development manager John Hopkins said yesterday

Condev is currently developing more than 1 250 homes in Phoenix at Marconi Beam and has started constructing a show village for a further 1 000 homes on the Marconi Beam Development Trust Land

Hopkins said it would be building more than 1 500 homes at Khayelitsha in Town Two close to the Langeletu West town council office as well as a further 1 050 homes at Kalkfontein in Kuils River

Development proposals by Condev were also being considered by the

Kraaifontein Municipality for the development of 1 850 homes at Bloekombos

"The success of these low-cost housing schemes does not only rest in pure delivery but rather in the collective inputs of the local authorities, banks, communities, leaders, sales agents and the consumer," he said

Hopkins said it was the duty of all these participants to educate first time homeowners about the costs involved in owning a home, such as rates, electricity and water along with monthly bond repayments.

To facilitate this process at the Marconi Beam development, Condev had donated a container which the community had decided to use as an information centre at the show village

The information centre would guide prospective buyers on the process involved in buying and owning a home.

MTHEMBI-NKONDO VISITS MITCHELLS PLAIN AREA

Minister vows to save (124) 'Lost City' houses

ET 17/5/96

THE NATIONAL HOUSING MINISTER visited the 'Lost City' in Mitchells Plain yesterday to view the battered houses after residents approached President Mandela for help.

HOUSING Minister Sankie Mthembu-Nkondo vowed yesterday to do everything in her power to get funds to remedy the situation at the "Lost City" in Tafelsig, Mitchells Plain, "even if it means rebuilding some of the houses" which she would be prepared to do.

Mthembu-Nkondo said this during a visit to the area when she was met by about 100 residents — supporters of various political parties and civic organisations hoping for relief.

She said it was clear that it was a disaster area because of the dilapidated and battered condition of the houses and other buildings.

Many attempts by residents to get help from the developers,

municipalities and financial institutions had failed and they turned to President Nelson Mandela in despair, who instructed Mthembu-Nkondo to step in.

She instructed officials to assess the situation and then brief her.

Mthembu-Nkondo reported back Mandela yesterday. Residents will be kept informed of the latest developments, ANC spokesman Mr Cameron Dugmore said.

Mthembu-Nkondo also asked the ANC candidate in the area, Ms Isabel Dlamini and two ANC MPs, Mr Jonathan Arendse and Mr Carl Niehaus, to discuss the housing subsidies required by the residents and problems relating them.

She also asked for a professional assessment of the condition of the

houses with relation to the cost and the quality of the products. This would be used to develop a viable strategy for the area.

Engineering experts will also be asked to assess the structures and note defects and related problems.

Mthembu-Nkondo also promised to do everything in her power to get funds to remedy the situation "even if it means rebuilding some of the houses, I would be prepared to do so."

She felt she had to do something for the hard-hit residents.

Breadwinners in most of the 600 households earn between R1 000 and R2 000 a month and would be unable to find banking institutions who would grant them a second bond.

Mthembu-Nkondo's visit is a prelude to the President's visit to the area on Saturday, May 25 —
Staff Writer

Mandela ⁽¹²⁴⁾
urges end to
rent boycotts

ARG 17/5/96
GRAHAMSTOWN. - President Mandela said rent and service boycotts would destroy reconstruction and development projects.

Speaking to thousands of people in Rini township in Grahamstown yesterday after receiving the freedom of the city, he said the success of future projects depended on funds generated today.

"Building a better life depends on the spirit of Masakhane," Mr Mandela said.

He said in spite of its cultural richness, Grahamstown was one of the most economically impoverished cities in the country.

"The development of Grahamstown is the responsibility of all of us as residents," he said, appealing for an end to the rent and service boycott.

The whole of Grahamstown came to a standstill when Mr Mandela drove into the town. Thousands of people and school children lined the streets in anticipation.

Many said they were disappointed when all they saw of the president was a brief hand wave through the tinted glass of his Mercedes Benz.

Referring to recent demonstrations at Rhodes University, he said he hoped problems would be resolved soon with consultation and negotiation.

"I urge all those concerned to approach the commission of inquiry into higher education with their views and make a constructive contribution to the transformation process," he said. - Sapa.

MONDAY
MAY 27, 1996 ★

2 000 AT ANC RALLY IN M PLAIN

'Lost City' houses are graves, says Mandela

(124) CT 27/5/96

PRESIDENT NELSON MANDELA accused the NP of arranging the illegal occupation of houses in a Mitchells Plain suburb. Metro Writer **PETER DENNEHY** reports.

THE NP had arranged the illegal occupation by blacks of houses built for coloured people before the last election, President Nelson Mandela said at a rally in Tafelsig among the houses at the weekend.

He was speaking to an enthusiastic crowd of about 2 000 in a drive to win the crucial coloured vote. In the 1994 election, the NP got over twice the number of ANC votes in Tafelsig.

"The NP goes around saying we are going to drive you from your houses and schools, and out of your work," he alleged. "There is nothing of the sort. The people who came to occupy your houses were led by people from the NP".

He had sent senior ANC members Mr Walter Sisulu and Dr Pallo Jordan to tell the illegal occupants

to leave the houses, and eventually they had. Coloured people could then occupy the houses.

The ANC had gone out of its way to make sure that coloured people understood that the ANC was their party, he said.

He mentioned coloured ANC members who had risen to prominence, including Finance Minister Mr Trevor Manuel, deputy secretary-general of the ANC Ms Cheryl Carolus and Welfare Minister Ms Geraldine Fraser-Moleketi.

Regarding housing, he said he did not know how any responsible government could build houses "like these" (the ones around him in the "Lost City" in Tafelsig).

The houses have no foundations, they leak and groundwater seeps into them. In the two houses he had visited on Saturday, furni-

ture had been damaged. "People who had never had asthma before now suffered from it."

"If anybody wants to know whether the NP cares for people, just look at these houses. These are graves," he said.

Yet he would not promise to pull them down and build others, because he did not want to make promises he could not keep. He and Housing Minister Ms Sankie Mthembi-Nkondo were awaiting a report from engineers.

He said it was NP propaganda that teachers were to be dumped.

"I have vowed that no teacher will be thrown into the street as long as the ANC is there. I am raising R600 million from governments abroad to ensure that those who want to retire should have something decent in their hands."

Foreign governments had also agreed to look into the upgrading of the education of our teachers, he said.

R150m housing projects set for Ingonyama land

Robyn Chalmers

(124)
MORE than R150m worth of low-cost housing projects could get off the ground as a result of the repealing of the Ingonyama Trust Bill

KwaZulu-Natal housing MEC Peter Miller said at the weekend that the decision would provide a huge boost for low-cost housing projects which had become bogged down

"The province currently has an estimated housing backlog of about 1-million and we have been stymied in certain areas by the Bill. We need to move ahead with our housing programme urgently," he said

The bill, introduced to the provincial legislature last year, would have led to the transfer of about 2,9-million hectares of land to the Ingonyama Trust, whose sole trustee is King Goodwill Zwelithini.

Miller said housing projects totalling R151m had been blocked as individuals could not be granted title to stands on which to build houses

The province had a total funding al-

location of R604,2m for the 1995/96 financial year, of which it had managed to spend only 23,3%, or R140,5m, largely as a result of the impediments created by the Bill.

Miller was confident that spending on housing projects, currently at R15m a month, would increase significantly over the next few months

The province needed to spend at least R40m a month if it was going to spend its allocation for the current year, which meant that towards the end of the year it would have to be spending R70m to R80m a month.

A total of 400 000 houses had to be built in the greater Durban area and 100 000 in the greater Maritzburg area over the next 10 years to make up the backlog and meet new demand as a result of population growth. A further 500 000 low-cost units would have to be erected in the rest of the province over the next 10 years, he said.

There were still problems, he added, like violence and a lack of bonds, but he was confident the province would now make headway.

DD 27/5/96 (254)

4 000 HOMES, TO BE BUILT THIS YEAR

Township housing to get R298-million windfall

SINGING THE PRAISES of Philippi's Victoria Mxenge Association, which set up a housing scheme to benefit 153 families, local Housing MEC Mr Cecil Herandien said his office would strive to assist them and any other groups who followed their example. **CHRIS BATEMAN** reports.

TOWNSHIPS in the Peninsula will get a R298 million site and service housing boost this year, and housing delivery across all suburbs is expected to speed up as provincial Housing MEC Mr Cecil Herandien attempts to get new municipal substructures "on board"

Speaking in the second reading debate of the province's 1996/97 budget yesterday, Herandien said the long-standing Integrated Serviced Land Project (ISLP) was finally in its "delivery stage" and would result in the building of more than 4 000 houses this year

Added to this would be schools, sports fields and multi-purpose sports complexes

With legitimate municipal structures in place, the province could help encourage the People's Housing Process — an initiative providing information and advice about subsidies, skills training, access to resources, manufacture of materials, and the securing of tenure, credit and technology

Herandien promised "international backing" for the programme and said "preliminary discussions" had been held with the substructures

He cited Philippi's Victoria Mxenge Association as a shining example of how a group of township women had empowered themselves by starting a savings scheme, buying land and then submitting their housing

(124) CT 11/6/96
scheme for subsidy approval to benefit 153 families

"We will assist them in every possible way — as we will any other groups who want to follow their example," he said

As a contrast, he highlighted Khayelitsha, where he said 3 000 home owners were failing to meet their bond payments, and gave this as a major reason why banks were reluctant to get involved in township housing projects

"That's why mortgage indemnity is just not available — and we're speaking about a sought-after area where development cannot take place within the subsidy amount," he said

Herandien appealed to local authorities to "take responsibility" for monitoring and controlling squatting, which he said was in danger of threatening housing provision, and urged them to create an "inclusive" housing waiting list as a priority

82% of W Cape homes electrified

BARRY STREEK
POLITICAL WRITER

(124) (58)
ET 11/6/96

HALF of the nine million housing units in black townships countrywide have not yet been electrified, but 82,1% of the houses in the Western Cape have been, Public Enterprises Minister Stella Sigcau said yesterday.

Outstanding bulk payments for electricity had almost doubled, with interest, to R1,2 billion at the end of 1995.

In reply to a question, tabled in the National Assembly by Mr John Gogotya (NP), Sigcau that 4,5 million of the nine million houses in black townships — 50,39% — had been electrified by the end of last year.

In the Western Cape, 766 361 of the 933 313 houses had been electrified and 17,89% still had to be electrified.

A higher percentage of homes are electrified in the Western Cape than in any other province.

In reply to a question tabled by Mr Keppies Niemann Sigcau said R788m was owed in outstanding bulk payments for electricity or R1 175m with interest, while at the end of 1993 R532m was owed or R690m with interest.

West Cape low in home subsidies⁽¹²⁴⁾

at 12/6/96

BARRY STREEK
POLITICAL WRITER

ONLY 2 778 individual housing subsidies had been awarded in the Western Cape between March 1994 and March 1996, Housing Minister Ms Sankie Mthembu-Nkondo said yesterday.

This was the third lowest in the country and only a quarter of the 11 388 housing subsidies granted in Gauteng

Only the two poorest provinces, Eastern Cape (1 688) and Northern Province (2 106), were lower than the Western Cape, she said in reply to a question, tabled in the National Assembly by Mr Farouk Cassim (IFP).

North-West with 6 272 subsidies, Mpumalanga (7 400), Free State (3 132), Northern Cape (3 067) and even violence-torn KwaZulu-Natal (4 334) were all higher than the Western Cape

Once individual ownership subsidies were approved, conveyancers were instructed to register transfer of the residential property in the name of the subsidy beneficiary

"In the case of existing homes and completed homes in projects, this means that the beneficiary can take occupation of the home soon after registration of transfer or earlier if the agreement of sale so provides. Where the housing unit is still to be constructed, indications are that construction is completed within two to three months after registration of transfer

"Although there is not an increase in delivery in each province, it can, however, clearly be seen that there is a monthly increase in national delivery," Mthembu-Nkondo said

Masakhane boogeed down in rubbish

(124) CT 19/6/96

KHAYELITSHA RESIDENTS, refusing to pay for erratic services, are being swamped with garbage — while the local authorities are being piled with debt LINDIZ VAN ZILLA, CHRIS BATEMAN and WILLEM STEENKAMP report.

THE Masakhane campaign to encourage township residents to pay for services has not taken root in Khayelitsha, where the tide of refuse is growing.

Residents are refusing to pay until an effort is made to clean up, while authorities are refusing to remove refuse until residents pay.

This is saddling ratepayers in the more affluent suburbs of the Tygerberg suburb with a debt of millions of rands.

Acting Premier Mr Gerald Morkel, former MEC for Housing, promised yesterday to send a senior official to Khayelitsha to assess the situation today.

He said it was the ANC that had advocated non-payment and now it was the responsibility of its elected councillors to encourage residents to resume payments.

The Lindelethu West Town Council, which is responsible for Khayelitsha, budgeted for a shortfall of over R24 million last year.

When it was introduced last year, the Masakhane campaign imposed "flat rates", whereby people in a certain category of home paid the same amount. However, even if every Khayelitsha resident paid the rate due, the payments would meet only 50% of the cost of services.

Latest indications are that only 10% of people in Khayelitsha are paying the rates.

Meanwhile, garbage continues piling up on people's doorsteps. Ms Susan Busakwe's shack in Site C teeters on the edge of a sewage system clogged with empty bottles, plastic bags and rotting excrement. The rubbish had been accumulating for almost two years, she said.

Throughout Khayelitsha, children play on rubbish heaps which are situated one

Township littered with problems

● A R24,6-million shortfall on Khayelitsha's operating budget was provided for last year.

● "Flat rates" of between R10 and R50, introduced as part of the Masakhane campaign, would meet only 50% of the costs of services if all residents paid up.

● Payments by Khayelitsha residents are meeting only about 5% of the cost of services.

● Tygerberg ratepayers could face a large rates increase to balance Khayelitsha's deficit.

● The Masakhane project will be one of the most urgent priorities of the Tygerberg substructure.

● Large areas of Khayelitsha have not had refuse removals for months.

● Khayelitsha has 240 cleansing staff to service 40 000 plots.

is outside the grounds of the Intlanganis Secondary School.

Mr Val Olry, of Thembam Village, pays a monthly service fee of R50, but says there has not been a refuse collection in two months.

A Cape Times team called at the Lindelethu West Town Council offices yesterday afternoon and found the block deserted. The offices have been closed since angry election vote-counters occupied them last week, demanding to be paid. They are to be re-opened on Friday.

Acting city engineer Mr Danie van Dyk yesterday refuted claims that there was no refuse removals in Khayelitsha. Although the municipality tried to collect refuse from formal homes at least twice a week, this was not always possible. The refuse removal system in

Khayelitsha is sporadic at best and beset by logistical problems.

Tractors and trailers were used for removals in Khayelitsha, whereas "all the other municipalities use compactors", Van Dyk said.

Large refuse containers were used to service the informal sectors, but these were often stolen. "About 50% of rubbish containers in Khayelitsha are stolen. Each of these costs R6 000."

The Khayelitsha cleansing department has a staff of 240 who are responsible for servicing 40 000 plots occupied by 55 000 families.

Van Dyk said people could not expect to receive services if they did not pay for them.

Local Government chief director Mr Faan Naudé said that without legitimate government it had been difficult to get Masakhane off the ground.

"We'll have to give the Tygerberg substructure an opportunity to settle down, assess its needs and look at what's available to address them," he said.

"I'm sure both the substructure and its residents will rally to the Masakhane call."

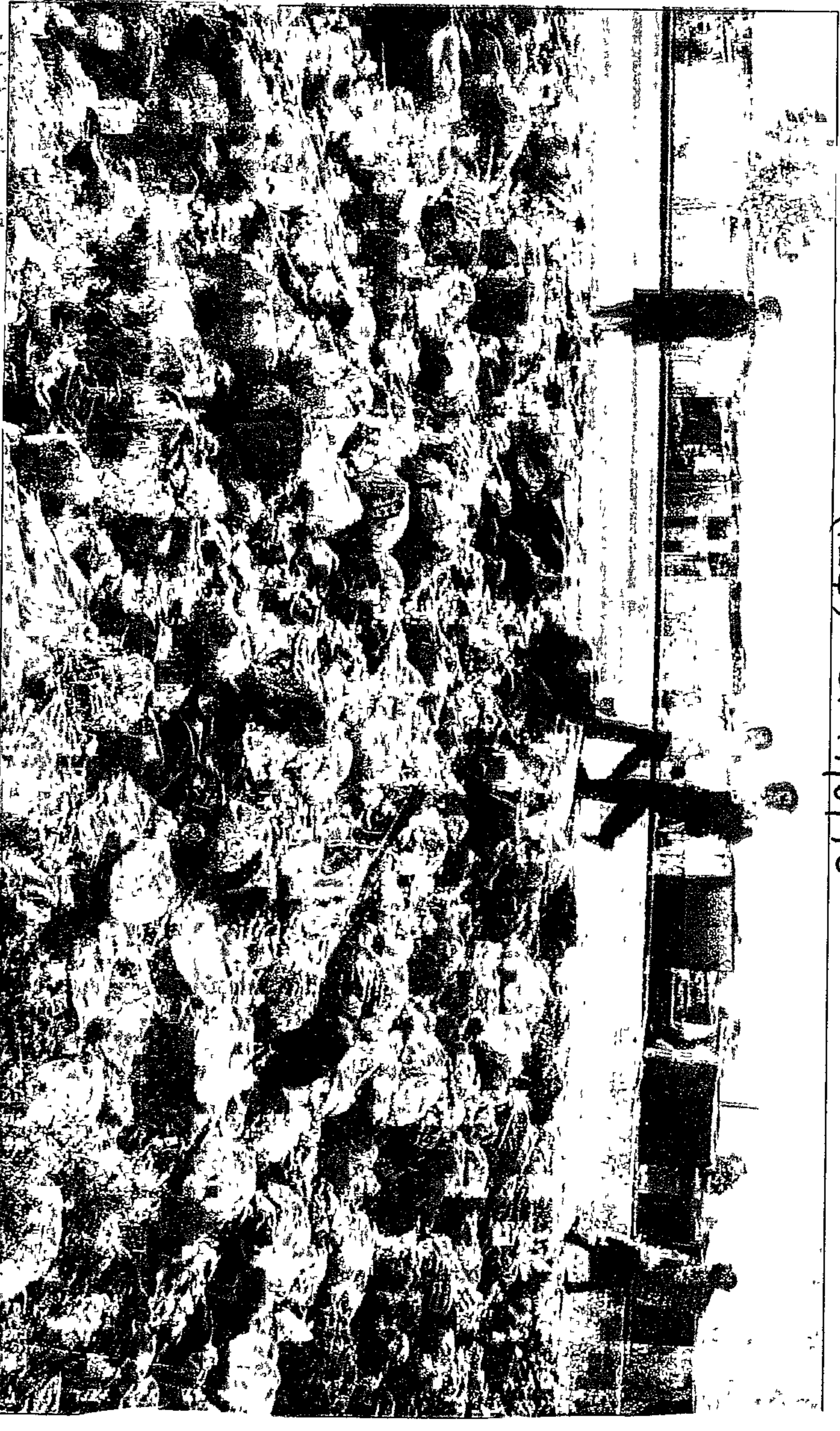
Mr Cameron Dugmore, spokesman for the ANC, which won all 21 of the wards in Khayelitsha, said services provision had been hampered by an inadequate billing system, illegitimate local government and insufficient consultation with the community.

However, there was now a "real opportunity" to determine the levels of services provision and the costs, he said.

Mr John Marshall, former Bellville town clerk and now National Party councillor for the Bellville/Welgemoed area, predicted "very serious difficulties" if Masakhane did not start delivering in Khayelitsha.

He said ratepayers in other areas in Tygerberg would resist large increases in their rates and taxes to subsidise Khayelitsha's debt while the township's residents were not paying up.

● See Page 5



DOWN IN THE DUMPS: Residents go about their daily routine in Khayelitsha where piles of garbage and litter, growing daily in the absence of regular refuse removals, have become part of the landscape. **PICTURE: BENNY GOOL.**

Rates up, but all must pay

ARC 22/6/96

(124)

ANDREA WEISS
Metro Reporter

THE NEW city council has pledged itself to a programme aimed at getting all citizens to pay for services

This decision comes in the face of a R60-million shortfall in the budget for 1996/97, which has necessitated a 12 percent increase in rates. Similar rate hikes are being considered by the other five substructures

The Cape Town municipality, the name Central councillors would like the new substructure to adopt, accepted the rates increase at a special budget meeting yesterday

During their budget speeches, councillors expressed concern about flooded townships, the lack of housing, the future of the Cape Town Symphony Orchestra, the protection of agricultural land, a rising crime rate and the state of central business districts

In her budget speech, executive committee chair Nomandla Mfeketo said the inclusion of iKapa and Crossroads in the city's budget presented a "significant challenge" to all those involved in the budget

"Our starting point should always be the improvement of the quality of life of those in poorer communities. Expenditure should initially be targeted at improving the provision of services in these and other disadvantaged areas," she said

"This should not, however, be at the cost of random and large-scale deterioration in the quality and quantity of services offered to traditional areas"

Ms Mfeketo said the majori-

■ The Central substructure has adopted a R3,1-billion budget for the next financial year, but there is acute awareness on the part of councillors that a "culture of payment" will have to be instilled to ensure stable local government.

ty of people in the city had previously been denied participation in government, but now they had a direct say in service delivery

"The provision of adequate services in disadvantaged areas will also provide the impetus for reciprocation from targeted communities. In this regard, the initial outlay of services to these communities will in due course result in increased payment of services," she said

Ms Mfeketo stressed that communities could not be expected to make payments for services that did not exist or were of extremely poor quality

She said the city had an expected operating budget of R2,32 billion, but that operational income was predicted to be R2,26 billion, reflecting a R60 million shortfall

"The origin of the shortfall lies primarily in the inclusion of the iKapa area into the substructure's budget

"While this fact may lead some to claim that iKapa is draining the resources of the municipality, this view cannot be accepted

"It has to be remembered that most disadvantaged areas such as iKapa, Crossroads and selected areas in the former Cape Town city council have suffered discrimination in the provision of services"

Ms Mfeketo said it was incumbent upon the city council to commit itself to uplifting

the quality of service provision in these areas. The initial expenditure should be viewed as a "kick-start" toward payment.

Ms Mfeketo also called for financial prudence and a review of the way in which the city had been operating in the past.

Deputy exco chair Saleem Mowzer, who seconded the budget, said restructuring of the Cape Town municipality also implied restructuring of the budget. Issues that would have to be addressed included improved efficiency and downsizing, he said

Mr Mowzer also welcomed a decision to set aside R40m for the construction of a convention centre to be spent over the next three years. It is estimated the whole project will cost about R250m

"We believe that such a centre is long overdue and will serve as an important venue for international and local conventions, exhibitions and conferences. It is a major development in the promotion of economic growth and tourism for our city," he said

Democratic Party councillor Chris Joubert suggested that the executive committee should report on the feasibility of putting money from the Social Development Fund for capital projects to help vagrants and street children in central business districts

City loses over R3m from parking revenue - caused by vandals, theft and error

ANDREA WEISS
Metro Reporter

CANCELLED parking tickets cost the city about R2,4 million last year and the city lost a further R713 000 in parking revenue because of vandalised meters

This was revealed by William Bantom, the new chairman of the engineering services committee, in response to questions put by Democratic Party councillor Brian Watkyns at a council meeting yesterday

A total of 38 443 parking tickets were cancelled in the last 11 months, according to the reply, a figure which amounts to 15,3 percent of the total number of tickets issued.

The amount of money this represents is R2 419 800

Mr Bantom said in his reply that the attorney-general had authorised members of staff

designated by the city administrator to withdraw traffic tickets due to representations, data capture errors and legal requirements

The senior public prosecutor perused these withdrawals and the reasons for them on a random basis

In reply to another question from Mr Watkyns, Mr Bantom said 974 parking meters had been burgled or vandalised beyond repair since June 1995

The estimated loss of income from 974 unmetered bays was R61 a day, or R59 414 a month

The city was installing 150 four-bay and six-bay meters, the installation of which was due to be completed by the end of this month.

Special attention was being given to the security features of the new meters to withstand theft attempts, said Mr Bantom

NEW PROPERTY VALUATIONS LIE AHEAD

Cape Town rates rise won't top 12% — yet

CT 24/6/96 (124)

CAPETONIANS can expect rates increases of 12% or less in the new municipal budgets **PETER DENNEHY** reports.

THE good news for residents of Cape Town, say the municipalities' incoming executive committee chairmen, is they can expect rates increases of 12% or less — but the bad news is they may have to bite the bullet a little harder in future

Cape Town municipality has already approved its budget, while three of the others — Southern, Northern, and Eastern — will hold their budget meetings today

Helderberg's will be held tomorrow, and Tygerberg, which underwent a votes recount, has still to decide on when it will pass its new budget

Five of the six new municipalities have now chosen their new executive committee chairpersons

The new occupants of the seats are Ms Nomaandia Mfeketo (Cape Town), Mr Graham Lawrence (Southern), Mr Danny de la Cruz (Eastern), Mr Dirk Hanekom (Helderberg), and Mr George Mellet (Northern)

Mfeketo, of Cape Town, said township "flat rate" service charges are to be raised by 10% in the budget — the first such increase in several years

Many of the Guguletu houses pay only R13,52 a month for services, compared to R50 a month in Khayelitsha

Mfeketo said her council would take up the challenge of getting a bill for municipal services to everyone who is expected to pay

There would be a crackdown on non-payers, but this would go hand-in-hand with efforts to inform everyone of the benefits of now being part of Cape Town municipality, she said

She is also determined to make it as easy as possible for everyone to pay by improving their access to pay points

It would be difficult to restrict rates increases to 12% in future years, she said, but the council could not afford to allow them to go "sky-high"

In the long run, she wanted all the budgets of areas that now form Central — or Cape Town, as it is to be

Call for control of 'erotic venues'

STAFF WRITER

PORNOGRAPHY shops, escort agencies and erotic dancing businesses will struggle to open up new venues if councillor Mr Chris Joubert of Sea Point has his way.

He had a motion approved in the Cape Town City Council last week, in which he said the town planning committee should investigate whether it could get more power to veto proposed new erotic venues.

At present, the zoning scheme regulations only allow the council to turn down an application for a

new pornography shop or similar business on town planning grounds.

Joubert wants to change the zoning scheme regulations so that the council would have to give its consent before a new business of this type would be able to open. Discothèques would also have to get council consent, he suggested.

Redlight uses were creeping into the fabric of the Atlantic suburbs, Joubert said.

He said the council ought to have control over them and he did not want them in his part of town at all.

called — to be properly integrated, so that the same rebates (discounts) apply to all homes

Eventually all properties in the municipality should have the same base year for valuations, so that they could pay the same number of cents per rand of their municipal valuations, she said

Pinelands narrowly escaped having to pay rates based on 1990 valuations of properties in the coming year

At the last minute, the council decided that Pinelands residents, like everyone else, would only have to pay 12% increases

But at some stage, probably two years from now, there will be a general revaluation of all properties in Cape Town municipality, to bring everyone on to the same basis

De la Cruz of the Eastern executive committee said one of his council's priorities would be to adopt a new policy for collecting rates, services and rent owed to the council

"We will be expecting people to pay at least their new accounts, and are going to be very tough about getting money in," he said

Another priority would be to work towards a common system of municipal valuations in the Eastern area

Hanekom of the Helderberg said there would be no dramatic rates increases in his area. He added there was no major crackdown on non-payers on the way, because even the poor

were paying their standard charges for services

In the Helderberg, there are three local authorities that have to be combined into one

Properties there have already had a new municipal valuation done, but this could only be used to determine rates for the following financial year, not this one

Lawrence of Southern said his council was striving for a lower rates increase than the 12% proposed by its neighbour, Cape Town

"But there is not much we can do with the first budget," he said "We are not looking at anything in excess of what Central (Cape Town) is going for"

Lawrence said one of his priorities for the forthcoming year would be to make local government open and transparent

Mellet, for the Northern municipality, said his own opinion of the proposed R102m capital budget for the Milnerton-Atlantis area was that "we can't afford it"

"A lot of money is going to Atlantis for upliftment and upgrading," he said, "and we are due to build 400 low-cost houses in Extension 12 in the forthcoming year"

"New houses have not been built with state funds in Atlantis for 10 years or more, even though services were provided on those sites many years ago," he said

Southern rates up 12%, council rents rise 10%

METRO WRITER

CT 25/6/96 25 (124)

THE new Southern municipality adopted its first budget yesterday, with a 12% increase in rates and a 10% increase from September in the rentals of council houses

Mr Graham Lawrence, the executive committee chairman, said in his budget speech yesterday that the operating budget contained expected expenditure of R336 million in the forthcoming year, and the capital budget amounted to R206m

Overall, therefore, the budget amounts to more than R500 million and makes the Southern municipality the third-largest local authority in the Cape Town metropole after Cape Town and Tygerberg.

Lawrence said a rates increase as low as 12% had only been achieved "through the assistance of the Cape Metropolitan Council in its redistributive role", and with the help of subsidies from the provincial government.

He said the 10% increase in council housing rentals was not enough to balance the housing service's account

The largest item on Southern's capital budget was R60m for phase

two of "improvements and additions to the Cape Flats Wastewater Treatment Works", which is a massive sewage treatment plant serving both Southern and Cape Town.

The Southern councillors feel it is unfair that the capital expenditure for the next phase of development of the plant should come out of their budget

They believe the sewage works should either be the responsibility of the Cape Metropolitan Council, since it is an installation that serves the region, or it should be the responsibility of Cape Town and the money should come out of Cape Town's budget

The increase in rates for owners living in the Northern Substructure (the greater Milnerton area that extends to beyond Atlantis) will be 10%, executive committee chairman Mr George Mellet announced in his first budget speech yesterday

Refuse removal and sewage treatment charges will also each increase by 10% from July 1, and water supply charges by 7%

Mellet presented an operating budget of R218m and a capital budget of R102m, which comes to an overall budget of R320m

Action call on defaulters

Southern substructure: 12% rates rise urged

ARG 26/6/96 (124)

TWEET GAINSBOROUGH-WARING
Staff Reporter

THE 1996/97 southern substructure budget debate was marked by sharp criticism from councillors representing previously disadvantaged communities like Grassy Park, Ocean View and Masiphumele, and a call for stronger action to be taken against those defaulting on the payment of rates

In an effort to promote forward growth and maintain existing service levels as well providing services in areas where they were non-existent, an across-the-board rates increase of 12 percent was proposed

This increase was challenged by Philip Bam, Logra, who appealed to the council to support a zero increase in rates for Grassy Park

He said the services in the area were not in keeping with the rates currently paid and that an increase was out of the question

He called on the council to subsidise the previously disadvantaged through the raising of loans and diversion of profits from electricity sales - made

on Grassy Park accounts - to Grassy Park as a means of addressing the imbalances of the past

Sulaiman Ebrahim, NP, called on the council to look at technical expenditure with a view to ensuring only projects guaranteed of completion this budget year would take place

In this way funds would not be spent on projects unlikely to be finished this year and could be diverted to those areas where the rates increase was felt hardest

Demetri Qually, DP, said that in providing the most cost effective service three criteria should be sought - an overall increase in productivity, the privatisation of services and the sub-contracting of services to people within the community

Adopting the outlook "local is lekker" would fulfil the need for productive affirmative action, he said

In addition he supported taking strong action against defaulters, but also suggested considering a different rate structure for the very poor

Frederick Hoffman, NP, drew attention to pensioners and

other poor people who could not be expected continually to cope with increases in excess of the CPI

Dickie Meter, ANC, called for concessions in areas where services were poor despite residents regularly paying rates

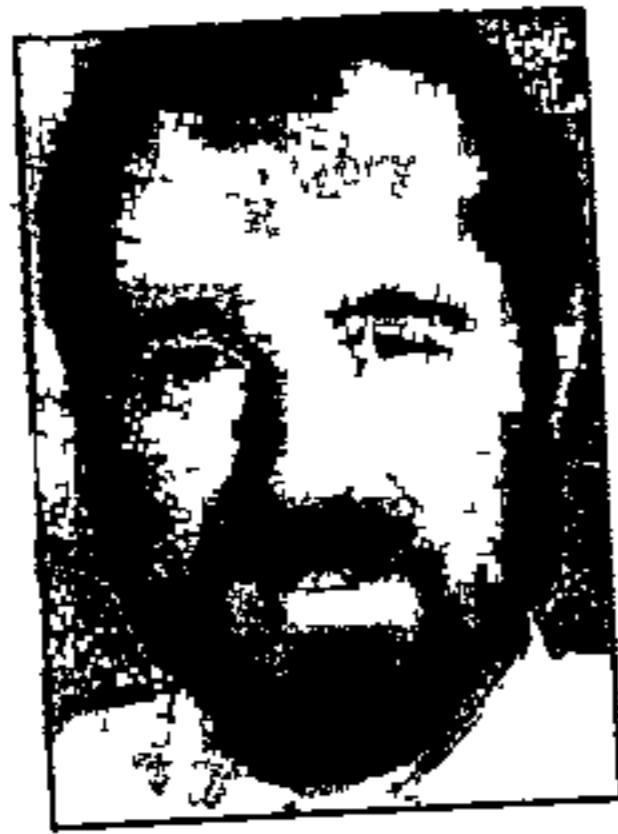
Commenting on the 10 percent increase in rented accommodation, he called for a 12-month guarantee of no evictions on the grounds of non-payment

The council appeared unanimous in seeking tougher action for defaulters Herbert Syré, NP, said "Boycotters and defaulters hinder the development of their future and that of their children, denying the better life that is right to everyone and especially of the formerly disadvantaged people who are still impoverished"

A proposed 10 percent increase in rentals from September 1 would partially assist funding the deficit on the housing service Graham Lawrence, chairman of the executive committee, said "The housing deficit will be R3,9m even after the rental increase and a contribution of R4 3m from the housing fund"

KHAYELITSHA TO HAVE R90-M DEFICIT

Rates hike looms for Tygerberg



THE TYGERBERG substructure, meeting for the first time today, will have to deal with the non-payment of services in Khayelitsha. Provincial Government Writer **CHRIS BATEMAN** reports.

THE new Tygerberg substructure — battleground of Peninsula politics for 18 months — holds its first meeting today with an estimated 98,8 % of Khayelitsha residents refusing to pay for services and predictions of a 12,5% rates increase for sister "white" suburbs

The township — built out of a grudging acceptance that the former coloured labour preference policy was unworkable and that blacks were here to stay — is now home to at least 325 000 people and is one of the costliest apartheid "hangovers" in the Cape Metropolitan area

Khayelitsha's acting chief official, Mr Wouter Loots said yesterday that the township would be left with an annual deficit of R90 million this year after about R30m in infrastructural and housing loans was written off by the government

Last year Khayelitsha dealt with its R72m shortfall by not paying for bulk services provided by the Cape Town City Council, the Regional Services Council and the Transitional Metropolitan Council

It also chose not to service its loans to the National Housing Commission to balance its books

Loots said that last year residents paid the Lingeletu West Town Council R1,2m for the R120m it cost to provide them with services and infrastructure

Residents get a serviced stand with water laid on, sewage removed, street lights and sub-standard refuse removal for an average of R50 a month per household

Loots said he found the demand for improved services without payment "illogical"

Charges for "bare-minimum" services (shared taps and bulk refuse removal only — no toilets) stand at R10 a month for some 55 000 informal squatters, and the remaining 270 000 residents pay up to R50 a month for fully serviced sites

Last year service charges were dropped by 50% to a "flat rate" in an attempt to get the Masakhane campaign off the ground

Khayelitsha's top ANC councillor and former mayor, Mr Muvani

Ngcuka, said joblessness had to be taken into account when assessing non-payment — "and you can't condemn us for that"

He disputed Loots' figure of only 1,2% paying for services, saying his information was that "it's more like 20% who pay"

Ngcuka said Masakhane was, in order of priority, "about nation-building, non-racism, rendering of services and then payment for services"

"It's not the responsibility of deprived communities to drive Masakhane

"It's the privileged who have to re-organise and create a non-racial community to ensure equitable service provision"

Ngcuka said the most desperate squatter areas needed encouragement and not criticism

Asked what he believed was behind non-payment, Loots replied "It's the whole issue of having moved people from where they were to where they don't want to be (Khayelitsha) and then slowly building up the services"

Official sources in Tygerberg's more affluent suburbs said the rates hike for "white areas" had already been worked out at between 10 and 12,5%, which they believed was "reasonable, given the situation"

Ngcuka yesterday pledged the ANC's co-operation to the NP "so that we can face together the challenges of apartheid's past"

Tygerberg's seat allocation stands at NP 35, ANC 34, DP one and ACDP one

cr 26/6/96 (124)

Township litter to land in hot water?

A LOCAL entrepreneur believes he has the solution to Khavelitsha's pollution — and claims he can provide instant boiling water in return for residents' rubbish

Industrial psychologist and businessman Mr John Stigling has patented a waste incinerator with a water "jacket" that can be either be moved around to areas in need or strategically placed in the township. The incineration process boils the water

Already in use by the Natal Parks Board, Cape Nature Conservation (at De Hoop) and several rural farming communities, the devices — which look like old fashioned cylindrical post boxes — can burn up to 20 truck loads of combustible material per day, Stigling claims

Smaller versions can manage up to 100kg an hour

The device, which is built of stainless steel, can dispose of plastic, paper, cardboard, garden refuse and municipal waste — and, because of burning temperatures of up to 1 200°C, "eliminates smoke and bad odours"

"Hot water is the motivation to get people there, or you can put it on the back of a bakkie and move it around. I reckon one (incinerator) could do every 20 homes"

Stigling said the device would also meet strict air pollution control standards

Emergency plan to tackle rubbish

(124)
CT 26/6/96

A FLEET of rubbish compactors and tip trucks was being assembled in Tvgerberg yesterday to help clear 10 days of uncollected household refuse in neighbouring Khavelitsha where services are near collapsing

After the Cape Times highlighted the problem of growing piles of rubbish in a report last week, Acting Premier Mr Gerald Morkel

Danie van Dyk met union officials who agreed that Bellville and other municipalities could provide supplementary equipment and drivers — but no other workers

Mr Kobus Coetzee, interim chief executive officer for the new Tvgerberg substructure, said the substructure (which includes Khavelitsha) would foot the clean-up bill, estimated at R11 000 a day

"We're looking at the possibility of hiring vehicles for the emergency work — but a long-term cleaning plan still needs to be worked out," he emphasised

Khavelitsha has 14 ageing refuse removal tractors and trailers — eight in working order

Refuse removal problems are compounded by demotivated staff who want better equipment

Lingeletu West managers say they cannot institute disciplinary action when rubbish removal is ignored or improperly done because of unfinished municipal disciplinary procedures

Ironically, the former (interim) Lingeletu West Town council voted to buy R1,4 million worth of rubbish compactor trucks in April this year — but elements in the council have allegedly been trying to block the scheme in the name of "proper job-creation"

Khavelitsha mayor Mr Vuvani Ngcuka said recommendations on "an efficient labour-intensive system" were recently tabled at council — but that he fully supported Coetzee's initiative

Reports by Chris Bateman

ordered an immediate assessment and clean-up on health grounds

The non-collection of rubbish follows an invasion two weeks ago of the Lingeletu West council offices by hundreds of unpaid Khavelitsha election workers who trashed the offices, destroyed computers and burnt furniture, causing damage estimated at R150 000

Election officials in Goodwood searched desperately for staff lists and attendance registers to enable them to make the payments, only to find that these had been sealed in the bags containing ballots, and could only be retrieved by court order

The red tape was finally untangled and thousands of Khavelitsha election workers were paid last Thursday, bringing the township civic crisis to an end, but leaving rubbish piled high

With all Lingeletu West staffers finally back at work this week, Acting City Engineer Mr

Homeowners win as bond rates battle heats up (124)

LLEWELLYN JONES
Business Reporter

ARG 28 | 6 | 96

HOMEOWNERS are laughing all the way from the bank as the bond interest rate war heats up, with banks undercutting each other to attract borrowers

Further volleys were fired yesterday when Nedcor Bank reacted swiftly to new Standard Bank concessions to bondholders

Standard Bank threw down the gauntlet earlier with a new financing option which would reduce its home loan rate to a minimum of 17,5% - 2 percent lower than those of its rivals - as well as cutting its standard mortgage rates by one percent to 19,25%

However, the lower bond rate is subject to a special charge of 70c a month for each R1 000 of the bond

The "capped" rate means that interest will not rise if rates go up, and will fall if they do - although bondholders will then still be subject to the special charge which is a form of insurance.

Competition for the lucrative home loan market hotted up even further yesterday afternoon when Nedbank and Permanent Bank, both divisions of Nedcor, announced they would reduce the one-year and two-year fixed rate home loans to 17,5%

These short-term loans are usually taken out to cover home improvements and repairs. However, unlike Standard Bank, Nedcor will not levy special charges. The interest rate on short-term loans will stay at 17,5% whatever the prevailing rate

First National Bank (FNB) is expected to respond in a similar vein today

These moves follow events earlier this week when Absa stole the march on its competitors by cutting its prime lending rate to 19,5% from 20,5% and its mortgage rate to 19,25% from 20,25%

Nedcor Bank and FNB followed suit on Wednesday, cutting their prime lending rates and mortgage rates to match Absa's

Standard Bank also cut its prime lending rate on Wednesday, but delayed cutting its mortgage rates

Mike Vosloo, chief executive officer of Standard Bank, said the latest bond schemes were a new style of managing home loans. He denied the decision had been influenced by pressure from trade unions for banks to lower interest rates. He rejected charges of collusion among banks on interest rates

ANC row over 'racist' plan

ARG # 1/7/96

(124)

NORMAN JOSEPH
Staff Reporter

A ROW has broken out in the African National Congress over suggestions that rates increases in Cape Town should apply to whites only

The three Northern Substructure ANC councillors who made the controversial proposal have come under fire from Cape Town mayor Theresa Solomon

Ms Solomon, who is also a member of the ANC, accused them in a recent radio interview of being racist

"The ANC is a non-racist, non-sexist party I would never have supported (the position of the ANC councillors in the Northern Substructure), it is racist," Ms Solomon said during the live radio interview on Kfm

She was responding to reports that ANC councillors in the Northern substructure, which includes Milnerton and Atlantis, opposed an across-the-board rates increase of 10 percent for the area as they believed the increase should apply only to "white areas"

Led by ANC councillor Miley Desai, they opposed the 10 percent tariff increases in a budget of R320 million approved by the National Party-dominated council

Ms Solomon, of the neighbouring Central Substructure, suggested the stance of her ANC colleagues in the Northern Substructure had a distinct element of racial discrimination

But Mr Desai said there appeared to be a misunderstanding and that media reports did not disclose his full comment

He said "We are opposing the deficit - R7,9 million - of the budget and not the entire budget

"We are saying that wealthy people have been living off the fat of the land and they should be faced with increases. There should be reconstruction and development in underprivileged communities and not in white areas

"No attempts have been made to reduce the running costs of the Northern Substructure

"My comments in the press were watered down this week"

In a follow-up statement, Mr Desai said "The purpose of the formation of these interim substructures within the metropole was to break the barriers and the policies of apartheid in all its forms and glory

"The historically disadvantaged areas should be carried financially by the advantaged areas in order to redress the imbalances of the past, and to also level the playing fields

Mr Desai said the ANC had proposed that the estimates for the 1996/97 financial year not be approved

"It is our submission that the recommendation of the former Joint Executive Committee (JEC) for the formation of a budget review group, should have been implemented before the acceptance of a budget

"These budgets continue to enhance the old order of apartheid and discrimination"

In his response, ANC provincial secretary James Ngculu said there was nothing racist about the councillors' opposition to the tariff increases

He said "I am not very sure of what Ms Solomon said but maybe she does not understand the set-up in the Northern substructure

Metro aid cushions rates increases

ARG 4/9/96

ANDREA WEISS
Metro Reporter

THE Cape Metropolitan Council has cushioned rates increases in the Cape metro by setting aside R159 million in its budget to help the six new municipalities get up and running.

Pierre Uys, newly elected chair of the executive committee, said the CMC had helped the new councils keep their rates increases down to between 10 percent and 12,5 percent, by allocating a large sum to help them.

He said the CMC had had to "dig deep" to avert a crisis in local government funding, but this could not be repeated every year.

He said, however, that the new substructures needed time to organise themselves. In its R1,3 billion operating budget, the CMC has set aside

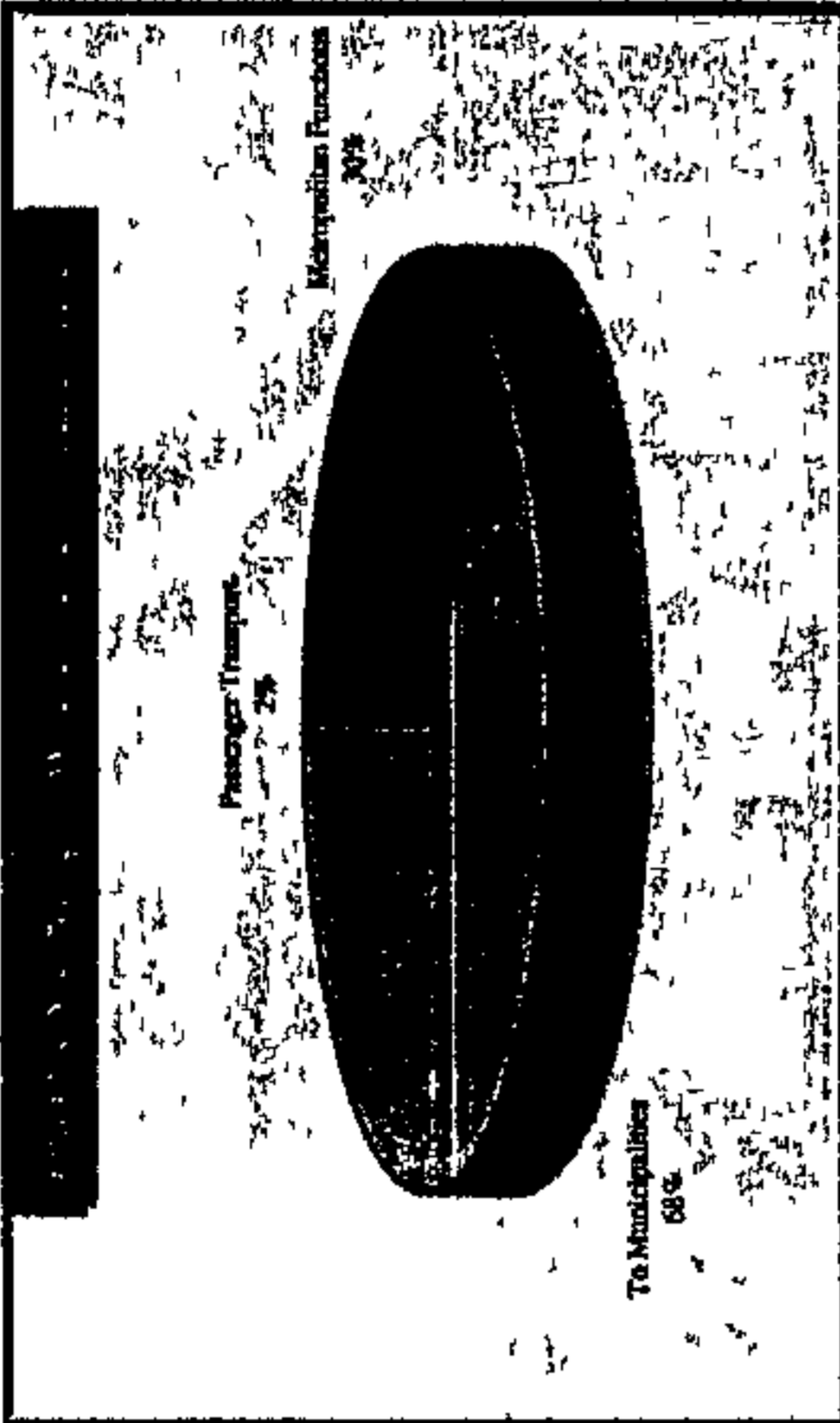
R58 million to serve as operating budget aid to substructures needing help in expenditures incurred during the transition, with a further R101 million earmarked for possible additional aid.

Mr Uys said local government in the Cape Metropolitan Area faced its biggest challenge

Tasks ahead included defining the powers and functions of the metropolitan council, as well as major unbundling of the 39 substructures to form the six new municipalities.

The CMC also needed to restore collapsed services and extend new services into townships.

Other allocations in the budget include R437 million to RDP-style projects, including R64 million for the integrated serviced land project, R75 million for the strategic management plans, R159 million in operating aid to municipalities, R67 million for capital



dle

A breakdown of the budget shows that 68 percent of the CMC's income will go towards the municipalities, including capital grants, support for the RDP and in direct aid.

Two percent is allocated towards passenger transport, 10 percent for the administration of the council and 20 percent for functions entrusted to the council.

Under functions entrusted to it, the CMC has provided R25 million for Olympic projects, R4,8 million for the promotion of tourism and R2 million for economic development. It is also to spend R27,5 million on stormwater drainage and R29,5 million on public resorts.

The new budget could not be approved by the incoming CMC, but had to be signed off by Daan van den Berg by the end of June to meet legal requirements. Mr

Van den Berg retired last month

Delays over the disputed Tygerberg court delayed the inaugural meeting of the CMC, which took place too late for the newly-elected council to approve the budget. But all the preliminary work passed through the standing committees of the former council.

This drew criticism from the African National Congress, which objected to Mr Uys holding a press conference on the budget before it had been tabled before the CMC.

The ANC secured only one position of influence on the CMC's new executive committee when former exco chair David Dlati was elected chair of the new human resources committee. The Democratic Party's Brian Watkyns will chair the metropolitan planning committee, while the remaining committees will be chaired by National Party members.

grants and R72 million for specific RDP projects.

The integrated serviced land project will also provide for new projects in Phillippi East (R12,4 million), Southern Delft (R13,5 million), Weltevreden Valley (R25 million), and Victoria Mfuleni and R1,9 million in Lwan-

Mxenge (R600 000).

Money to be spent on the strategic management plans aimed at restoring services in townships includes R27,3 million in Ikapa/Crossroads, R16,2 million in Khayelitsha, R1,3 million in Mfuleni and R1,9 million in Lwan-

Municipalities urged to privatise assets, services

ET 9/7/96

(124)

PETER DENNEHY

PRIVATISATION of council assets and services is being urged for all six new municipalities by the Cape Chamber of Commerce and Industry

Executive director of the chamber Mr Alan Lighton said yesterday that a privatisation advertisement placed in the Cape Times was directed at all six and the Cape Metropolitan Council

"Services should be provided in the most cost-effective way," he said, adding that the new councils should "look at this right from the start"

He did not expect resistance to privatisation from the ANC-controlled Cape Town municipality.

"What encourages us is that in the metropolitan negotiating forum there was an open approach to achieving greater cost-efficiency," he said

It was realised that savings would have to be made if the council was going to be able to improve the quality of services

Nationally, the ANC realised that privatisation was more efficient, and this would probably also occur at the local level

An indication of what is likely to happen about privatisation in Cape Town should be provided by the fate of the already privatised refuse removal service in Pinelands

Pinelands has now been swallowed whole — refuse removal service and all — by the new Cape Town municipality.

Will Waste-tech be shouldered out of the way by the council's trucks, or will the private company refuse removal service be expanded beyond Pinelands?

Director of cleansing Mr Kendall Kaveney said this issue was likely to be resolved within a year, when much of the "unbundling" and "rationalisation" that goes with the new municipal boundaries has been sorted out. There are seven or eight private trucks operating in Muizenberg as well.

Homes bonanza for Khayelitsha

AR 10/7/96 (124)

CHENÉ BLIGNAUT
Staff Reporter

MORE than 25 000 Khayelitsha families will soon become the proud owners of the properties they occupy after a decision to transfer thousands of state-owned stands in the township to occupants free of charge.

In the first step towards the upliftment of the poor in the sprawling township, the new Tygerberg council executive committee has given the provisional go-ahead for the mass transfer of residential properties in Khayelitsha, which now falls under its control.

The council is implementing a regional housing policy to enable occupants of state-developed land in townships to buy the sites with a maximum R7 500 state-funded

discount on the purchase price.

In Khayelitsha, however, the prices of state-funded residential units developed before 1993 were recently set at R7 496. This means that those Khayelitsha occupants who qualify for the discount will get transfer of their houses at no charge.

Out of the 28 451 stands to be transferred, 5 000 include starter homes while the rest of the land consists of serviced sites. An additional state housing subsidy of R7 500 will apply to some of the occupants of the serviced sites who qualify in terms of an income test.

"It is a big moment for the people in Khayelitsha, some of whom have occupied the erven for more than 10 years and have never had property rights," Khayelitsha's chief administrative officer, Wouter Loots,

said in an interview.

He explained that the implementation of the transfer scheme would reduce the City of the Tygerberg's housing debt to the National Housing Committee by about R213 million. The R615 million debt was accumulated in the development of Khayelitsha, which was mostly funded by the National Housing Fund.

The City of the Tygerberg has now taken over the housing debt from the Lingeletu West council, Khayelitsha's previous local authority, after the incorporation of the township in the new Tygerberg substructure.

The Western Cape provincial administration will fund the facilitation of the scheme and the transfer is not expected to cost Tygerberg ratepayers a cent.

city power

LOCAL MUNICIPAL ARREARS AT R5,6 MILLION

Eskom's threat to cut

124
CT. 11/7/96

OWED R1,5bn by major cities across South Africa, Eskom will shut off power unless payment is made by deadlines set yesterday, writes MELANIE GOSLING.



ESKOM has threatened to cut electricity supplies to Cape Town by the end of the month unless outstanding arrears of R5,6m are paid by the local municipality

The total owed by Cape Town and other major cities and towns in South Africa amounts to over R1 billion.

Cape Town municipality now includes the iKapa council, which owes Eskom R5,6m and is high on the list of local authorities with which Eskom intends to get tough

Eskom is involved in court actions against Springs and North-east Rand councils — which owe the company R149m and R289m respectively — which Eskom says will give it the legal right to cut power supplies to these regions

Power will be cut to all suppliers in the regions, including those who have paid their bills

iKapa is third on an Eskom list of former transitional local councils that have massive electricity debts and are not paying their current electricity accounts in full

Cape Town inherited the R5,6m electricity debt from iKapa — which includes Nyanga, Langa, Guguletu and Crossroads — when iKapa became part of the central substructure

Eskom has said it is waiting to see what Cape Town municipality does with the multi-million rand bill at the end of July before taking action

The company says it is serious about threats to cut power to entire municipalities, claiming that it was forced into "drastic action" after lengthy negotiations with councils over non-payment of electricity bills failed

When the Cape Times told an Eskom spokesman in Johannesburg that it did not believe Eskom would cut power to an entire region, including airports, hospitals and other essential services, he replied "It is a reality. We don't want to create the impression that this will never happen. There are many complex factors involved in such action, but Eskom is determined the situation (of non-payment) will be normalised"

"People must not be alarmed. We are a responsible organisation and will talk and negotiate until no other way is left but to cut supplies. It is a long way down the road, but it is a reality"

Asked why Eskom intended cutting supplies to all users, including those who had paid, the spokesman said "Eskom has no legal right to cut off the supply to individual users. That rests with the local authorities and we can't by-pass them. Our contract is with councils and we can cut the bulk supply to them only"

Spokeswoman for Eskom in Bellville, Ms Carin de Villiers, said because the Western Cape local elections were later than those in the rest of the country, Eskom had

allowed Cape Town municipality to "find their feet"

"We are waiting to see what will happen to the iKapa bill at the end of this month. Eskom is not unreasonable. Of course we will first negotiate with Cape Town. But somewhere along the line we have got to take a stand. We can't go on for ever with people not paying for electricity. We have bills to pay — salaries and coal"

"If Cape Town says 'no, we won't pay the iKapa debt', we will try to negotiate, and if that fails we will go the same route that we have in Gauteng. But it will take a couple of months before that will happen," De Villiers said

Meanwhile iKapa treasurer Mr John Woudberg said yesterday he remembered receiving a summons for electricity money his council owed but was unable to recall the amount involved and was under the impression that the summons came from the Cape Town City Council

"We laughed at it. We have not got the money," he said

"A summons cannot be ignored, so there was some discussion with Cape Town City Council officials, and then the whole matter was handed over to the Western Cape provincial administration"

Mr Don Early, one of the city council's engineers, said Cape Town is owed a total of R60m by individual electricity consumers in its area of supply, but this is coming down because pre-payment meters are almost universal in its poorer areas and reduce arrears over time

Woudberg said he doubted very much that any part of the former iKapa area would have its supply cut off. "We are now part of Cape Town, so Cape Town municipality will probably have to provide us with the money," he said

Doman shrugs off threat to cut Cape Town's power supply

CHENÉ BLIGNAUT
Staff Reporter

(124)
AR 11/19/96

ESKOM's threat to cut Cape Town's power supplies unless outstanding arrears are paid by the end of the month is "far-fetched," says municipal spokesman Ted Doman.

Mr Doman was reacting to reports that Eskom had threatened to cut the city off unless electricity arrears of R5,6 million were paid.

This amount was owed by the iKapa council, which used to control Langa, Nyanga, Guguletu and Crossroads, and now forms part of the new Cape Town municipality, which inherited the debt.

"I don't know what negotiations have taken place so far, but I personally don't see it happening. You

don't just cut off an entire city's power," said Mr Doman.

He said R5,6 million was not such a huge debt for electricity supplied over a long period.

Mr Doman added that only a small portion of iKapa's electricity was actually being supplied directly by Eskom. He said Cape Town municipality bought the power supplies from Eskom in bulk and supplied electricity directly to Nyanga, Guguletu and Langa.

"We charge these consumers and the outstanding amounts are our concern. We carry the can for these areas," said Mr Doman.

The R5,6 million therefore could only apply to Crossroads, which was the only remaining area supplied directly by Eskom.

Council to tackle inequity in rates

Municipal Staff

(124)

THE Cape Town Municipality's executive committee has agreed to establish a working group to tackle the question of equity in the council's rating system

Chairwoman of the executive committee Nomandla Mfeketo said she was concerned about the current inequities in the rate structure of the city. Poor and disadvantaged communities paid more, relative to the services offered, than rich, advantaged communities.

"The council is committed to rectifying this imbalance. But correcting this anomaly in the rates structure will require that the payment of rates be linked very closely to the quality of services offered and the income status of the household in question," she said.

The committee then agreed to set up a task team to examine the best rating system for the municipality.

The scope of the work of the task team would include many of the current inequities related to the valuation aspect of the rating system, and they would also investigate valuations as part of the assignment.

Another issue raised was the need to eradicate the inequities within the former Cape Town parts of the Central Substructure, as well as to create equity among all the different administrations under the municipality's jurisdiction.

The executive committee has decided to make funds available so a new account billing system can be installed to help run the municipality's accounts efficiently.

The current billing system, which was installed by the former Cape Town City Council, was developed about 30 years ago and had reached the end of its life span as the technology on which it was based had become outdated.

City treasurer Eddie Landsberg said that as a result it had become very difficult to provide the municipality's customers with the expected level of service.

Executive committee deputy chairman Saleem Mowser said that while there was a lot of talk about people having to pay their accounts, there was no proper billing system in place.

"We cannot expect people to pay if they are not getting their accounts or there are no paypoints for them to pay at. We need to put the mechanisms in place to resolve this problem."

6% water tariff rise on the cards in Cape metropole

JOSEPH ARANES
Municipal Staff

WATER tariffs are set to increase by more than six per cent for communities getting water from the Cape Metropolitan Council (CMC)

The CMC's finance committee yesterday agreed to the proposed increases which must be

ratified by the full council

The recommended increases, which exclude VAT are

● The first 12 kilolitres a month, from 1,14 cents/kl to 1,21 cents/kl - a 6,1 percent increase

● The next 23 kilolitres a month, from 1,68 cents/kl to 1,79 cents/kl - a 6,5 percent increase

● More than 35 kilolitres a month, from 2,02 cents/kl to 2,15 cents/kl - a 6,4 percent increase

● More than 35 kilolitres a month, in Atlantis, 1,92 cents/kl to 2,15 cents/kl - an 11,9 percent increase

CMC chief finance director Philip Schenck said the increases were first considered by the transitional CMC in May, but councillors resolved that the

water tariff increases should be considered by the newly-elected councillors

He said if the increase was not approved within the next few months, it would have to be bigger at a later stage

"It is essential that we increase the tariffs now and keep it to a minimum

"Also, in terms of the consti-

tution, we need to equalise the tariffs and charge the same rate as other local structures," Mr Schenck said

While the total water service accumulated a surplus of more than R6 million it should be noted that during the same period, outstanding water debtors owed the council almost R59 million, he said

ARC 17/14/96 (124)

Ratepayers protest over unequal rates

(124)
PETER DENNEHY

ET 18/7/96

MORE than 1 000 Blackheath ratepayers have signed a petition against the Eastern municipality's charging varying property rates in different areas

Mr Bernard Pick, who is on the executive committee of the Blackheath Ratepayers' Association, said the petition was handed over yesterday afternoon at the municipal offices in Kuils River

"There is no uniformity, yet we are all part of the same municipality now," he said. "The number of cents per rand of municipal valuation that we have to pay in Blackheath is over double what the Kuils River people have to pay."

The same problem occurs all over the metropolitan area. Each of the six new municipalities covers an area that used to be divided into several different local authorities

Rates are still charged as if the old local authorities were still in place

Eastern used to consist of three different municipalities, plus Blue Downs/Melton Rose and Scottsdene which were both local authorities administered by the Metropolitan Council.

"The law says we can levy separate rates in what used to be different local authority areas," acting Eastern town clerk Mr Charlie Harmse said, in response to the protest. "It was not possible to go on to a uniform rate for everybody within days of the new councils coming in. We are not sure whether we will be able to introduce the uniformity we want by next year's budget."

● The Cape Town municipality decided this month to establish a team to investigate possible different rating systems

Organisations join forces to build homes

It's all hands to the housings pump

(124) RAG 22/7/96

HOUSING South Africa's people is one of the greatest challenges facing government and the private sector. In Simondium - an agricultural area near Franschhoek and Stellenbosch - people are making great strides to try to house the poor among them. Their efforts could set an example for other communities to follow. **ESANN DE KOCK** reports

HOUSING Simondium farm workers, their families, unemployed squatters and poor, destitute people in the area is no easy task. Especially since emotions over the issue have run high in this area following a recent legal battle over the presence of a group of squatters on a section of land belonging to the Cape Metropolitan Council.

But people in Simondium seem united on at least one point - housing in the area is a general problem and needs urgent attention.

It is around this belief that different organisations have recently joined in a task force to try and resolve outstanding problems and to plan housing development on about 50 ha of forestry land in Simondium which has been identified as suitable for residential housing.

The task force has sought the support and attention of Derek Hanekom, Minister of Land Affairs and Agriculture, and, with the help of ANC MPs Ben Turok and Liz Abraham, it has reported that Mr Hanekom has indicated his eagerness to help the community.

Professor Turok, who has been present at a few meetings on this matter in Simondium, says he would like to see the land developed as a type of agri-village where people will be able to generate incomes for themselves.

Discussions to determine housing needs, population data, planning requirements for a housing scheme and principles for priority allocation of land have already taken place in meetings of the task force, which is made up of groups such as the Simondium Action Committee, the Simondium and Groot Drakenstein Housing Forum and the Winelands District Council.

At the last meeting of the task group on June 29, it was decided that the Winelands District Council would get population data for the area and investigate the planning requirements with Nihnam Shand consultants.

It was also agreed that the Housing Forum would carry out a further survey for additional data as suggested in a questionnaire submitted by the Simondium Action Committee.

Richard Hill, spokesman for the Simondium Action Committee - which is made up of farmers, farm workers and labourers' committees - says the committee supports the investigation into potential housing requirements for "property owners and genuine agricultural and agriculturally-related employees of the area."

But it would like to see the process slowed down until a proper and independent impact study has been done on the proposed development.

They want the broader community to be involved in decisions and would like to hear the opinions of local people, farmers, farm workers and businesses before final decisions on the development are made.

According to Professor Turok, a report on planning requirements and ownership in the area will be presented to the next meeting of the task group on August 10.

A previous meeting of the group agreed that priority housing would be directed towards the homeless, those suffering from overcrowding on existing properties and pensioners.

The task group also identified the need to examine and establish costs for the provision of services such as water and sewerage.

It agreed there should be "no squatter camp in the proposed area" and confirmed that what was planned would mark the "beginning of a housing scheme with proper oversight and rules", and for which an official authority would have to be established.

The task group decided that those who would live in the village would have to be genuine Simondium residents who would have to undertake to pay all service fees required.

In spite of the difficult road ahead and the consultation which has to take place between farmers, farm workers, business people, the unemployed and retired, Professor Turok is optimistic about the future.

He says he would like to see "a model village" developed in Simondium. "Not just any village, but one where work will be generated. It could be RDP-related and I'm convinced we can get the money to do it."



HOMELESS Mina van Wyk lives a few metres from the railway line that runs through Simondium. Years ago, when her son worked on a farm in the area, she used to share a house on the farm with him. When he lost his job, the family split up.

GATHERING DATA: (inset) Lewis Conradie, front, and Eddie Petersen of the Groot Drakenstein Forum are involved in gathering data to determine how many people need houses in Simondium. Here they come from a derelict concrete structure which is often used as a shelter by homeless people in the area.

Pictures: OBEID ZILWA, The Argus

Project to transfer houses in Khayelitsha bogged down

CF 29/7/96
(124)

ERIC NTABAZALILA
STAFF WRITER

A GOVERNMENT project to transfer state-owned houses to 25 000 Khayelitsha families for "free" has failed to get off the ground. It is four months since the start of the project and not a single resident has received a house.

In an attempt to alleviate the housing crisis, the government initiated a project in April whereby people who occupied state-owned houses would be given free transfer of the homes.

Residents, some of whom had been paying rent and living in the houses for several years, and people who stayed on plots with outside toilets were eligible for the scheme.

Residents who lived in brick houses were to be given government housing subsidies of R15 000 — R7 500 of which would be spent on the plot and the balance on the house.

Those on plots that only had

outside toilets — no houses — were also to get a subsidy, R7 500 of which was to be spent on building materials.

However, the project, said to be a "bid to house all the people of the country", has been dogged by delays and political wrangling.

Miss Ntombomzi Macingwana, of the Khayelitsha Development Forum, said "The project was delayed by the old Lingeletu West Town Council officials who said the process would not start until they felt it was the right time for it to be implemented.

"I think this was a political ploy by these officials."

The other reason for the project's delay is the long process of trying to find out who the owners are. Some people are falsely claiming ownership of the houses in an attempt to obtain a house.

A socio-economic survey to investigate house ownership is being carried out by the Khayelitsha Education Resource Informa-

tion Centre (KERIC).

Mr Dumisa Mbangani, of KERIC, said people should be patient. "The project is a long process," he said.

A Dispute Resolution Committee has been set up to deal with cases of disputed ownership. Mbangani said some of the houses had been sold without papers being signed.

The scheme was also said to be a bid to reduce Tygerberg's housing debt to the National Housing Committee by R213 million. Tygerberg has taken over the debt from Lingeletu West Town Council, Khayelitsha's previous local authority.

The Western Cape Provincial Administration is to fund the facilitation of the scheme and the transfers will not cost Tygerberg ratepayers a cent.

A R615m debt has accumulated in the development of Khayelitsha — mostly funded by the National Housing Forum.

Athlone power plant all fired up again

ET 7/6/95

124

MUNICIPAL REPORTER

ATHLONE power station is being fired up again after years of enforced inactivity

City electrical engineer Mr Fred Berwyn-Taylor said Eskom had approached the city some years ago and said it had spare capacity in some of its more modern power stations.

Since it is better to run power station machinery continuously, rather than switching it on and off according to demand, Eskom offered to provide Cape Town with power at "a satisfactory price" in exchange for keeping Athlone power station idle.

Mr Berwyn-Taylor said this arrangement had made sense for both parties. Eskom supplied electricity to Cape Town at a price below that for which Cape Town would be able to generate it itself. This is because modern power stations upcountry are more efficient than old ones — Athlone power

station was built in 1961

Last winter, however, Eskom experienced a large load increase and nearly ran out of spare capacity. It informed Cape Town that it would phase out its favourable tariffs over a three-year period.

This means that Cape Town has to phase in Athlone power station again, which involves a gradual warm-up process. A couple of months ago, it started working again at one-third of its capacity.

Yesterday a ship was due to off-load 12 000 tons of coal from Namibia in Table Bay harbour for the power station.

Mr Berwyn-Taylor said the council was aware of environmental sensitivity and steps were being taken to avoid being an irritant in the community.

"We will clean up the stack gases, even though they are already within the limits laid down," he said. "Steam does escape, but we are busy with devices to silence it."

11 percent rates increase likely — for now

ARLT 8/6/95

(124) (23)

ANDREA WEISS, Municipal Reporter

TONIGHT the Cape Town City Council is likely to pass a R2,8 billion budget which will put rates up by 11 percent — for now

The rates increase is in line with current inflation rates

Because new boundaries for the city are still in dispute, the council is unable to draft a budget taking in the former black local authorities and so may have to consider a revised budget in the future

This could mean a further rates rise

Tonight, because of a provision in the interim constitution, a two-thirds majority will have to vote in favour of the budget, which applies only to the council's present area of jurisdiction

Each portion of the draft capital budget has been considered and approved by the relevant standing committee, which in turn reported to the city's executive committee, chaired by Nomaindia Mfeketo, who makes the budget speech tonight

The draft operating budget was considered by a separate committee, which also reported to the executive committee

Because of this process it is unlikely that there will be any major disputes over particular aspects of the budget

The budget is described as an interim budget which will be in force until the council's new area of geographic jurisdiction becomes clear

The council has already agreed to an average nine percent increase for electricity and a five percent increase for water

In line for a big cut is tourism organisation Captour, whose R2 million grant is likely to be slashed to R500 000

The rationale for the cut is that the Cape Metropolitan Council should take greater responsibility for organisations with a metropolitan function

Wesgro, which has been given R500 000 a year for the past three years in terms of an agreement to market Cape Town overseas, will get only R250 000 this year.

● Lifeline for Captour, page 7

R20 000 debt: Don't evict us, plead tenants

□ ANC one of three groups in arrears to council
 (124) ARG 8/6/95

JOE ARANES
 Municipal Staff

THREE organisations in Bonteheuwel, which collectively owe the Cape Town City Council almost R20 000 in rent arrears, have appealed to the council's housing committee not to evict them

The Bonteheuwel Civic Association, which rents two offices from the council, owes more than R12 000, the local African National Congress branch owes almost R7 000, and the new Bonteheuwel Civic Organisation is almost R500 in arrears

A delegation of the ANC met the committee yesterday, offering to pay R50 a month towards their debts, and also asked the committee to consider reducing their rental

Presently they are expected to pay R448 a month

Charlotte Sims, the council's director of housing, told the committee the ANC, since taking occupation of the office at the Bonteheuwel Town Centre before last year's elections, only paid rent for two months

"Since then we have not received a cent from the organisation," she said

The Bonteheuwel Civic Organisation, in an earlier interview, told committee members they were organising a fundraising event and would pay their arrears after the event. Their monthly rental and that of the other civic organisation is R25 a month

Bonteheuwel councillor John Miranda said he found it unacceptable that organisations that tendered for office space

knowing what their financial commitments were, could now ask the council to wait until after a fundraiser for payment

"We can't allow this to continue. If they cannot pay, the council must evict them"

Neil Ross said the problem had been going on for years and that it was time the council issued summonses demanding payment

"Already the civic bodies are paying a nominal rate, which is less than the council's expenditure for leasing the offices, and they cannot even afford to pay that"

He said the council should inform the Bonteheuwel Civic Association that they should vacate one of the offices as they were illegal tenants

"The ANC ran up a huge debt

during their electioneering campaign and are now asking to pay only R50 a month. It is time they realised the council is not in the business of subsidising political parties

"They must pay their arrears and I think their request for a review of their rental is a different matter which should be discussed," Mr Ross said

The committee decided to leave it to the council officials to prepare a recommendation for new rentals and made it clear the decision would apply to all political parties renting office space from the council

● The housing committee also agreed that former management committee offices in Bonteheuwel and Manenberg would be made available to all councillors, free of charge, for their use in municipal affairs

'Modest rates increase shows discipline'

ARC 9/6/95 (124)

Municipal Reporter

THE Cape Town City Council's modest rates increase of 11 percent showed that it was committed to fiscal prudence and discipline.

This was the view of executive committee chairwoman Nomandla Mfeketo in her speech to the council prior to its adoption of the budget.

Ms Mfeketo said the budget passed by the Cape Town City Council last night largely represented the "priorities and perspectives" of the previous council, but a special post-budget review process was in the pipeline.

She believed there was a "tremendous need" for change

which had to ensure an equitable, unified and excellently governed Cape Town.

She said a process of drafting a five-year RDP development plan would also begin so that longer-term objectives for reconstruction and development could be met.

"Resources will be scarce and difficult choices will need to be made. We will have to decide which kinds of projects should receive priority and which projects should wait. To draw up this plan we will consult extensively with communities and interest groups."

Ms Mfeketo said a number of key principles underpinned democratic local government.

Firstly, there needed to be service-provision equality to ensure that the basic needs of all residents were met. The city council was taking immediate steps to implement the Strategic Management Plans.

Citizens should also pay for the services provided to them, so the city council would make a concerted effort to ensure that Masekhane succeeded.

Those already getting excellent services should not expect any service improvements in their areas, while those not paying would have to play their part.

The council was also pursuing a policy of employment equity with vigour.

Ms Mfeketo said she hoped that wage negotiations this year would not be as acrimonious as in the past and would be conducted in a constructive spirit of fairness and openness.

A second principle was one of unity. Factors which would enhance this were the imminent development in District Six, the 2004 Olympic Bid and the building of a relationship of trust between the council and the citizens.

Thirdly, Ms Mfeketo called for good governance which meant that local government would have to become more cost-effective and customer orientated.

City's trading services take biggest slice

Municipal Reporter (124)

THE biggest slice of the Cape Town City Council's budget goes towards trading services, including electricity and water.

The city will spend R1 025,7 million on electricity, 36 percent of the budget. The next largest amount goes to water (R393,8 million or 13,8 percent).

Epping market will need R23,1 million, followed by Maitland abattoir, R20,9 million. ARG 9/6/95

Moves are afoot to restructure the market as a Section 21 company, while negotiations around the troubled abattoir, operating at a deficit, continue.

Infrastructure will claim the second largest slice (R301,2 million), followed by amenities (R284,3 million).

The city will spend R237,2 million on direct services, R171,7 million on health, R144,9 million on protection, R126,2 million on housing, and R120,4 million on administration.

Marais figures for borders 'misleading'

Municipal Reporter

FIGURES used by local government minister Peter Marais to justify his proposed boundaries were "gravely distorted and misleading"

This was said by Nomaindia Mfeketo in her budget speech to the Cape Town City Council

Ms Mfeketo said Mr Marais had justified his proposals on the grounds of financial equity and had produced figures to try to justify his decision

But his proposed boundaries created a "highly inequitable situation" and placed a very unfair burden on the residents and businesses of the central municipality

Those living outside the central area would be relieved of their responsibilities to deprived areas and the consequences to the city would be disastrous

"This council will thus oppose these proposed boundaries with all the resources and energy we can muster until an equitable and workable solution is reached"

ARG 9/6/95
In the debate that followed, Leon Markovitz, who leads the National Party caucus in the council, gave his version of events during last week's failed negotiations between the African National Congress and NP

Mr Markovitz said two negotiating teams had reached an agreement that Tygerberg would take Ikapa and Crossroads and Cape Town would be linked to Khayelitsha. But the following day the ANC negotiators returned to say there was no deal.

"They could not deliver"

Neil Ross, leader of the Democratic Party caucus, said it was not for the ANC and NP to strike deals in "little dirty backrooms"

Demarcation principles were outlined in the Local Government Transition Act and fiddling for political purposes had to be condemned

Hamef Tisseker of the ANC said it had been clear that the ANC had no mandate to make an agreement and needed to consult other groups

City Council extends hand of friendship

Municipal Reporter

CAPE Town City Council wants to move away from its domineering image and extend "a hand of friendship and cooperation" to all local authorities.

This was said by executive committee chair Nomaindia Mfeketo in her budget speech last night

Ms Mfeketo said that for too long the city council had been seen "fairly or unfairly" as arrogant and domineering

"We believe in strong local government, not just for Cape Town but for the whole of the metropolitan area. Let us work together to meet the serious financial and political challenges facing all of us."

Ms Mfeketo said the council would not use its size and resources to dominate the "arranged marriages" of local authorities into new structures when the boundaries were decided.

(263) ARG 9/6/95

Olympics financial commitment 'limited'

Municipal Reporter

CAPE TOWN City Council's financial commitment to the Olympics at this stage is "extremely limited"

Executive committee chairman Nomaindia Mfeketo told the council there were no obligations in the contract with the National Olympic Committee of South Africa that placed any significant possible future burden on the residents of Cape Town

Arrear councillors hit back

Municipal Reporter (124)

COUNCILLORS in arrears came under attack — and defended themselves vigorously — during the budget debate

Kenneth Penkin said it was a "disgrace" that, for the past four months, they had received allowances while being in arrears

Riedwaan Isaacs of the African Muslim Party said those councillors in arrears were no different from their comrades in marginalised townships.

Faldiela de Vries of the SA National Civics Organisation said she held her council seat "with dignity" ARG 9/6/95

Her rent debt, which was published in the Press, was run up during the rent boycott and she had declared her position at meetings

She said transparency had to be looked at from all angles, suggesting that councillors who had business interests which benefited from council decisions also should be put under the spotlight



Council budget gets grudging nod

(124)

APR 9/6/95

ANDREA WEISS
Municipal Reporter

COUNCILLORS have grudgingly accepted a run-of-the-mill annual budget for the Cape Town City Council, but agreed to an almost-immediate review process to reassess the city's priorities.

A narrow two-thirds majority of the 98-member council was achieved last night in terms of the interim constitution when 70 councillors voted for the budget.

A thread that ran throughout the debate, which followed a tradition allowing councillors to speak their mind on any matter of their choice, was the dispute over boundary demarcation.

Another was the recent Press leak of a list of councillors who were in arrears to the city council for rent, electricity and water charges.

After her budget speech, ex-

ecutive committee chairman Nomandla Mfeketo asked that the question of Captour's funding be deferred until the next council meeting because earlier had decided to offer the organisation a R1,5 million loan to make up for its budget cut to R500 000.

Deputy exco chairman Llewellyn van Wyk described the budget as "not the end, but the beginning" of a process which could be used as an effective and "critical tool" for transforming the city.

He appealed that new criteria be set, with budgeting being linked to projects rather than departmental needs.

Leon Markovitz, National Party leader in the council, said the budget was "fair and indeed a milestone for the city".

Neil Ross, leader of the Democratic Party caucus, said the budget had the "fingerprints of a hurried process" all

over it. However, he supported the idea of reassessing priorities and building the RDP into the budget after approving it.

Riedewaan Isaacs of the African Muslim Party said there was a need to ensure that basic services be restored and maintained, and suggested that imbalances in the budget should be a priority in the standing committees.

Chris Joubert of the DP appealed to the council to initiate talks between Abakor and the unions with a view to striking a fair deal before the abator's reserve fund ran out next April.

Mzukisi Gaba of the Communist Party said the budget "failed to be informed by the RDP". He also questioned the council's system of awarding rates rebates, claiming this perpetuated inequality.

Saleem Mowzer of the African National Congress gave the budget his qualified sup-

port, but said it did not meet the needs of the majority.

Hanief Tisseker, also of the ANC, said Cape Town was a city where the poor subsidised the rich. Rates were unrelated to realistic market values because the valuation roll was at least 10 years out of date.

Siviwe Matika, formerly of Azapo, successfully moved an amendment to the budget, asking the executive committee to look into the valuation roll from a political and legal angle with a view to equity being achieved.

Arthur Wienburg described the budget as being "inflationary, empire building and imprudent". It was made up of "grandiose spending" which was like a "runaway train".

He cited as examples R18 million for the Sea Point pool and R20 million for the Hartleyvale hockey stadium.

R30-m to get Athlone (124) power going

Municipal Staff

THE Cape Town City Council is spending R30 million to re-commission the Athlone power station in an effort to keep to a minimum electricity costs

The power station was commissioned in 1961 but closed 10 years ago. It will take about three years to get it fully-operational.

Station manager Wouter Roggen said because the station was coal-powered, it meant that some ash would be released into the air and the station would also generate some noise in the daily process of warming the steam turbines before daylight.

"But we intend installing fabric filters on the boilers to limit ash emissions to 50 mg/cubic metre and council engineers are experimenting with sound attenuators, to limit sound levels."

ARC 9/6/95
The national ash emission standard was 400 mg a cubic metre.

Mr Roggen said the re-commissioning of the station was in the early stages and much of the light fall-out monitored in the vicinity in recent months had turned out to be mostly wind-blown particles from other sources.

R2.8bn BUDGET PASSED

Council holds rates hike down to 11%

SENIOR council officials pledged yesterday that every effort will be made not to increase rates again when new boundaries come into effect. **PETER DENNEHY** reports.

THE City Council passed a R2,8-billion holding budget yesterday which includes an 11% rates increase

Senior council officials said every effort will be made to prevent another increase within months of the new boundaries coming into effect

Yesterday's annual council budget had to be prepared based on the present municipal boundaries

The Local Government Transition Act requires that 104 days after the boundaries change, a Joint Executive Committee must integrate the budgets of the various councils that have been merged, such as Cape Town, Kapa, Pinelands and Crossroads

Assistant city treasurer Mr Mike Richardson said provision has been made in the municipal ordinance for another rates increase

over the 11%.

However, city treasurer Mr Eddie Landsberg said the city aimed to get financial help from the provincial authorities, which have been funding the running of the townships

Funds will also be provided by the Cape Metropolitan Council for the re-establishment of township services, some of which have virtually collapsed.

Councillors said during last night's budget debate the new budget did not differ much from those in the past, with the exception of having to provide for RDP projects to the tune of R15 million

Councillor Mr Neil Ross said the city had some money in the kitty to provide housing, mainly because over R25m from the sale of the Clifton bungalows is in a social development fund. This may soon be increased to R40m if the per-

(124) (218) CT9/6/95
centage of the proceeds from bungalow sales that goes into the development fund rises from 50% to the 80% as the council had requested.

Features of the R2,8-billion budget, broken down into R2,1bn for operating expenses and R657m for capital projects, include:

Electricity

- A 10% increase in council housing rentals, along with the 11% rates increase;

- Electricity tariffs will rise by about 9% from August 1, and water tariffs will rise by about 6%;

- Owners of residential properties will have to pay rates of 6,815 cents per rand of the municipal valuation of their houses. The rate for non-residential properties will be 9,212 cents in the rand.

- R586m will be raised from property rates in the coming year;

- Council houses will receive an R11,2-m subsidy from the rates account.

Councillors hit back at arrears leak

(124) CT 9/6/95
MUNICIPAL REPORTER

THE ANC launched a furious attack on councillors, or a councillor, who leaked information to the Cape Times that six non-statutory councillors were in arrears to the extent of R28 000 for water, lights and rent yesterday

In a press release, ANC councillor Mr Mansoor Jaffer, speaking for the councillors identified in the leak, said leaking the details was a "manifestation of resistance" to the changes taking place in local government

Mr Jaffer said the central issue was that the leak must have come "from sources who have for decades lapped up the privileges which apartheid patronage bestowed on them"

'Pensions'

It annoyed those councillors named that they, who collectively owed R28 000 to the council, stood accused while there were other councillors who had willingly accepted "apartheid pensions totalling huge amounts"

"It is cowardly for nameless and faceless people to drag their names through the mud, especially since many of them had voluntarily done community work over the years, alleviating the plight of members of their community."

Govt sets tight limit for Marais

CT 9/6/95

CHRIS BATEMAN
POLITICAL STAFF

THE central government yesterday swiftly enforced its legal "slapping down" of Western Cape Local Government Minister Mr Peter Marais' boundary proposals by giving him just 18 hours to propose a new Provincial Committee

However, Acting Provincial Affairs and Constitutional Development Minister Mr Chris Fisser apparently relented after a furious response from Premier Mr Hennis Kriel's office and extended the deadline

The Provincial Committee to which Mr Marais appointed two NP-supporting members, ensuring his controversial exclusion of Khayelitsha from the Tygerberg

sub-structure, is supposed to be a neutral watchdog of transition

The amendment to the Local Government Transitional Act declared invalid decisions taken by restructured provincial committees between April 30 and June 7 this year, negating Mr Marais' Cape Metropole demarcation

It also requires Provincial Affairs and Constitutional Development and Justice Ministry approval for any new Provincial Committee appointments by provincial ministers

Top NP sources in the central government said no chance of a political settlement — as pleaded for by Mr Kriel and Mr Marais — now existed as the ANC would rely on the amendment to force the Western Cape's hand.

Shopping till they drop

STAFF REPORTER

WHAT do the wives and girlfriends of the English rugby players do while the boys are busy training for their most important game in the World Cup? Shop, of course

Tracked down at the Waterfront they said travelling on a rugby tour could be a bit lonely

Ms Jayne Guscott, wife of centre Jeremy Guscott, who brought the couple's two young children, said she was enjoying herself even though she spent most evenings in the hotel with the children while the rest of the group went out to enjoy the city night life

The two groups are living in separate hotels

Ms Michele Lawrence, girlfriend of loose forward Ben Clarke, said "You have to be a certain type of woman to have a boyfriend or husband as part of the English team. We are all independent and most of us have our own careers"

'Serious client' for the Rooivalk

(254) CT 9/6/95

THE armaments company Denel has decided not to send its Rooivalk attack helicopter to the prestigious Paris Air Show this year, mainly to enable a full demonstration in SA for a "serious potential client"

Denel chief executive officer Mr Johan Alberts did not name the client, but informed sources said

yesterday it could be Malaysia, which was interested in building the Rooivalk under licence

The helicopter has also undergone modifications, including more powerful engines and better exhaust suppression, improving its overall performance by 10%

Meanwhile, a South African armaments firm, Reumech, manu-

facturers of the Olifant tank, Rooikat and Ratels, has been short-listed for a R1 billion contract to supply 450 armoured infantry vehicles to the Australian army in 1998

Reumech has teamed up with the Australian National Industries to supply the vehicles — Own Correspondent, Staff Reporter

Arrear councillors hit back

Municipal Reporter (124)

COUNCILLORS in arrears came under attack — and defended themselves vigorously — during the budget debate (223)

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Riedwaan Isaacs of the African Muslim Party said those councillors in arrears were no different from their comrades in marginalised townships

Faldriela de Vries of the SA National Civics Organisation said she held her council seat "with dignity" ARG 9/6/95

Her rent debt, which was published in the Press, was run up during the rent boycott and she had declared her position at meetings

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Most spending on basics

(124)

ARG 9/6/95

Municipal Reporter

ABOUT 57 percent of the council's capital budget is going towards infrastructure for roads, sewers, stormwater and electricity.

At this stage no allocation of funds has been made by the state for Reconstruction and Development Programme projects, but a post-budget review process will direct all possible spending in that direction.

A specific contingency of R15,5 million for community initiated RDP-type projects has been included in the capital budget.

R101 million is to be spent on roads, sewers and stormwater.

The cleansing service is budgeting for R27,2 million.

Provision has also been made for upgrading Hartleyvale stadium as an Olympic hockey venue and for major improvements to Athlone stadium.

The electricity service expects to spend R173,5 million.

Athlone power station is being recommissioned because of changes in terms with Eskom.

The council has made provision for stage 2 of the Palmiet water augmentation scheme which increases the capital budget in the water department by 41,6 percent to R101 million.

A surge of hope in Lwandle

ARG 12/6/95

(124)

JOSEPH ARANES
Municipal Staff

A FEELING of optimism has swept through the drab settlement of Lwandle, on the outskirts of Somerset West, where plans for the upgrading of the hostels and other developments are being discussed by the community

For the past five years the community has petitioned different government departments and other agencies for help to improve the quality of their lives, with little success

But now all that is slowly changing

Recently the Development Action Group, a non-governmental organisation which helps disadvantaged communities prepare upliftment programmes, came to their assistance

Together with the community they established the Sakhumzi Trust and a local negotiating group, which included all the community organisations of the area. They discussed what was needed to make life bearable

Their proposals included upgrading and transforming the hostels into family units, the construction of additional houses, the building of a town hall and library, installing a flush toilet system in the area, and a number of other plans

Manager of the trust, Sizwe Quthu, said the town, which became an independent local authority in the late 1980s, consisted of hostels and about 350 serviced sites

"The hostels, which were built in 1958, house about 500 families and are in a very bad state. The walls are cracked, the roofs leak and people live in overcrowded and unhealthy conditions

"We have appointed consulting engineers Liebenberg and Stander as the project managers for the development, and they have just completed a pre-implementation study of the area

"In terms of their recommendations, which are being discussed with the entire community, work on the hostels-to-homes project should start at the beginning of April"

Mr Quthu said they would apply to the government's hostel upgrading fund for the R25 million needed for the project and through the new housing subsidy scheme for funds for the other projects

In the community, everyone is speaking about the new plans but not all with the same enthusiasm

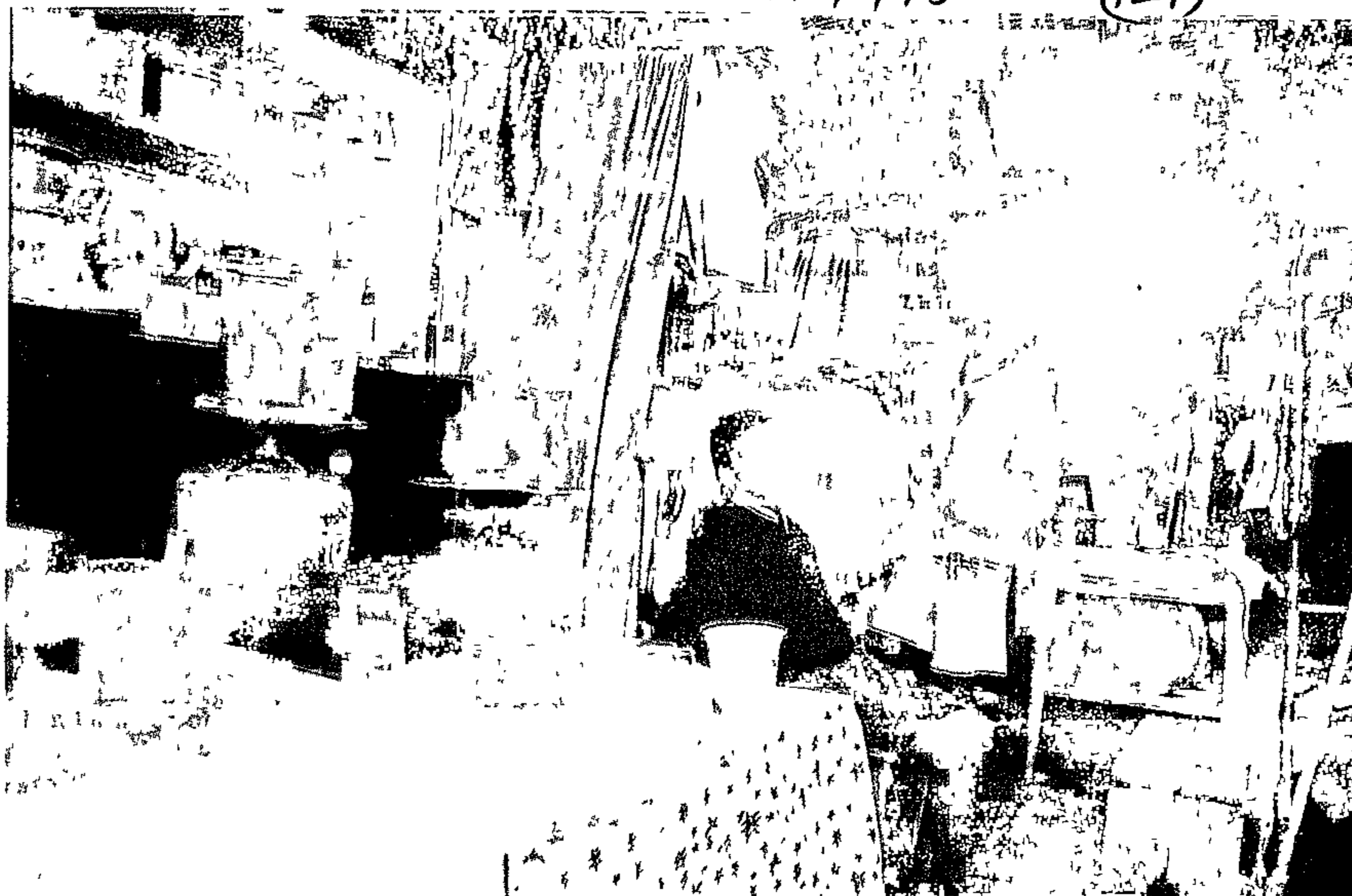
"For years we have held discussions of this nature, and nothing has come of any of it. Only when the physical work starts will I begin to get excited," said an elderly resident

For Rachel Gcuku, who lives with her husband and two children in a seven square metre area of a hostel which they share with 16 other people, any news of an improvement to their conditions is good news

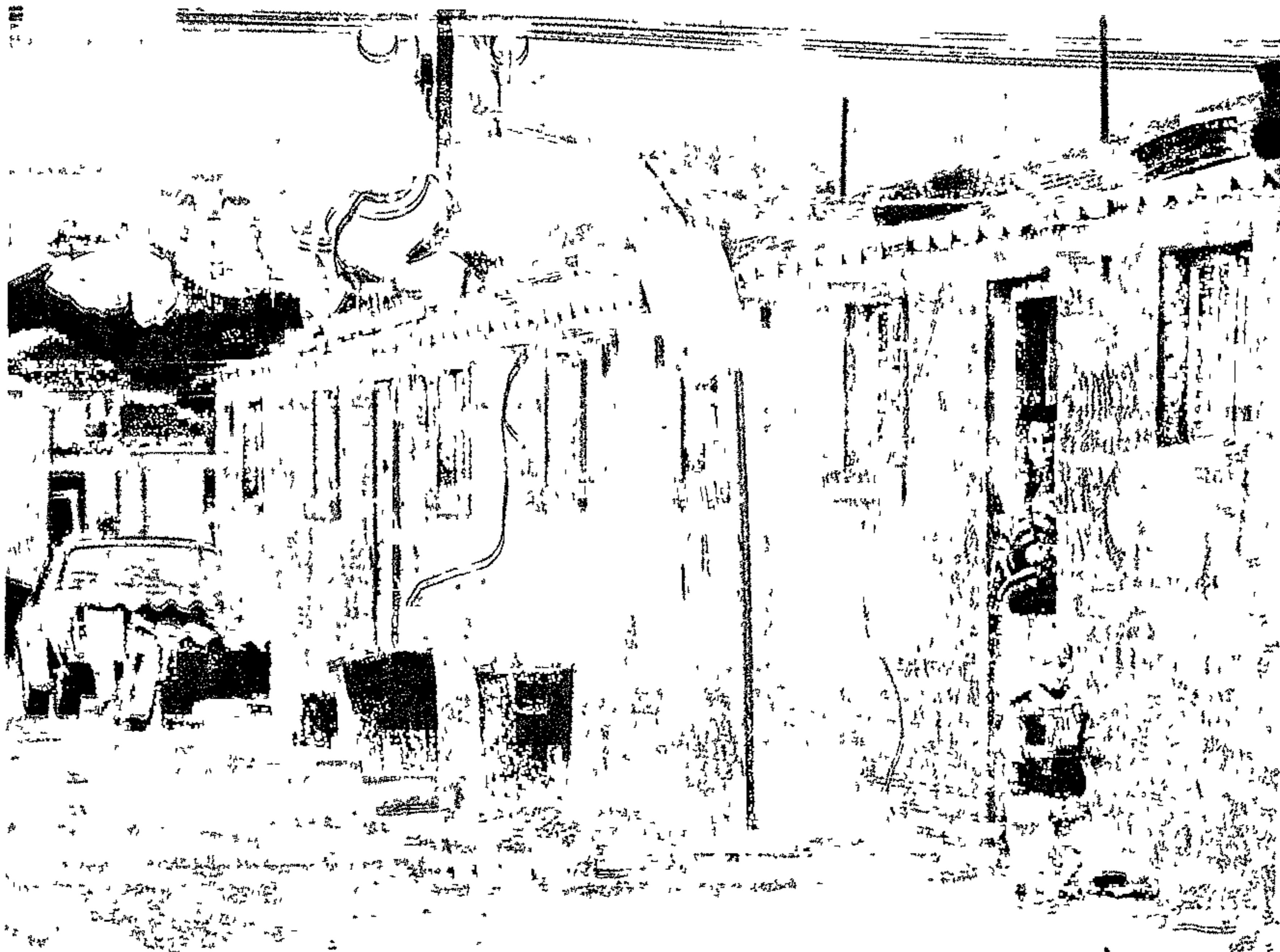
"I am very interested in the proposals and am looking forward to moving into a decent house where my family can live in privacy

"It is difficult to raise children under these conditions. The place is cold and unhealthy," Mrs Gcuku said

On the other side of the settlement a long building constructed from cor-



CRAMMED: Yanga Molo and her brother Ayanda prepare their lunch in their Lwandle hostel home



WINTER WINDS: A young boy and his mother stand in the doorway of the hostel where they live to avoid the freezing wind

rugated sheets also serves as a shelter for 20 families

One of the residents said it was used as a church, but with the scrapping of influx control legislation, people were allowed to live in it

The families skillfully partitioned the building into family units not

much bigger than an average suburban toilet

Sindile Hlathi, who lives with his family in one of the units, is as impatient as the others at the prospect of moving into a proper house

"We cannot go on living like trapped animals in a cage. The government promised us decent housing,

and now finally there is some serious talk about its delivery," he said

On the streets some of the residents were cleaning the roads, but the stench of the bucket toilets remained overwhelming

Notusapho Hlathi said "Soon we will have proper toilets, and will no longer have to breathe this vile air"

THE CAPE

The Argus, Monday June 12 1995

5



DIM LIGHTS: Notusapho Hlathi and her husband Sindile ponder their future which they hope will be much brighter than their present situation. Walking towards them is their daughter Nofese, 3.

Pictures OBED ZILWA The Argus

Need to reconvene Committee 'urgent'

CF 12/6/95

IS BATEMAN
LOCAL STAFF

Western Cape cabinet sits tomorrow to discuss two central government membership proposals or the powerful Provincial committee which has been at the core of the Cape Metropolitan day dispute.

The central government is under pressure to reinstate the Provincial Committee, which vets decisions by Local Government Minister Mr Peter Marais, so that Western Cape can meet the November 1 election deadline.

The government last week rejected the Local Government Act to render null and void Mr Marais' controversial NP-ting appointments to the Provincial Committee. It also invalidated all decisions taken by the committee between April 30 and June 7, including the controversial exclusion of Khayelitsha in the Tygerberg sub-structure. With public submissions on

ward delimitations in rural areas coming in, the reconvening of the Provincial Committee is becoming urgent as it must first reconsider all its now-invalidated decisions.

Although both Premier Mr Herens Kriel and Mr Marais said they would take up with the Constitutional Court what they view as central government "interference", it was reliably learnt that by the weekend the Department of Constitutional Affairs had received no such legal notification.

Rural elections

Top constitutional sources have scoffed at suggestions by Mr Marais that the withdrawal of his controversial Regional Councils Bill could prevent rural elections from being carried out.

Even if he refused to issue the necessary proclamation enabling rural elections, the Transitional Local Government Act allowed the government to ensure all elections took place, they said.

Rates in Pinelands may double

CF 12/6/95

(124)

MUNICIPAL REPORTER

PROPERTY rates in Pinelands are likely to double after it is incorporated into Cape Town. But the increases will be very gradual and will only start in July next year.

The Pinelands municipality this month decided not to increase rates, for the second year in a row. Cape Town has just passed an 11% rates rise budget, when its rates are already perceived to be higher than those in Pinelands.

Asked this week whether Pinelands might face an upwards adjustment a few months after the boundaries change, assistant treasurer of Cape Town Mr Mike Richardson said it was far more likely that Pinelands rates would go up only in the middle of next year.

At the time of last year's budget, there was also speculation that Cape Town's then 9,5% rates increase could be further increased by additional levies imposed by

the Cape Metropolitan Council.

This has not yet happened, nor is it likely to this year. But there is a small possibility that the financial experts who merge the Cape Town, Pinelands, Ikapa and Crossroads budgets might call for a special supplementary rates increase within months.

Mr Richardson felt this was not very likely. On the other hand, he said, there would be upward pressure on Cape Town and particularly Pinelands rates over time.

Pinelands charges 3,08c per rand of the municipal valuation of a property, according to its town clerk Mr Alwyn Landman.

Cape Town's rate in the rand for a residential property is more than double that, at 6,815c in the rand.

Mr Richardson said Pinelands rates would not double overnight, not even at this time next year. "No politician will do that", he said. "But over five years or so it is possible to phase in a doubling."

Cape woman identified

NICOLA Ponce In Cyprus in a small identification operation. However, a woman from the island of Cyprus was identified as the mother of a child who was attacked in a public house in the town of Pinelands. The woman was identified by the police as Nicola Ponce. She was identified by the police as the mother of a child who was attacked in a public house in the town of Pinelands.

Plan to export 'small', live perlemoen

DAN SIMON
STAFF REPORTER

A BRAND new South African product — live cocktail-size perlemoen — is to hit overseas markets soon in a bid to undercut the burgeoning illegal trade in the delicacy.

In recent trial runs, a Gansbaai fishing company successfully

exported limited quantities of its first maturing harvest of farmed perlemoen to Japan with a minimum mortality rate.

Premier Fishing hopes to increase the amount to 250kg by the end of the year. Perlemoen is being farmed by only five fishing companies in Western Cape and Port Elizabeth.

and it is expected that by the end of 1996 the first real significant exports of the live delicacy will be made.

Besides earning the country a potential R50 million annually, the legal trade would help reduce the immense pressures on natural resources through legal fishing and rampant poaching.

Recluse feels

Recluse feels

R30m in pipeline for water, sewerage

(124) CT 15/6/95

MUNICIPAL REPORTER

OVER R30 million is to be spent on providing bulk water, sewerage systems, and stormwater pipelines to the developing areas of Weltevreden North and Southern Delft, which are both part of the Serviced Land Project (SLP).

The SLP is a project which aims to provide affordable housing to people of fairly low income levels in the Greater Crossroads area.

According to a report approved by the Cape Metropolitan Council's finance committee, which has yet to be finally approved by the full council, R40m — of which the R30m is part — has already been allocated for the SLP, and another amount of R20m is likely to be on the estimates for the SLP in the next financial year.

Only R11m has been allocated thus far to provide bulk services to Philippus East, leaving the way open to allocate the R30m to the other areas.

'Four years, much cash to restore Ikapa'

ARC 19/6/95

(124)

□ *Services completely broken down*

PETER GOOSEN
Staff Reporter

IT WILL take up to four years and a lot of money just to restore basic services to the Ikapa town council area where there has been a complete breakdown of services and management, says city engineer Arthur Clayton

He told a meeting of the Wards 14 and 15 Ratepayers Association at the Claremont Civic Centre that he had been party to a strategic management plan to put Ikapa back on its feet and fortunately it had been accepted by the Cape Metropolitan Council Implementation had started three weeks ago

Mr Clayton said the existing staff in Ikapa, the local community and his department had been involved in a tripartite agreement so that the clean up operation was being handled in cooperation with the residents. Local people had been employed to help with the clean up campaign

Stormwater drains were

blocked with sand and refuse, there was no refuse removal, sewers were blocked, refuse had piled up and all the man-hole covers had been stolen. There was no-one in charge of the council staff who remained and they had no direction

Even if people did pay for their services, there was no staff to take the cash from them

"And if we had that level of service we wouldn't pay it either," Mr Clayton said

A large store of the former Ikapa town council had one boot in it and a member of the council staff had been found one day industriously painting a wheelbarrow. There were five drain cleaning machines, all broken, and none of the staff knew how to operate them

The clean-up campaign was being done bit by bit, but progress was being made

The Ikapa area, including Langa, Guguletu, Nyanga and Crossroads and the Brown's Farm community had asked to be included in the new clean-up campaign

Speaking about the local authority boundary dispute, Mr Clayton said the figure of an 80 percent increase in rates to pay for the upliftment of Khayelitsha — if it became part of a larger Cape Town substructure — was a worst-case scenario and in his personal opinion it would probably be less because it was obvious that the government and the Cape Metropolitan Council would have to help

For instance, the 10 percent levy which all businesses paid to the CMC would have to be increased and this money should be made available to upgrade the former black areas. Grants from the Reconstruction and Development Programme fund could also help

Mr Clayton said when new substructure boundaries were decided, it would be a major headache for existing local authorities because it would involve moving staff, and working out water, sewage and other tariffs which would differ from area to area. He described it as "a minefield"

Langa mortgage plea refused

Inadequate administration, failure to pay among the reasons

(124) ARG 22/6/95
Political Correspondent

AN application for Langa to join the mortgage indemnity scheme, part of the government's new deal for housing, has been rejected

The township was among 28 areas whose applications for cover were refused or held over by the Mortgage Indemnity Fund

Without mortgage indemnity, banks are unlikely to provide loans for building homes under the housing deal announced by the government last month

Mortgage Indemnity Fund chairman Johan de Ridder said reasons for refusal included inadequate local administration and service provisions

Persistently low or declining payments for services and interference with legal process following default on loans were other reasons

Grassy Park and Macassar were among areas whose applications were approved

Mr De Ridder said the communities had been informed

Those whose applications had been turned down had been urged to seek solutions. They could then reapply

Meanwhile the fund said it had accredited another five mortgage lenders in addition to First National Bank, Standard, Nedcor, Absa, NBS and Saambou

The new lenders are Khayalethu Home Loans, Citizen Bank, Community Bank, Bophuthatswana Building Society and Mercantile Bank

(124) CT(BE) 23/6/95
W Cape housing board established
WESTERN CAPE Housing Minister Mr Gerald Morkel yesterday announced the establishment of a 15-member provincial Housing Board to execute housing policies
Mr Morkel said 155 applicants had been nominated by about 80 organisations to sit on the board — Sapa

R50M TO RESTORE SERVICES

Metro won't increase levies on business ⁽¹²⁴⁾

THE CAPE METROPOLITAN COUNCIL will not increase levies as was feared and has allocated R50m to restore services in black townships. **PETER DENNEHY** reports.

IN its first-ever budget, the Cape Metropolitan Council decided yesterday not to increase the levies it imposes on businesses

These levies, on the turnover of businesses and on their total remuneration packages, will bring in R267m in the forthcoming year

Fears had been expressed that the council would take bites out of municipal budgets and redirect the money to areas of greatest need

Instead, the council has decided to dedicate R50m towards restoration of municipal services in Greater Cape Town's black townships — Lingelethu West, Kapa, Crossroads, Mfuleni and Lwandle

A further R30m will go towards

RDP projects which have yet to be identified

The budget as a whole comprises R1,3 billion, with just over a billion rand of operating expenditure and R294 million on the capital budget. Two-thirds of the capital budget is made up of projects being undertaken by local authorities under the Cape Metropolitan Council

Deficit

It is anticipated that the council will have to dip into its own reserves to the extent of R118 million in the forthcoming year, to fund an operating deficit. This will

leave about R220m in the reserves.

No money has been set aside for the Olympic bid "because none had been asked for".

The main debate yesterday centred on a suggestion by councillor Mr Jez Snyman, of the Good Hope Alliance, that R10m be placed on the budget for severance payments, R6m to top up the pension fund and R48m as a provision for arrears in respect of services rendered to black local authorities.

The amendment was rejected, although there were 44 votes cast in favour of it. Mr Neil Ross said providing for severance payments would send the wrong signal to skilled council staff, who should be encouraged to stay in service.

● The bad news for pupils and pensioners who travel on buses is that the Metropolitan Council has declined to pay subsidies for their journeys out of regional levies

CT 29/6/95

Rent, service arrears 'to be scrapped'

Staff Reporter

(124) ARG 29/6/95
ALL rent and service charges arrears in the Western Cape are to be scrapped, provincial Economic Affairs Minister Chris Nissen has told Atlantis residents

Mr Nissen's remarks, in a speech to residents of the West

Coast town, were confirmed by his private secretary Norman Michaels, who said "Yes, he made the speech off the cuff in Atlantis

"The provincial cabinet has taken a decision that rent and service charges arrears will be

written off"

Atlantis transitional council has decided that backlogs accumulated in Atlantis should be discussed by a special committee appointed by the council and Western Cape Premier Hennis Kriel

Squatters asked to help foot bill

(124) (307)
STAFF REPORTER

ET 29/6/95

SQUATTERS in Franschoek have been encouraged to pay something towards municipal services in terms of the Masakhane campaign.

Town clerk Mr Meyer Siebrits said 95% of the 2 000 squatters did not pay for rubbish removal, water-borne sewerage, street lighting and water.

Over 20 shacks share communal water and toilet facilities. Rubbish is removed from each shack.

Service provision costs the municipality R27, 22 per shack per month, he said.

At a meeting between the municipality, the Franschoek Ratepayers' Association and the Franschoek Civic Association last weekend, squatter leaders were asked to find out how much squatters could contribute towards their monthly service bill.

Mr Siebrits stressed the squatters were asked "what they could afford to pay for services"

FRIDAY
★ JUNE 30, 1995

Blue Downs hostage row

~~STAFF~~ (124)
STAFF REPORTER

ET 30/6/95

ANGRY residents at Melton Rose, near Blue Downs, took 10 councillors from the local council hostage last night, demanding that arrears of R48 million be written off.

According to a residents' spokesman, about 100 people went to the municipal offices to demand that rent, rates and services arrears be scrapped.

When councillors said the matter could only be addressed by provincial Housing Minister Mr Gerald Morkel, the residents occupied the municipal offices and took the councillors hostage.

Late last night Blue Downs mayor Mrs Magrieta McDonald said residents were waiting for local Economic Affairs Minister Mr Chris Nissen to arrive. Mr Morkel had refused to go to Blue Downs, but had arranged to meet a delegation at his offices today.

Residents were determined to stay in the offices until they had met Mr Morkel, she said.

'CARROT-AND-STICK' APPROACH

More areas to qualify for home loan scheme

CT 3/7/95

(124)

SIX more areas in the W Cape are expected to qualify for the indemnity scheme which encourages banks to grant high-risk home loans. **WILLEM STEENKAMP** reports

SIX areas in the Western Cape are expected to be approved today for coverage by the Mortgage Indemnity Fund, a state initiative to encourage banks to grant loans in risky areas and for home-owners in those areas to meet their bond repayments

According to fund spokesman Mr David Porteous, the fund employs a "carrot-and-stick" approach to encourage the residents of certain areas to pay off their bonds, and banks to grant

bonds in areas they had previously regarded as too risky to invest in

The fund, started a month ago by the Department of Housing, is a backing scheme

If people default on their loan payments to the bank and the bank is not able to repossess or resell the houses, the state would buy the houses

The fund examined specific areas and decided whether or not they were suitable for coverage by the scheme

Mr Porteous said banks had agreed to grant a total of 50 000 home loans in the first year of the fund's operations

A statement released recently by the fund said that factors contributing to decisions not to cover areas included "severely deficient" local administration and services provision, low or declining payments for services and interference with the due legal process following defaults on loans

Grassy Park, Kayamandi, Macassar and Mitchells Plain had been approved, and the announcement of approval for a further six areas is expected today

Protesters take hostages in demand for rent write-off

(124) ARG 5/17/95
NORMAN JOSEPH, Staff Reporter

AT least 400 chanting Belhar residents are holding eight housing officials hostage in two separate rent offices, demanding that rent and service arrears be written off immediately.

The protesters have locked up housing manager Abraham Jantjes, social worker Pam Naidoo, official Trevor Botha in the office in Chestnut Road. Five council workers are being held in the office in Belhar Drive. The two offices are about a kilometre apart.

The crowd is demanding that all their arrears be scrapped by the Belhar transitional council.

Deputy mayor Florina Cerfontein said the council did not have the authority to scrap the arrears.

"Central government will have to do that or we need the go-ahead from the provincial government," she said.

Osmond Cassiem of the Belhar ANC and spokesman for the residents, said "We will occupy the offices until our demands are met."

The protesters were waiting for council officials to arrive.

Protesters still holding five workers

NORMAN JOSEPH (124)
Staff Reporter

FIVE council workers are still being held by more than a hundred angry residents occupying Belhar rent offices in protest over rent and service arrears.

The protesters, who are occupying rent offices in Belhar Drive and Chestnut Road, released three council employees at 2 am — housing manager Abraham Jantjies, Trevor Botha and a cleaner.

They are still holding Dukas Abrahams, Reggie Hendricks, Daryl Japhta and two cleaners in the Belhar Drive office

More than 150 protesters slept in the Belhar Drive office last night

They are demanding the Belhar Transitional Council write-off all rent and service arrears immediately, and say they will not leave until they have spoken to a councillor.

Belhar police station commander Jenny du Plooy and Bellville South Commander Jan Solomons visited the office last night.

Captain Solomons said: "After we negotiated with them, an agreement was reached that they could sleep on the Belhar Drive office premises last night. APR 6/9/95."

"I am going to speak to their delegation as they demanded to see council officials."

Council employees and residents wanting to pay accounts are being turned away by the protesters.

"Until our demands are met we will continue to sleep here," said a spokesman for the group, Osmon Cassiem.

"We are tired of the Regional Services Council sending us from one place to another without addressing our demands."

He said local shops were supporting them by supplying them with fruit and provisions.

THURSDAY
JULY 6, 1995 ★

Homes plan for Steenberg land

CT 6/7/95
MUNICIPAL REPORTER

SEVEN hectares of council land next to Steenberg Station should be sold to the non-profit housing company NewHco for a nominal R18 500 a hectare so that 450 to 660 dwelling units can be built there, the council's housing committee recommended yesterday.

On Tuesday the urban planning committee recommended approval for the required rezoning and subdivision of the property

Last year the council's executive committee decided that a price of R250 000 a hectare should be used as a basis for further discussion with NewHco, but it subsequently turned out that R190 000 a hectare would have to be spent on filling and compacting the site before it would be possible to build there.

124

Belhar rent office sit-in over arrears

(124) CT 6/7/95

MUNICIPAL REPORTER

OVER 100 Belhar tenants of council houses occupied their local rent office yesterday to force the Belhar transitional council to write off that part of their arrears logged up before January last year

Residents of black local authorities have had their arrears accumulated before that date written off

Mr Osman Cassiem, one of the protest organisers, said about 120 families recently received eviction notices. Arrears ranged from R3 000 to R8 000

He said the protesters were also demanding the disbanding and reconstitution of the six-person council which had refused to write off arrears.

Assistant housing manager Mr Abraham Jantjies said yesterday after the protest was over that one of the protesters had said "they would hold me hostage unless someone senior from the Cape Metropolitan Council comes out, but they did not hold me hostage".

An official was sent out

Senior district housing manager Mr Allie Bassier, who was sent to fetch a memorandum from the protesters, said it had been decided to inform those in arrears what their balance had been at the end of January last year

He believed that strapping the arrears would cause a huge problem for the council and doubted whether a higher level of government would foot the bill

Five Belhar council workers held hostage are finally released

Staff Reporters

(124)

FIVE Belhar council workers who were held hostage in the council's rent office for more than 48 hours were released early today.

Dukas Abrahams, Reggie Hendricks, Daryl Japhta and two cleaners were told by their captors they could leave the Belhard Drive rent office at 1am today

ARG 7/7/95

Three other officials and a cleaner were released from the Chestnut Road rent office yesterday

An ANC/PAC delegation and Belhar's Transitional Council officials are to meet the protesters today

Spokesman Cassiem Osmond said they had sent a message to Daan van den Berg, chief executive officer of the Cape Metropolitan Council, to come to the Belhar rent office

Protesting residents, who again slept in the office, are demanding that all rent and service charges arrears be scrapped by the Belhar Transitional Council

Mr Van den Berg said all committees should be treated equally and the question of arrears charges owed to the local authorities by residents were now being attended to at national level by the central government

R60 MILLION BUDGETED

Council may build 3 000 new houses

er 10/7/95

(124)

THE RDP has yet to get off the ground in the Cape Town region despite a council proposal to build 3 000 houses in the coming year. **PETER DENNEHY** reports.

PROPOSALS for the Cape Town City Council to build nearly 3 000 houses — over five times as many as were completed last year — have been placed before the housing committee.

The projects that have been identified include the building of 700 houses in Hanover Park, 625 in Lavender Hill East, 500 in Pelican Park, 400 in Heideveld, 200 in Kewtown, 165 in Bonteheuwel on a school site that is no longer needed, 150 in Manenberg, and 100 in Netreg.

A total of R60 million has been budgeted for housing

More houses are now being built with government assistance in the Western Cape than in any other province and several public and private sector projects are being undertaken along RDP principles

However, ANC spokesman Mr Khalil Mullagie admitted that, in terms of a strict interpretation of what an RDP house was, none had yet been built in this province

Before any RDP projects can be undertaken agreements, or "social

compacts", between the council and the affected communities must be drawn up. They must then be approved by the city council and the regional housing board. This process has yet to happen in the city.

Early days

The council's chief engineer for projects Mr Hugh Paton said initial meetings had been held, but in some cases "we are just scratching the ground, it is so early"

He said the amount that had been budgeted reflected "our idea of what is possible", but the officials may have been over-optimistic.

Women's room | Fire girls room

Du Noon project funded

(124)

STAFF REPORTER

ET 10/2/95

THE Regional Housing Board has provided bridging finance for the first-phase development of 1 000 new low-cost houses at Du Noon near Milnerton and tenders could go out in October

The beneficiary communities of Marconi Beam, Frankdale, Doornbach, West Beach and Du Noon and the various ratepayers

and residents' associations would have to pull together to make the project work, said Milnerton town clerk Mr Peter Gerber.

He said the municipality had sent a request for funding to the Regional Housing Board for the construction of the first 1 000 homes. The board had responded by providing sufficient bridging finance.

"We could go into tender in October," he said

W CAPE SERVICE CHARGES BONANZA

R300m debt written off

(124)

CT20/7/95

THE WESTERN CAPE government has written off over R300 million in service arrears to all communities in the province in a move that has drawn both praise and criticism. **CHRIS BATEMAN** and **DALE GRANGER** report.

SERVICE charges arrears among all communities in the Western Cape will be written off up to January 31 last year, at a cost of more than R300 million.

The announcement was made in a joint statement by Housing Minister Mr Gerald Morkel, Economic Affairs Minister Mr Chris Nissen and Local Government Minister Mr Peter Marais.

This would amount to about R300m for coloured people alone.

Mr Marais appealed to residents who had accrued arrears after January 31 last year, to make arrangements with their local authorities to pay the remaining debt.

The ministers have reassured the transitional local authorities that the central and provincial government will assess their finan-

cial positions as a result of the write-off and will negotiate financial assistance for them "where necessary".

The announcement was praised by Western Cape Sanco president Mr John Neels but criticised for not going far enough to address rental arrears and a "new formula" for rents.

He wants rentals pegged at what people can afford to pay.

However, the move was strongly condemned by city councillor Mr Arthur Wienburg, as "yet another shabby, disgraceful and unimplementable ploy by the National Party and the ANC to vote-catch irrespective of the economic consequences".

And City Council spokesman, Mr Ted Doman said "We haven't written off one cent

"When we are owed money it is recoverable and we will do everything in our power to recover it. We spend money on electricity and we expect to recover it."

"Until we see hard cash we don't regard it as written off."

Yesterday's deal would also smooth the handing over of ownership of council-owned houses to their legal occupants in terms of an offer made by the previous government.

Under this deal occupants of council-owned houses were given a R7 500 discount on the homes which were sold at cost.

Homes owned

In many cases the cost was less than the R7 500 but transfer could not be affected because of service arrears that first had to be cleared.

A housing official said this meant that many residents, who had documentary proof of being party to this agreement, effectively now owned their homes.

ANC, Sanco clash on march

The Argus Correspondent

PORT ELIZABETH — The African National Congress and South African National Civics Organisation here are poised for a major clash over a residents' march on the City Hall today to protest against service charges

The ANC has called on Sanco to call off the march, and has urged its supporters to ignore the march

ANC MP Linda Mti, a former ANC regional chairman, has added his voice to this call

ANC New Brighton branch chairman Johnny Makgato said his branch was against the march as payment for services was linked to the Masakhane Campaign (to restore rental and service fee payments) and the Reconstruction and Development Programme

But Sanco decided last night to go ahead with the march which it claimed was gaining support from the community.

The march was to start about

(124) ARG 20/7/95
10 30 am today from the Great Centenary Hall in New Brighton and proceed through Ferguson and Grahamstown roads to Main Street and Market Square where a petition or memorandum would be presented to either TLC chairman Nceba Faku or Town Clerk P K Botha

Sanco is protesting against the present services charges, which are R49,49 for formal housing, R15,52 for serviced sites and R6,30 for unserviced sites.

Sanco Port Elizabeth president Cecil Magqabi criticised the ANC for writing letters to individual Sanco members, saying if the ANC wanted a meeting it should have directed its invitation to the Sanco offices

He said Sanco was not surprised the ANC was opposing the march This was because the TLC's chairman was an ANC member

Mr Magqabi said they found it surprising too that ANC should

have left the matter until the eleventh-hour when the organisation had been aware of the residents' complaints for a long time.

"Now when residents want to voice their displeasure, they are talking I will respond to the ANC invitation to come to their offices, but since the letter did not specify the nature of the meeting I will have no mandate to talk on behalf of Sanco," he said

Mr Mti called on Sanco to call off the march, saying it would create confusion and unnecessary misunderstanding among the people.

Mr Mti said it had been made clear that people who could not afford the payments should approach their offices and explain their difficulties and make arrangements.

He said the ANC believed the payment of service charges would bring about better living conditions, service delivery and create more job opportunities.

New talks on Eastern Cape rail link

The Argus Correspondent

PORT ELIZABETH — A group of prospective Italian investors has briefed the Eastern Cape provincial cabinet on a proposed rail link between the Eastern Cape and KwaZulu-Natal

Provincial economic affairs ministry spokesman Stuart Bartlett said their discussions were on a proposal to build a railway line

between Umtata and Kokstad, providing jobs and investment opportunities in the poverty-stricken former Transkei.

If approved, the project would represent the biggest foreign investment in the Eastern Cape province

ARG 20/7/95
Mr Bartlett said the directors of an Italian firm of consulting engineers arrived in the province

at the weekend for a five-day visit.

The Italians based the proposal on an 11-year-old feasibility study by a British consulting engineering firm in 1984, but which had never been taken seriously.

They hoped to update the study, which at the time estimated the cost of the project at R450 million. Now the estimate was about twice that amount.

Jeers at meeting to discuss write-offs

Staff Reporter

TENSION over huge rental and service arrears on the Cape Flats remains unresolved, in spite of the Western Cape government's request to local authorities to write-off more than R300 million in arrears

There is still widespread dissatisfaction among housing estate residents who have been told they must pay arrears that have accumulated over the past 12 months

The arrears write-off only applies to debt accrued before January 31 1994

A mass meeting is on the cards this week to discuss the next step

This emerged at a lively

(124) ARLT 20/7/95
meeting in Belhar last night at which Cape Metropolitan Council (CMC) executive committee chairman David Dlahi and CMC chief administrator Norman Carpenter were repeatedly interrupted by jeers from the 1 000-strong audience

Residents expressed dissatisfaction with the write-off announcement by Mr Dlahi

He told the meeting that all rent and service charge arrears up to the end of January last year had been scrapped

In a joint statement, provincial Housing Minister Gerald Morkel, Economic Affairs Minister Chris Nissen and Local Government Minister Peter

Marais said that all communities should be treated in the same way with regard to arrears write-offs

Yesterday's announcement follows protests in Belhar in which more than 300 angry residents last week occupied three rent offices and held eight council workers hostage

They were demanding that the Belhar transitional local council (TLC) write off all arrears

The protest ended when Mr Dlahi and Mr Carpenter agreed to meet residents

At the start of the meeting at the Belhar civic hall people appeared to be confused after

Mr Dlahi said arrears had been "scrapped", while deputy Belhar mayor Florina Cerfontein said arrears had been "frozen"

After the confusion had been cleared up, the CMC officials appealed to residents to approach their local rent offices and sign an agreement on paying off arrears from February 1 1994

But this was met with jeers and the meeting nearly ended in chaos

Mrs Cerfontein responded "We don't have the money to write off arrears (after January 1994)"

Residents' spokesman Osmond Cassiem said residents would meet to plan action

More black arrears may be cancelled

(124) ET 2/7/95

PETER DENNEHY
STAFF REPORTER

JUST AS a row has erupted in the Western Cape over the writing-off of coloured and white arrears, the central government appears to be getting ready to extend the write-off date for black arrears

This emerged yesterday from a report on arrears which Cape Town city treasurer Mr Eddie Landsberg made to the council's executive committee

The central government had recently asked the Cape Town City Council to submit a reimbursement claim for debts owed to it by black local authorities for the period from February last year to the establishment of transitional councils early this year, he said

This period extends, by exactly a year, the write-off date for black local authority debts which was set at January last year

The council had sent a request for R47 million in this respect but had as yet received no reply. An earlier claim for R35m, for debt run up in the period to January last year, had previously been sent in

PROTEST AGAINST LENDING CRITERIA

Black estate agents angry at bank loans

BLACK ESTATE AGENTS are fed up with new lending criteria for low-income housing imposed by banks and plan to take the issue to the streets. **MAGGIE ROWLEY** reports.

BLACK estate agents in the Western Cape will picket major banks and stage a march on Parliament next week, to protest controversial new lending criteria which, they claim, are putting them out of business

Mr Abe Taylor, spokesman for the Home Loan Action Committee — formed yesterday by more than 100 property practitioners — said they believed the banks were “solely responsible for the prevailing chaos in the housing industry”

The stringent lending criteria were being applied not only to bond applications (linked to the government’s one-off capital subsidy scheme for low cost housing) but to all transactions in areas granted cover under the Mortgage Indemnity Scheme (MIS), he said

Banks introduced the new lending criteria for low-cost housing in June, arguing they had to cover the commercial risk involved in lending to this sector, if their participation in mass housing delivery was to be sustainable

This followed the establishment of the MIS by government, to cover the political risk of lending to this market

In terms of the MIS only areas with an acceptable level of payment for bonds and services are being granted cover

Mr Taylor said estate agents in these areas were “literally being put out of business”

Banks indicated this week they would relax the new lending criteria for six to nine months, to help stimulate low-cost housing deliv-

ery and allow the building industry to provide affordable housing under the new lending criteria

Mr Taylor said they were unimpressed by this as the industry and communities would be faced with the “same disaster” once the criteria were re-introduced.

Review

“We are calling on the Association of Mortgage Lenders to suspend their current lending policy in MIS affected areas, to institute a fundamental review of their entire lending policy in consultation with other relevant role players, to display greater sensitivity in their dealings with previously disadvantaged communities and to start opening up opportunities for community empowerment by unbundling their monopolies ”

The Association of Mortgage Lenders was unavailable for comment

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CT 2/17/95

(124)

Debt building up by R6-million a month

ANDREA WEISS
Municipal Reporter

ARG 21/7/95 (124) other means

CAPE TOWN City Council is in an ar-rears crisis — with service charge debts increasing at a rate of R6 million a month

This was disclosed to the executive committee of the council by city treasurer Eddie Landsberg.

Mr Landsberg also noted that the central government still owed the council about R10 million for an ar-rears write-off up to January last year — for black local authorities only, excluding new announcements made by the province

In response to a request from the central government, the council had also asked that R47 million be written off for the period February 1994 to January 1995, but it had not yet had a reply

It also appeared that the state was unlikely to finance debt which accrued after the formation of transitional councils, he said

The Western Cape government has called on local authorities to disregard all debt up to January 31, 1994, but is under pressure from residents to extend the write-off beyond that date

Mr Landsberg said the debt increase related largely to unpaid service charges from black local authorities

“The present level and continuing nature of the debt severely impacts on the council’s current financial resources through the loss of cash inflows, which has to be financed by

“The cost of funding these deficits approximates R35 million a year, which has to be borne by ratepayers and consumers as a whole”

Mr Landsberg said it was probably too early to evaluate the response to the Masakhane Campaign (to get people to pay for services) but there appeared to be no indication of any significant contribution towards improving the council’s debt position

He said local elections should strengthen the campaign’s legitimacy

Before 1992, services for black local authorities were paid for through inter-governmental transfers from central and provincial government, but these payments had stopped in September 1992

Since then, no money had been forthcoming

Mr Landsberg said the council also had miscellaneous debts covering a variety of services, the largest of which was R3,5 million owed for the Atlantic seaboard clean-up

At the abattoir a company was in dispute with the council over R780 000 owed for meat re-inspection levies charged since July 1992

In a joint statement, African National Congress leader Chris Nissen and National Party ministers Gerald Morkel and Peter Marais point out that residents were supposed to have begun paying for services from February 1994

The statement says residents who have accrued debt after this date should begin making arrangements with their local authorities

Western Cape writes off R300m in arrears

CAPE TOWN — Western Cape service charges arrears up to January 31 last year would be written off at a cost of more than R300m, provincial housing and economic affairs ministers Gerald Morkel and Chris Nissen announced yesterday

Morkel appealed to residents who had accumulated arrears after January 31 to make arrangements to pay that debt

The joint announcement was praised by Western Cape SA National Civics Organisation president John Neels, who nonetheless said it had not gone far enough in addressing rental arrears and a "new for-

mula" for rents He wanted rentals pegged at what people could afford to pay

Cape Town city councillor Arthur Wienburg dismissed the write-off as "yet another, shabby, disgraceful and unimplementable ploy by the NP and ANC to vote-catch, irrespective of the economic consequences" City council spokesman Ted Doman said "We haven't written off one cent. When we are owed money it is recoverable and we will do everything in our power to recover it Until we see hard cash we don't regard it as written off" — Sapa

(124)

MUNICIPAL RESERVES 'BELONG TO THE PEOPLE'

Govt appeals to city to write off debts

(124)

THE WESTERN CAPE government admitted yesterday that it did not have the authority to write off debts and appealed to the City Council to do so. **CHRIS BATEMAN** reports.

IN its latest pre-election salvo, the Western Cape government yesterday said any attempt by the Cape Town City Council to recover outstanding service charges up to January 1994 from coloured people would be "foolhardy and racist"

Conceding that his government had no legal power to write off debts, Local Government Minister Mr Peter Marais said they had strongly recommended that the council do so

He said this was "out of a sense of justice and fairness to all people, irrespective of colour"

In a joint statement on Wednesday, Mr Marais, Housing Minister Mr Gerald Morkel and Economic Affairs Minister Mr Chris Nissen had said that their cabinet had agreed that all races

should be treated equally in the writing off of debts

Mr Marais said this would in effect be an extension of the write-off of arrears debts granted to blacks before January 31 last year, to all races. He estimated that the coloured share would amount to about R300 million

Yesterday Mr Marais reacted sharply to council spokesman Mr Ted Doman's comment, reported in the Cape Times, that when the council was owed money "it is recoverable and we will do everything in our power to recover it"

Reacting to councillor Mr Arthur Wienburg's statement that the write-off statement by the Western Cape ministers was nothing more than a "shabby vote-catching ploy", Mr Marais said he should start serving the interests of

ET 21/7/95
the "broad community" or the forthcoming elections could become his (Mr Wienburg's) "greatest nightmare"

As the "responsible duly elected ministers" of the Western Cape, Mr Marais and Mr Morkel yesterday repeated their write-off appeal to the Cape Town City Council

An assessment could then be made and proof submitted to them if such write-offs had any serious financial implications

Bridging finance

They undertook to negotiate assistance from the central and provincial governments for any local authority that could prove the write-offs would cause hardship

Mr Marais said municipalities in the province had total reserves far in excess of R300 million which could be used as bridging finance

These reserves "belong to the people", he said

PROPERTY

Houses: Residents complain

CHARLENE CLAYTON
Property Reporter

(124)

ARG 22/7/95

RESIDENTS at the Farthing Construction's residential development, Greenfield Park in Ottery, are unhappy about "poor workmanship" at the complex where a mix of single and double storey houses were bought for between R90 000 and R125 000

Dissatisfied homeowners banded together to put their case to the developer as a group

A letter to the company states that individual homeowners on several occasions unsuccessfully tried to get reaction to the complaints

Since the developers have been contacted by Weekend Argus, residents report that some of their complaints have been rectified

The letter signed by 15 of the residents states that "there seems to be a universal complaint regarding badly fitted windows and doors" and some of the units are "badly cracked", they claim

Apart from individual lists of complaints by various residents, they are querying items they say were "promised" in the development including a perimeter wall around the complex, the retarring and fixing of the roads which had been damaged by building trucks, signage for the complex and general cleanup of builders' rubble

Street lighting and the lack of handrails at double storey units were two other points raised

In response to the criticism, the director of Farthing Construction, Walter Farthing, said the perimeter wall had been built in strict accordance with the development plan as approved by the Cape Metropolitan Council

He said the road would be repaired in approximately two months' time before the end of the civil contractor's maintenance period and the final clean-up of builders' rubble would be done once the last seven units had been built

Street lighting was not a requirement of the Cape Metropolitan Council and was accordingly not included in the specification and never "promised"

He said all lists of problems had received attention and had been signed off by the clients, although this is disputed by the residents who have had some, but not all of their complaints attended to, according to the body corporate spokesperson



DAMP: Above Debbie Smith, indicates damp patches on a wall in her Ottery house.

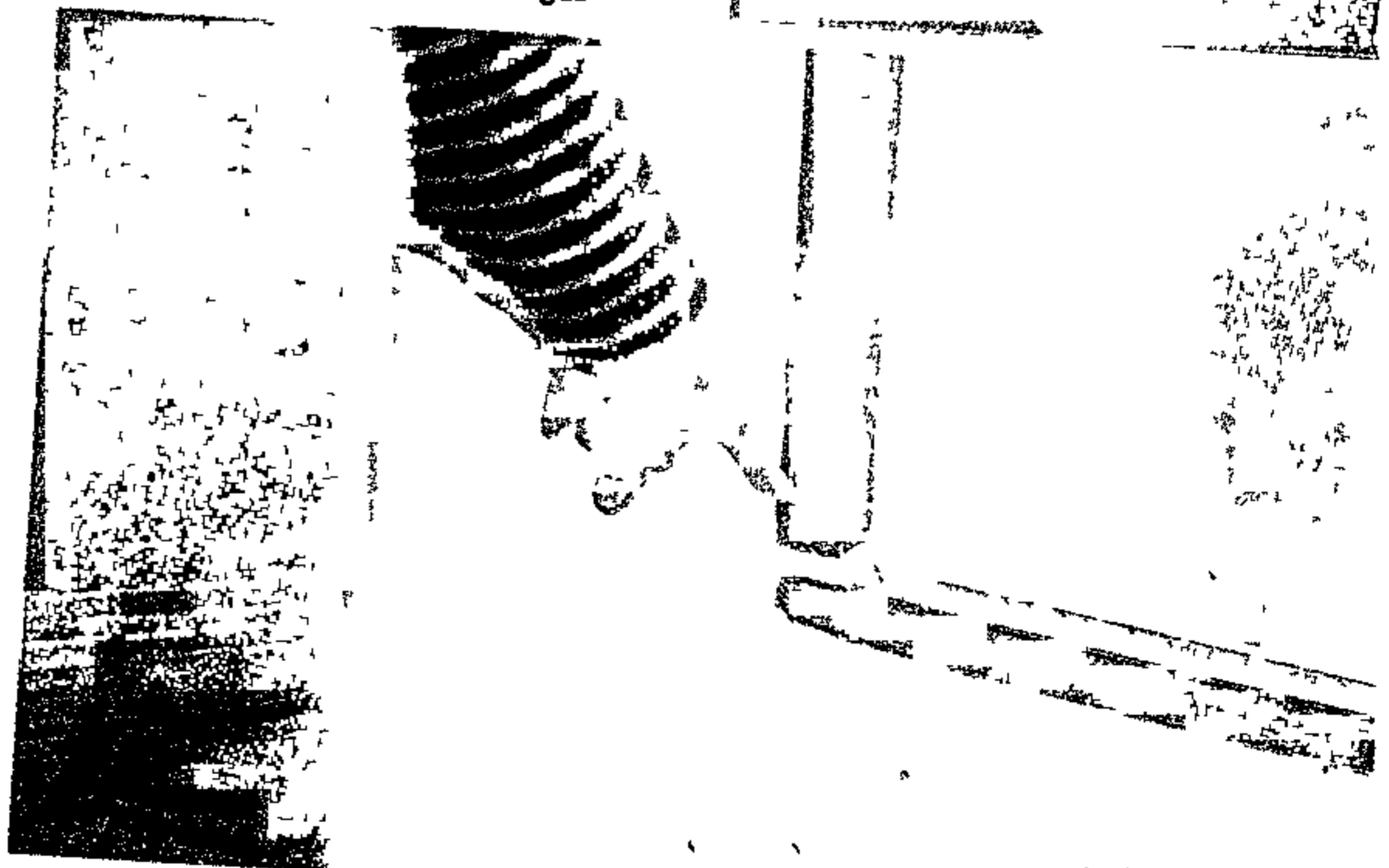
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NO BANISTERS: Bianca Hamman, 3, plays, but there are no banisters. The developer claims they were not in specifications, nor required by the local authority

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FRAMED?: Alleged shoddy workmanship by Farthing Construction, claimed by homeowners. This windowframe in the house of John Keightley has since been "rectified"

Pictures OBED ZILWA The Argus



Debt write-off an 'election stunt'

ANS 22/9/95 (124)

TOMORROW

THERE is more life in your Sundays these days - SUNDAY LIFE, to be exact! It's the stylish new magazine appearing in SUNDAY Weekend Argus tomorrow and every Sunday



And here are some of the absorbing articles you can read this week.

The rat pack:

Over the Atlantic was run by men of honor and good will. Heidebr, a cousin of yours. But Robert Malt's dog that was once a hero in the arms factory. The...



Western Cape provincial ministers had no legal power to announce that they had written off R300 million in municipal service debts. Now they have been accused of launching a dangerous political vote-catching stunt that could lead to violence.

DAVID BREIER
Political Staff

WESTERN Cape ministers have been accused of launching a cynical vote-catching stunt without any legal authority, that could result in violence as thousands of Western Cape residents demand their service arrears be written off.

This follows an announcement this week by three provincial ministers from the National Party and the African



STRONG-ARM TACTICS: Robert Jones, Welsh scrumhalf, and Western Province rugby development officer, pushes a group of young players to their limits at a development clinic in Khayelitsha. The clinic also brought the promise of floodlit local rugby. See page 3.

SMOKING
YOUR

■ Western Cape provincial ministers had no legal power to announce that they had written off R300 million in municipal service debts. Now they have been accused of launching a dangerous political vote-catching stunt that could lead to violence.

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WESTERN Cape ministers have been accused of launching a cynical vote-catching stunt without any legal authority, that could result in violence as thousands of Western Cape residents demand their service arrears be written off.

This follows an announcement this week by three provincial ministers from the National Party and the African National Congress which has been described as "irresponsible" as they had no legal power to make the announcement.

Local government minister Peter Marais and housing minister Gerald Morkel of the NP and economic affairs minister Chris Nissen of the ANC announced that R300 million in municipal service arrears in the Western Cape incurred up to January 31 last year would be written off.

But Mr Marais confirmed the province had no legal power to write off debts owed to municipalities.

A high level of confusion now exists, Mr Nissen says the debt write-off should apply to "coloured and African communities, especially in townships" and "maybe a few people" in white areas.

But Mr Marais says it should apply only to "coloured and poor white" communities as black debts had already been written off until January 31 last year.

■ To page 2

Writing off debt 'could lead to violence'

124
AR 22/7/95
■ From page 1

The Cape Town City Council says it is at a loss to understand what the provincial ministers are talking about.

The city council has revealed that the ministers' debt write-off announcement came after a meeting with city treasurers' officials at which the provincial politicians failed to give a clear idea of what they were talking about.

Council spokesman Ted Doman said the province had written to the city council asking it to write off debts incurred before January 31 last year.

"We said 'we don't understand what you mean'," Mr Doman said. The province then asked for a meeting with members of the city treasurer's staff.

"At this meeting it was discovered that by writing off debts, they meant we should write off all debts excluding money owed by blacks (who had already had a debt write-off). They also excluded money owed for electricity and money owed for rates.

"We asked what it included. They said it included money owed for water supplied to individuals before January 1994 and sewerage and refuse removal charges," Mr Doman said.

But the city officials pointed out that in Cape Town, there were no separate charges for sewerage and refuse removal, which were included in rates bills.

"That is where the matter ended as far as we are concerned," Mr Doman said.

"Money owed to us is recoverable and must be recovered," he added.

Richard van der Ross, a senior Democratic Party member of the provincial legislature, said the debt write-off announcement was irresponsible and could lead to violence due to high expectations which could not be met.

"This raises expectations, and when they are not met, you have activity which leads to violence," Professor van der Ross said.

"We get conflicting statements about matters that are obviously being exploited for political purposes."

Mr Nissen said in an interview that municipal offices were being occupied because "people felt left out because debt in their areas has not been written off."

He said it was agreed at the negotiations in Kempton Park last year that arrears incurred before January 1994 would be written off. He said the ANC had pledged this would also apply to coloured communities.

Mr Nissen said Western Cape municipalities had been asked to write off arrears and to look at whether their reserves could cover this.

"If they don't have enough money, they can pass it onto the provincial government who will, through central government, assist those transitional local councils," he said, adding there was an "inter-governmental fund" to cover this.

Mr Marais said he had made a "strong appeal" to national constitutional and provincial affairs Minister Roelf Meyer to treat coloured and black people the same, and Mr Meyer had then released a statement that all communities would be treated equally.

Mr Marais said he was calling on municipalities to write off the debt, "and we will then negotiate with central government to come up with the money," he said.

Service charge debt to be written off

SERVICE charge arrears — but not rental arrears — owed by people before January 31 last year, may be written off by Transitional Local Councils (TLCs).

Housing Minister Gerald Morkel said yesterday service charge arrears of all race groups incurred before January 31 last year were to be treated "exactly the same"

This is in terms of a decision taken by the provincial cabinet of May 24, 1995. ⁽¹²⁴⁾ ST(CM) 23/7/95

But he emphasised that the period of writing-off of arrears lapsed on January 31 last year

Mr Morkel said the central and provincial governments would on request, assess the resultant financial position of TLCs and negotiate forms of financial assistance where necessary.

However, he warned that residents had to pay for their services from February 1 last year

"People must not confuse services debts with arrear rentals. We are not talking about writing off arrear rentals — these must be paid in any event. The only debts allowed to be written off are arrears owed by individuals on service charges before January 31, not a day later," Mr Morkel stressed

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...and the Council

Tenants now own a fifth of ikapa houses

CT 14/7/95 (124)

STAFF REPORTER

OWA PSHIP's director said that the government's commitment to the community was a key factor in the decision to transfer the houses to tenants.

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Council to draw up own policy for housing

(124) CT 24/7/95



CIVIC DIARY

By [unclear]

THE Cape Town City Council, in a hurry to implement the Reconstruction and Development Programme and with money available from the sale of Clifton bungalow sites, is to draw up its own policy for housing

This is not in defiance of the central government's new housing policy or the province's discussion document on RDP policy.

The council hopes to draw up a document that will guide it when projects are implemented. Councillors and officials have made it clear that they have no objection to the provincial document, but consider it woolly and unclear.

It is not specific enough to guide the council, which hopes to begin building RDP houses this year.

The council considers itself more keen than the province is to implement the RDP, originally an ANC policy. It is arguable whether the province will act as a brake on projects because the National Party regional government is keen to outshine the rest of the country in delivering housing.

It is to be hoped that any rivalry between different levels of government will express itself, in the housing sphere, as a competition to see which tier is more strongly in favour of development that suits the poor.

The likely direction of the council's housing policy was outlined by council Project Management Services director Mr Hans Smit, who recommended that the council become involved as a developer of — but not necessarily a contractor for — housing that would be within reach of those earning up to R1 500 a month.

The council would also facilitate self-help schemes for people in this income group.

Financial institutions are unwilling to provide bonds to people earning under R1 500 a month. However, the council may act as a go-between by borrowing money and putting up bridging finance.

The housing committee is to set up a sub-committee to investigate how the Clifton money — now R26m and likely to grow — could be spent creatively.

One suggestion, from Mrs Isobel Edelstein, is that the council consider building units for rent. Even if such a project were eventually privatised, it would fill an important gap — and do the Western Cape proud as an RDP leader.

Pipe not fixed, so residents

beg for water

(124)

ARG 25/7/95

SABATA NGCAL, Staff Reporter

DESPERATE Guguletu residents from Section 3 have been without running water for five days because Ikapa Town Council employees refuse to repair a burst water main for fear of intimidation by striking municipal workers

Many people have been forced to beg for water in other parts of the township after the main burst on Thursday night and sent water gushing through the streets.

Many homes in the Section 3 area were left without water after the supply was cut on Friday afternoon to stop the flow.

Residents are collecting water in plastic containers and buckets, which are either carried home on their heads or pushed in supermarket trolleys.

The South African Municipal Workers' Union wage strike to back demands for a "living wage" began a week ago and has brought services to a standstill

Residents accused council authorities of negligence, saying that if they took their responsibilities seriously the main would have been repaired in a few hours. And, if the fault had happened in a white area, it would have been fixed "within minutes"

But an Ikapa spokesman said the council did care. Acting Town Engineer Francois van Niekerk said the council was "trying to persuade" private companies to carry out the work

Mr Van Niekerk said the companies were reluctant to do the work because they feared intimidation by municipal workers.

Elsies River marchers seek scrapping of rent arrears (124)

Staff Reporter **ALG 26/7/95**

ABOUT 250 Elsies River residents have marched on the Cape Metropolitan Council offices in Wale Street to demand the scrapping of rent arrears and the upliftment of the area.

The march was organised by the Elsies River branch of the Labour Party.

Labour Party secretary Clive Williams said the government had scrapped rent arrears in the black townships, but had failed to do the same for coloured areas.

"They gave them R45 million for their arrears to be scrapped. Why could they not do the same for the coloureds?"

Mr Williams said the residents also wanted the Elsies River area uplifted.

"The new houses they built in Uitsig resemble matchboxes and people had to pay up to R30 000 for these houses," he said.

Street lighting and roads were "especially bad".

The marchers handed a petition to Local Government Minister Peter Marais.

Court threat over 'poorly built' homes

NORMAN JOSEPH
Staff Reporter

BLUE Downs residents are threatening court action against a developer who they allege is dragging his heels about repairing faulty houses.

The 20 homeowners held a meeting in Silversands to discuss alleged "poor workmanship" by workers of Sobac Building and Construction.

More than 640 families have moved into new homes in the past 13 months in Silversands.

Residents' spokesman Moodie Latief said there was no plastic sheeting in the roofs, floor levels were uneven, plots were not fully developed and the cement bricks used for some houses were inferior.

He said "Electrical connections are suspect, some back doors are not securely constructed and many walls have large cracks.

"People found that many houses were not built according to the plans they had been given.

"One house was supposed to have had a tiled roof, instead it has a corrugated iron roof."

Mr Latief said more than 30 households were not paying their bonds because of the faulty houses.

But Sobac spokesman Axel Buttgen said his company was attending to the complaints.

He said: "I must inform you that we are presently giving attention to a number of houses in accordance with a snag list we've had in the past few weeks.

"This is an ongoing procedure in any new development. The list of grievances we received also refers to houses we did not build.

"Mr Latief has a skew wall in his house but we can fix it only if he allows us access.

"There are a number of houses which we can't get access to because people are not at home.

"Mr Latief has not made contact with us and we are waiting to hear from him."

He said scores of residents recently occupied his company's offices and stole several items.

Mr Buttgen said "We were very unhappy with this action. We are the only developer left in the area trying to help the community."

He said anyone who had complaints about a house should contact the company.

'Stock thief' shot dead

AN alleged stock thief has been shot dead on a farm in Kuils River.

A police spokesman said workers had spotted the man in a sheep pen early yesterday morning.

The farmer apparently warned the man to stand still and fired a shot as the suspect ran away.

Another shot was fired as he attempted to jump over a wall. His body was later discovered beside a fence.

Wire cutters, a knife and some rope were found in the dead man's sack.

Police have opened a murder docket but no-one has been arrested — Sapa

Estate agents invade council

ARLT 26/9/95 (124)

Municipal Reporter

IRATE estate agents from the Mitchell's Plain area took over the Cape Metropolitan Council's monthly meeting today to protest against banks "redlining" what they called high risk areas

The estate agents claim a cartel of banks has decided that member banks will not offer bonds to people earning less than R3 500 a month in areas such as Fairways, Grassy Park and Athlone

One of the protesters, Wayne Smith, said his agency used to sell 10 to 15 houses a month but was now only two or three bonds were passed.

The decision came into effect at the beginning of June and prevented bonds being given in areas where houses cost an average of R150 000.

The chairman of the CMC, Willy van Schoor, angrily took a councillor to task for inviting the protesters into the meeting

The issue was not on the agenda. Mr Van Schoor adjourned the CMC meeting saying that "this kind of protest" could not be allowed.

BUYERS HANDICAPPED

Mortgage scheme slated

ET 27/7/95 (124) (88)

THE MORTGAGE indemnity scheme has almost halted the granting of bonds in some areas.
LINDIZ VAN ZILLA and **PETER DENNEHY** report.

BANKS in Adderley Street were picketed yesterday in protest against the two-month-old mortgage indemnity scheme, which has severely handicapped prospective home-buyers in so-called high risk areas

The Home Loans Action Committee, comprising estate agents and residents from Mitchells Plain, Grassy Park and Kuils River, were protesting against an extra 5% deposit required from anybody wanting to purchase a home in these areas

The march took place despite an agreement by the Association of Mortgage Lenders on Tuesday to postpone the implementation of the policy until April next year

The mortgage indemnity scheme, created in terms of an agreement between the banks and the government, was only supposed to provide cover against political risk

Mr Johan de Ridder, chairman



LOAN CRISIS: Estate agents and residents picketed outside all the major banks in Adderley Street yesterday. They were protesting against new home loan criteria imposed by banks, which they say are severely handicapping home buyers in Kuils River, Mitchells Plain and Grassy Park
PICTURE ANNE LAING

of the Mortgage Indemnity Scheme board, said the scheme had been aimed at unlocking lending in areas where it was not presently taking place "But then the financial institutions said they wanted this even in areas where they are already lending," he said

The scheme, which has been in

place since June 5, requires home-buyers to pay a five percent deposit in addition to the regular 10%. Even state employees, who qualify for a government guarantee of 20% of the value of the bond, are not exempt

The scheme also allows banks to assess the size of home loans for

people in affected areas on the basis of a 22,5% interest rate

Estate agents said because of this scheme, virtually no bonds had been approved in these areas since June 5

Since the scheme has been put on hold until next year, normal loan criteria will apply until then

Council says no to electricity vendors (124)

Municipal Reporter

POLITICAL vetting of prospective sellers of electricity coupons for pre-paid electricity meters has been given a firm thumbs-down by the Cape Town City Council

There was a heated debate at its monthly meeting over a proposal by the executive committee that prospective vendors should be chosen in consultation with civic organisations or other interested and affected parties.

Arthur Wienburg opened the debate, saying this approach was unacceptable.

He supported a proposal giving the city electrical engineer the right to choose vendors on the basis of factors such as their creditworthiness and opening hours.

He was supported by David Statham of the African Christian Democratic Party, who said the choice of vendors was a commercial matter and civic organisations should not be involved.

Kenneth Penkin said the two percent commission earned by the vendors was highly lucrative and that some shops were doing extremely well out of the additional business they picked up when people came in to buy coupons.

Siviwe Matika said the wording of the executive committee proposal made it look as if it was promoting "political nepotism". *ARG 29/7/95*

But he argued that the principle was that interested parties should be taken into consideration

After attempts to re-word the contentious proposal, the executive committee recommendation was defeated.

FREE PRIMARY CARE SERVICES PLANNED

Different options for health care workers

CT 3/8/95



HEALTH CARE workers may, according to new recommendations, remain in the employ of local authorities rather than transfer to the province. **PETER DENNEHY** reports.

P RIMARY health care workers in the Cape Metropole who are now employed by local authorities may no longer have to be transferred to the Provincial Administration, where the pay is generally worse.

A new report released recently for comment by a commission of inquiry established in January by Health Minister Dr Nkosazana Zuma, recommends three options the provinces can choose from

Primary health care workers may be under local authorities, or directly under provincial governments, or simply under district health authorities which can be new parastatal bodies separate from both local and provincial government.

The Cape Metro Council's

Medical Officer of Health, Dr Stewart Fisher, said different options may be chosen within a single province

This may resolve a huge dispute which raged a few months ago between officials, like Cape Town's MoH, Dr Michael Popkiss, who want primary health workers to stay with local authorities and various provincial health planners who argue that the best way toward equity in primary health services and employee remuneration is to put all primary health workers under provinces

Dr Fisher noted that the CMC had expressed a preference for primary health staff to remain under local authorities. In practice, this may mean that day hospitals in the Peninsula, which are now run

by the province, may be transferred to the control of local authorities or the CMC

Some of the lower-level hospitals, like False Bay Hospital, may go the same way

Dr Fisher said the aim of the district health authority scheme is to provide universal access to basic primary health services

Free services

These services will be provided free of charge, although there will be fees for the medicines. Drugs used to treat 95% of primary health problems will be provided free to the district health authority which may levy a small charge.

Individuals who want to use private health services will be able to do so. The costs of the proposed scheme are estimated to be R1,36 billion countrywide by 1997 and R3,39 billion by the year 2000

Council bids to cut legal costs

CT 3/8/95
(124)
MUNICIPAL REPORTER

THE Cape Town City Council is to consider cutting its legal costs by using its own staff to deal with rent arrears and unauthorised occupations of houses, instead of contracting them out

Figures which would have been placed before the housing committee yesterday, had its meeting not been postponed due to the lack of a quorum, show that the council was charged an average of R508 per arrears case successfully resolved by one firm, and R540 per case by another firm

One firm dealt with 582 cases in just over three years, involving a total of R1,1m in arrears rentals. Of these, 201 cases were properly resolved and over R400 000 collected, while the fees charged of the council were R102 000

The council's legal costs are in theory recoverable in full, but it is often not practical to collect these.

The city administrator's office believes using in-house paralegal staff could cut the cost for successful litigation to R135 a case

Joint approach to arrears

CT 3/8/95 (124)

STAFF REPORTERS

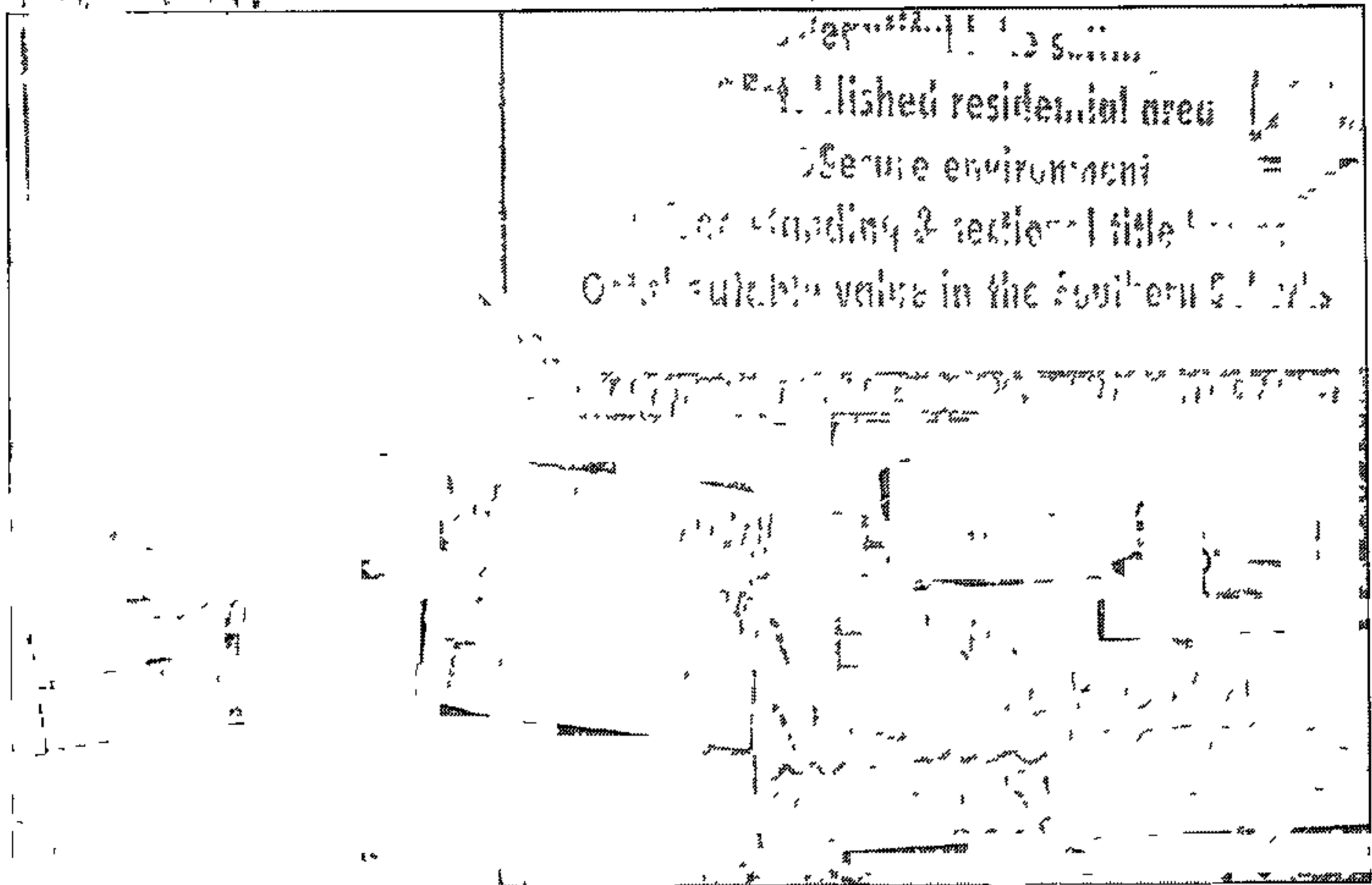
THE City Council and the Western Cape government agreed yesterday to work together towards writing off service charges for all race groups up to January 1994.

Housing Minister Mr Gerald Morkel said officials of Local Gov-

ernment Minister Mr Peter Marais and the council would "work out what is meant by service arrears"

In Cape Town, unlike Bellville, rates included refuse and sewage but water and electricity were billed separately

He emphasised that rental arrears would not be written off



Houses 'too expensive'

CT 4/8/95
STAFF REPORTER

PROTESTS marked the launch yesterday of a R50-million property development scheme in Retreat aimed at providing 500 affordable houses

The Lake View development was slated by False Bay Civic Association (FBCA) chairwoman Mrs Shaheda Williams, who said the houses were too expensive

The protesters also complained that they had not been included in the planning of the development

But the developer's sales manager, Mr Robert Isaacs, said there had been community involvement from the start of the project. The FBCA, formed last September, had failed to attend any public meetings on the project

PUBLIC PARTICIPATION: Protesters demanding more affordable homes and consultation demonstrated at the launch of the R50-million Lake View property development in Retreat yesterday **PICTURE YUNUS MOHAMED**

Land project gets under way

(124)

POLITICAL STAFF

CT 4/8/95

TENDERS for bulk services in Philippi East in the Serviced Land Project, the R672 million urban upgrading project in Cape Town, had been awarded, President Nelson Mandela's office said yesterday.

The training programmes for local workers were also under way and the bulk earthworks at Weltevreden Valley had been completed, it said in a statement reviewing progress in the programmes and other RDP projects.

The statement added that the Cape Metropolitan Council had promised R20m per annum over a four-year period to spend on this project.

Hermannus going bankrupt

■ A lingering legacy of non-payment for government services has been blamed for the financial crises facing many Western Cape transitional local councils.

GLYNIS UNDERHILL
Staff Reporter

TOP tourist destination Hermannus faces bankruptcy if the majority of former township residents continue to refuse to pay for services.

The Masakhane campaign aimed at encouraging people to "pay your services, co-operate and build the nation" appears to have had little impact on the coastal resort.

Central government 'at no time agreed to settle arrears debts'

facing a cash-flow problem and an overdraft of close to R4 million.

It was rumoured that white residents were thinking of refusing to pay for services in revolt at the non-payment of other communities, he added.

"What will happen to us? We'll go bankrupt. This has to be resolved as we cannot provide services not paid for."

"We will lose tourism, which is a major source of income to the area. The spin-off of losing tourism is that, in the process, we lose the majority of our jobs and job opportunities," said Mr Van Rooyen.

The problems in Hermannus, which is one of the major tourist locations in the country and a popular whale-spotting venue, started with the merging of a number of authorities into the Greater Hermannus Transitional Local Council, implemented on December 1 last year.

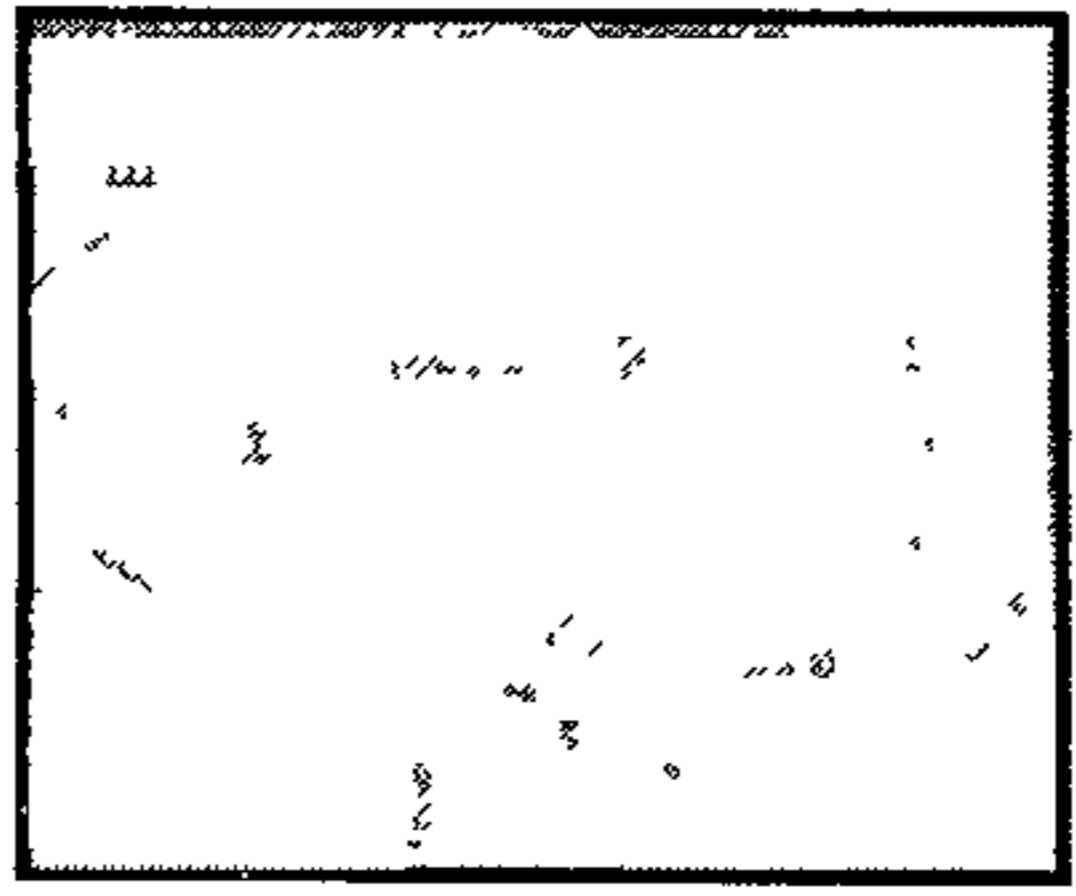
"We inherited the neighbouring authorities in a poor financial state," said Mr Van Rooyen.

One of the neighbouring black townships, Zewelhle, came with a R1 million deficit.

"That problem has been compounded tremendously by the high non-payment for services. Some communities are not paying for anything — they won't pay for rent, they won't pay for sewerage," he said.

Hermannus is not the only popular tourist spot facing financial problems.

Acting town clerk of Stellenbosch Kosié Retief said that, while there was a backlog of service-charge arrears since its transitional local council was set up on February 1, positive



□ TOWN CLERK:
Thys van Rooyen

steps were being taken to address the problem. He declined to give details.

"The cash-flow situation is a bit of a problem in most municipalities at this stage. We do have a cash-flow problem, but right now it is manageable. We

have appointed sub-committees to take up the matter with province," he said.

Mr Retief said the council believed some of the inherited deficits were not its responsibility.

The small, close-knit municipality of Rawsonville, near Worcester, also is facing the same problem after the community in Denova came under its jurisdiction.

"We had 80% payment prior to the elections — now it has dropped to about 50%," said town clerk William Mandy, adding that people were not paying because they believed service debts would be written off.

The town clerk of Beaufort-West, Dawie Uys, said its bank overdraft was more than R1 million.

"At present, only 18% of ser-

vice accounts of the former Kwa-Mandlenkosi are paid. Pensioners seen to be regular payers, whereas people of better financial standing refuse.

"The municipality is expected to execute capital projects, although the non-payment culture has not changed. This attitude causes cash-flow problems. The increase in outstanding debts from June 1994 to June 1995 in respect of services amounts to about R900 000. The transitional local council is furthermore not capable of paying the outstanding loans of the former Kwa-Mandlenkosi council," said Mr Uys.

While the Masakhane campaign to encourage payment for services is slow in coming to some areas, Robertson, one of the bigger Boland towns, is not experiencing payment problems.

Robertson inherited Nkqubela township in its transitional local council.

"I think the main reason we've had no problems is because Nkqubela had a good structure and the people were used to paying for what they received," said town clerk Willem Vos.

Meanwhile, a circular has been sent to all local governments from the Department of Housing, Local Government and Planning in the Western Cape provincial administration.

The circular calls for feedback on their financial positions if they write off arrears service charges.

"Your attention is drawn to the fact that government has at no time given an undertaking that if the relevant provincial governments would make good such debts. The undertaking has been given, though, that transitional councils' financial positions would be evaluated and where necessary, financial assistance could be negotiated," said the circular.

While the circular called on all Western Cape transitional local councils to submit their feedback by the end of July, only a few had responded by this week, said a spokesman.

A concerned Mr Van Rooyen would like to see the government introduce legislation to enable local councils like Hermannus to collect money due to them. "The existing legislation is discredited because it is regarded as apartheid legislation," he said.

The Hermannus Transitional Council has set up special task forces to try and get communities to pay for services.

"We have made some progress, but we are a long way away from getting a general agreement to pay," said Mr Van Rooyen.

Tensions rose when the amalgamated councillors could not agree on the budget for the financial year and only essential services were provided during this period.

The Hermannus R32-million budget eventually was submitted to Local Government Minister Peter Marais for approval, which was granted.

State launches probe into MPs' rent arrears

ESANN de KOCK
Staff Reporter

THE government has launched a full investigation into alleged evasion of rent by cabinet ministers and members of parliament who live in government-owned houses in Cape Town

The suspected rent evasion by MPs has caused outcry as the government is striving, through its Masakhane campaign, to persuade underprivileged communities to pay their services and rent

MPs earn pay and perks of R192 000-a-year and many of them live in parliamentary housing complexes such as Acacia Park near Goodwood when parliament is in session

Their rent is said to be about R560 a month — half the market-rated rent.

Parliamentary officials have found some MPs allegedly owe

ARB 5/8/95
large amounts of rent Minister are also reportedly in arrears

But, Department of Public Works spokesman Wiseman Khuzwayo said his department had adhered to a decision taken earlier this year which specified MPs only had to pay rent when they physically occupied houses.

In other words, when parliament was in recess or when MPs were overseas or ill, they did not have to pay or hand in the keys to their houses

Therefore, when the parliamentary office recently came up with figures of rent amounts owing, Public Works Minister Jeff Radebe disputed this, said Mr Khuzwayo

He added the rule still stood that MPs did not have to pay rent when they did not physically occupy houses

The reasoning behind this, according to him, was that

(250)
(124) 253
MPs all had permanent residences for which they had to pay

Letters will be sent to MPs when they return from the parliamentary recess on August 14, stating the amounts they owe.

"They will have to reply with information about when they occupied their houses so that the correct amounts can be ascertained," said Mr Khuzwayo

Department of Public Works director-general Siphoshezi called MPs' outstanding debts "ill disciplined and irresponsible" and said ways were being investigated to get them to pay up and avoid eviction.

"It is true that some of the ministers are in arrears," he said "I will have to take serious steps and will ask them to vacate their houses if they still fail to pay"

40-year wait for shelter bears fruit for the homeless

□ Joy as squatters move into new homes
ARL 8/8/95 (124)

JOSEPH ARANES
Municipal Staff

AN air of optimism has swept across the wind-blown plains at the foot of the Hottentots Holland mountains where 318 houses are being built for people squatting in the Strand settlements of Casablanca and Eriyaville

Some of the residents have waited more than 40 years for houses and it is only through their own hard work and organisation that they are now able to reap benefits

Recently 33 families moved into the newly-built houses — each including a kitchen, bedroom, lounge and bathroom — equipped with running water and pre-paid electric meter boxes

Catherine Tooti said words could not express how she felt about moving into her own house after spending her entire married life moving from place to place looking for a house to call her own

Mrs Tooti, who got married

15 years ago and has four children, said her family moved to the squatter settlement, called Blikkiesdorp, more than a decade ago after trying unsuccessfully to get a house

During the first years of their marriage, the Tooti family stayed all over the Peninsula and lived with 11 families before settling in the Strand

"Soon after we married, we applied for a house but never got one and after a while, never thought we would ever own a house

"We made the most of living in a shack although the dampness and cold made the family very sick. At one stage two of my children had tuberculosis and although they're almost in their teens, still have runny noses"

In Blikkiesdorp, the 120 families formed a committee and after a series of meetings between themselves, the Strand municipality and the regional housing board, money was made available for houses

Casablanca residents formed a similar committee and a

year later, 156 houses are being built in the area while 162 units are under construction in Eriyaville for Blikkiesdorp residents

Last week George Blouw, 60, and his family moved into their new Casablanca house after living in a shack for 40 years

"We are very happy and grateful that the government has finally decided to build us a decent house. It is a bit small and we could not fit all our furniture into it, but we are happy and our lives can only improve"

Margaret Fredericks, one of the first residents to move into Blikkiesdorp in 1960, said she will be one of the last to leave the area

"When I moved here there was just bush, but industrial development was taking place and the squatter settlement grew quickly as people moved into the area in search of jobs

"A housing project was started in Gustrouw, next to Eriyaville, but not all of us were given a house there. With this new development, I am looking for-



HOMeward BOUND: An overjoyed Sebina Abraham jumps into the air after getting the key to her new house, while some of her friends wish her good luck

ward to moving out of the bush and into a brick house

"Finally I can enjoy my old age with a decent roof over my head and a place I can call home"

R1-bn housing plan in danger

(124) ST(CM)13/8/95

A R1,3-billion RDP housing project in the Western Cape is in jeopardy after attempts to force the company involved out of the townships.

The Serviced Land Project (SLP), a presidential lead project in the region and a major element of the Western Cape RDP is intended to develop affordable housing in the Ikapa town council areas of Langa, Nyanga, Guguletu, Philippi, Browns Farm and Weltevrede Valley.

Holistic Settlements, the sole agents for the project, who are now under fire, were appointed by the former Provincial Administration

This week there were calls for the entire project to be restructured amid accusations by community organisations that they were being marginalised in an attempt by Holistic Settlements to take over control of the project.

Sources said that Holistic Settlements were being barred from some areas where community opposition to their methods was very strong

By JESSICA BEZUIDENHOUT

At a two-day conference held in Cape Town recently, community organisations called for the restructuring of the SLP and the implementation of the project in line with RDP principles

A member of the Guguletu RDP forum, Mr Douglas Mange, claimed Holistic Settlements was refusing to deal with established community organisations and had instead set up rival Residents' Development Committees

These committees were only involved at project level and not the implementation of the projects, he said

Although these committees were made up of members of the communities where the SLP is active, they were accused of being unrepresentative and were not recognised

RDP forums, established in the various Ikapa areas, should instead be used to implement the development as required by the government, Mr Mange said

Community leader and secre-

tary of the SA National Civics Organisation (Sanco), Wilson Sindina, accused SLP co-ordinator Collin Appleton of "employing a few resourceful blacks to fool the leadership of the country"

He said "this bit of window dressing" was coupled with the SLP management's strategy to discredit community organisations and retain control of the project

He said the conference resolved that the SLP be restructured so that a co-ordinating agent could be appointed and projects sub-contracted to companies within the community

Mr Appleton, chief executive of Holistic Settlements, said his firm was a co-ordinating agent and not a developer

He agreed that local authorities and communities had to be involved "In the light of the changes to community structures on the ground, new communication structures would have to be set up," he said

He said there was a need for contracts to be put out to tender to enable emerging township contractors to get involved with the implementation of the project.

City council acts to prevent arbitrary house swapping

Municipal Staff

TENANTS will no longer be allowed to swap Cape Town City Council houses without council permission, the council's housing committee has decided.

The matter was raised after the leader of a civic organisation in Bonteheuwel had helped four families to swap their houses in the area.

Co-chairman of the committee, Bathembu Lungulwana said he recently chaired a meeting in Bonteheuwel where the matter was raised and he warned it was against the council's housing pol-

icy.

Gamat Ismail, leader of the Bonteheuwel Civic Organisation and who was recently expelled from the local ANC branch for his involvement in the house swapping, apparently helped families in the gang-infested area of Netreg to swap their houses with families in Bonteheuwel.

Local Bonteheuwel councillor John Miranda said it was time the council acted against Mr Ismail as he was creating the impression he was more powerful than the council.

"People believe he will give them houses or ar-

range a swap with other families."

Housing director Charlotte Sims told the committee that Mr Ismail also threatened her Bonteheuwel housing office staff.

Councillor Welcome Zinzile said it was time the council adopted a strong stance when dealing with community issues.

"This situation can be resolved if we convene a meeting of all the organisations in the area and discuss the matter."

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Business warns against levy bid

ANDREA WEISS
Municipal Reporter

BUSINESSES in the CBD are likely to resist attempts to levy them separately for increased security and cleansing.

This warning was issued by Chamber of Commerce and Industry spokesman Charl Adams during a special meeting of the Cape Town City Council's emergency and protective services committee.

The committee convened the meeting after being approached by a group called the CBD initiative, led by Allan Barnard, which wants the council to co-ordinate a private plan to manage the CBD

Central to the plan is the raising of funds through a levy which would be imposed by the council on businesses within a specified area

But, while the emergency and protective services committee were sympathetic to the idea, the legality of levy still has to be investigated and debated by the full council.

The CBD initiative is also proposing that a force of between 80 to 120 men and women patrol the CBD on a 24-hour basis, and that a Section 21 company be set up to co-ordinate security, cleansing, mar-

■ Plans to impose an extra levy on Cape Town's CBD for increased policing and cleansing could cause an outcry in the city's business community, which pays the highest rates in the country.

keting and events

The initiative said it wanted the council to appoint an official to determine a "red-lined area" within the CBD and to establish a fair levy.

Price Waterhouse had agreed to set up the Section 21 company with directors appointed by the business community who would recruit a management team to liaise with the SA Police Services and "manage" the CBD

But Mr Adams said that while he supported the sentiments of the initiative, he did not believe government structures like the police should be "let off the hook"

"I don't want to be seen to be obstructionist. The local authority is responsible for cleansing, that is why business people pay the highest rates in the country

ARG 19/8/95 (124)
Mr Adams said the chamber, which has about 4 000 members, was in the process of conducting a survey to find out what their membership's perceptions were about security and their needs.

He said that it was essential to "substantiate" information.

"We need a comprehensive picture before we go ahead," he commented

And he warned there would be a "huge outcry" if the city council attempted to impose a levy.

Chris Joubert, who has been closely involved in the "rent-a-cop" scheme in Sea Point, said a voluntary system of levying body corporates and individuals was working effectively there

The system was being used to employ police who function like reservists working under the control and discipline of the SA Police Service on a contract basis.

He said a similar operation was being successfully run in Sandton in Johannesburg.

At the close of the meeting, the council's officials were asked to comment on Mr Barnard's proposals and Mr Adams was asked to report the chamber's findings back to the committee before its October meeting.

Uncontrollable conflict

to her call for trial of De Klerk and P W Botha



Picture JACK LESTRADE

HOUSING GIFT: Minister of Sport and Recreation Steve Tshwete, left, Malaysian Prime Minister Mahathir Bin Mohamad, Malaysian Minister for Housing and Local Government Ting Chew Peh and ANC chief whip Arnold Stofile at the unveiling of the Guguletu Housing Project.

ARC 25/8/95 (124)

Malaysia helps build houses

Staff Reporter

A PLAQUE to mark the first phase of a R72 million housing project sponsored by the Malaysian government has been unveiled in Guguletu by their Housing Minister Ting Chew Peh.

Dignitaries at the function included Malaysian Prime Minister Mahathir Bin Mohamed and South Africa's ambassador to Malaysia Meite Emily Mohali.

The Malaysian government has built 1 000 housing units in South Africa in three regions.

The Guguletu Housing Project consists of two blocks of two-storey buildings with 40 flats, and 60 two-bedroom

houses. It also has a fully equipped crèche.

Dr Ting said the crèche was designed in accordance with Malaysian culture and architecture.

He hoped the housing project would be the first of several between the countries.

"This is the first project of its kind and it is very meaningful to us. This is our modest contribution to the government of South Africa," said Dr Ting.

The other projects involved the design and construction of 300 core houses in Richmond Farm, Durban, and the purchase, repair and refurbishment of the Nederwyck Flats in Pretoria.

The project was initiated in 1990 when Nelson Mandela met Dr Mohamed in Malaysia.

When the Malaysians paid a return visit in 1991 they identified problems with poor housing and the need to accommodate returning exiles.

The project began in November 1992 and was finished last year.

African National Congress chief whip and treasurer-general Arnold Stofile said the early seeds planted by President Mandela were "beginning to bear fruit".

Mr Stofile hoped the project would help inspire other developers and contractors to follow the Malaysian example.

Private, three-income plan to supply houses in Blue Downs

NORMAN JOSEPH
Staff Reporter

THESE are plans — by an apolitical, non-aligned group — to remedy the serious shortage of houses in sprawling Blue Downs.

The Blue Downs Community Organisation (COR) has applied to the provincial administration of the Western Cape for serviced land to start a low-cost housing project for three different family income levels.

Organisation spokeswoman Gawa Samuels said they had asked for plots in Electric City, Hillcrest and Wimbleton.

"With the help of local businesses, we want to start the housing project. Details would be made known at a later stage," Ms Samuels said.

She said Blue Downs was a very large township with a serious housing shortage. Most residents rented out their backyards to families living in Wendy houses.

The organisation consisted of several non-government and community-based organisations recognised by the regional housing department, she said.

"We also applied for a vacant piece of serviced land that was allocated as a community centre where all NGOs and community-based organisations will be based.

"Once we have acquired the land, we will approach local

businesses to finance the building.

"We consist of various community leaders with different political backgrounds who are working very well together.

"The organisation is now fully inclusive and the only one of its kind in the Western Cape.

"The organisation is non-political, non-aligned and we are here to deliver and not to make people rely on promises.

"However, our main aim is

to be a watchdog seeking representation on all forums which suddenly grow like mushrooms in parts of Blue Downs."

She said the housing project would be their biggest venture for Blue Downs.

Provincial administration spokeswoman Melanie Dedekind said the COR application would be evaluated within six weeks of it reaching the secretariat of the regional housing board.

Developers find new builders are good bedfellows

(124) (22) BD 28/8/95

JOINT ventures between established developers and emerging black contractors are helping to make a significant dent in the low-income housing backlog.

One such venture is between Amodzi Properties and Condev Transvaal, and trades as Pamodzi Projects. It is active in Kagiso on the West and, Meadowlands in Soweto and Mabopane, north of Pretoria.

The Kagiso municipality has serviced numerous sites and is allocating residential sites to developers.

"Several buyers are already occupying their new homes, all of which have been built by emerging contractors," says Condev Transvaal director responsible for joint ventures John Anshore.

In Meadowlands, where homes have been sold off-plan, 151 of the 159 lots have already been purchased. The first 17 building plans have been submitted and construction is expected to begin within weeks.

In Mabopane, the largest of the three developments, 2 000 homes are planned and 651 have been built since the project began in 1991.

Affordable housing is the area in which Condev Transvaal (a division of Murray and Roberts) has shown the greatest growth rates. Condev Transvaal MD Tom Buckle says it is expected that by 1996 more than half of the company's business will be based in this segment of the market.

Other sections of Condev's development strategy concentrate on middle

income, sectional title and cluster projects, as well as project-based subsidy schemes

These schemes are based on government subsidies, which in many cases have not yet been allocated, and the projects are still in their planning stage, says Buckle.

Seven different projects in Gauteng are in various stages of planning, with building expected to begin within the next two months.

Condev KwaZulu-Natal is also involved in developing homes for the lower end of the market.

These include the development of starter homes such as the Fairways development in Umlazi, site and service developments such as Luganda near Pinetown and Umlazi CC, and project management in areas such as Umlazi CC, Luganda and Slangspruit, which is near Maritzburg

At Fairways (on the old Umlazi golf course) the Umlazi Civic Association was involved in the R15m development from the start.

"We included the local community in the project as much as possible," says Condev director James Byrne.

"As a result of this approach, the development was totally accepted in the eyes of the community"

An added attraction is that Fairways is situated close to many large employers in Prospecton, Jacobs and Moberi — which led Condev into negotiating with large corporates and their employees on the sale of Fairways sites, says Byrne.



An affordable housing project developed by Condev-Tvl at Morula View in Mabopane, north of Pretoria.

Schemes are in place to help people save

PEOPLES Bank has introduced a plan that will make it easier for first-time home buyers who qualify for the government housing subsidy to save towards owning their own homes.

Under the Home-Scheme a client earning less than R3 500 a month will either be able to save the deposit or be in line to apply for a bond if he or she already has a 5% deposit and a history of regular savings.

The new product allows a client to save for a deposit over a predetermined period and then to apply for a bond to be able to purchase a house.

Once the target amount is reached, the bond for a house is granted subject to conditions agreed between government and major banks.

Peoples Bank operations GM Iain Paton says. "This is also an avenue through which Peoples Bank will play its role in the reconstruction

and development of the country."

At the same time, Standard Bank has introduced an education and training element to its home loan financing, says product manager of loans in the E-Bank division, Dave Wright.

Applicants are counselled as to what level of repayments they can afford. "We qualify them in terms of their actual affordability and thereafter we give them educational advice on the basic mechanisms, principles and responsibilities that go with home ownership," he says.

"One of the problems we still face is one of unrealistic expectations, in terms of what people can afford, and what the country can afford."

E-Bank has established a number of loan centres around the country and E-Bank loans will also be offered through certain Standard Bank branches.

unprotected against claims, with no means of recourse."

While registration with the council is voluntary, the Association of Mortgage Lenders will only grant bond finance to contractors who are registered with the council, says Allsopp.

STANDARD Home builder's Warranty has been introduced by the National Home Builders' Registration Council (NHBC) to promote the long-term interests of the building industry.

At the same time, the scheme aims to protect the interests of the potential home owner who will be using the services of a building contractor

Warranty protects buyers

potential home owner who will be using the services of a building contractor

NHE RC MD Peter Allsopp says the council aims to establish a register of approved contractors to maintain

minimum standards within the building industry and to facilitate mortgage loans for new home builders.

Allsopp says: "The housing shortage has accelerated the demand for

instant houses.

"The possibilities exist that unscrupulous and unskilled contractors will enter the market — damaging the image of the industry and leaving the consumer

N

Fishing town sees the light

TYRONE SEALE
Political Staff

HONDEKLIP BAY — Patrick Rulph shed tears of joy when he switched on the bedroom light.

A resident of the West Coast town of Hondeklip Bay, home to a community of fishermen who have turned to diamond mining to keep body and soul together, Mr. Rulph, 33, hit the switch and saw apartheid take flight.

Saturday was the day Hondeklip Bay's coloured community celebrated the coming of electricity to their humble cottages, set in a rough network of dusty roads.

Valli Moosa, national Deputy Minister of Provincial Affairs and Constitutional Development, made the long trip to the desolate little town to lend an eagerly welcomed sense of statehood to an event that justified every buzzword the new South Africa has invented. Masakhane The RDP Reconnaissance Empowerment Grassroots Involvement.

In Hondeklip Bay these are no longer meaningless clichés belted out from corporate or political pulpits.

The electrification of Hondeklip Bay's coloured neighbourhood, which long envied apartheid's benevolence in the white part of town right next door, is a joint project of the Hondeklip Bay Development Forum, the Community Trust, Eskom, the De Beers and Alexcor mining houses, the Namaqualand Regional Services Council and Namaqualand Canning Company.

As a chilly must retreated to the Atlantic, residents started filing into the Eric Baker Hall where Mr. Moosa and representatives of the various role-players took turns at the rostrum, praising the community for a R600 000 job well done.

Development Forum chairman and local school principal Eddie Newman had the audience audibly on his side when he quipped how they could look forward to the "luxury of a power failure" which had been the monopoly of their white neighbours and allies for many years.

In quip as they were, the speeches somehow failed to capture the true human drama that led to



Pictures TYRONE SEALE. The Argus

MINISTERIAL SWITCH-ON: Deputy Minister of Provincial Affairs and Constitutional Development Valli Moosa hits the switch to provide electricity to Hondeklip Bay's coloured community. With him is Hoosain Adam, consultant to the Northern Cape provincial legislature.

Mr. Moosa ceremoniously switching on the power that had effectively been available to residents since early Saturday morning.

Patrick Rulph and his parents, Willem and Sarah Adams, are some of the actors in that drama. Mr. Adams 54, was a toddler when he arrived in Hondeklip Bay where his wife, Sarah, had been born.

He grew up to become a fisherman in the employ of Namaqualand Canning Company which in recent years has recorded declining catches, which locals ascribe alternately to the Kleinzee seal colony and the coastal diamond explorations.

(124)

ARL 29/8/95

As an entrant in a lucky draw to mark the occasion, for which the canning company festivity had supplied the snacks, he won a two-plate stove.

It left Willem Adams slightly envious, but nevertheless quite prepared to go out to buy the kettle, iron and washing machine he and Sarah had always wanted.

He's quick to add they will use their newfound energy source as sparingly as possible because they know it's costly.

The Hondeklip Bay community need all the money they can find, particularly since the past two years' developments have also led to the canning company offering to sell to its employees and former employees the land they have been leasing all these years at R1 a square metre.

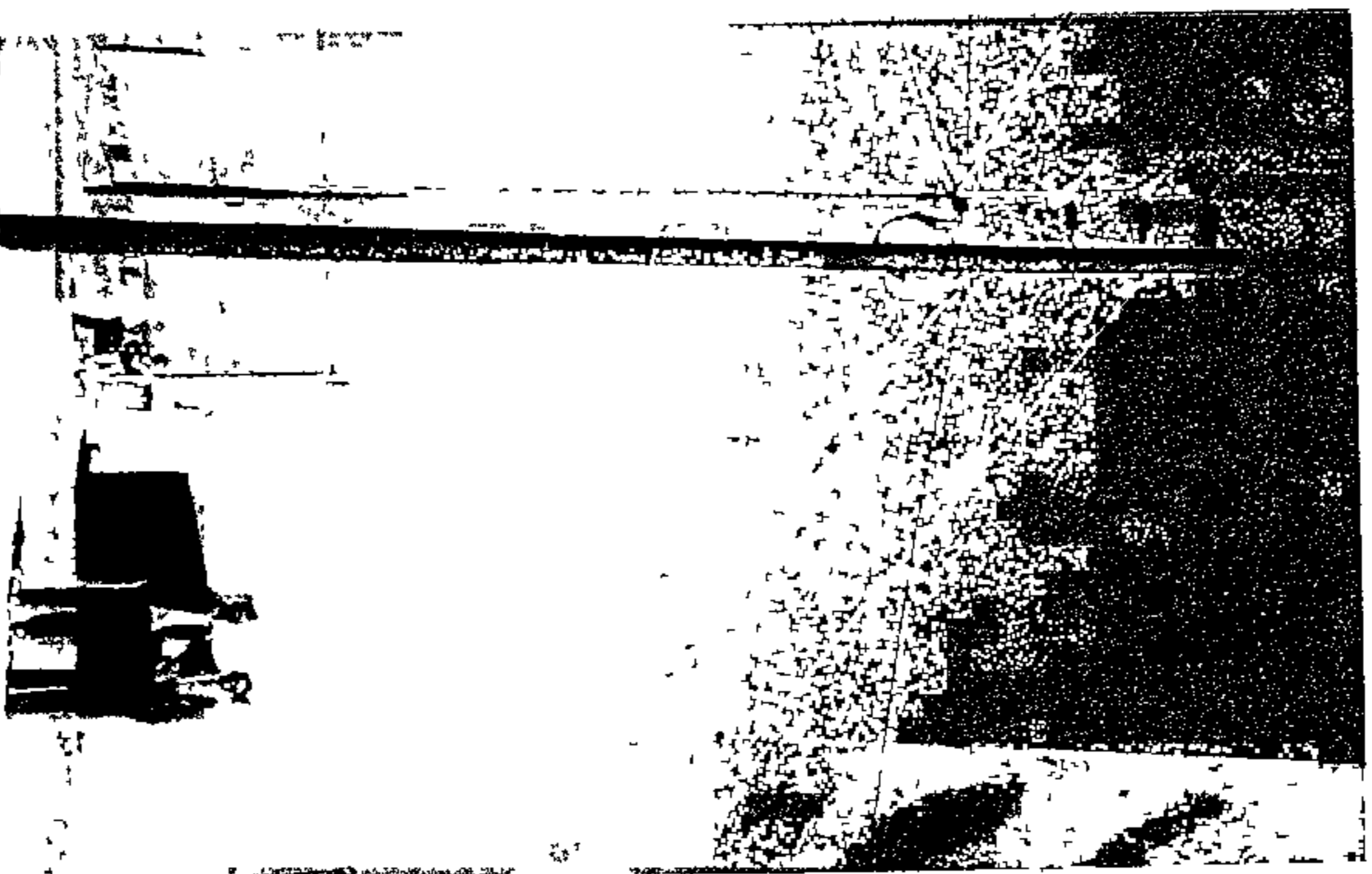
Residents hope the same co-operation will lead to reticulated water and tarred roads becoming standard features in this remote harbour town. Time alone will tell what will happen to the 30 or so predominantly black squatters living on a plot of land within view of the coloured neighbourhood.

This group, who have left places like Nyanga and Guguletu and their equivalents in other provinces, toy-toyed outside the Eric Baker Hall demanding electricity and other services to Mr. Moosa sites, and got to put their grievances to Mr. Moosa. He undertook to ensure that the regional services council would discuss their problems.

Mr. Newman and his counterparts in the electrification project all said to extend the electricity to the squatter area would have been extremely expensive — and unnecessary since they had been invited to live among the coloured community.

This, said two sources, the squatter community had refused. But, the said, the talks would continue until the squatters, too, saw the light.

NEW SERVICES: Reticulated water and tarred roads are among the services Hondeklip Bay residents believe are within their reach but, for now, they are happy simply discovering the comforts of electricity, which was switched on at the weekend.



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29/8/95



LIGHT ENTERTAINMENT: Kiasie and Katrina Filton have a new window on the world — their television set

"It used to hurt us because we knew the white people had electricity," Mr Adonis said.

This was also the plight of Oom Kiasie Filton, 68, who arrived in Hondeklip Bay 55 years ago and recalls how the coloured community complained bitterly from the day electricity arrived on the other side of town.

But, as the first rays of a democratic South Africa broke over the Namaqualand horizon two years ago, the industrial grants, local authorities and community leaders in the tiny town began to shrug off the yoke of a conflict-ridden era.

It took just 15 months of talk and sweat to produce Saturday's miracle.

Oom Kiasie Filton got out of bed, switched on the light, shook his head in absolute wonder and knelt at his bed to pray.

While his relatives tried to turn in the TV set he had bought in anticipation of the big moment, Mr. Filton headed for the Eric Baker Hall where another big moment was waiting.

Cape land project will cost R1,2bn

BY MAGGIE ROWLEY

CT (AR) 30/8/95 (124)

More than R57 million has already been spent on the Serviced Land Project — a presidential project of the RDP in the Western Cape — aimed at eventually creating 40 000 incremental residential units in the region.

The project, on which preparatory work began more than two years ago, is expected to be completed within five years at a total cost of around R1,2 billion.

According to Lorelle Bell of Holistic Settlements, consultants for the project, the most successful RDP project in the region to date, a further R13 million of work is now in progress while tenders totalling an additional R61 million are currently being assessed.

The area encompasses the communities of Guguletu, Langa, Nyanga and Crossroads and informal settlements in the surrounding areas including dwellers of overcrowded backyard shacks and hostels.

The project is a joint initiative by the provincial government, regional and local authorities as well as communities.

It is designed to plan and then implement strategies for meeting the residential needs of low income families.

To date 7 800 serviced sites have been delivered in the first stage of the incremental housing process and earthworks on a further 15 000 sites are being constructed.

In accordance with RDP principles, communities participated in all aspects of the planning for the development of the area.

They also benefited from labour-based construction initiatives and the facilitation of capacity building, training and entrepreneurial devel-

opment. Similarly, the first infrastructure-upgrading project has been completed in KTC where 100 people received training in construction and were employed by the contractor.

And in Weltevreden Valley North, more than 1 000 households making up the community of Samora Machel are currently moving on to temporary serviced sites while their land is upgraded.

According to Holistic Settlements, this will be the first step for the community in the incremental housing programme.

"The move was extensively negotiated with the community which was closely involved in the registration of site allocation activities while also benefiting from employment by the contractor for construction work and the relocation of households."

Joint

In Philippi, a site for a school was recently handed over to a building contractor for work to begin.

The building of the Ntshonalanga Secondary School is also geared towards benefiting the local community through a joint venture between a major contractor and a local construction company.

It is intended that at least 50 percent of the total site workforce will be drawn from the local community.

Contracts for the construction of another three schools in Langa, KTC and Browns Farm are to be awarded next month.

A community hall is being constructed in Tambo Square and the Guguletu Day Hospital is being extended. This is the first health facility project in the land programme.

Council to get tougher on defaulters

(724)
AKG 8/8/95
Municipal Reporter

ELECTRICITY consumers who do not pay their bills before the due date have been told they will be cut off without warning.

This is the latest move by the Cape Town City Council, which has been getting tough with late payers .

Last year the council introduced a prior warning system after complaints from angry consumers, whose electricity had been cut off.

The council has been pursuing a disconnection policy for about a year in an effort to recoup electricity debts.

Initial response to the warning system had been "encouraging" but arrears had again increased.

The council said it was willing to make arrangements with consumers who had difficulty paying.

But it was unfair to expect paying customers to underwrite others' debts.

The council had therefore decided to withdraw the present prior warning system.

Scrap all Grabouw service debts'

(124)
CT# 17/8/95
MUNICIPAL REPORTER

GRABOUW residents who marched on their council this week want not only their municipal service arrears before January 1994 written off, but also everything else notched up since then.

At the end of January last year debts owed by black local authorities to other bodies were written off and the government footed the bill.

Arrears in Grabouw up to January 1994 amounted to about R400 000.

Acting town clerk Mr Ian van Rensburg said yesterday the municipality has asked the provincial authorities if they would be prepared to foot the bill if the arrears are written off.

'We are still waiting for their reply,' he said.

Govt tenants will be told to pay or leave (124)

MUNICIPAL REPORTER

ET 18/8/95

RESIDENTS of two state-owned blocks of flats in Kenilworth, who are alleged not to have paid rent for years, are going to have to pay R850 a month from October 1 — or move out

The Cape Times broke the story of the non-payment of rent earlier this month

Mr Johan van Wyk, regional representative of the Department of Public Works, said yesterday the Department of Foreign Affairs owned the flats, but his own department had been asked to determine a market-related rental. The department had appointed a private agent to assess the flats

"We were asked to attend to this as an extreme emergency. The flats have become a sore point."

Public works director Mr Siphon Shezi announced a few days ago that the government had only recently discovered that it owned the flats, and that occupants had not been paying rent, apparently for years. The 14 two-bedroom apartments used to be owned by Transkei and occupied by its consular officials

After the abolition of the homelands, the occupants became staff of the Foreign Affairs Department, which also became the owner of the building

Residents would be notified this month that they would have to pay or get out, Mr Van Wyk said, adding that tenants not working for Foreign Affairs were probably occupying the flats illegally

He said the Department of Foreign Affairs would have to decide whether or not tenants had to pay back-rent, and if not, to explain to the auditor-general why this would not be done

Budget shakedown Town Boosh Cape Suburbs

■ The city and its suburbs could be well on the way to neglect and dilapidation.

JEAN LE MAY
Staff Reporter

RESIDENTS of Cape Town can look forward to crumbling pavements, potholes in the streets, leaking reservoirs, municipal vehicles falling to pieces and fewer trees and flowers in the streets.

This is only part of what will be entailed in redirecting money accumulated by the council from generations of ratepayers towards improving living conditions for the new citizens.

In the process, the city and its affluent suburbs could be well on the way towards neglect and dilapidation.

A review committee of the city council has spent weeks nit-picking through the city's capital budget looking for places where money can be re-allocated towards "formerly disadvantaged communities"

According to documents examined by Saturday Argus, the committee had managed, by mid-August, to trim R2,7 million from capital budgets allocated to the departments of the city planner, the city engineer and the medical officer of health

Another R10,2 million in capital expenditure was referred back for further clarification, with the possible addition of R13 million allocated for cableway expropriation

Further cuts will be made

The committee is scheduled to finish its examination of capital budgets of the remaining departments by the end of the month. It will then get busy on operating budgets of the various departments

Councillor Joyce Gibbs said work on the committee had been "a learning experience" for councillors and officials "Many councillors are having their first experience of municipal budgeting," she said

"There's still a great deal of misunderstanding — some councillors did not realise that Ikapa and other municipalities had their own budgets and there were problems distinguishing capital from operating expenditure

"Officials are learning that that every item must be justified properly — they can't thumb-suck. This is all to the good — every cent counts"

Mrs Gibbs added that she did not agree with all the recommendations — the documents show that she asked several times for her objections to be minuted

"I objected strongly to the cut in money for taxi facilities and the 50 percent cut in tree-planting. There will be repercussions," she predicted.

"All essential and committed work budgeted for in 1995/1996 in the city engineer's depart-

■ To page 2

P.T.O.

UNCERTAINTY ABOUT WRITE-OFFS

Constantia ratepayers more than R1m in red

A SPOKESMAN in the auditor general's office says a trend towards non-payment of rates may be related to uncertainty about possible write-offs. **PETER DENNEHY** reports.

CONSTANTIA ratepayers owed more than a million rand in rates to their local council at the end of the last financial year for which figures are available.

Mr Hennie Blom from the office of the auditor-general said this was part of an overall trend that could be related to uncertainty about possible write-offs of arrears.

According to a recently-released report by the auditor-general on the Constantia Valley Local Council's finances in the year up to mid-1994, sundry debtors in Constantia then owed R1,4 million, against under R900 000 a year earlier — a 55% increase.

Over a million rand of this debt

was for unpaid rates. The report also said the council's activities for the financial year resulted in a deficit of R1,3m, reducing Constantia's reserve funds to R1,7m, down from R3,1m a year before.

Mr Blom, whose office has audited the books of several local councils in the Peninsula, said he had noticed an increase in debts for rates and services.

"There was an overall trend of a substantial increase (in debts)," he said, adding that he believed it could be related to uncertainty over possible write-offs.

In January 1994, the middle of the financial year, there had been an announcement that some black local authority debts were to be written off at the government's

expense. After that, there had been speculation that the write-off could be extended to other authorities.

There could be a lot of reasons why people did not pay, he said. The task of his office was to report on what money had not been paid, rather than why not.

A Cape Town City Council source said yesterday that it had a figure of roughly R42m in unpaid rates on its books, but it was not possible to establish how this compared with last year's figure.

If rates are not paid for long enough, councils are obliged by ordinance to have legal steps taken to recoup the money.

Eventually, houses can be sold off on auction, after a court order is granted to the council.

The law also requires that before ownership of a property changes hands, amounts owed to the local authority must be paid.

CT 21/8/95 (124)

Nissen to help transitional council write off service arrears (124)

CT 30/8/95

STAFF REPORTER

ROCKLANDS residents have been told that the city council should scrap rates and service arrears in coloured areas and have called on their councillors to fight for their rights

Regional Finance Minister Mr Chris Nissen told more than 100 residents at the Rocklands Civic Centre on Monday night "The city council is not interested in coloureds and the councillors are not involved in their communities

"Who makes the decisions — how can we allow the council to say the cheque must first be in its

hands before it writes off arrears?"

The central and provincial governments had decided arrears should be scrapped yet the Cape Metropolitan Council and the city council had not carried out this decision, Mr Nissen said

"We must ask our councillors what they are doing there," Mr Nissen said, adding that the scrapping of arrears was just a matter of paperwork

"We will write to the transitional council and ask it how high its debt is and how big its reserves are

"If it does not have enough, we will give it the money

"It will then be written off as a bad debt"

'UNFAIR TO WRITE OFF ONLY SOME DEBTS'

Five councils declare arrears moratorium

CT 3/18/95

(124)

SOME councils, feeling it is unfair to demand arrears payments before the write-off issue is settled, have decided to take no action against debtors. **PETER DENNEHY** reports.

FIVE local councils in the Cape Town metropolitan area have instructed the Metro Council, which runs their administration for them, not to take any action against residents in arrears

The Cape Metro Council's public relations firm says the five local councils are Belhar, Elsie's River, Hout Bay Harbour, Grassy Park, and Cravenby

They want no action taken against their debtors until the arrears write-off issue is decided

This could take another five years, however, according to evidence given to a Constitutional Assembly "theme committee" earlier this month by the president of

the Institute of Municipal Treasurers, Mr Eddie Landsberg

News of the five councils' instruction not to take action against their debtors emerged from the answers to questions submitted to the Cape Metro Council by councillor Mr David Erleigh

Mr Erleigh had asked whether the debt collection process applied uniformly to all debtors, irrespective of race, colour and creed

The answer to this question was that "debt collection is done as instructed by the individual substructures"

"In some cases," the officials continued, "this means that full credit control actions (disconnec-

tions, final demands, summonses and sales in execution) are performed, while some substructures have instructed council not to take any action," Mr Erleigh said

The officials who had decided to put arrears collection on hold, had said it was a political matter, he said. Some people felt it would be fair to write off everyone's arrears up to January last year, as this had in effect been done in the case of the black local authorities

Bills not paid

Meanwhile, nearly 30% of the money that should be paid to the Metro area councils to settle the municipal services bills they send out is not being recovered at all, according to the answer to another question

Arrears pay plan for councillors defeated

Municipal Reporter

A MOTION calling for service-charge arrears owed by councillors to be deducted from their allowances has been defeated by the Cape Town City Council.

The motion, which suggested that a municipal ordinance be changed to make such deductions compulsory, was put before the council by Democratic Party member Arthur Wienburg.

He said he believed that where there was no query about an outstanding amount this system should apply because councillors needed to set an example in keeping with Operation Masakhane.

Saleem Mowzer of the African National Congress said councillors who had been in arrears had made appropriate arrangements with the city council.

"I'm not sure why this must be continually debated and discussed."

Mr Mowzer said that there was still a lack of clarity around arrears write-offs before January 1994 when people withheld payments because they did not get services. (124)

David Statham of the National Party said he felt there was no legal basis for the motion because in common law one could not set off a claim against a counter-claim. ARG 1/9/95

"There is no possibility of the ordinance being amended because it would be ultra vires," he said.

Charles Jacobs appealed to Mr Wienburg to "stop the witchhunt" against councillors.

Leon Markovitz of the NP said that during the coming election, people in arrears would not be allowed to stand, making the need for an amendment to the ordinance unnecessary.

Western Cape may take over housing powers

CHARLENE CLAYTON
Property Reporter

THE Western Cape housing ministry has threatened to take over decision-making powers from central government to get housing on track in the Western Cape

This was the warning spelt out by Western Cape Housing Minister Gerald Morkel, who said last night "I am seriously thinking of accepting delegated powers until such time that government is ready to transfer the powers to the province"

He was speaking at the annual Western Cape award ceremony of the Institute for Housing of South Africa, held in Cape Town last night

Mr Morkel said the Western Cape had a housing backlog of nearly 200 000 units, and that he doubted that the goal of wiping out the backlog in five years could be achieved

"I am swamped on a daily

basis by representations from various individuals and organisations which have been waiting for an unacceptably long period for approval from central government for a simple matter such as the demolition of a house or the acquisition of an erf"

Legislation for the province had been approved, but the function had not yet been delegated to the province

Turning to housing subsidies, he called for clarification on the most recent policy directives from central government on hidden subsidies

In terms of these directives, any money donated to housing projects was considered a hidden subsidy and would be deducted from the housing subsidies for which the project qualified

This would deter foreign investment in housing, Mr Morkel said

The situation in the Western

Cape was "becoming volatile"
"People are expecting a completed house as a final project and do not realise that they must also play a role in upgrading their own shelters"

People did not know about the housing subsidy schemes and where they did know, they did not accept them

"People say they were promised houses and not housing opportunities"

"People do not understand the RDP. The RDP is only a programme to unlock funds which must be distributed to all beneficiaries"

Because of limited resources, with the maximum subsidy limited to R15 000, the government was forced to think in terms of housing opportunities instead of completed houses

"We in the Western Province would like to provide our beneficiaries with the best possible housing package"

"Local authorities can't sit

back and wait — that would be disastrous"

In his speech, Mr Smit said housing was "not happening"

Key problem areas were

- Conflicts between expectations and affordability "Most people will not qualify for formal housing, but communities want proper houses"

- Policy guidelines which expected people with different political and other agendas to reach consensus

- The Mortgage Indemnity Scheme, which required the poorest to pay the highest interest rates — and a bond deposit of 5 percent or 10 percent

- The developer — and not the state — was expected to carry the risk in a high risk market

- The culture of non payment

Merit Awards from the Institute of Housing were presented to Terence Ndanda, Eulalie Stott and Selwyn Myers

ARG 1/9/93 (124)

Marconi Beams in on homes

CHARLENE CLAYTON

Property Reporter

THE development of the R1,5-billion Marconi Beam housing project — one of the largest housing and commercial developments in recent years — has started in earnest.

With the start of the installation of services to the site, the Western Cape has taken the lead in getting a major RDP project off the ground.

The first phase of a R20-million bulk services and roads contract to unlock the 240-hectare site in Milnerton, was awarded to Murray and Roberts (Cape).

Work on the first phase started three months ago and is scheduled for completion in mid-December.

The Marconi Beam project, which will be developed over a six-year period, is geared towards community development and involvement, and is set to change the face of the area.

Property developer John Rabie, who in conjunction with Leslie Viljoen of Cavcor, facilitated the project, said the success of project was that the affordable housing component was made possible through investment by industry.

So far six major institutions have committed themselves to investment in the project through the purchase of land and development of facilities in



□ **RDP PROJECT:** Cementing the bond of co-operation for the development of Marconi Beam are (from left) Milnerton town clerk Peter Gerber, Milnerton mayor Rod Hulley, Milnerton town engineer Dave Brook, Cavcor property developer Leslie Viljoen and property developer John Rabie

the project. They include Anglo American Properties, Old Mutual, Southern Life, Metropolitan Life and Nasionale Pers.

According to Mr Rabie and Mr Viljoen, the challenges of the project have pushed their companies into a whole new area. "We're not just talking about developing property here — we're developing a community

"That involves looking at long-term sustainability, job creation, schools, creches, recreational facilities and at how to empower people to take responsibility for their own upliftment.

Show villages for both the social component of the development undertaken by the Marconi Beam Development Trust and the middle-income

homes by Condev Cape are expected to be built within the next few months.

According to managing director of Condev Cape, Mr John Wilkinson, construction on their show village, which will consist of 11 houses ranging from the smallest of 40m² to the largest 72m², will start in two weeks.

Prices of the homes will

range from about R45 000 to R130 000

(124) *ALLS 2/9/93*

The purpose of displaying the complete range of homes available is so that the market can see exactly what they will be getting for their money, he said.

He said it was expected to launch the show village to the public in November this year.

A spokesman for the Marconi Beam Development Trust, development of the 750 economic houses could not be reached for comment, but it is reliably understood that plans for the show village were lodged with the Milnerton Municipality and submissions for the government housing subsidy were with the provincial housing board.

The proposal call for project managers, contractors and developers for this component of the project was extended to the end of this week, whereafter negotiations with these people would be done.

The residents of the Marconi Beam Transit Camp will be rehoused in formal housing on another part of the site — 15 hectares of land made available by the developers and to be named Joe Slovo Park.

Ownership of this land has been handed to the Marconi Beam Community Trust in line with the government's white paper on housing.

The initial 750 subsidised homes will be built in the form of starter homes that can be added on to by the residents

themselves. No shacks or informal structures will be allowed.

The Marconi Beam Trust will also develop community facilities such as creches, churches, schools and a building resource centre that will encourage residents to build or expand their own houses.

Meanwhile sales are booming at Printers Park, which forms an extension to the Montague Gardens light industrial area.

Mr Dennis Nichol, spokesman for the Cavcor/Rabie consortium said sales in excess of R9 million had been notched up.

Construction of the Printers Park services, valued at R2 million, began this month and is due for completion in December. This contract will open 10 hectares of industrial land in the form of 23 subdivided plots.

A number of industrial companies, including Baker Street Snacks, started construction in January.

Construction has also commenced on the grant R212-million Naspers contract.

Rabie/Cavcor have also been appointed to project manage the development of 110 000m² of industrial land on behalf of Southern Life.

"Planning is well under way, and the installation of services — including perimeter fencing, landscaping, roads and a gate house — is to commence shortly," said Mr Nichol.

Site B residents pay up to break boycott culture

JERMAINE CRAIG
Staff Reporter

KHAYELITSHA residents, filled with the spirit of Masakhane, have begun streaming to council offices to pay their service charges.

By 2 pm yesterday, more than 2 000 people had been to the council offices in Site B to pay up.

These developments came after numerous meetings between Khayelitsha residents, Khayelitsha mayor Vuyani Ngcuka, the transitional local council and community organisations, which stressed the importance and implications of people paying for their services.

Mr Ngcuka and Mampe Ramotsamai, deputy speaker of the provincial legislature, spent the day at the rent office in Site B addressing queries and problems of Khayelitsha residents about the payment of their arrears.

The rates for formal houses are R50 a month, core houses are R45 and informal houses are R30 a month.

(724) ARL 5/9/95
In Site C, rates are R12,50 a family because of the double occupation of houses in this area.

"There has been a good response to our appeal for people to pay for their services," said Mr Ngcuka.

"One of the reasons is that the president has said the Reconstruction and Development Programme will come to those areas that are making a contribution to it. That is definitely having an effect."

Mr Ngcuka made an appeal to investors to bring their business to Khayelitsha.

"Those who will invest will get a return on their investment because the culture of non-payment is gone," Mr Ngcuka said.

Pensioner Mathilda Gqiba, who lives in Site B, said: "We are paying for our services because we are tired of staying in shacks and in places with no toilets."

"Our children are getting sick because of all the rubbish in the area. We must pay so council workers can help people remove the rubbish."

Services boycott ends

DAN SIMON

KHAYELITSHA shack dwellers in Site B paid the Lingelethu West Town Council R5 000 in service fees for lights, water and refuse removal yesterday, heeding the Masakhane (build) campaign.

About 250 residents queued outside the council's offices to pay R20 each after a flat rate was negotiated between members of the community and the local transitional council.

The resumption of payments was hailed as a major breakthrough in ending the drawn-out service charges boycott. The Western Cape government has announced that it wants to write off more than R300 million in service arrears accrued up to January 31 last year.

The Western Cape Minister of Local Government, Mr Pieter Marais, who turned 52 yesterday, welcomed the news saying it was the "best birthday present" he had received.

He said the non-payment of service fees had been the major stumbling block in government attempts to implement the RDP and to source foreign funding.

Negotiated

The mayor of Khayelitsha, Mr Vuyani Ngcutka, said the monthly rate for Site B residents was negotiated between members of the community and the local transitional council in order to boost Masakhane.

Residents living in formal houses in the area would be liable for service fees of between R40 and R50

CT5/9/95 (124)
"Proposals for a monthly rate started at R120 but people said they first wanted to break the culture of non-payment with something more affordable," Mr Ngcutka said.

He said the high unemployment rate and the area where people stayed had determined a monthly rate.

"People now realise the government is theirs and they want to support it," deputy speaker in the Western Cape provincial parliament, Ms Mampe Ramotswana said.

Mr Solomon Xashimba, 68, said he was now paying service charges because he wanted to enjoy his rights as a citizen and resident of Khayelitsha.

"I'm satisfied with paying R20 because of the services being rendered."



PAYING FOR SERVICES: About 250 shack dwellers in Khayelitsha's Site B made a clean break from the past yesterday when they got together and voluntarily paid R20 each towards service charges for lights, water and refuse removal. Here members of the community queue at the Lingelethu West Town Council offices.

PICTURE: NIC BOTHEMA

Housing delivery in Western Cape paralysed, says Morkel

ARLS 6/9/95

(124)

MICHAEL MORRIS
Political Correspondent

HOUSING delivery in the Western Cape is being "paralysed" by unending consultations and community demands for free houses — leaving many civil engineering firms and building contractors facing bankruptcy.

And the crisis was being compounded, Housing Minister Gerald Morkel claimed, by new central government regulations on "hidden subsidies" which would limit the scope of the private sector in helping to

meet the desperate housing shortage.

This emerged at a forum discussion yesterday between the Cape Chambers of Commerce and Industry and the Western Cape cabinet.

Civil engineer Graham Power warned that the falling level of funds for housing was so serious that "unless we do something now as a crisis measure, we will not have an industry to do the things required in the Western Cape".

Mr Morkel said while the Western Cape had provided more housing opportunities in the past year than any other

province, its ability to tackle the backlog of 191 000 units was being sorely tested.

Money was released for development only when the community agreed to a project in a written document, or "social compact".

But unending consultations on the social compact, coupled with a refusal among many communities to accept anything less than free-standing three-bedroomed houses, were paralysing housing development.

"Misinformation and misconceptions — based on false elec-

tion promises of free houses — are responsible for the breakdown of social compacts.

"Our housing delivery process is being held in the stranglehold of the dynamics of local politics."

In some cases, communities physically prevented developers from making a start on creating serviced sites — the most the province could afford to provide, as a basic "housing opportunity" — because there was no prospect of their getting free houses.

Housing had simply not taken off, in spite of the prolifera-

tion of housing ministries, funding channels, developmental agencies, industry associations and political groupings.

Mr Morkel said he had recently appointed a consultant, who would work with his top officials, in an attempt to "overcome the paralysis".

But a new problem had emerged.

The central government had decided that so-called "hidden subsidies" — additional amounts granted for specific projects from non-government sources — should be deducted from the government housing subsidies.

Row over housing project (124)

CT 7/9/95

MUNICIPAL REPORTER

A FURIOUS row erupted in the Cape Town City Council's housing committee after a presentation by a developer on what is said to be the city's first ever "social compact" drawn up along RDP lines.

A social compact is an agreement between a developer and a community. The RDP requires that such an agreement be entered into where the state subsidises homes

After developer Mr Edward Beukes presented his proposed project to build 165 houses in Bonteheuwel, a row broke out among councillors on what level of consultation had taken place

He had outlined the type of homes and which persons and organisations he had consulted

Disgust

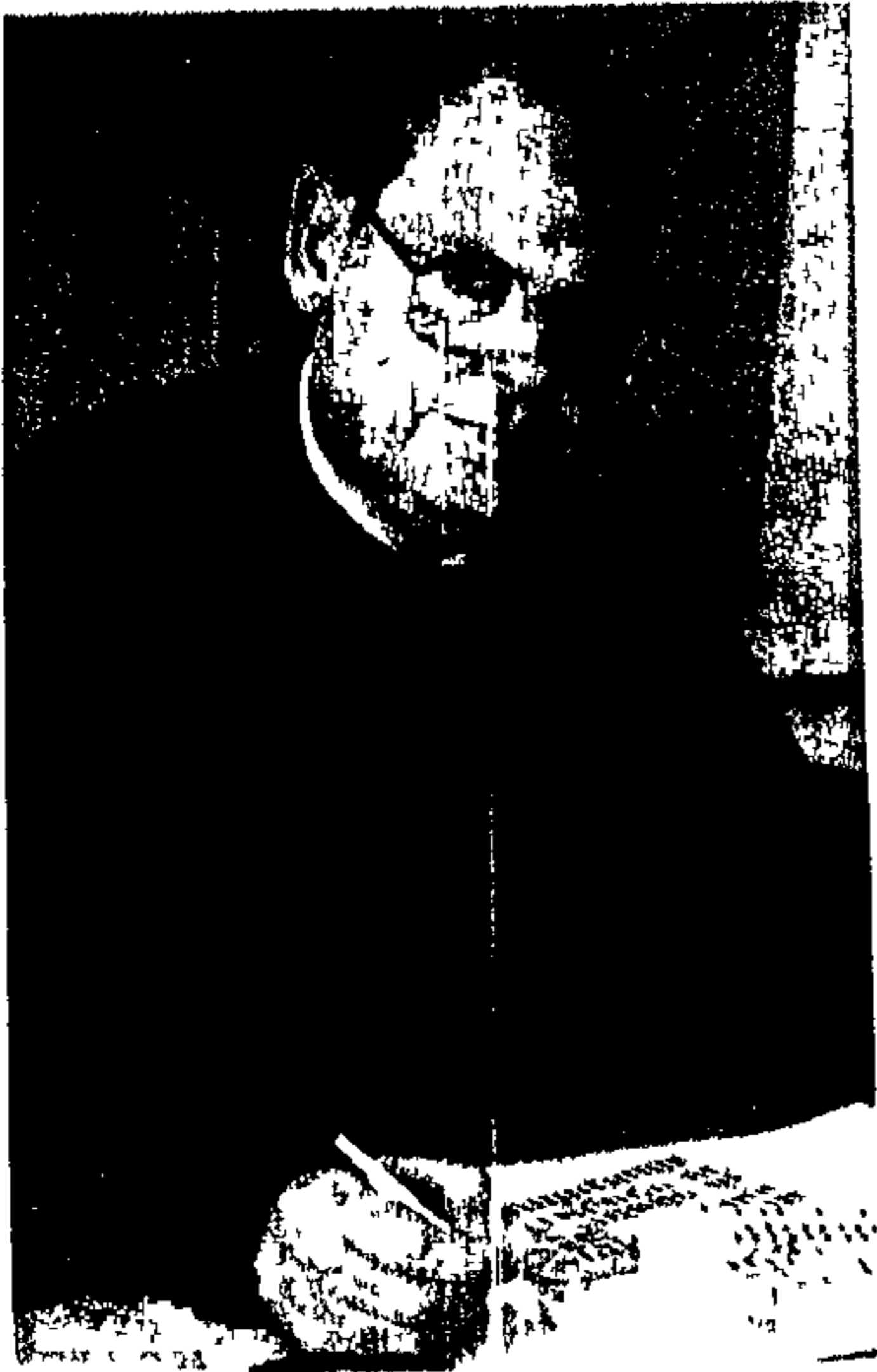
When Mr Beukes left the room to allow the committee to discuss the proposal, Mr John Miranda complained, saying he wanted to cross-examine him

"He never made contact with the Bonteheuwel Residents' Association, yet he has used our name"

Housing co-chairman Mr Charles Jacobs suggested the committee ask the organisations named in the proposal if they had been consulted. Mr Basil van der Ross left the room in disgust after making a speech saying the compact was indeed representative

And now let

□ *New company lifts gloom by bringi*



PROJECTS MANAGER: Ian Barge says sustainable employment has been created and hundreds of families have benefited from income generated through the project



POWER SOURCE: Alfred Bondt connects an electric cable to one of the poles that will feed electricity to the hundreds of shacks in the area

Pictures ROY WIGLEY, The Ar

ZIPPS

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IDEAL

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Let there be light

by bringing electricity to shacks of Khayelitsha

JOSEPH ARANES
Municipal Staff

LIGHT is finally illuminating some of apartheid's darkest creations as the government's reconstruction and development programme delivers power to the people

During the past year, more than 25 000 houses in Cape Town's biggest township, Khayelitsha, have had electricity supplies switched on and work is under way to connect another 25 000 residences to the grid

For years the township was trapped in darkness because the local authority did not have the capacity and, it seems, the inclination to provide the service to the more than 500 000 Khayelitsha residents

But that all changed when the Electricity Supply Commission (Eskom) took over the supply rights to the area, and set up a joint venture with Electricité de France and the English company East Midlands

A commercial company Phambili Nombane (Forward with Electricity) was formed and undertook to spend R60-80 million on the massive task of bringing electricity to the area.

Operations manager Ian Barge said that after the new company was formed, they set about speaking to all the community role-players to find out their needs.

"Some people were against the

ARG 12/9/95

idea of providing electricity to shacks but the overwhelming view was that it would drastically improve the quality of life of the people, and would fit nicely into the RDP plans

"When we moved into the area we soon discovered that the existing grid was never designed to provide enough power to the whole area. About 10 000 formal houses, the schools and the creches had electricity, but very little energy was left for the informal houses"

This problem was soon rectified and once local residents were employed to work alongside some Eskom staff, poles and cables quickly became a feature of the area

Mr Barge said labour-intensive methods were used. Local workers were trained for the project and had the opportunity to continue applying their skills in similar projects

"In this way sustainable employment has been created and hundreds of families have benefited from income generated through the project."

Khayelitsha community spokesman Dickson Kulani said the project not only concentrated on short-term employment but also tackled the grassroots issues of skills transfer and capacity-building in the community.

"The labour-intensive electrification method replaces machines with people wherever possible,

(124)

allowing a large portion of the labour costs to be reinvested in the community.

"And the network being installed in Khayelitsha meets world standards for electrification and residents can look forward to a highly reliable system and high levels of customer service from Phambili Nombane," Mr Kulani said

Site C resident James Mnzini, who is patiently waiting for his shack to be connected to the grid, said the introduction of electricity would improve the quality of his life

"My family is very excited and is looking forward to the day when we too will have electricity.

"For years we have been using candles to provide light and this is very dangerous. On numerous occasions shacks were destroyed and lives lost because of candle-related accidents. Soon this will be a thing of the past."

Victoria Thuli, who is also waiting to be connected, said she was sure her family could only benefit from getting electricity.

"My children will be able to study and do their school work at night without having to strain their eyes to read their work, and this will help them improve at school."

Mr Barge said pre-paid meters were being installed in all the dwellings enabling people to use as much electricity as they could afford.



76 poles that will feed
ires ROY WIGLEY The Arrive

BRIGHT FUTURE: James Mnzini cannot wait for the day when he will permanently blow out his candle and switch on his lights

Trains for trash save council cash

□ New waste-disposal method promises to cut both costs and smells

Municipal Reporter

A NEW bale-and-rail waste-removal system will save Cape Town City Council about R500 000 a year and should also reduce the infamous "Pinehills pong"

Yesterday, the council took the media and environmentalists on a tour of the system which involves baling domestic refuse at Athlone processing plant and then sending it by rail to Visser-shok landfill near the N7

The system which has been running for about a month, has been criticised because the council failed to consult the public before implementing it.

But a public participation exercise has now begun, with the first public meeting on the issue due at Milnerton Library tomorrow

The new system is designed to deal with volumes of waste which are increasing at a rate of about 10 percent a year

At present, the city generates

up to 800 tons of waste a day

which are disposed of at Swart Klip and Coastal Park, near False Bay, and Visser-shok, leased from the Cape Metropolitan Council by the city council.

By using railtrucks as an alternative to long-distance heavy trucks which are currently reaching the end of their lifespan, the city estimates it will save about R2,50 a ton in transport costs.

Further spin-offs will be reduced air pollution and less wear and tear on the roads.

Also, because refuse will be dealt with and removed more quickly, the smell in Athlone will be reduced

At Athlone, domestic refuse is compacted into two-ton blocks which are trussed with wire and railed to Visser-shok where they are stacked like building blocks and covered with soil.

Spoonnet, which has built two new rail sidings for the project, is under contract to transport the

bales

The project also involved moving 200 000 cubic metres of sand to create the landfill, at a cost of about R1 million

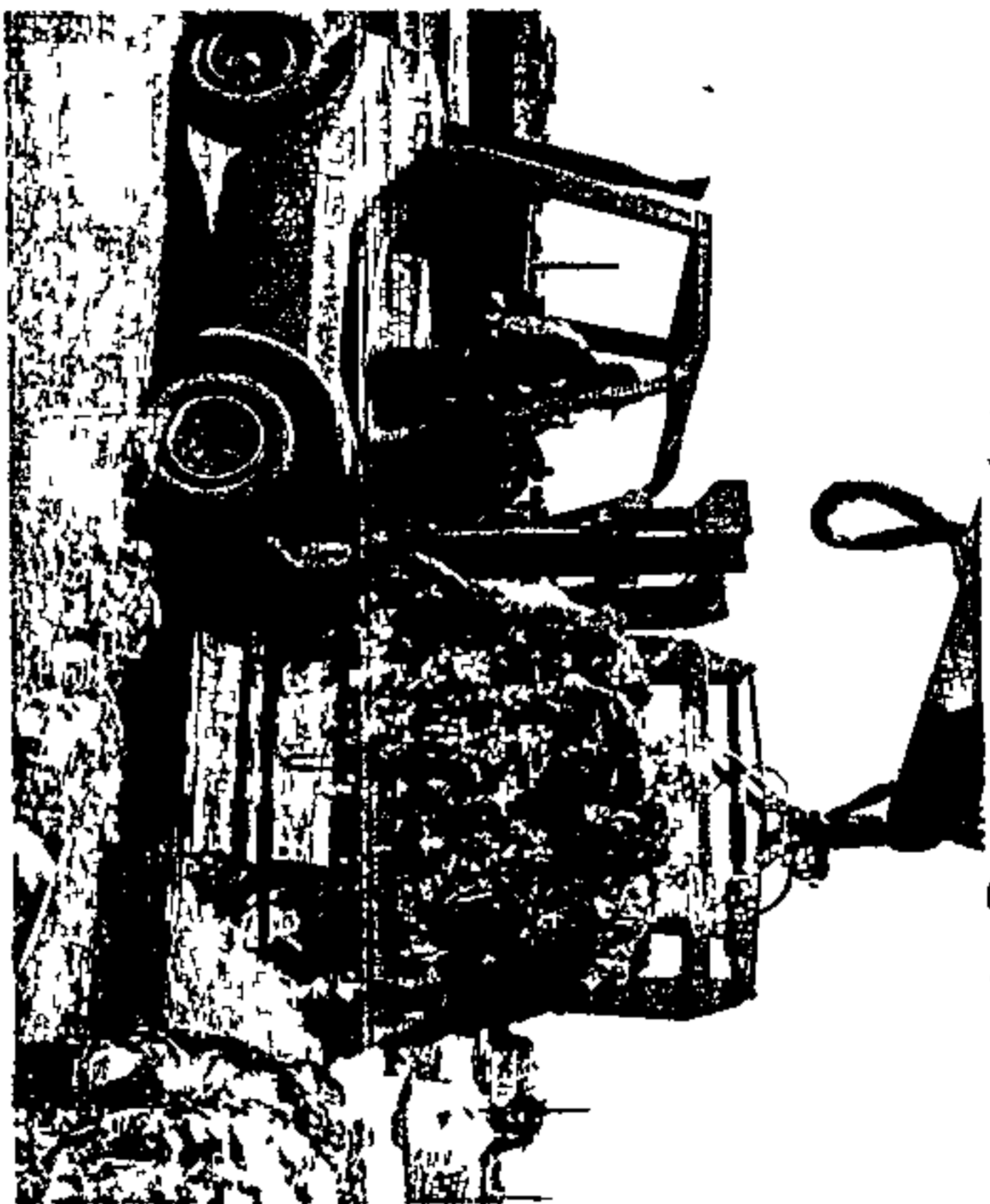
The present site has a lifespan of about 17 years, with a proposed after-use as a sportsfield. A second phase has a 18-year lifespan

Hills have been built into the landfill design to offer future protection from the south-easterly wind when the site is ready to be turned into recreational space.

Visser-shok, which has been a waste-disposal site since 1976, was chosen because it has a 20-metre sub-layer of clay which is impermeable to liquids, reducing the risk of contamination of groundwater

Longer-term plans for Visser-shok include an incinerator which could deal with medical waste and possibly be powered by methane produced by existing waste at the site.

ARL 13/9/95 (124)



AFTER: The same refuse emerges on the other side of the building and possibly be powered by methane produced by existing waste at the site.



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Social Responsibility
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BEFORE: Mogamat Lippert of the cleansing branch with refuse from Cape Town homes before it is baled for transport to Visser-shok landfill



PUBLIC WASN'T CONSULTED

Refuse plan can save city R500 000 a year

ENVIRONMENTALISTS are unhappy because they weren't consulted about bale-and-rail refuse disposal, but the system seems to be working well. **PETER DENNEHY** reports.

THE city's bale-and-rail refuse disposal system is working well after two weeks, and is expected to save the council half a million rand a year

But some environmentalists are unhappy that millions of rands have already been spent on a scheme without a public participation programme, which will only be launched tomorrow at the Milnerton library

Mr Mike Greenhalgh, manager of the Athlone transfer station where rubbish is compacted into bales and put on to a train, said the new system was far better than the old road transport system

Using railway trucks saved about R2,50 a ton

If the volume handled rises to 800 tons a day — twice the present volume — R500 000 a year could be saved.

The project will cost R13,5m. About R8m has so far been spent on equipment.

The matter of public participation relates to the Vissershok site, to which the refuse is sent.

The landfill site, to get a licence, must now have a public participation programme involving all "interested and affected parties".

According to Mr Tony Barbour of Ninham Shand, who will be running the participation programme, the council has conceded that "they neglected to consult with the broader public"

Council spokesman Mr Ted Doman said this was because the council had been leasing the Vissershok site for years and managing refuse disposal there. The baling was in a sense a continuation of an existing practice

Ms Liz Linsell of the Green Coalition said she had been horrified to hear council cleansing director Mr Kendal Kaveney say the council was in the business of waste disposal, not in waste recycling

But Mr Kaveney said the council would leave it to others to recycle, because councils like Johannesburg and Randburg had lost a lot of money when they tried it.

The separation of refuse into different categories had to be done at source, not later. This meant a huge community effort, and to many people it wasn't worth the effort

The council's chief technologist, Mr Peter Novella, said if a better regional site were identified through public participation, the council would consider moving its Vissershok operation there.

Vissershok is underlain by 20m of clay that prevents polluted water flowing through the bales site into the underground water

CT 13/9/95

(124)

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CT 13/9/95 (124)

Exco pledges to help debtors

POLITICAL STAFF

(124)

ET 18/9/95
STRUGGLING residents unable to pay interest on service arrears will be assessed individually and given every opportunity to meet their obligations, acting exco chairman Mr Llewellyn van Wyk said

He was reacting yesterday to an appeal by regional Local Government Minister Mr Peter Marais on behalf of the Western Cape Community Organisation, the United Civic Organisations and the Hazendal Residents' Association

Mr Marais, who met the three organisations yesterday, said the interest on arrears made it impossible for low income and jobless people to settle debts.

Mr Van Wyk said interest was a "once-off" payment and was not compounded

He said the city treasurer's department would "bend over backwards" to help genuine cases

Services revamp to cost R2-bn

ARG 19/9/95 (124)
Staff Reporter

IT will cost an estimated R2 000 million to revamp collapsed services in former black local authority areas and all Cape Town's other disadvantaged areas — but only R50 million has been allocated so far.

This was disclosed at a press conference held by the Cape Metropolitan Council today on strategic management plans for upgrading infrastructures in former black local authority areas.

It includes the restoration of both collapsed municipal services and local government administrations.

It was also announced that plans will be introduced to deal with poor administration and engineering services, lack of supervision, poorly structured staff and union relations, unproductive labour, lack of training, shortage of skilled staff and serious financial shortcomings which have led to the collapse of services.

Representations are being made to the RDP office to boost the allocated amount.



ANOTHER BREAK IN THE WALL: Eleven-year-old Thobela, from "Boystown", Crossroads, stands in a broken section of fence beside the N2. It is costing about R400 a day to repair the breaks that are continually being made in the fence.

PICTURE: CLIVE SMITH

R400 a day to repair N2 fence

(124) CT 19/9/95
PETER DENNEHY

named, since the community that had fought hardest to get its pedestrian bridge was now so proud of it that both the bridge and the fence in its area are well looked after.

Officials say repairing the fence is only a short-term solution.

In the end the solution was in the hands of the community. This was why considerable importance was attached to getting the cooperation of people living near the fence.

Inconvenient

People the Cape Times approached near the fence did not want to say much about it, but it was clear that some need to cross the N2 to fetch firewood or to take their animals out to graze and find it inconvenient to walk around to the bridge.

For people who are not carrying much, one slat has been broken for them to get through. But two slat gaps are enough for wood carriers, whereas three or four slats need to be broken to allow cattle through the fence.

THE concrete palisade fence separating shack settlements from the N2 freeway is being broken so often that it is costing the provincial administration on average over R400 a day — R12 000 a month — to fix it.

Provincial press liaison officer Ms Karen Liversage said yesterday that about eight slats a day were broken.

Yesterday the Cape Times found 27 breaks in 11km of the fence.

One was big enough to drive a vehicle through.

Ms Liversage said the provincial roads department was responsible for only 3,5km of the road and the fence.

Beyond the Swartklip interchange the national roads department was responsible.

"The cost of repairing 25 slats is R1 330," she said.

Repair workers had been threatened by residents and had stones thrown at them.

An official, who may not be

Non-payment — arrears of R90-m

ARL 20/9/95 (124)

JACQUELYN SWARTZ
Staff Reporter

THE non-payment for services in Cape Town's former black local authority areas has resulted in arrears of nearly R90 million.

This problem — as well as that of collapsed municipal and local government administrations — is being addressed through strategic management plans introduced by the Cape Metropolitan Council

This was disclosed at a council press conference yesterday.

An amount of R50 million — of which R24,64 million is presently being used — has already been allocated for preparatory projects which are paving the way for the upgrading of infrastructures in areas like Guguletu, Langa, Nyanga, Crossroads, Brown's Farm, Mfuleni, Lwandle and Khayelitsha

Representations are also be-

ing made to the national Reconstruction and Development Programme office for additional funds to boost the allocated amount.

"The culture of non-payment for services will not be broken until proper services are in place," said CMC chairman Willie van Schoor, explaining the serious arrears in payments for township services

"We cannot expect people to pay for no services at all.

"Also, the RDP projects which might include the provision of new and upgraded infrastructure will not be maintained before the work of the strategic management plans is well underway"

Report-backs held at the press conference disclosed that projects have already been initiated in all the former black local authority areas

They include the cleaning out of stormwater systems and removal of accumulated rub-

bish which, in the long term, have led to serious winter flooding and the deterioration of roads

"At this stage the clean-up campaign is well advanced in all five areas and contracts for cleaning the underground stormwater systems have commenced," said Mr Van Schoor.

"A start will be made on the restoration of roads as soon as summer begins"

Roads are seriously affected by blocked stormwater drains which promote the formation of potholes, explained Cape Town transitional substructure agent Mike Marsden, who is also project manager for Ikapa and Crossroads

He said this problem was compounded in winter when the debris in drains caused roads to become flooded

"Klipfontein Road, which is of metropolitan significance, is reverting to the bush," he said

Services crisis (124) in suburb

ARC 20/9/95
PIETER MALAN
Staff Reporter

A CRISIS is looming in Bishop Lavis where the housing and welfare organisation responsible for supplying services in the area has threatened to withdraw them because of non-payment of rental and service fees.

If the threat is carried out, more than 47 000 people will be without water, street-lighting, sewerage maintenance and refuse collection from October 1.

Communicare, a non-profit housing and welfare organisation, provides the services on a contract basis for the Matroosfontein Transitional Metropolitan Substructure.

Mike Louw, Communicare's general manager, alleged the substructure was deliberately withholding the money in an effort to score points in the local elections.

Communicare said Bishop Lavis residents owed about R4 million to the substructure for outstanding rental and service fees, which in turn owed the money to Communicare for services already rendered.

The Matroosfontein council could not be contacted for comment yesterday.

Progress in R50m township upgrade

MUNICIPAL REPORTER

(124) CT 20/9/95

THE Cape Metropolitan Council's R50-million programme to upgrade the city's townships is functioning after a shaky start, councillors and officials said yesterday

CMC chairman Mr Wilhe van Schoor said implementing the strategic management plans for the iKapa areas and Crossroads, Khayelitsha, Mfuleni and Lwandle was one of his organisation's most important functions.

Local government in these townships — which have a total of 800 000 residents, half of them in Khayelitsha — almost collapsed in the early 1990s, following the financial failure of the old local government structures

The virtual collapse occurred in both local government administration, such as sending out bills and collecting money, and in the provision of engineering services such as the maintenance of sewerage systems, stormwater drainage and water supplies

Mr Mike Marsden, project manager for iKapa and Crossroads, said the project had run into problems because industrial relations between the local councils and the unions had been poor, bordering sometimes on violence. Hostage-taking had occurred, but matters had improved since then, he said

The "non-payment (of service bills) culture" would not be broken until proper services were provided, Mr Marsden stressed

To bring the townships up to the standards of other suburbs, in terms of total infrastructure, would cost about R2 billion, he said

Mr Van Schoor said that so far iKapa and Crossroads had been granted R14,3m, Khayelitsha R8,7m, Lwandle R950 000, and Mfuleni R700 000

Ratepayers may have to pay for arrears write-off

ANDREA WEISS
Municipal Reporter

(124) ARG 22/9/95
ties

CAPE Town's ratepayers may have to foot the bill for an arrears write-off in all areas if provincial and central governments do not make good on promises to pay the costs of an agreement struck last year.

The city is still owed R10 million by central government in terms of the agreement between President Mandela and former president F W de Klerk in January 1994, and is under pressure to write off a further R11 million for water arrears accrued before then.

In what could be a shock to some residents expecting to benefit, it has emerged that only water arrears are being considered in terms of the write-off, leaving open the question of rents, rates and electricity debts.

The issue was spotlighted by the Mitchell's Plain Scrap All Arrears Committee, which met the council's executive committee yesterday.

During the discussion, it was clear the arrears issue is fueling racial tensions in coloured areas where residents feel they are being discriminated against unfairly because the write-off has been applied only to former black local authori-

Jeremiah Thuynsma, co-ordinator of the Mitchell's Plain campaign, said his committee was seeking clarity on Cape Town City Council's position.

He quoted from a press statement by the director-general of the Constitutional Development Department advising transitional councils to write off service charges arrears up to January 31 1994.

"Are we not part of the new South Africa, are we part of an island?" he asked.

Delegation member Elden Felkers said the council should fight out the issue of financing with central government, but take the political decision to effect the write-off.

He said people on the ground believed only black arrears were being scrapped.

Deputy city treasurer Ron Grace said the perception that arrears had been scrapped in terms of the Kempton Park agreement was incorrect. Central government had merely agreed to pay outstanding accounts owed by black local authorities.

More recently, the provincial government had indicated it was willing to pay for water arrears, sewerage and refuse removal.

But because Cape Town did not charge separately for sewerage and refuse removal, it was possible only to quantify a potential water arrears write-off — which came to R11 million before January 1994, he said.

Exco chair Nomandla Mfeketo said the Kempton Park agreement had wrongly been turned into a "colour issue" which would be used as an election weapon.

The agreement had concerned itself with black local authorities which "were a branch of the previous government" and which had collapsed completely.

It had not meant that local authorities which were functioning effectively should take the same route, nor did it mean that debts for electricity would be written off.

She said that if arrears in other areas had to be written off they should be made good by the province. If this did not happen, the bill for such a write-off would have to be footed by the ratepayers.

The executive committee has decided to seek further clarity from the other two tiers of government to settle the issue.

to oppose the application can
be return date of October 16.

Judge Williamson is survived by his wife, San-
nie, and 11 children.

Squatters threaten high-tech project

Municipal Reporter

(12/4) (12/4) ARG 22/9/95

VRYGROND squatters living on the periphery of the proposed high-tech Capricorn Park are threatening to upset the development

Mr Young said the Capricorn project could offer employment opportunities for the Vrygrond community. However, he said there was a need for the city council to deal directly with residents of Vrygrond to avoid any potential problems

This warning came from Cape Town City Council housing committee co-chair Bathembu Lugulwana.

Early on, the council had decided to excise 652 ha, including Vrygrond and some adjoining land, from the proposed land up for sale because it became clear the community was unlikely to move.

Mr Lugulwana was commenting on proposals put forward by development co-ordinator Rod Young, who is engaged in final negotiations on the project, which is set to create about 34 000 jobs, and is billed as one of the biggest developments yet in the city.

Mr Lugulwana said conditions at Vrygrond were "completely unacceptable", and proposed that negotiations with the community begin without delay.

The R3 billion project also enjoys the personal blessing of President Nelson Mandela because of its development potential.

SOME DEBTS ALREADY PAID, SAYS EXCO

Arrears group turned back

(124) CT 22/9/95

THE MITCHELLS PLAIN Scrap All Arrears Group wanted to complain to exco that the council seemed to be "stalling" on arrears, but to no avail. **PETER DENNEHY** reports.

A LOBBY group calling for the scrapping of rent arrears was turned back empty-handed by the City Council Executive Committee (exco) yesterday when they were told some of the arrears had already been paid.

The Mitchells Plain Scrap All Arrears committee wanted to complain to exco that the council appeared to be "stalling" over scrapping arrears.

The government agreed about two years ago to pay debts incurred

by black local authorities who could not pay these themselves because of service boycotts. However, the government insisted this only be for debts incurred till January last year.

The government announcement was followed by a call by coloured communities for their debts to be scrapped as well.

Deputy city treasurer Mr Ron Grace explained to the Mitchells Plain delegation yesterday the government had been sympathetic to

the black local authorities as residents in these areas had not received some of the services for which they were expected to pay.

This had not, however, happened in the area administered by the City Council.

Mr Grace said in spite of this, the council had been authorised by the province to "write off" arrears up to January last year, but only those for water, sewerage services and rubbish removal.

The problem was that sewerage treatment and refuse removal in the city area are paid for under a single "property rates" account.

As a result, only debts for water

incurred before January last year could be "scrapped".

"Up to January 1994 there was R11 million outstanding on water. We'll probably find that those people who owed us money at the time have since paid, so those charges cannot be written off," he said.

Scrap Arrears campaign co-ordinator Mr Jeremiah Thuynsma said the council was his organisation's last stop in their efforts to get debts written off.

The provincial government had told the campaigners that central government would re-assess the situation after local councils had paid the current debt.

New 'apartheid land' wrangle in District 6

■ A Supreme Court judge has slammed a controversial out-of-court District Six land deal — disclosed exclusively by Saturday Argus — as "an outrage".

GLYNNIS UNDERHILL
Staff Reporter

THE Western Cape government has agreed to pay R4,9 million to listed property company Ilco Homes for a piece of land in District Six it bought for R800 000 six years ago.

The controversial out-of-court settlement, reached with debt-ridden Ilco Homes as compensation for the land which was expropriated by the State three years ago, has been slammed as an "apartheid land deal" by the chairman of the Cape Town Community Land Trust and Supreme Court judge Siraj Desai.

Mr Justice Desai said the settlement with Ilco Homes was an "outrage".

"It is an outrage that people continue to profit from apartheid land deals," he said.

The chairman of the District Six Civic Association, Anhaw Nagia, reacted with disgust to news of the settlement with Ilco Homes and described the land deal as "immoral".

Gerald Morkel, Western Cape Minister of Housing, refused to discuss the land price agreed with Ilco Homes and said it was "subject to cabinet approval".

Ilco Homes attorney Salim Young of Mallinicks confirmed the settlement yesterday.

When the state expropriated the land for low-cost housing, Ilco Homes had rejected an offer of R3,5 million compensation and launched a court action for R7 million, he said.

Mr Young said the matter had originally been set down for hearing in the Supreme Court in October last year. It had then been removed from the roll by agreement between the parties as the validity of certain aspects of the Expropriation Act were to be challenged in the Constitutional Court, he said.

"Although both parties agreed to refer the matter to the Constitutional Court, they had continued their negotiations. These ongoing negotiations had resulted in the out-of-court settlement of R4,9 million plus costs," said Mr Young.

He said Ilco Homes had acquired the land to develop it as low-cost housing.

"But the ongoing political controversy and uncertainty in regard to District Six made this impossible," he said.

Mr Nagia said the amount paid for the expropriated land should have been the amount paid for the property — purchased years after residents and landowners were forced out of their homes.

"I am totally disgusted and believe it is an immoral settlement. It is clear these profiteers must in fact subject themselves to a public inquest on the matter," he said.

Mr Justice Desai said he did not believe that any company or individual should profit from "apartheid land deals".

■ To page 2

New 'apartheid land' wrangle in District 6

■ From page 1

(124) ARG 23/9/95

Negotiations on the Ilco Homes property had begun before the formation of the Cape Town Community Land Trust, he said.

Controversy around the Ilco Homes land has in the past led to allegations that there was a conflict of interest involving former Cape Town Community Land Trust chairman Vernon Joshua and the provincial government.

Mr Joshua, a provincial representative on the trust, is the development manager for Ilco Homes. Amid mounting criticism, he was made vice-chairman of the trust in July after Mr Justice Desai was appointed chairman.

Contacted for comment on the Ilco Homes land deal, Mr Joshua said he had not been involved in discussions on the price negotiated with the province for the Ilco land.

When asked at what stage he had withdrawn from negotiations on the deal, he said: "At no stage, as I was never involved with the negotiations."

Mr Joshua denied there was a conflict of interest.

"It is incorrect to state that there has been a conflict of interest in my being involved in the trust as well as acting in my capacity as an employee of Ilco Homes Limited," he said.

Mr Morkel confirmed that District Six land acquired by the province would be transferred to the Cape Town Community Land Trust for the provision of affordable housing as part of the redevelopment of the area.

Mr Morkel's spokeswoman said it was not possible to put a figure to the amount of cash available for the purchase of land in District Six. Most of the land was in private hands and figures had to be negotiated, she said.

Concern is mounting about other "inflated" land deals in District Six which are apparently imminent.

One source said it was feared a small plot of land purchased in District Six for just over R500 000 this year — despite a loosely agreed freeze on sales or development in the area — could be sold to the province for around R2,5 million.

Mr Nagia said the District Six Civic Association would like to know who was behind the recent sale of land in District Six.

District Six payout slammed as 'apartheid deal'

By GLYNNIS UNDERHILL

The Western Cape provincial government has agreed to pay R4,9-million to listed property company Ico Homes for a piece of land in District Six it bought for R800 000 six years ago.

The controversial out-of-court settlement reached with debt-

ridden Ico Homes, as compensation for the land which was expropriated by the State three years ago, has been slammed as an "apartheid land deal" by the chairman of the Cape Town Community Land Trust, Siraj Desai.

When informed of the land deal, Desai said the settlement

(124) with Ico Homes was an "outrage".

The chairman of the District Six Civic Association, Anhaw Naga, reacted with disgust to news of the agreed settlement with Ico Homes and described the land deal as "immoral".

Gerald Morkel, Western Cape MEC for Housing, refused to dis-

(28) Star 23/9/95
cuss the land price agreed upon with Ico Homes.

While confirming that a settlement had been reached, he said details of the deal would be made known after it had received cabinet approval.

Ico Homes attorney Salim Young, of Mallincks, confirmed the settlement yesterday.

ANC ALLEGES 'COVER-UP'

Call for land deal inquiry

CT 25/9/95

(124)

THE ANC HAS SLAMMED a R4,9m deal between the province and Ilco Homes over District Six land expropriated in 1992 as 'profiteering from apartheid'.

THE ANC in the Western Cape called on provincial Premier Mr Hennis Kriel at the weekend to establish a commission of inquiry into the settlement between Housing Minister Mr Gerald Morkel and Ilco Homes.

The ANC was responding to a report that the Western Cape government had agreed to pay R4,9 million to Ilco Homes for a piece of land in District Six it bought for R800 000 six years ago.

The chairman of the Cape Town Community Land Trust, Mr Justice Siraj Desai, has slammed the out-of-court settlement for the land, which was expropriated by the state in 1992.

The ANC called on the provincial cabinet to refuse to endorse the purchase price as negotiated until the results of the commission were made public.

"As early as March this year, ANC spokesperson on finance in

the provincial legislature Ms Tasmeen Essop called on Mr Morkel to set up a commission of inquiry into this matter," ANC spokesman Mr Cameron Dugmore said.

"Mr Morkel refused. We are drawn to the conclusion that Mr Morkel was attempting to cover up what amounts to profiteering from apartheid."

Mr Dugmore asked who exactly would benefit from the R4,9m and who the directors and shareholders of Ilco Homes were.

He said Ilco Homes should only accept R800 000 and legal costs.

The Commission of Inquiry should also examine the role of Mr

Vernon Joshua, a development manager of Ilco Homes, who Mr Dugmore said was appointed by the province to serve on the community land trust in District Six.

"It should be established whether this appointment amounted to a conflict of interests or not."

● Ilco Homes chairman Mr Martin Wragge said on Saturday the company had accepted the offer of R4,9m plus costs.

"We believed that it is in the interests of the community and the company that the matter be settled without further delay," he said. — Sapa

Land deal angers Western Cape ANC

Edward West

BD26/9/95

(124)

CAPE TOWN — Ilco Homes agreed to accept an offer from the Western Cape government of R4,9m for land in District Six which was expropriated in 1992 to avoid further costly litigation, chairman Martin Wragge said.

He was responding to claims by Cape Town Community Land Trust chairman and Supreme Court judge Siraj Desai and the Western Cape ANC

that the sale to the province of a piece of land for R4,9m bought six years ago for R800 000 by Ilco amounted to "profiteering from apartheid".

The ANC has called on the provincial government to establish a commission of enquiry into the settlement between housing minister Gerald Morkel and Ilco Homes.

The matter has been in dispute since 1992 when the provincial administration offered R3,5m for the land.

Iskor 'cautionary' confuses analysts

ET(BR) 26/9/95

FROM AP-DJ

Pretoria — Iskor, South Africa's biggest steel-maker, issued a brief announcement on Friday in which the group said proposals were under consideration that could affect the company's share price. It gave no further details.

Officials in the offices of Hans Smith, the managing director, Louis van Niekerk, the financial director and Neels Howatt, public affairs director, said they were unavailable for comment, but said that the group would hold a management-team meeting on Tuesday after which a further announcement was likely.

Analysts said the announcement had taken them by surprise, with confusion sown by the reference to "proposals" rather than negotiations about

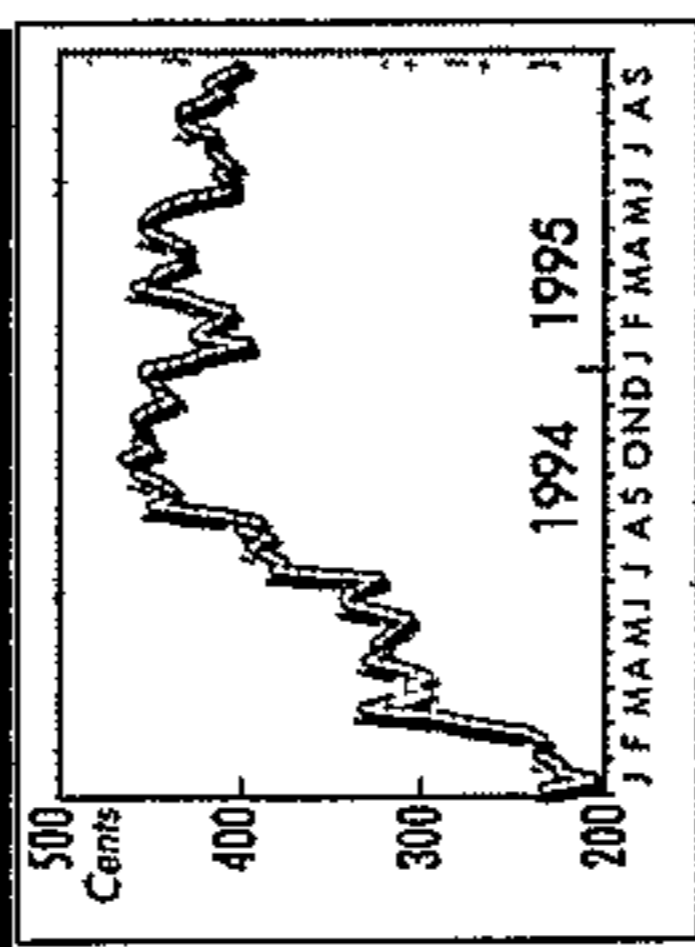
shares, hence the pressure on the group's share price which started 1,7 percent lower at R4,02 from R4,09 on the Johannesburg Stock Exchange on Friday.

Iskor has a wide array of new projects and ventures on the go, and is currently focusing on expansion of its mining arm, which houses already significant iron ore, coal, and industrial minerals operations. The group announced earlier this month that it had bought a 35 percent stake in Australian minerals group Ticon Limited for R375 million.

Iskor expects to hear next month whether the government will give the go ahead on environmental grounds to the group's multibillion-rand mini-steel mill project on South Africa's southwest coast. Iskor is a fully integrated steel producer and exporter

some sort of a transaction. "The cautionary is slightly confusing, but it looks as if it is about a joint venture which Iskor's mining division is considering," said David Shapiro, the director at local stockbrokers Frankel, Pollak and Vinderrine.

Analysts said whatever proposals were under consideration, they were likely to involve the issue of new Iskor



Ilco welcomes land inquiry

BY MAGGIE ROWLEY

(124)

PROPERTY EDITOR

ET(BR) 26/9/95
The R4,9 million the Western Cape government had agreed to pay Ilco Homes for its District Six land which was expropriated in 1992 was less than half what the land cost the company, Martin Wragge, the managing director, said last night.

Responding to the ANC call at the weekend for a commission of inquiry into the deal, Wragge said he would welcome this as it would allow them to settle the matter and allow him to restore the troubled Ilco Homes group.

Wragge said that Ilco had "in the interests of the community at large" agreed to the settlement, although it was over R6 million short of the actual cost of the land, including compounded interest, to the listed company.

He said that when Monex Development Company gained control of the troubled Ilco Homes in April this year, they had inherited 12 cases of litigation, including the dispute be-

tween Ilco Homes and the state regarding the price the province was prepared to pay for expropriating the land, with Ilco claiming it should have been R7,7 million and not the R3,5 million initially offered.

Wragge said that contrary to reports, the land was initially acquired for R800 000 in April 1984 by Mountain Bay Development Company, a wholly owned subsidiary of Holdem, the pyramid company of Ilco Homes, which in turn was 100-percent owned by former Ilco Homes chief executive Jos Demmers.

In December 1988 Demmers had the land revalued by a third party and sold it to Ilco Homes, which had been listed the previous year, for R3,84 million, he said.

Wragge said that the aggregate cost of the land to Ilco Homes since the company acquired it from Mountain Bay Development was about R11,5 million, less R2,844 million paid by the State on September 15 1992, which was 80 percent of the initial expropriation amount.

ANC blocks development

Council reverses decision on housing scheme after appeal against rezoning

PETER GOOSEN
Staff Reporter

ARG 26/9/95 (124)

which had grown from 100 pupils to 600.

THE ANC has blocked a plan to provide high-density housing on a vacant site on former school land in Royal Road, Maitland

The city council's urban planning committee went back on a previous decision and refused a rezoning application after hearing from both the ANC and the developer's representatives

The committee was told that the Maitland Preparatory School had sold the land to a property developer for R250 000

However, the school had subsequently moved to new premises further down the road and its buildings had been taken over by a new state school

The ANC's Fuad Ismail told the committee the organisation believed the land should be used as sports fields for a school across the road

There were many disadvantaged pupils at the school and because they had nowhere to go during breaks, they wandered in the streets

Staff had been forced to lock the children in

The ANC argued that the land had been sold without reference to the people of nearby Kensington, Factretton and Maitland

It was further argued that the land should be used to upgrade the school,

Putting the developer's case, D Cristallides said there was no question about the ownership of the land

It was now legally owned by the developer

Mr Cristallides said the ANC represented only a small part of the community

There had been public participation, and the development plan had been accepted by the Maitland Ratepayers' Association

Affordable housing was one of the goals of the RDP and the developer's plans had been on public display on the site for months, he said

He said the houses would be sold at between R79 000 and R89 000

There had been a tremendous response to the development and there was already a waiting list for homes

Another large piece of vacant land next door to the development site was state-owned and available to the school, he said

It could contain two soccer fields with space left over

The developer had already agreed to upgrade it, drain it and provide sports facilities

In spite of this argument, the committee decided to rescind a previous decision in favour of the developer, and it rejected the application

PAC backs service charges

PETER DENNEH

CT 26/9/95

The PAC today backed the proposal to cut council rates by 10 per cent.

The PAC also backed the proposal to cut council rates by 10 per cent. The PAC also backed the proposal to cut council rates by 10 per cent.

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(124)

Ilco welcomes land inquiry

By MAGGIE ROWLEY

(124)

PROPERTY EDITOR
(124) CT(BR) 26/9/95

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He said that when Monex Development Company gained control of the troubled Ilco Homes in April this year, they had inherited 12 cases of litigation, including the dispute be-

tween Ilco Homes and the state regarding the price the province was prepared to pay for expropriating the land, with Ilco claiming it should have been R7,7 million and not the R3,5 million initially offered.

Wragge said that contrary to reports, the land was initially acquired for R800 000 in April 1984 by Mountain Bay Development Company, a wholly owned subsidiary of Holdem, the pyramid company of Ilco Homes, which in turn was 100-per cent owned by former Ilco Homes chief executive Jos Demmers.

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Wragge said that the aggregate cost of the land to Ilco Homes since the company acquired it from Mountain Bay Development was about R11,5 million, less R2,844 million paid by the State on September 15 1992, which was 80 percent of the initial expropriation amount.

Sparks fly as council ponders power deposit

(124) ARG 29/9/95
Municipal Reporter

THE Cape Town City Council is considering charging consumers deposits of R200 which they would lose if their electricity was disconnected for non-payment.

But the decision, before the council at its monthly meeting, has not been taken yet because councillors argued that the policy would deprive the poor of access to electricity.

Bathembu Lugulwana of the Pan Africanist Congress said electricity was "not a question of privilege — I want to believe, it is a right".

He said putting obstacles in the way of consumers would mean the service could not be given to the majority of people.

Arthur Wienburg of the Democratic Party argued that the deposit would not apply to people with pre-paid meters.

But council officials should not be given the discretion to adjust the deposit because this would open them to criticism.

He said that like in "every other business organisation" people should be required to put down deposits when it was found they were not good credit risks.

R4,3-m RDP funds to be spent on District 6 land

GLYNNIS UNDERHILL
Staff Reporter

WESTERN Cape Minister of Housing Gerald Morkel said R2,3 million of allocated RDP funds have been set aside to buy District Six land from a local businessman who bought a plot for R550 000 earlier this year

In an interview with Saturday Argus, Mr Morkel said this piece of land had "slipped through the net" and building plans had inexplicably been approved by the City Council

In spite of a widespread moratorium on all land sales and development in District Six, the building of a warehouse and shed had started on the property. The owner would not be making any profits on the deal because of the expenses he had incurred, claimed Mr Morkel

Mr Morkel said he sympathised with the financial plight of the businessman, who had received approval for his plans and gone ahead with the development

"The poor man is very near bankruptcy

■ Around R4,3 million of approved funds from the Reconstruction and Development Programme will be spent on acquiring land for the redevelopment of District Six.

and I would hate to see that happen," said Mr Morkel

The owner of the land could not be contacted for comment yesterday

All land acquired by the province in District Six will be transferred to the Cape Town Community Land Trust for the redevelopment of the area

While there was an outcry after a Saturday Argus report on an out-of-court settlement for District Six land expropriated from debt-ridden Ilco Homes, Mr Morkel said he was sure his efforts would finally be appreciated

"Ten years from now people will be grateful when there are happy families living there — where there could have been a warehouse," he said

Mr Morkel said a vacant plot of land

owned by Caltex would be bought for R450 000 with the allocated RDP money — little more than the amount paid for the District Six site last year

It was expected that R4,3 million of the approved RDP money, which was allocated after a business plan had been put forward, will be spent on buying land for the trust

Mr Morkel said the first time he had become aware of the developments on the District Six site had been when community organisations had marched on his office in protest

This week the Western Cape cabinet unanimously decided to approve the decision to pay Ilco Homes R4,9 million plus costs for land purchased by the company ten years ago for R600 000, said Mr Morkel

This follows a call by the Western Cape ANC for a commission of inquiry into the deal with Ilco Homes, which Mr Morkel said would be "a waste of money"

The out-of-court settlement was slammed as an "apartheid land deal" by the chairman of the Cape Town Community Land Trust, supreme court judge Siraj Desai

Accusations of "profiteering from

apartheid" were also made by the chairman of the District Six Civic Association, Anwah Nagla.

ANC legislator and spokesperson on finance in the provincial legislature Tasneem Essop said she would like to know why the issue was settled out-of-court.

After lengthy dispute between the Western Cape government and Ilco Homes, the issue had been set down on the supreme court roll. The matter was later withdrawn and referred to the constitutional court.

But Mr Morkel said he had gone on record in the legislature and announced the issue was in the hands of legal parties from both sides

"I set a ballpark figure of R5 million, maybe more. I'm happy it is settled because if it had gone to court, it could have cost us much more at the end of the day," he said

Mr Morkel said he "feels slighted" by the criticism of the Ilco Homes land settlement, which he said had been done with complete transparency

"I feel the community should have thanked us for making sure that development stops and for acquiring the land for the trust," he said



□ DEFENDING DECISIONS: Western Cape Housing Minister Gerald Morkel is in the hot seat while facilitating the transfer of District Six land for redevelopment

Picture: HANNES THIART, Staff Photographer

'R8,5-m in RDP funds should be used to upgrade housing estates'

ARG 4/10/95
(124)

Municipal Reporter

THE city planner has suggested that R8,5 million in Reconstruction and Development Programme funds be spent on upgrading housing estates within the Cape Town City Council's precincts

This suggestion has come as the RDP committee grapples with how to spend a R15,5 million budget allocated in the last budget for RDP projects.

In the meantime, a further R20,3 million has been identified by the council's budget committee for re-allocation to the RDP.

In a report to the RDP committee, the city planner argues that the upgrading of housing estates would be "sufficiently visible" to warrant the spending in this financial year

"The RDP committee could therefore inherit these projects and commence an immediate consultative pro-

cess in order to implement such projects," he suggests.

Among the areas which are being looked at are R5 million to be spent on fencing and walling of rented dwellings in areas such as Manenberg, Hanover Park, Kalksteefontein and Lavender Hill, to eliminate no-man's land.

Also envisaged is the upgrading of three and four-storey flats as well as improving public spaces and play areas, and improvements to road and footways to improve drainage.

A further R50 000 is being asked for to improve water supplies and road grading in the Vrygrond squatter area.

The planner has also asked that R3 million be spent on painting, staircase repairs, window and door repairs, gutters and downpipes and balcony enclosures of flats and rented houses in areas such as Manenberg, Hanover Park and Lavender Hill.

Cape Metro seeks funds to repair houses

Staff Reporter

(124) ARG 5/10/95
THE Cape Metropolitan Council is looking for sources of funds to repair a group of houses in Grassy Park/Lotus River that have damp problems, says the council in a statement.

The council was responding to a recent report in Southern Argus which said that home owners in this area were refusing to pay the instalments on their homes until repairs had been carried out to correct alleged shoddy workmanship. The report added that the houses had no facias, gutters or downpipes and no three-point plugs in the lounge.

The council said in its statement that the 73 homes in question were built in 1993 with state money which stipulated that the maximum cost could be R14 000.

All the purchasers were made aware of the repayment formula and that because of the low price, the houses could not be built with facias, gutters or downpipes. All were, however, provided with a three plug socket incorporated into a "ready board."

Since April, the owners had complained about maintenance and water penetration problems.

W Cape running out of (124) water — experts

ARG 7/10/95
ESANN DE KOCK
Staff Reporter

DAMS in the Western Cape will not be able to meet the increasing demand for water in about two or three years' time.

This claim was made by consulting engineer Michael Shand, who added that by 2020 the water demand in a large part of the Western Cape would have doubled.

Mr Shand, speaking at a Cape Town Business and Professional Women's Club panel discussion at the University of Cape Town yesterday, said water demand management in the region was essential to avoid a crisis.

Guy Preston, special adviser to Water Affairs Minister Kader Asmal, said population growth was a major factor in water demand.

He said if the RDP minimum lifestyle of 25 litres of water per person per day was to be met, population growth would have to be curtailed.

The cost of building two new dams to pump water to areas in Cape Town where people did not have access to water would be about R108 million.

Shocking examples of water use included a case in Bishopscourt where consumption was 1 730 litres per person per day.

This, Dr Preston said, was way above what any individual needed.

"The proposed Palmiet River dam is a must. Yet, it will mean that we will flood one of the best bio-diversity areas in the Cape — with a huge potential loss to tourism."

Cape Town City Council assistant city engineer John Saunders said the council fully supported any scheme to conserve water and took its water demand management programme very seriously.

Morkel sees turnaround for housing

ARG 7/10/95 (124)

CHARLENE CLAYTON
Property Reporter

A TOTAL of 487 housing subsidies have been paid out so far, according to Western Cape Housing Minister Gerald Morkel.

The Western Cape has set itself a target of building 200 000 houses in the first year of its new government.

The number of subsidies paid out was defended by Mr Morkel in a speech read out on his behalf at the Institute of Housing of Southern Africa's congress in Durban.

He stressed various problems in the housing drive such as high land costs in the Cape Town metropolitan area and the high water table which necessitated more costly infrastructure and increased development costs by almost 30 percent.

This inhibited the development of even for the lowest income groups significantly.

He cited the lack of bridging finance or progress payments, the community consultative process and the unrealistic ex-

pectations that the government's capital subsidy could not provide three-bedroom houses as other impediments to getting the housing initiative off the ground.

He called for "strong political commitment to put across the message of an incremental housing approach at all levels of government" and announced his intention of publishing a Green Paper on a housing strategy for the Western Cape.

Reporting on progress in the housing drive in the Western

Cape, Mr Morkel said the Western Cape's provincial housing board had approved subsidies of more than R211 million, which would provide 15 941 housing opportunities.

Only 487 subsidies had been paid to date, although this did not include 35 000 opportunities under the integrated serviced land project where earthworks were under way.

He predicted "a dramatic increase in housing production within the next 18 months".

Khayelitsha sets example in paying for services

ANDREA WEISS
Municipal Reporter

KHAYELITSHA was given a vote of confidence today by Deputy Constitutional Affairs Minister Mohamed Valli Moosa when he visited the township to congratulate residents on their willingness to pay for services

The Lingeletu West Transitional Council has been collecting an average of R9 000 a day from residents turning up at pay points voluntarily

Mr Moosa said Khayelitsha's payment success was one of the best in the country and demonstrated that there was no such thing as a culture of non-payment among black people

"This is a very powerful message for the country as a whole," he said

The willingness to pay also sent a message to developers who would open the door for much needed investment in the townships

Khayelitsha mayor Vuyani Ngcuka said the council had adopted a resolution on August 17 determining flat rate service charges for various parts of the community

The next day this was communicated to all organisations in the township, who took the message to the people

Mr Ngcuka said that on some days as much as R17 000 had been collected

Rates vary from R50 a month for so-called bond houses to R25 for informal

settlements and R10 a month for areas which get only minimum services such as night-soil removal

Acting town clerk Wouter Loots said the township had two important messages for its Tygerberg "neighbours"

One was that it wanted to co-operate and the other that the population was not the millions some people thought

He said about 200 000 voters had registered out of an estimated population of 350 000. These figures were determined on the basis of factors such as refuse removal and sewage *ARG 10/10/95*

Mr Moosa also commented on the high level of registration — among the highest in the country *(124)*

'Thanks' to Khayelitsha

(124) CT 10/10/95

THE government plans to thank Khayelitsha residents today for the progress made in ending the long-standing services boycott in the township

Deputy Provincial Affairs Minister Mr Valli Moosa said: "Since the end of September, the rate of payment has increased steadily and has reached R9 000 daily." Mr Moosa will hold discussions with the Lingeletu West Transitional Council this morning and will then address Khayelitsha residents at Site B — Political Correspondent

PAY POINTS EXTEND HOURS TO COPE

Khayelitsha rates campaign paying off

THE SUCCESS of Khayelitsha's Masakhane campaign will invite investment, says Deputy Minister of Constitutional Development Mr Valli Moosa. **PETER DENNEHY** reports.

THE Masakhane campaign, aimed at getting residents to pay for services, has been so successful in Khayelitsha that pay points have extended their hours — even though accounts have not been sent out.

Khayelitsha's mayor, Mr Vuyani Ngcuka, told Deputy Minister of Constitutional Development Mr Valli Moosa during a tour yesterday that when the pay points closed initially, people were still queuing.

"The R199 000 we received up to last Friday (from late August) is a major breakthrough."

The administration had broken down, which meant accounts were not being sent out, Mr Ngcuka said.

Mr Moosa said he had visited Khayelitsha because of the success of its Masakhane campaign.

"With the right conditions and understanding, people are prepared to pay. This is a powerful message for the country," he said.

"It will open the door for investment in Khayelitsha. This is seriously needed, especially for job creation."

In terms of the campaign, "flat rates" have been imposed. Every-

one in a certain category of home pays the same amount, for example R50 a month for "bond houses", R40 for "core houses", R25 for serviced shack sites, R12,50 each where shacks are shared, R10 where the only services are sewage bucket removals and communal taps.

Cost

These flat rates are about 50% of the cost of providing services.

Mr Ngcuka said his transitional council was developing ways of checking who had paid their "flat rates". Those who had failed to do so would be followed up because if they were not, the voluntary payers would lapse, he said.

CT 11/10/95

(124)

Govt gives R52,8m to improve services

POLITICAL STAFF

THE government announced yesterday that it had allocated R52,8 million from RDP funds for 149 projects for the upgrading of municipal services in the Western Cape. The areas to receive funds are

(124) (124)
CT 11/10/95

Area	Amount	Service
Klapmuts	R1,8 million	Water and sewerage
Ladismith	R279 000	Sewerage and water
Murraysburg	R3,1 million	Sewerage and water
Uniondale	R236 000	Water
Bonnievale	R1,6 million	Water and sewerage
Struisbaai	R421 000	Water
Waenhuiskrans	R480 000	Water
Tulbagh	R1,1 million	Water and sewerage
Oudtshoorn	R3,1 million	Services and water
Elim	R2,2 million	Water, sewerage, roads
Eendekuil	R500 000	Water
Elandsbaai	R882 000	Water and services
Wellington	R1 million	Services
McGregor	R400 000	Sewerage
Khayelitsha	R3,8 million	Sewerage, water, roads and refuse removal
Grassy Park	R100 000	Streetlights
Malmesbury	R600 000	Water
Rathby	R350 000	Water
Mandalay	R700 000	Electricity
Kleinmond	R156 000	Sewerage
Sir Lowry's Pass	R3,2 million	Water
Klipheuwel	R800 000	Water
Ocean View	R1,4 million	Water and electricity
Philadelphia	R420 000	Water
George	R176 000	Streetlights
Darling	R1,2 million	Services
Greyton	R1,6 million	Sewerage, roads and stormwater
Mossel Bay	R1,1 million	Water, sewerage, roads sports facility, informal abattoir, fire fighting
kwaNonqaba	R120 000	Land development
Riversdale	R130 000	Land development and sewerage
Kaya Mandi	R341 000	Water
Vredendal	R1,8 million	Water, informal sites
Redelinghuys	R837 000	Services and water
Hawston	R920 000	Sewerage
Touws River	R250 000	Water
Mfuleni	R115 000	Water and sewerage
Barrydale	R200 000	Sewerage
Knysna	R2,3 million	Water and sewerage
Stanford	R614 000	Sewerage, electricity
Albertina	R585 000	Sewerage and water
Aurora	R110 000	Water
Wupperthal	R888 000	Sewerage and water
Vredenburg	R380 000	Sewerage
Doornbaai	R1 million	Water
Stellenbosch	R1,5 million	Sewerage
Langville	R243 000	Sewerage
Prince Albert	R1 million	Sewerage
Mbekweni	R2,2 million	Streetlights, services
Van Rhynsdorp	R700 000	Sewerage
Simon's Town	R52 000	Water
Merweville	R450 000	Sewerage
Calitzdorp	R360 000	Sewerage
Villiersdorp	R52 000	Water
Plettenberg Bay	R320 000	Water
Crossroads	R2,6 million	Roads, stormwater
Worcester	R3,3 million	Services
Beaufort West	R458 000	Sewerage
Ikapa	R2,6 million	Sewerage, water and stormwater
Lwandle	R386 000	Sewerage

■ HARFIELD VILLAGE

City pulls in arrears in energy bills

ARG 12/10/95

□ Pre-paid card meter does the job (124)

PETER GOOSEN
Staff Reporter

AS much as R500 000 a month in electricity arrears is flowing into the city council's coffers through the council's energy dispenser policy, according to Ian Iversen, co-chairman of the council's engineering services committee

He said the new policy was an outstanding success

Mr Iversen told Harfield Village residents at a meeting this week that in some problem areas, like Langa and Guguletu, up to 70 percent of consumers now had energy dispensers — a device that enables consumers to pay in advance for power, using cards bought for cash at various outlets.

"We mounted a big advertising campaign to get the meters

used, but now the good news has spread by word of mouth and householders are banging on our doors to get the dispensers which are supplied free of charge," he said

"We are taking every single dispenser that Plessey can produce and we now have a policy that this is the only form of electricity supplied in new homes," he said

Explaining how the system worked with arrears, he said any electricity consumer who fell behind with payments had to have a dispenser installed. Every time the consumer bought a card to use in the dispenser, 14 percent of the cost went towards paying off the arrears

The system was working so well that it was now possible to predict that one day virtually all electricity arrears would be

paid.

On the question of the control of street traders, Mr Iversen said the council still had absolutely no control over traders because the provincial government had failed to pass the legislation returning control of traders to local authorities.

"The only area in Cape Town which we do control is St George's Mall where there are 47 registered traders," he said

Councillor John Muir, a Harfield Village resident who organised Monday night's meeting, spoke on the subject of traffic calming (speed humps). He said three Harfield Village streets had been placed on the council's priority list of 70 streets. They were 2nd Avenue, 19th on the list, 3rd Avenue, 31st, and 1st Avenue, 49th on the list

Housing neglected — claim

Municipal Staff ARG 12/10/95 (124)

CAPE Town City Council Housing Committee members have lashed out at the provincial government and council officials for not seeing the urgency of providing houses for the homeless.

Recently a joint committee, consisting of council officials and provin-

cial housing department administrators, was formed to look at various housing and financial options, and how the province could assist the council in providing houses.

But at a Housing Committee meeting yesterday, no report was tabled as the official was sick and took the day off.

Democratic Party councillor Neil

Ross said it was clear that certain officials were still not seeing the urgency of providing housing

"We have about R43 million in the social development fund which we need to spend on housing before one of the other standing committees decides to put in a bid for the money

"Yet officials are meeting to discuss housing lists instead of determining how best we should spend the money."

The African National Congress's Welcome Zenzile agreed with Mr Ross and said it was disappointing that no progress had been made.

Affluent squander city's water

CT 12/10/95 (124)

STAFF REPORTER

EACH member of the average Bishopscourt family of four uses more than seven times the minimum amount of water required per day — and the demand for water in Cape Town will outstrip present damming capacity within two years

This was the message on the water problem facing the city at a panel discussion at UCT last night arranged by the Cape Town Busi-

ness and Professional Women's Club

Dr Guy Preston, special adviser to the government, said Cape Town did not have the luxury to allow people in affluent areas to continue using water as they had in the past

He said a Bishopscourt family of four used 1 750 litres of water a day each (equivalent to 12 full baths), while the minimum need was 230 litres a day

Dr Preston said everyone was

paying R2,30 a kilolitre for water — which was cheap by world standards — and the government would have to consider charging people with ready access to water more, while those living in poverty should pay less

Dr Michael Shand, a consulting engineer, said urban growth and agricultural use of water would grow faster than the population and the ability of dams to cope with the increased demand would be exceeded in two years

2 027 new houses
in Western Cape

(24) CT 13/10/95

ONLY 2 027 houses had been built in the Western Cape since May last year, Minister of Housing Ms Sankie Mthembu-Nkondo said yesterday.

She said in reply a question in the national assembly by Mrs Patricia de Lille (PAC), that 307 of these houses were provided by the Cape Metropolitan Council and 863 by the City Council.

Ms Mthembu-Nkondo said 1 277 homes were built with state funds in Gauteng — Political Staff

BRITIS

(124) CT 13/10/95

Khayamandi ready for power

THE infrastructure to supply the whole of Khayamandi with electricity was completed yesterday, when Zone O was switched on.

The project, initiated and funded by the Stellenbosch Transitional Council, is expected to cost R2,6 million. Completed two months ahead of schedule, the project has already supplied more than 1 200 homes with electricity. By next year, it is expected the figure will rise to 1 700.

System of fair tariffs needed for townships

ET 16/10/95

(124)

THE inclusion of large, poor black townships in wealthier former white and coloured municipalities raises the question of charging different tariffs for municipal services

Allied to this is the even more difficult issue of lower-grade services possibly being provided to those who pay lower tariffs

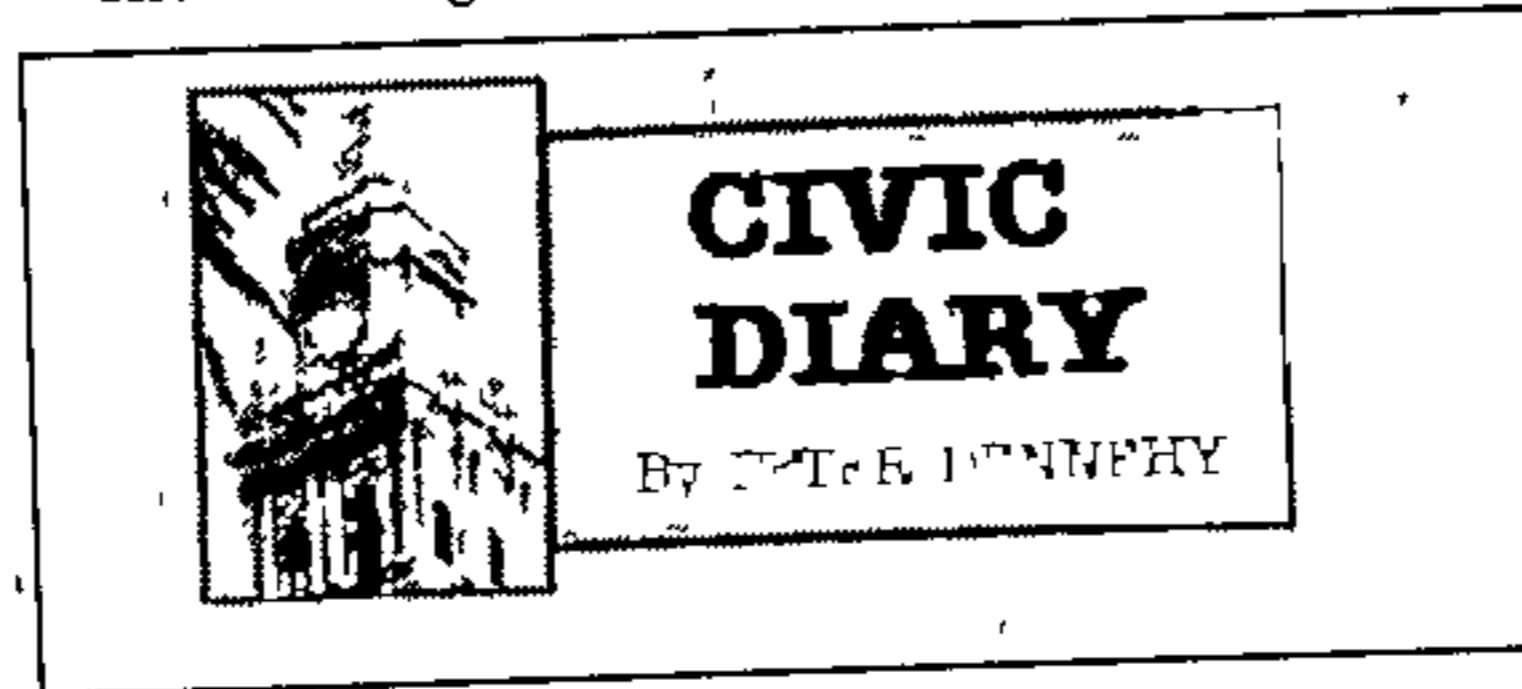
It would be dispiriting for township residents, now that they are to become fully fledged citizens of their towns and cities for the first time, to be treated differently by municipal authorities

Different charges and levels of services for towns and townships would make nonsense of the concept of a single municipality

One would expect those who champion the working class's cause to fight the introduction of differential tariffs.

Yet it is from some of these campaigners that we hear of the desirability of introducing "life-line" tariffs — low charges for categories of water or electricity consumers who use the smallest quantities. In Cape Town and Bellville, water charges already work like this

There is an argument that the services provided by the



municipality are of the same quality for all. No one's water or electricity is of a higher grade than anyone else's

What about sewage disposal? Some parts of this city still have a "bucket" system. Should people in these areas pay less because the service they receive is clearly of a lower order?

Many people cannot afford to pay for anything better. Should municipalities recognise this and continue charging them lower amounts and providing a lesser service?

A municipality is limited in what it is allowed to do. Except in very unusual circumstances, it has to charge everyone within its boundaries property rates of the same number of cents in each rand of municipal valuation.

So the property-rich pay more and the poor less, but all are on the same sliding scale. Property rates are a form of tax and it is acceptable for some taxes to be "progressive" in this way

What of charges for a specific municipal service? Can one credibly claim it is fair to charge people in different suburbs different amounts simply because everyone is still "on the same sliding scale"?

Cape Town City Council legal adviser Mr Chris Glaum says councils are likely to move towards providing a basic minimum service to all, at a single tariff. Those communities who want more can get more, but pay a premium

This already happens to some extent. In many suburbs, refuse is collected once a week. If anyone wants it collected more often, this can be arranged at a price.

The constitution allows municipalities to discriminate among categories of people in charging and service-provision, but only where this is "reasonable and justifiable". Phasing out differential charges in the same municipality may meet both criteria

Homes for 40 000

ARG 17/10/95

(124)

JOSEPH ARANES
Municipal Staff

VAST tracts of land on the Cape Flats, previously covered with Port Jackson, fynbos and squatter shacks, are slowly being prepared for one of the Reconstruction and Development Programme's most ambitious schemes — the Serviced Land Project.

The SLP is a presidential lead project with the support of the cabinet, the provincial legislature and community structures in the areas it will include.

It has a budget of more than R1,2 billion over five years.

For years very little development took place in the area, which stretches from the Weltevreden Valley in the south through KTC, Guguletu, Nyanga and Crossroads to Delft in the north.

As a result of this policy of exclusion and the effects of apartheid influx control laws, squatting became the only option for people slipping past the legal barriers.

And when influx control was scrapped, squatting spread and



NEW GROUND: Earth-moving equipment clears land in preparation for the installation of bulk services in the Weltevreden Valley.

it was clear a coherent, people-driven strategy, based on the principles of integrated and holistic development was needed.

In 1991 the major stakeholders in the metropole started the process and, after years of investigation and negotiation, the SLP became a reality.

Lorelle Bell of Holistic Developments, who act as consultants for the SLP, said although the RDP became official state policy only after

last year's elections, its principles were enshrined in the SLP. She said the project aimed to provide almost 40 000 residents with permanent structures, security of tenure, potable water, sanitation and electricity.

"Already squatters living along Vanguard Freeway have been moved to temporary serviced sites so the land can be cleared and bulk services installed.

"At Brown's Farm, workers

are putting the finishing touches to a new school, expansion work to the Guguletu Day Hospital is almost complete, in Tambo Square work on a community centre is well advanced and in KTC 383 serviced sites have been handed to families.

Virginia Mvumbi, 70, who moved to the Weltevreden Valley from Ciskei said she was happy she could spend the last years of her life with her children and grandchildren in relative comfort.



REWARDING WORK: Workers put the finishing touches to a low-cost house in KTC where families recently took possession of the serviced land.
Pictures JACK LESTRADE

R7m Atlantis project

MALAYSIAN property development in Atlantis is set to take off with the announcement of a R7-million joint venture housing project between South African and Malaysian investors

The project aims to build 86 houses in the Beacon Hill area in the next year costing between R80 000 and R120 000

Malaysian investor Mr Zaini Dewa and his wife Diana have joined local investors to form Dazlin Projects — Staff Reporter

(124) CT 19/10/95

Street people open window on their world

'We want a future — like everyone'
(277) (124) ARG 18/10/95

ANDREA WEISS
Municipal Reporter

"THERE are two types of policemen — the good ones and the bad ones. The good ones always look after you."

This was the observation of Lucas, one of a group of street people who addressed a conference on homelessness at the Cape Town Civic Centre yesterday.

The aim of the conference, which has been organised by the Cape Town City Council and other roleplayers, is to formulate a policy for the city in its dealings with street people.

Talking through an interpreter, Lucas kicked off the session with the greeting "Good morning, people. It's Lucas from Guguletu."

Of the "bad" policemen, he said they seemed to be pursuing a double agenda, on the one hand demanding co-operation, but on the other "ill-treating us like dogs."

"My hideout is Claremont. I'm a stroller in Claremont. I go around asking for money from people, but when the police see me they chase me away. They say I don't belong to Claremont."

"I go around asking for money so that I will be able to reconstruct my life. The money I get from people I use for buying food. I also have a little bank book. I'm doing that because I'm looking at the future."

Lucas said that he wished to acquire skills so that it would "no longer be necessary for me to go begging in the streets."

"We want to build a future for ourselves, like everybody else."

He said he left Guguletu because he feared the gangsters and it was safer in town.

Asked by former councillor Eulalie Stott why he had not gone to a shelter in Claremont, he responded that he was too old. Murmurs from the audience indicated that he had hit on a key issue.

Next up was Charles Fredericks, who chose to speak in Afrikaans, and also took up the theme of the police.

He said street children were "chased, hit and beaten", and sometimes dropped far away from where they normally "worked".

He appealed for people to recognise his humanity.

"I'm a person. People must see that I am also a person. I want a better life. I also want to become something."

Michael, a Cape Town stroller, said he left home because his mother wasn't there and his father had died.

"There are many things we see in Cape Town which aren't right."

He said they slept at the station and were woken up early by the security guards who "hit us with the batons."

"They say we break into cars. But we don't. We're not all like that."

"They take us to the mountain and say we must walk back. That's not right."

In his keynote address, Dean Colin Jones observed that the street children had already made the most important speech of the day.

"It is their voices we need to hear. Not mine."

He said that of all the "bright, intelligent" observations that would emerge from the conference, they would not have half the power or half the demand for human recognition as the voices of those street people who spoken.

Plea from street: Don't split us

Municipal Reporter ~~(124)~~ (124) ARG 18/10/95
WELFARE services have been criticised for removing children, but leaving their mothers who are just as desperate for help on the street

This accusation comes from a former street person and reformed alcoholic, Francis Fortun, who was invited to address the conference on homelessness organised by the Cape Town City Council

Ms Fortun, who four years ago was living on the street, was lured to the city as a young girl after her grandparents died in Namaqualand

She succumbed to alcohol and found herself on the street, having to give up two of her children to the welfare services

"I had a very bad self-image I constantly felt rejected and longed for love, but there was no love," she recalled

"People look at us on the street and say, ag she's just drunk But we also have needs, we also want to get somewhere"

Ms Fortun said she had been heart-broken when her child was removed

"The social worker takes away your child but leaves you out there The child becomes state property, and you stay drunk

"Mothers and children must be kept together They must open rehabilitation centres for mothers and children," she urged

Bold plan to help homeless put their lives back together

(124)
Municipal Reporter

THE provincial government is working on multi-purpose centres which would help homeless people put their lives back together.

This was the word from provincial Health Minister Ebrahim Rasool at a conference entitled "Homelessness: Whose responsibility?"

Mr Rasool said that families needed to be reunified, people taught skills, and given shelter and the foundations for a new life. But shelters could not remain an end in themselves

He said new policies were needed at a national level, including legislation such as protections for farm workers who were ejected from farms when they were too old to work.

Also, unless housing was the cornerstone of a programme, "we're mop-

ping up while the tap is open", he added

At a community level, the gap between the state and non-governmental organisations needed bridging, while at the micro level, programmes which met the most basic needs of people were needed

Geraldine Fraser-Moleketi, Deputy Minister of Welfare, urged the conference to come up with proposals which could be incorporated into the white paper on welfare

She said an inter-sectoral task team was currently investigating how to deal with the destitute, which made the conference "very timely" and capable of contributing towards a national strategy.

She added: "We need hard data. In the past we were driven by instincts.

"We understand that now the name of the game for government is partnerships"

ARG 18/10/95

'Services not reaching homeless'

ET 19/10/95 (124)

PETER DENNEHY
MUNICIPAL REPORTER

SOCIAL services were only reaching 20% of the target group of homeless people, chief director of social services in the Western Cape Ms Virginia Petersen said yesterday.

Addressing a conference on homelessness, in the Civic Centre, she suggested that far more work should be done in communities with destitute people

Church and school facilities could be used to "reorient" youths and adults so their confidence could be restored

She praised the organisations running facilities for the homeless, many with the help of volunteers. But the various efforts required co-ordination, she said

The conference decided to establish a task team to co-ordinate the efforts of all those caring for the homeless

The same team will liaise with government departments.

Ms Petersen asked why so much of the welfare budget was being spent on institutional care.

"A plan has to be developed that goes further than taking people off the street and putting them in shelters," she said.

Upgrading costs have doubled to R100 m

Sewerage bill bombshell for townships

(124) ST (M) 22/10/95

By CHARL DE VILLIERS

CAPE TOWN will have to fork out a staggering R100 million — double the initial estimate — to restore basic services in Ikapa and Crossroads, says the City Council's research and development engineering chief, Mike Marsden.

Original estimates put the cost of repairing and cleaning the rundown townships at R50 million, but expenses are expected to rise dramatically, he says.

Construction teams have unearthed unexpected problems, such as damaged and blocked pipes, in the 300 km sewerage and stormwater reticulation systems.

"Apartheid's chickens are coming home to roost," says Mr Marsden, referring to a legacy of long-term neglect and local authority mismanagement which, most recently, saw untreated sewage spilling into a Nyanga canal, leading to costly emergency repairs.

The Nyanga spillage caused "gross faecal pollution" in the Lotus River and had probably been going on for months, Mr Marsden says.

"It was addressed only when we detected it and notified the Department of Water Affairs and Forestry," he said.

Collapse

Warning signs in three languages have been placed along the canal. It normally drains into Zeekoevlei, but has been diverted temporarily into a major sewer linked to the Cape Flats Water Treatment Works.

The Cape Town City Council has been asked to intervene to stave off wholesale infrastructural collapse in the townships. It became involved 5½ months ago with the signing of an agency agreement and is confident that the area's legacy of "apartheid neglect" can be reversed, says Mr Marsden.

However, an awesome task faces the council, consulting engineers, contractors and RDP forums.

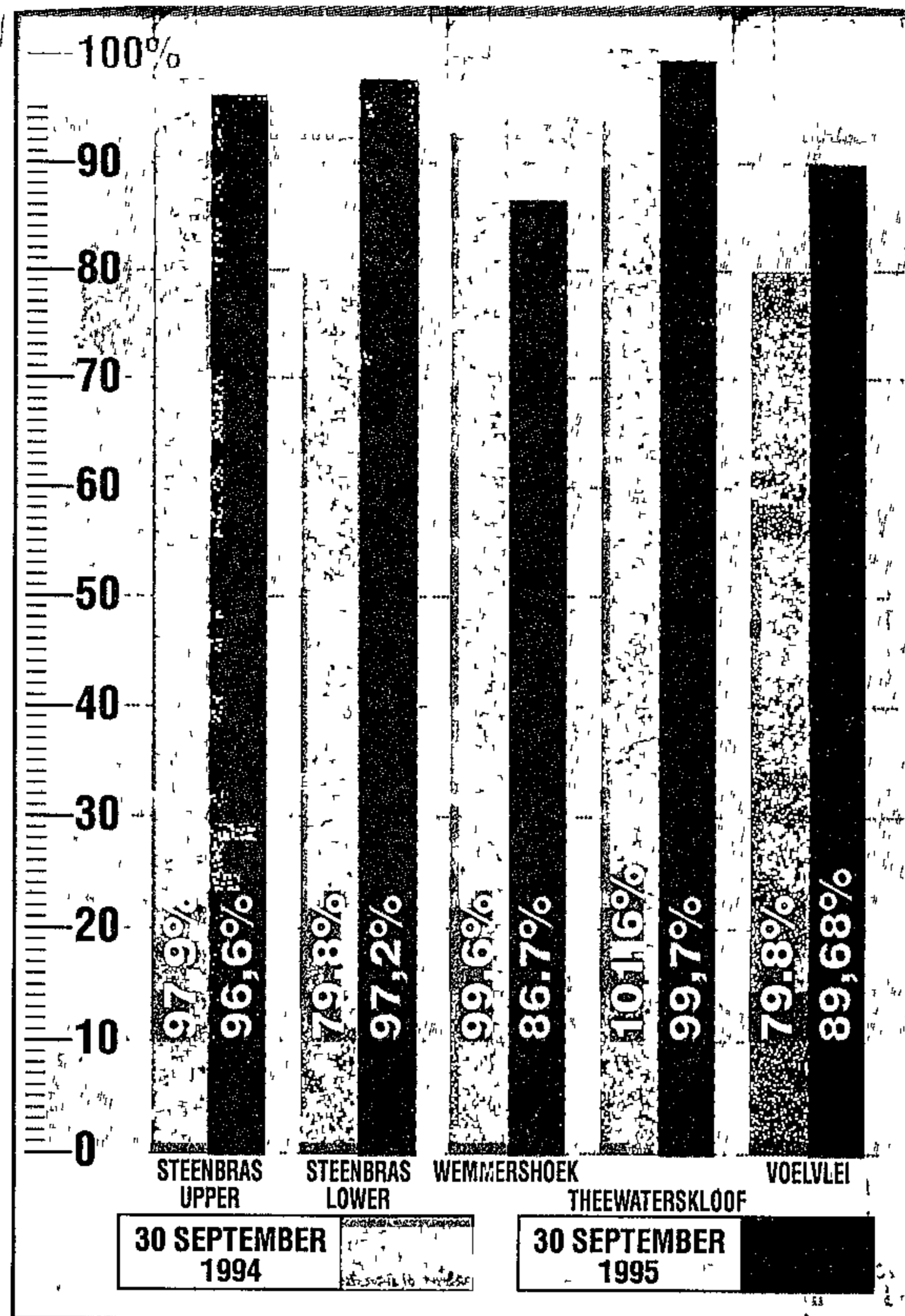
Besides fixing the sewerage and stormwater systems, they have to repair 205 km of pot-holed and rutted roads and 240 km of water mains.

"R50 million has been budgeted for the restoration of services, but we'll need much more," says Mr Marsden.

"We are using Cape Metropolitan Council funds from local businesses to restore sewers, stormwater drains, water mains, recreational facilities and roads. This will cost well over R100 million."

A television camera is being used to explore the sewerage and stormwater systems, which have become notorious for blockages that have led repeatedly to mid-winter flooding and heightened misery for some of Cape Town's poorest citizens.

Flooding can be beaten, Mr Marsden says — but only if unserviced squatter sites are also linked to the refurbished drainage grid.



Cape Town unlikely to go thirsty — just yet

ARL 25/10/95 (124) (B)

Municipal Staff

CAPE Town is unlikely to die of thirst in the foreseeable future and although no water restrictions are planned, a comprehensive study is being made of the management and usage of this scarce resource.

Prominent water experts have recently expressed concerns that dams in the Western Cape will not be able to meet the increasing demand for water in two to three years' time.

Some predicted that by 2020, the demand would have doubled and if nothing was done to improve management and storage capacity, a crisis situation would develop.

But Meyer Adendorff, Cape Town City Council's chief engineer for design and construction, said while there was growing concern about the future water supply in the region, steps were being taken to avoid a crisis.

"Recently the Faure purification plant went on line delivering about 1100 megalitres of water a day.

"And construction on the first phase of the Palmiet scheme is in progress. This scheme will pipe water from

Gordon's Bay to the Faure plant for use in the metropolitan area."

Mr Adendorff said a Western Cape System Analysis study into the management of the existing water resources of the greater Cape Town area and the identification of possible future supply options had been completed.

"The study looked at a range of options like the building of new dams to the desalination of sea water, and better management and usage of water.

"At the moment we can cope with the demand and with the implementation of some of the schemes and proposals on the table for additional schemes, I think there will be enough water to go around.

"We are also in the process of setting up a series of workshops to get people involved in discussing the problems and giving them an opportunity to be part of the process of finding acceptable solutions."

He said the biggest challenge facing the region was the demand for water caused by the influx of people from other parts of the country.

Call for better waste system

STAFF REPORTER

CT 26/10/95

AN INTEGRATED and sustainable waste management system programme should be adopted by all local government authorities in the Western Cape.

This was a recommendation yesterday from a task group formed under the auspices of the Institute of Waste Management

The task group is preparing a document highlighting the problems of waste management in the

(124) (85)
Western Cape.

The task group, who held a public meeting at the Civic Centre, is to hand a draft document containing recommendations on ways to overcome waste management problems in the short and long term to the provincial Minister of Environmental Affairs Mr Lerumo Kalako

Task group member Ms Anne Coleman said there was a need to "improve waste collection in low-income areas"

Cape land project has spent R60m

(124) ET 26/10/95
MUNICIPAL REPORTER

THE Serviced Land Project (SLP) has so far spent R60 million, according to a report before the Cape Metropolitan Council (CMC) yesterday.

The SLP seeks to provide secure tenure on properly serviced land to people in the greater Crossroads and iKapa areas who can then work towards better housing.

Another R151m has also been committed, says a progress report to the CMC, which provides the funds for bulk services like water and sewerage main pipelines.

Finance for housing, and for social infrastructure, such as halls, is the responsibility of the national or provincial government.

The report was drawn up by Mr Colin Appleton's Holistic Settlements, development consultants hired by the Provincial Administration to take overall responsibility for managing the SLP.

The report says 3,1% of the

CMC money allocated to the SLP has been spent so far.

About R2,2m had been spent on bulk infrastructure provision, most of it (R1,2m) in Philippi East.

Another 28% is for work in progress, soon to be submitted for payment, and 15,5% in total 46,6% of the CMC allocations are "committed to implementation".

Delays

Work is R8m behind schedule, however, for reasons that include the difficulty of getting a representative RDP forum established in Crossroads Phase Three and Four, delays in arranging a "social compact" in Philippi East Phase Two and Three, and delays in appointing consultants in Southern Delft.

Holistic Settlements reports that there is now a strong positive air in project meetings.

In August this year alone, 119 meetings were held under the aegis of the SLP.

CITY centres should not only be accessible to people who could afford to live there, but also to the poor, the RDP's Mr Jay Naidoo says. **BARRY STREEK** reports.

HOUSING in three- and four-storey flats had to be provided for poorer people nearer city centres in places such as Cape Town, the minister in charge of the RDP, Mr Jay Naidoo, said yesterday. The "densification" of Cape Town was essential if housing delivery was to become less expensive and more efficient, he said in an interview.

This would make cities such as Cape Town more compact as the city suffered from "an extreme shortage of land for housing".

The city centres should not only be accessible to people who could afford it.

If poorer people were brought closer to the city centres, they would benefit from a more efficient transport system.

At present, these people were living on the outskirts of the cities and transport costs were very high in spite of government subsidies.

Mr Naidoo said in places such as Sao Paulo, Brazil, basic flats had been built and people could then add their own fixtures such as tiling.

"They could hire or buy them, or start off by hiring the flats."

In Sao Paulo, a bus transported an average of 1 000 people daily, but in South Africa they only carried an average of 200 people a day despite an annual subsidy of R200 million.

The squatter camps had been transformed by this approach in Sao Paulo and the people were looking after the build-

ings, Mr Naidoo said.

"If you take Cape Town as an example and continue to introduce housing on the principle of one person per plot and move further from the city centre, it is more expensive and makes it more inefficient.

"But you also start encroaching on the economic potential of Cape Town, which lies in tourism, because you have started reclaiming land.

"This is a very important component of the city's tourism potential.

"You have to start looking at co-ordinated investment between the different

ministries involved in housing, transport, and infrastructure delivery in a way which asks: What is the plan for the Cape Metropolitan over the next 25 years?"

"The link between how you provide housing now and how it effects the spatial development in the future is very important."

Mr Naidoo added "I don't think we have any choice about this.

"We can politic about it, but unfortunately we don't have a choice."

The recent RDP document on urban development strategies stated that the distances and separations marking apartheid cities had expanded so much that cities now had a size that used to be considered that of a



HOMES FOR POOR: RDP chief Mr Jay Naidoo

region. A spatial development framework for the Cape Metropolitan Area must plan for housing, jobs and transportation systems across a vast 4 500km² territory," the report said.

The document said the Cape Metropolitan area's heavily populated south-east sector was vastly under-supplied with work opportunities.

"This spatial mismatch is deepened as long as townships, under-served with economic and fiscal basis, remain dormitories despite their obvious potential," the document said.

THREE- AND FOUR-STOREY FLATS FOR POORER PEOPLE URGED

Naidoo's call on city housing

ET 26/10/95

(124)

Houses: Threat by Morkel to sue the ANC

Staff Reporter (124)

A MAJOR row has erupted on the eve of the local elections with regional Housing Minister Gerald Morkel threatening to sue the ANC for R1 million for claiming his ministry is not building houses in spite of getting money from central government to do so.

ARG 27/10/95
But top-ranking African National Congress Western Cape leaders have responded by insisting the National Party was deliberately undermining the Reconstruction and Development Programme in the Western Cape in order to paint the ANC in a poor light.

They say one of the NP tactics could be delaying crucial delivery of services.

Regional ANC leader Chris Nissen said that if Mr Morkel went ahead and instituted the action, the ANC would defend it.

"We know Mr Morkel has been given an allocation, but we don't know what he's doing," said Mr Nissen, who as Western Cape Minister of Economic Affairs, bears overall responsibility for the implementation of the RDP in the province.

Regional Transport and Public Works Minister Leonard Ramatlakane said the RDP was "under attack

politically, because the National Party fears that if they make the RDP workable then their party will not exist by 1999".

And regional Health Minister Ebrahim Rasool said the RDP was being "held back by inertia in the provincial cabinet".

Earlier this week Mr Morkel said at a meeting in Darling that he had already instructed lawyers to investigate a claim contained in an ANC pamphlet that he had not built a single house with the R305 million allocated by central government.

"One thing is certain," the ANC pamphlet said, "he has still not built any houses."

Mr Morkel said he planned to sue the ANC for R1 million.

Said Mr Nissen: "In the run-up to last year's elections, the NP said don't vote for the ANC because you will lose your house, your wife and your dog.

"And they said the RDP could never work.

"This is now coming back to haunt them. So they are coming back by saying that affirmative action and the RDP are only for Africans, not for the coloured."

Recycling plan for Khayelitsha

ET 27/10/95

STAFF REPORTER

(124)

IN a bid to boost job-creation and clean up the townships, the Khayelitsha Business Association (Khaba) has announced the start of a recycling programme

Speaking at the opening of a branch of First National Bank in Khayelitsha yesterday, Khaba development co-ordinator Ms Be Roro said the project, which was launched last week, had attracted strong community support

She said that in five days over two tons of papers, cardboard, tins and plastic had been collected and "hundreds of people" had come forward to take part in the project.

Collectors of recyclable material are paid 10 cents a kilogram by Khaba, who are operating as a non-profit organisation and selling the materials to recycling companies

The proceeds were ploughed into community projects, she said.

'R1 protest' sparks chaos

(124) ARG 28/10/95

■ Chaos reigned in Mitchell's Plain over a rumour — believed to be politically inspired — that if people paid one rand each their outstanding municipal arrears would be written off.

JERMAINE CRAIG

Staff Reporter

THERE was pandemonium at Mitchell's Plain rent offices as thousands of residents rushed to pay R1 towards their arrears — many in the mistaken belief that if they did this all outstanding arrears owed by them would be written off.

The campaign to pay only R1 was started by the Scrap All Arrears Committee (SAAC), a committee formed to pressurise the Cape Town City Council into writing off all arrears in the area up to January 1994.

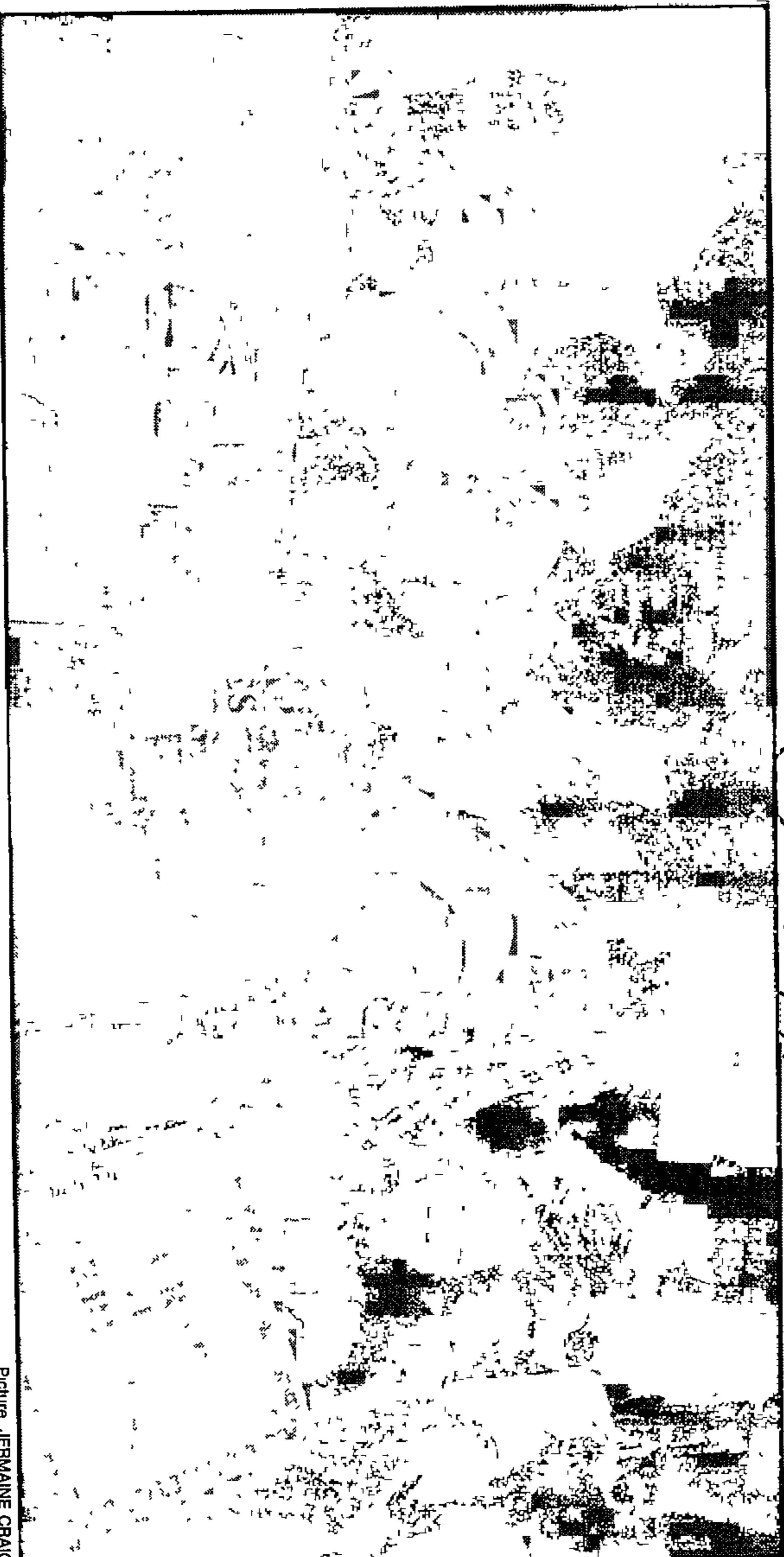
SAAC campaign co-ordinator, Jeremiah Thuyusma, said that paying R1 was a form of protest and a bid to pressurise the council into scrapping the area's arrears.

He said it was never intended to create the impression that all arrears would be scrapped if people paid this amount.

Mr Thuyusma said rumours to this effect had spread throughout the area, but had not come from the committee.

It is clear that people are playing party politics and trying to claim credit when the arrears are ultimately scrapped. People are maliciously spreading these rumours to undermine our campaign," Mr Thuyusma said.

The Deputy Mayor of Cape Town and ANC MP, Theresa Solomon, has accused the National Party of trying to make political gains by spreading these rumours. Ms Solomon, a Mitchell's Plain resi-



Picture: JERMAINE CRAIG

□ **ARREARS CAMPAIGN:** Some of the thousands of Mitchell's Plain residents who thronged council rent offices to pay R1.

dent, said "The purpose of paying R1 is to put pressure on the council to address the issue. We want to make the point that people are prepared to pay. The SAAC has a clear direction and mandate. People must not be misled by other parties," said Ms Solomon.

Council spokesman Ted Doman said people paying R1 would definitely not have all their arrears scrapped.

Mr Doman said people were "thronging" council offices in Westridge, Beacon Valley, Lentegeur and even Mamelong to pay R1 each, thinking that all

their arrears would then be scrapped.

"There is no truth whatsoever in any such suggestion," said Mr Doman.

He said the council had been flooded with calls and he wanted to clear any misconceptions created.

Many people have also called News-paper House wanting to know if the rumours were true.

One of those who paid R1 at the Beacon Valley rent office yesterday, Zuliega Boltman, said she knew what the correct reason was for doing this and knew that all her arrears would not be

scrapped.

Mrs Boltman, a mother of six, said she was willing to pay her council accounts but could not afford to.

"You must pay your arrears, but there is no way out for us. If you pay your council accounts there is no money left for food. I cannot let my children suffer. If the council made our accounts less, then maybe we could survive. We want to pay, but we can't afford to pay that much money," said Mrs Boltman.

Oscar Solomons, chairman of the Rocklands' Ratepayers Association, said

people were willing to pay for their services.

"We want to prove we are willing to pay, but there are people trying to jeopardise our campaign," he said.

■ Today at 9am members of the SAAC will meet at the Woolworths building in Mitchell's Plain Town Centre and march to the Beacon House rent office to again pay R1 towards their arrears.

■ A public meeting on the issue of the scrapping of arrears will be held at Seaview Park tomorrow at 3pm.

Water crisis looming for the W Cape

(124)

ET(M) 29/10/95

By CHARL DE VILLIERS

CRUNCH decisions face Western Cape water users who are gulping up an extra 15-million cubic metres of water each year, threatening to cause demand to outstrip existing supplies by 1998.

While the government has agreed to hold off final planning decisions pending the outcome of a four-month public survey on water supply and management options, engineers have warned that timing is becoming critical.

With demand and supply set to break even in two years' time, water restrictions will have to follow unless existing supplies are augmented or users dramatically cut consumption, they say.

Starting with a meeting in Paarl on December 4, the public will be able to give government water experts their views on 24 supply and management options identified by the Western Cape Systems Analysis

These range from economising management demand measures to cost-effective dams and even towing icebergs to the Cape

Launching an RDP programme to clear local mountain catchments of water-guzzling invasive plants, Water Affairs and Forestry Minister Kader Asmal this week said the Western Cape could face water shortages within the next five years

There was still time, however, to

map an integrated approach to water management and conservation and he would "not be driven to a particular conclusion because people cry wolf"

The Fynbos Water Conservation Project was just one example of a sustainable measure which had not been taken seriously in the past, he said

Department of Water Affairs engineer Richard Martin said the public survey would allow people to judge the various water-saving schemes and even identify alternatives which may have been missed in planning

Meanwhile, a R1,5-million feasibility study has been ordered into the proposed Skuifraam Dam near Franschhoek and Water Affairs has agreed to shelve the scheme if the public disapproves and suggests a viable alternative

A City Council spokesman said the Palmiet One pipeline to Cape Town should meet water demands for about two years, once it is operational in 1998

It will, however, immediately have to be followed by the next scheme — possibly Skuifraam — if current needs are to be met.

Capetonians were consuming 766-million litres per day by June this year, and demand was growing by 14,5-million m³ a year, he said

Services delivery brings hope

124

ET 30/10/95

(124)

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MOSSSEL BAY: People here have gained new hope and willingness to "roll their sleeves up" as the first visible benefits of the RDP appear. **ANEEZ SALEH** reports

WATERBORNE sewerage and water on tap for Christmas. This is the prospect bringing joy to scores of Mossel Bay families as the long-awaited RDP takes off.

The 141 families affected are provided with no services at present, except one standpipe for 30 families in the old Provincial Administration Camp.

By Easter another 200 will also no longer have to trek to the bush to relieve themselves.

"Gone will be the indignity, the inconvenience, to put it mildly, and the unhygienic conditions imposed on us by apartheid," said kwanaNongaba community leader Mr Themisile Stofile, who is also chairperson of the executive committee of the transitional Mossel Bay municipality.

Progress

Mr Stofile was one of a group of municipal officials, transitional councillors, community leaders and consultants who took the Cape Times on a guided tour of informal settlements to show work in progress on the provision of civil engineering services made possible by the Municipal Infrastructure Programme (MIP) of the central RDP office.

Under construction were water and sewerage reticulation for 141 families, erf connections up to and including toilet structures with a wash trough, and gravel roads. The work is being done by 12 subcontractors and 60 labourers from the community.

The project is to cost R1,2 million, of which RDP funds account for about R700 000, with the balance forwarded by the transitional local council of Mossel Bay.

At first glance there is little physical evidence of the changes. Once a trench is dug, and pipes laid, it is covered again.

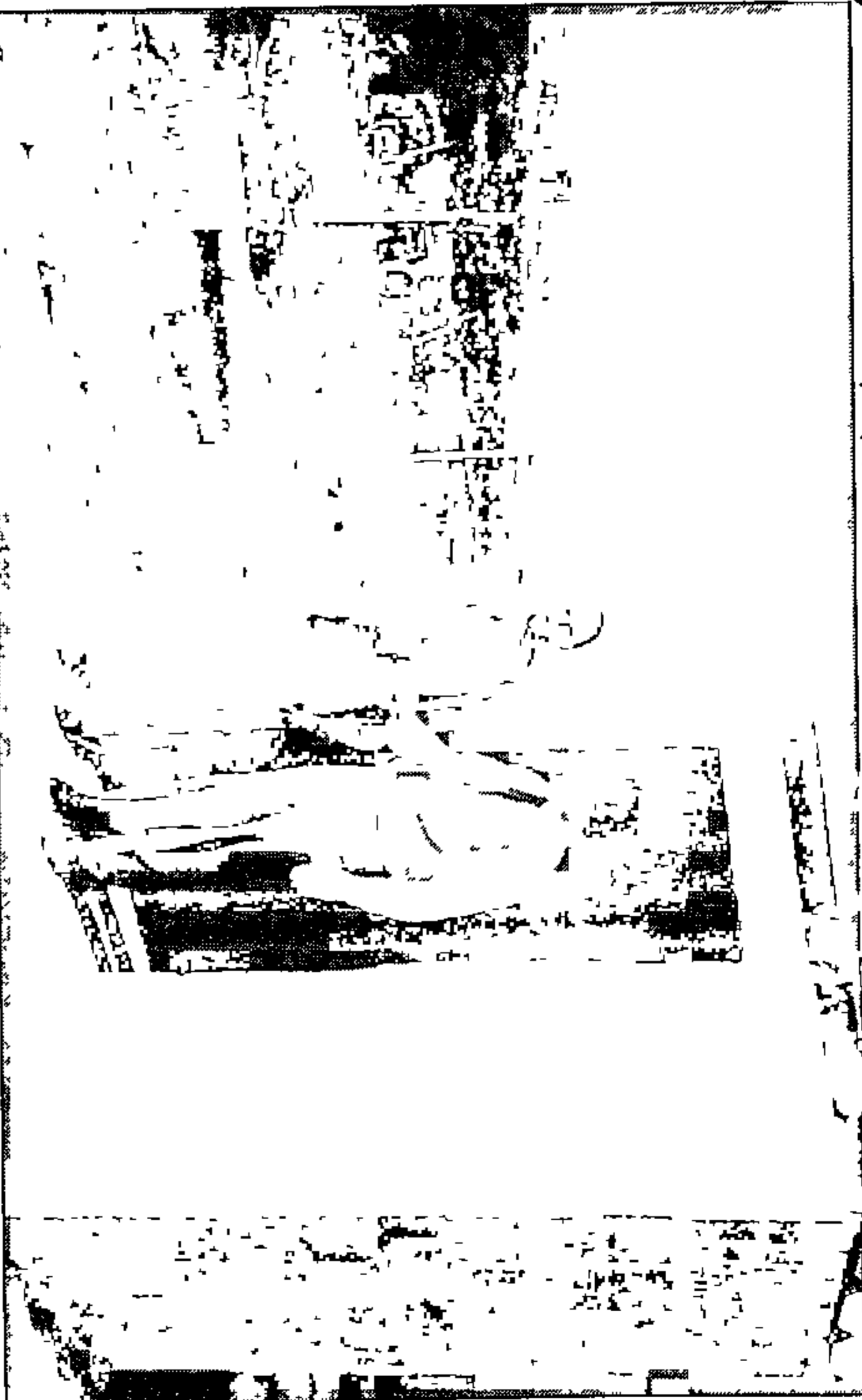
Then, on a rocky hill in the old Provincial Administration Camp, we saw the toilets dotted around, some next to existing informal houses, others on their own at plots residents plan to move to.

The buildings seem insignificant, but the eradication of unhygienic living conditions is at the heart of the RDP. With improved sanitation, a community's health improves drastically, in turn taking pressure off primary health care.

It does not help to provide clinics while ignoring the basic cause of ill health.

"It has such a great ripple effect on everything else," said Mr Stofile. "But besides the bigger picture, it is simply wonderful for us as representatives of the people to share in this project with them, and to be able to deliver, after so long, after so much neglect."

At a small informal dwelling Mrs Nothembe Mapete watched the workers struggling with the rocky and hilly terrain, and summed up the feelings of most. "I cannot begin to tell you how grateful we all are for the toilets and the taps. We will be so happy when we do not have to go to the bush every time. It is most unhealthy, our children are often sick." Added Mrs Anne Ngcenge: "We



FLUSHED WITH PRIDE: Mr Zakhele Khankanya (left) greets his employer Mr Piet van Rensburg, head of Mossel Bay's health services, outside his family's new toilet.

PICTURE ANEEZ SALEH

really do not know why it took so long, but now that it is coming there is a new mood among us. We feel like doing things again.

"Now everyone is more willing to roll up their sleeves to do something for themselves. President Mandela and the government cannot do everything."

The Provincial Administration Camp, originally intended to house African migrant workers, has grown over the past decade as former migrants moved in permanently and coloured labourers forced off farms moved into town. The demographic change, with whites now outnumbered, has changed the politics of the traditionally conservative town. The

ANC and its allies are likely to control local government after Wednesday's elections. How did a town with a conservative, white image, bitterly divided from its African and coloured periphery, get its act together to be the leader in the RDP stakes?

Work

"Talk, talk, talk," said Mr Japie van Eeden, Mossel Bay's municipal electrical engineer and the driving force, on the statutory side, of the MIP. "And then lots of work."

"We had all the usual divisions, some worse than in other places. But we all underwent a change in mindset. It came to a point when

we realised things could not go on as they had in the past. It was time for a clean break with the past, and to build for the future. Which is why the toilets and the MIP generally are so important to us.

"But we had to go through a great deal of talking to get where we are. In the process we discovered there is nothing better than talking to each other." Councillor Mr Lester Sampson, an ANC local government candidate in the coloured areas, agreed, but added: "There are a lot more things to talk about. Now that we are getting the basics in place, we need to address people's other needs, such as housing and, most importantly, jobs."

SAVINGS FOR NEEDY COMMUTERS

Flats 'best housing solution'

(124) CT 30/10/95

RDP MINISTER Mr Jay Naidoo's proposal to "densify" Cape Town to bring city workers closer to their places of work has drawn favourable comment. **CAROL CAMPBELL** reports.

FLAT-STYLE housing is the best long-term solution to the problem of accommodating millions of people close to their city-centre workplaces, the director of the Urban Problems research unit at UCT, Ms Vanessa Watson, said at the weekend.

She was commenting on proposals by the minister in charge of the RDP, Mr Jay Naidoo, to "densify" Cape Town by building flats close to the city for the low-cost market.

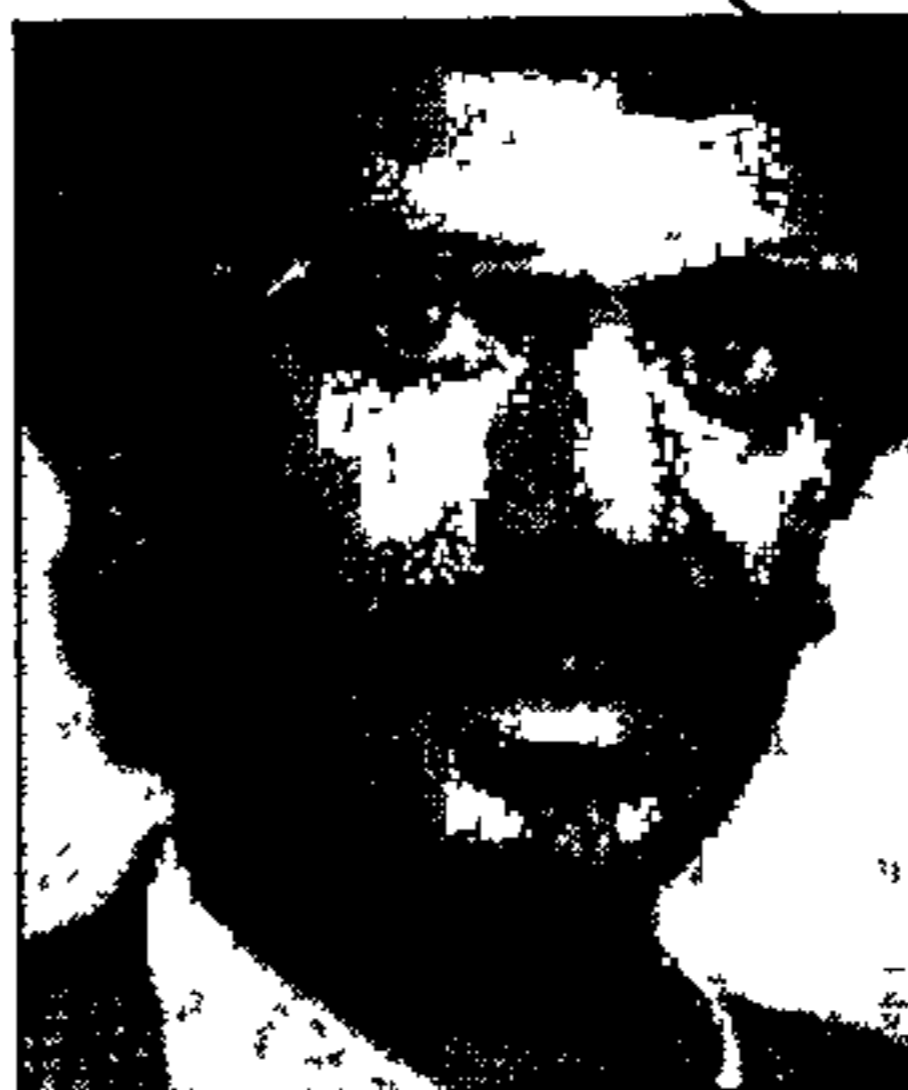
Ms Watson said there were several parcels of state-owned land that could be used. District Six, Ysterplaat, Youngsfield, Wingfield, Marconi Beam and Culemborg,

were all far more accessible than urban sprawl townships like Khayelitsha or Guguletu.

The saving on transport costs for needy commuters would be dramatic and an efficient and regular public transport system would become more financially viable because more people in a smaller area would make use of it.

The cost of introducing essential services like sewerage and rubbish removal would be lower because these were already in operation in nearby neighbourhoods.

Urban sprawl with low density housing was also eating into some of South Africa's most valuable farmland. This this could be



'DENSIFY CITY': RDP Minister Mr Jay Naidoo

slowed by developing the open land closer to the city.

Ms Watson said the low-cost developments would not degenerate into slums if the local authori-

ties serviced the areas adequately.

"These developments could be very similar to Woodstock, which functions incredibly well but also has some very poor people living in the area."

The plan to "densify" would not become a reality unless the present housing subsidy rate of R15 000 a household was increased — but if factors such as transport savings were taken into consideration, it would be more economical in the long-run.

The chief director of the province's Housing Department, Mr John Africa, said the high price of property close to city centres was a major obstacle.

Much of the land close to Cape Town had been bought at market prices and so could be too expensive for low-cost development.

'NP started rumour of R1 to end arrears'

(124)

STAFF REPORTER

CAPE TOWN Deputy Mayor Ms Theresa Solomon has blamed the NP for starting the rumour that led to thousands of Mitchells Plain residents clamouring at the weekend to pay R1 on their arrears, believing they would then be scrapped.

Mrs Solomon, a councillor for the area, claimed the NP had started the rumour to discredit its ANC opponents, some of whom lead the Scrap All Arrears Committee.

The group had initiated a campaign to get residents of Mitchells Plain to protest at the council's refusal to scrap outstanding rent and services charges in return for symbolic R1 payments, as was done in African areas.

However, the campaign was sidetracked when rumours spread rapidly late last week that all arrears would automatically be scrapped on payment of R1.

The council said yesterday the demand for scrapping arrears would be on the agenda of an executive council meeting this week.

CT 31/10/95

HOUSING & HOSTELS — CAPE

1996

AUGUST — DEC

Defaulters owe city

(124) ST(CM) 1/12/96

By TOM HOOD

THE city of Cape Town is owed over R500-million by rates, rent and utility defaulters, and former black local authorities.

And the figure is going up every year. Arrears soared by R105-million, or 32 percent, to a record R435-million in the 12 months to the end of September.

In addition, R140-million is owed by former black local authorities, and the government has promised to pay only R48-million of this.

The city's ratepayers are already forking out R55-million a year to pay for losses due to reduced cash flows and irrecoverable debts, according to a report presented to the Cape Town City Council this week by city treasurer Eddie Landsberg.

However, urgent action is being taken to reduce the debt, says the report.

The first step will be the formation of a Masakhane committee to attack "the persistent culture of non-payment in some areas," which the report blames for part of the huge debt.

The appointment of a "Masakhane officer" to revive the campaign is also on the cards, said Nomaindia Mfeketo, chairperson of the city's powerful executive committee.

Many people were also too poor — some earn less than R200 a month — to be able to pay and a way to subsidise them would have to be found, she told Cape Metro.

But, in an alarming new trend, more and more people in affluent suburbs and commercial users have not been paying their electricity bills.

And this is worrying, says Landsberg. The electricity arrears in affluent areas jumped by R1-million in September to R19,6-million after rising R2-million in the previous six months.

This problem was compounded by disconnection staff only being able to get access to less than half of the houses of the defaulters.

A special team with technical back-up was on the cards so that the number of disconnections for a month could force people to pay up.

In Langa, Guguletu and most parts of Mitchells Plain the arrears problem was being controlled by installing over 120 000 electricity prepayment meters, said Landsberg.

The meter system was helping to collect arrears by automatically deducting a portion of all money paid.

Unpaid water bills were increasing by over R600 000 a month.

About 79 000 people owed R32-million compared with 70 000 who owed R23-million a year ago.

Four large water users owed a total of R1 354 000, but they were disputing their accounts, Landsberg's report said.

Over R500m

City owes R18m water debt interest

PETER DENNEHY

THE City of Cape Town owes R18,73-million interest on water bills to the Department of Water Affairs.

The interest, plus the original debt of R78m, was run up over the past three years for bulk water supply from the government's dams.

Some of the city's senior officials are hoping to meet Water Affairs Minister Mr Kader Asmal to ask him if at least the interest can be written off.

Cape Town has for many years provided water to all the local authorities in the metropole, including those which virtually collapsed in the early 1990s.

The government used to be the "payer of last resort" if the local authorities for Khayelitsha and for Langa, Guguletu and Nyanga did not pay up. That situation ended in 1992.

The council, uncertain whether it would ever be paid for its water supplies to townships, decided not to pay its bills to the government pending negotiations about its own debts and the debts owed to it.

Those negotiations have almost been completed.

The council has agreed to pay its R78m water debt, but not the interest on it.

The central government has agreed to pay off, over three years, R29m of the R84m water arrears of the black suburbs.

But it has not agreed to pay interest on that amount.

The council will struggle to find the money to pay the interest.

Its bulk water reserve fund has been depleted in the past few months, pending its handover to the Cape Metropolitan Council (CMC), or possibly to a water board or utility company under CMC authority.

ET 5/12/96 (124) 9V

N E W S

Water row leaves the poor high and dry (124)

East deadlocked

NORMAN JOSEPH
METRO REPORTER

AUG 3 11 97

Water was top of the latest agenda of the Eastern municipal council, which is undecided on what to do about scores of unpaid water accounts and the plight of the many who do not have running water.

A council meeting in Kuils River last week was marred by lengthy, heated debates between African National Congress and National Party councillors on the issue.

No agreement was reached on how to help poverty-stricken people, in Blue Downs, Eerste River, Kleinville and Kuils River, whose water has been cut off because they have not paid their accounts.

Councillors, some making scathing attacks on one another, could not agree on a proposal by NP mayor Kobus Brynard that the municipality introduce an interim moratorium on all water cuts in the substructure until an investigation is complete.

Mr Brynard suggested that water be made available to all residents free or at a nominal fee.

He told the meeting he had received a list of demands from the Stratford Green Ratepayers' Association and the Blackheath Ratepayers' and Residents' Association. These included demands that the municipality stop disconnecting water supplies, that all municipal accounts arrears accumulated by residents before January 31, 1994, be scrapped, that the recent 10 percent property rates and the R201-million budget be reviewed and that the community get involved to resolve the issues.

While some NP councillors suggested a special meeting to discuss the water issue and ratepayers' other concerns, ANC councillors, led by Shaun Byneveld, asked that the moratorium be dealt with departmentally and not by the council.

The meeting developed into a slanging match after deputy mayor Gawa Samuels pleaded for consensus on the ratepayers' demands.

Mr Brynard said there were residents who were not paying their water accounts but had running water, while others were actually trying to pay off their arrears had no supply.

DEBT-COLLECTION 'INEFFECTIVE'

Five councillors still in arrears

CITY COUNCILLORS who are still in arrears with their municipal accounts will not lose their posts because of a moratorium on summarily dismissing councillors. Metro Writer **PETER DENNEHY** reports.

(124)

FIVE unnamed city councillors are still in arrears with payments to the council for municipal services.

This emerged yesterday in replies from Ms Nomaindia Mfeketo, chairwoman of the executive committee, to questions by councillor Mr Ian Iversen.

Mfeketo replied in the affirmative to a question whether any councillors had been three or more months in arrears with their rates, electricity, rent, water or other municipal accounts since June.

Legally, a councillor who is in arrears for so long with his municipal accounts can be summarily dismissed.

However, a three-month moratorium is in effect, which Local Government MEC Mr Peter Marais negotiated with the ANC and subsequently gazetted.

Before the moratorium, several councillors — most of them ANC — from Western Cape towns, were caught off guard by this law, and some, including the mayor of Great Brak, lost their jobs.

Then it turned out that some prominent figures in local government, including NP members, had also fallen foul of the three-month rule. The circumstances were never made clear, but observers say they probably failed to pay property rates by the "due date", which is legally three months after they come into effect.

Iversen wanted the names of the defaulters, a list of how much they owed and details of legal action which may have been taken against them.

Mfeketo replied that according to the Municipal Ordinance, details of personal

accounts may not be divulged "unless required for the proper discharge of your duties as a councillor". She was satisfied that this was not the case.

She disclosed that 10 councillors (of 74) had been in arrears. Five of these councillors had settled their debts.

A warning letter has been sent to the sixth about the danger of being dismissed once the moratorium ends.

"The other four councillors, who live in the iKapa area, are subject to debt-collection procedures which have been ineffective. The procedures are being improved."

Iversen was dissatisfied with the response, saying this was a case of a lack of transparency. "An old ordinance is being used to protect the councillors who are not playing their part in Masakhane (a campaign to promote the payment of services)," he said, adding that refusing to name the councillors "hurts us more than naming them would".

Afterwards he said he would look into the possibility of a legal challenge to that section of the Municipal Ordinance.

● In a report placed before the council yesterday about money owed to it, senior officials said the total amount owed had climbed R105m in the past year to R435m.

They also said arrangements were being made to expand "credit blacklisting", officially called "the credit warning letter scheme", which at the moment applies only to rates debts.

The officials want to extend blacklisting to council house rental debts, water debts, and even council house purchase arrears.

CT 13/12/96

Council approves new municipal valuations list

(124)
PETER DENNEHY

CT 11/11/96

CAPE TOWN'S Council yesterday approved the drawing up of a new list of municipal valuations for every property within its boundaries

This move follows the example of the other greater-Cape Town local authorities, which have agreed to a revaluation in their areas next year

All the local authorities have decided to base the new valuations on land values only — rather than on land and buildings — as it is believed this system of valuation will prove to be quicker and easier

But drawing up new valuations will be a tough task for the council. The last revaluation it tried to use as a basis for levying property rates — in 1993 — was politically defeated and then taken to court and overturned judicially

Yesterday the council decided to set up a commission to receive written and verbal submissions from the public on the valuations issue

The commission will run for a period of two months from early next year.

Submissions made to it will be used in designing a system of phasing in the new rates

Southern municipality to go after rates defaulters

CT 11/11/96 (124)

PETER DENNEHY

COULD this be the end of the "coloured arrears write-offs" dream?

The southern municipality has decided to resume credit-control measures to collect unpaid property rates in all suburbs within its boundaries.

Final notices are to be sent to rates defaulters in the next month. These will be followed, where appropriate, with court summonses.

Arrears to be collected include rates that should have been paid before January 1994 — which was the cut-off date for the government's undertaking to pay black (but not coloured) local authority debts.

Just over a year ago, five transitional local councils administered by the Cape Metropolitan Council (CMC) decided not to take action against their rates debtors until the whole issue of arrears write-offs had been decided upon.

This hold-fire decision was taken in the hope that the arrears would eventually be written off at the cost of either the new elected council, higher levels of government, or both.

The five local councils were Grassy Park, Hout Bay Harbour, both of which are in the southern municipality, and Elsie's River, Cravenby and Belhar in Tygerberg.

There has been huge resentment in coloured areas that the write-off did not apply to them. Several community leaders made speeches and held marches demanding that coloured areas, too, should benefit from a write-off of arrears generated before the new government came to power. They also suffered under apartheid, they said.

Council officials responded that municipal services had never broken down in their areas.

The upshot was that the CMC administrators had to take the lead from the local councils — so those who did not pay their rates have so far escaped the consequences.

But now ratepayers in those



ROAD TO WHERE?: Ms Aziza Brown of Grassy Park shows how the road outside her house is deteriorating, and the pavement has never been built because of lack of funds. **PICTURE: THEMINKOSI DWAYISA**

How arrears grew

- Hopes were high for a "coloured arrears" write-off.
- Grassy Park rates debtors have, therefore, not been pursued for over a year.
- Now the suburb owes R6 million in rates, 44% more than last year.
- The southern council cannot afford to write off the debt.
- Higher levels of government are unlikely to fund it either.
- The southern council is going to issue final warnings next month.
- None of the other elected councils in Cape Town have yet written off rates arrears.
- A council can eventually sell off houses to recoup rates.

parts of the southern municipality still administered by the CMC have logged up more than R13 million in arrear rates, 31% more than last year's figure. And the local elections put the National Party solidly in control of the southern municipality.

Of the R13m, more than half is

from Grassy Park. Its arrears rose in the year up to June 30, 1996, by more than R2m — from R4,5m to R6,6m, which is a 44% rise. Constantia's share of the arrear rates, incidentally, is R1,8m, up 28% from last year's R1,4m.

A glance at the southern council's most-recent budget shows that its "reserves" are R1,5m, of which more than R400 000 is already committed to being spent.

So a write-off funded from southern reserves seems out of the question, and both the central government and the province have recently warned councils to "sink or swim" because they do not have bail-out funds either.

Grassy Park resident Ms Aziza Brown said one of the reasons for non-payment was that her suburb was poorly provided with municipal services. The roads were in bad condition and some pavements had never been built for lack of money.

Also, she understood that Grassy Park rates, in terms of cents in the rand, were higher than those of Constantia. Officials responded that Constantia rates were based on property values measured in a later year, so it was no wonder that the rate in the rand there was lower.

Residents plan marches in protest over water cuts

(124)

NORMAN JOSEPH
METRO REPORTER

ARG 11/1/96

Squatter communities in the Eastern Municipality face serious health risks after their water supplies were cut because of unpaid accounts.

The homeless people and residents of Blue Downs, Eerste River and Kuils River who are without running water have planned a series of protest marches to the municipal office in Kuils River.

They are objecting to the municipality's collection policy in terms of which the water supply is cut from households which are in

arrears by R100 or more

Residents in arrears have been asked by the municipality to pay them off at R100 a month in addition to their normal water bills

The municipality came under fire from health experts who said the supply should be reduced to a trickle, not cut completely

They said most squatters were drinking and washing in dam water. A health inspector said he knew of a municipality which put the water on for three hours a day only. He said several types of bacteria developed in stagnant water, the most common causing stomach aches and diarrhoea. Another health expert said shigella was a

deadly bacteria which could develop when fresh, running water was not available

Some residents are boycotting their payments in protest at a recent 10 percent tariff increase by the Eastern Municipality. Others are boycotting their water accounts in solidarity with those who can't pay.

Ratepayers' organisations are demanding that the municipality review the water tariff structure and stop all water cuts to poverty-stricken areas.

Kuils River Ratepayers' Association spokesman John van der Rheede and Stratford Green Ratepayers' Organisation leader Paul Thompson said their members objected

to the extra R100 asked for by the municipality. They said residents could not afford it.

But the municipality's chief executive officer, David Cedras, said every household had been told of the policy formulated to compel residents to pay their water accounts.

Mr Cedras said residents' current accounts - those dated after July 1 which showed arrears of more than R100 - were recorded "and those people's water supplies were cut".

"Our council has adopted this policy and residents in arrears will be given seven days notice, which was not done previously, before the supply is cut off," Mr Cedras said.

ATLANTIC SEABOARD RATES LIKELY TO AT LEAST DOUBLE

Property owners jittery over new valuations

(24) 05/11/96

THE MUNICIPALITY will begin revealing properties for rates in January. By the time rates are paid on the new valuations, the valuations on which present rates are paid will be 19 years old Metro Writer **PETER DENNENEY** writes

THE prospect of another municipal valuation next year is giving many Atlantic Seaboard property owners the jitters.

They remember the consternation the 1993 rates increases caused before they were overthrown — and now it looks as if a new system is to be implemented that will at least double their rates bills.

The 1993 increases were based on 1990 property valuations — the first valuation update since 1979.

A start with the new valuations is to be made in January and they are likely to be based on 1997 market values.

The valuation figures on which Cape Town's present rates are based will be 19 years old by the time the new valuations are used, and it is feared the increases will be even more dramatic than those announced in 1993.

Some idea of what the effect could be is given by the following examples based on real cases, two from the Atlantic suburbs and one from a much poorer area.

● Mr and Mrs A bought their Camps Bay home 30-something years ago for the equivalent of R4 000.

They believe, on the basis of sales of nearby houses, that it may be worth over R1 million now. In 1979 it was valued at

R77 820 (site R14 570, building R63 250). In 1990, this rose to R466 820. Now the land alone is estimated to be worth R600 000.

They are now paying 9,05052 cents per rand on a valuation of R77 820 — that is R7 042,86 a year or R587 a month.

At an assumed rate of 2,25c, on a valuation of R600 000, the annual rates would be R13 500, or R1125 a month — an increase of over 90%.

● Mr and Mrs B bought their Bantay Bay home in the 1960s for about R18 000. They believe, on the basis of sales of nearby houses, that it may now be worth between R1m and R1,5m. In 1979 their house's municipal valuation was R64 150. In 1990 it was R652 980.

Since the 1990 land value (R429 600) made up two-thirds of the total value, it can conservatively be estimated that the land is now worth R800 000.

The existing rates, at nine cents in the rand on R64 000, is R5 800 a year. On the new valuation it could be 2,25c. In the rand on R800 000, which comes to R18 000 a year, or R1 500 a month — an increase of over 200%.

● Mr and Mrs C bought their Woodstock home in 1991 for R66 000. They now think it may be worth R85 000. In 1979 it was valued at R6 060 and in 1990 at



ESTIMATING THE COSTS. Valuation expert, architect and building consultant Mr Hillel Turck knows he will have to pay more when the new valuations come into effect, but he believes site rating is best way to go. He points out that land is static, accurately surveyed and registered. **PICTURE: ALAN TAYLOR**

R44 080 which is over seven times higher.

The site value in this case will probably remain at one-fifth of the total R85 000 — R17 000. At 2,25 cents in the rand, the new rates will

be R382,50 a year. The existing rate of 9,05052 cents in the rand on R6 060 — R548,46 in this case the rates will drop by 30%.

Some fears may be exaggerated. Not everyone knows that when a

new valuation comes into effect the number of cents per rand of municipal valuation that you have to pay to the council (in property rates) must drop.

This is because the total

amount of money the council needs to collect from rates remains reasonably constant from one year to the next, regardless of revaluations. There is an annual adjustment for inflation and extra spend-

ing, usually between 10% to 15%.

In this year's budget for Cape Town, total rates income is expected to be R682m.

What is required from rates next year is not decided yet, but it should be 15% higher than this year, and the same again for the following year.

So by the time the new valuations are implemented, the rates requirement will be R900m. About half of this comes from the rates on commercial and industrial properties, though this proportion is negotiable. The requirement from houses and flats, then, will be R450m.

According to Cape Town's existing valuation roll, the total municipal valuation of all residential land and buildings in the municipality was R2 900m in 1979.

The scrapped 1990 roll shows that 11 years later the total was about five times higher. If this trend continues from 1990 to 1997, the total 1997 valuation might be seven times what it was in 1979 — R20,3bn.

To get the required R450m in rates from this, one would have to charge 2,25c a rand of municipal valuation — instead of the present rate in the rand for houses of just over nine cents.

There is one further complication. The new valuations will be based on just the value of the land, not land and buildings. There are no figures available from which we can confidently speculate what the land values will be. The overall proportions of land and building values in 1990 are no longer available.

Bifsa says the sector is poised for the biggest growth in its history

200 000 low-cost homes on the board

(124) CT (Mar 14/1998)

MAGGIE ROWLEY

PROPERTY EDITOR

Cape Town — The national low cost housing programme would kick into action next year, with an expected 200 000 units likely to be built, said Ian Robinson, the executive director of the Building Industries Federation of South Africa (Bifsa).

Robinson said significant progress was being made on the low-cost housing front and the country was poised for the

biggest growth in this sector in its history.

The allocation of subsidies, he said, was already translating into expenditure Bifsa expected, 100 000 units qualifying for the R15 000 government subsidy to be constructed next year.

In addition, at least 50 000 single-stand bondable houses of between R30 000 and R65 000 would be built.

“On top of this, the government’s latest initiative to develop 150 000 units in joint partner-

ship with the private sector over four years should see a further 40 000 units coming on stream during 1997.”

Robinson said this tempo should pick up in subsequent years, putting the government on track to meet its promised one million housing units by the turn of the century.

He said Bifsa still expected the building industry to meet its revised forecast of 5 percent real growth for this year. Bifsa had initially expected 10 percent

growth for this year, which was revised downward following interest rate hikes.

Robinson said that while interest rates might fall by as much as 3 percent next year, zero growth for the building industry was foreseen next year. The pick-up on the housing front, he said, was expected to offset a drop in activity in other sectors but would not translate into any real growth for the building industry.

“Benefits of a drop in inter-

est rates will only filter through in 1998 and 1999 when we expect annual growth of between 8 and 10 percent.”

Robinson said he believed available statistics on employment levels in the industry were not an accurate reflection as they did not capture the emerging sector or labour-only subcontractors. “The official statistics put employment levels at about 200 000 but we estimate the real situation is about double this,” he said.

Normal services

(124)

are resuming

ALL 5/11/96

'Responsibility to pay'

ANDREA WEISS

METRO CORRESPONDENT

The restoration of services has come a step closer to the people of Ikapa, Crossroads and Philippi with the beginning of a 200 km residential road resurfacing project.

The R9-million project began with a strong Masakhane message from Cape Town exco chair Nomandla Mfeketo in Nyanga yesterday.

It is part of the next phase of the strategic management plan aimed at restoring services in the most neglected areas of the city, and follows an extensive clean-up of underground stormwater systems.

The contract has been structured to use local labour and historically disadvantaged entrepreneurs. All Reconstruction and Development programme forums in the area were also consulted.

City engineer Arthur Clayton said the project, which would focus on residential roads, should be completed by June and was separate from reconstruction plans for main roads. Road signs and markings would follow.

Mr Clayton said that while the underground work had not been visible, this was the first very visible evidence of improvement in the community.

Ms Mfeketo in her address praised strategic management plan co-ordinator Mike Marsden for his "humble and selfless" contribution to the restoration plan. She said if more civil servants were like him, "we would achieve much more".

She also gave a clear message to township residents that it was time to begin paying for services now that restoration had begun, and warned those who wished to delay progress by being "picky" about the consultation process that they would be "dealt with very seriously".

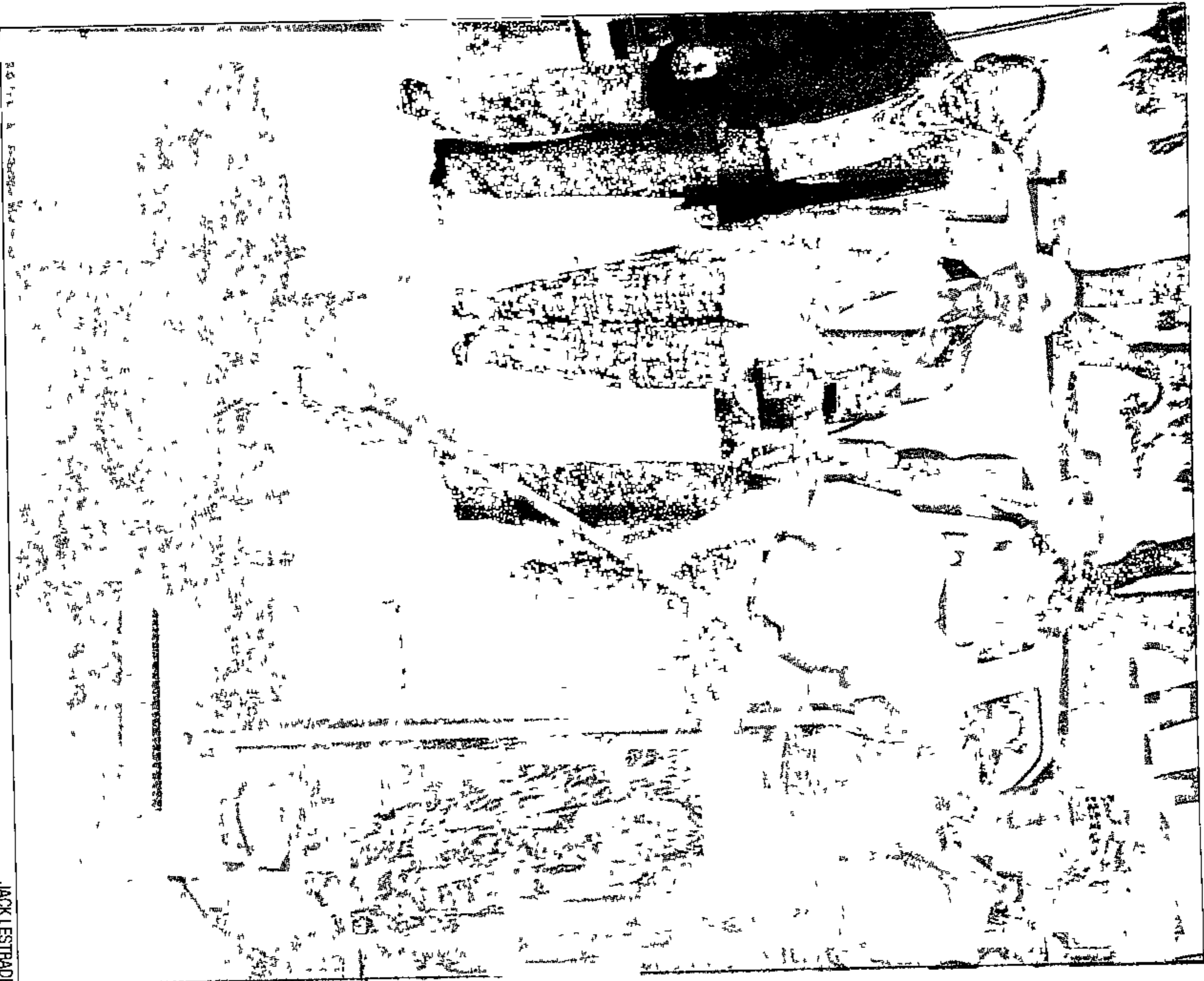
"Our people want development. We are willing to give them development," she said.

Withholding payment before the 1994 election had been a strategy to secure the vote for all South Africans, but now it was time to begin paying.

"We have the responsibility as residents to pay for what we get," she urged.

Isobel Edelstein, deputy mayor of the Cape Metropolitan Council, which is funding the project, said the council had set aside about R94.5 million for similar projects in the previous and current financial year.

Its role was a co-ordinating and financing one, while actual project implementation was being done at municipal level with the affected communities.



JACK LESTRADE
Paving the way: Cape Town's deputy mayor Arthur Jacobs, left, launches a R9-million township road resurfacing project in Nyanga

Subsistence allowances to sessional officials of Dept

465 Sen E K MOORCROFT asked the Minister of Environmental Affairs and Tourism

- (a) What amount was paid out in (i) 1995 and (ii) the first eight months of 1996 at the (aa) married and (bb) single rate in respect of (aaa) special duty and (bbb) fixed daily subsistence allowances to sessional officials of his Department doing sessional duty in Cape Town who receive a salary (aaaa) equal to or higher and (bbbbb) lower than the minimum notch applicable to the rank of deputy director personnel management and (b) how many such officials claimed allowances in each of the above categories during each of the above periods? S777E

The MINISTER OF ENVIRONMENTAL AFFAIRS AND TOURISM

- (a) As only a single figure reflects expenditure in respect of subsistence and travel allowances as well as sessional allowances the information as requested is not readily available
- (b) 15 officials claimed subsistence allowances in 1995 and 14 in the first eight months of 1996

Marconi Beam: houses

466 Sen W F MNISI asked the Minister of Housing

- (1) What is the estimated number of residents at the Marconi Beam informal settlement in Milneron,
- (2) whether the informal settlers at Marconi Beam are to have formal housing made available to them, if so (a) where are these houses to be located, (b) what progress is being made with the construction of such housing, (c) when is it anticipated that the houses will be completed and (d) (i) what is the total estimated construction cost of the houses, (ii) what amounts will be contributed by residents to such costs and (iii) over what period will they contribute such amounts? S778E

The MINISTER OF HOUSING

By courtesy of the Western Cape Provincial Administration

The MINISTER OF ENVIRONMENTAL AFFAIRS AND TOURISM

- (1) (a) R73,031 million
(b) 10.5% less
- (2) No

Number of employees in Dept

475 Sen M G E WILEY asked the Minister of Environmental Affairs and Tourism

- (1) (a) What was the total number of employees in his Department as at the latest specified date for which information is available and (b) how does this figure compare with the number of employees on the corresponding date or during the corresponding period in the previous (i) quarter and (ii) year,
- (2) whether there were any changes in the total number of persons employed in his Department, if so, what were the reasons for these changes,
- (3) what is his or his Department's policy in regard to the optimum number of persons employed in his Department? S787E

The MINISTER OF ENVIRONMENTAL AFFAIRS AND TOURISM

- (1) (a) 1 257
(b) (i) 1 291
(ii) 991

- (2) Yes The change in the number of employees results from the transfer of the weather services from the former TBVC states with 46 officers as well as the transfer of the Marine Conservation function from the Western Cape Province with 294 officers to the Department as part of a rationalisation process in the Public Service Excluding the aforementioned, the change in the number of employees is the result of normal staff turnover, including those who opted for voluntary discharge.
- (3) The Department of Environmental Affairs and Tourism was formally established only in 1972. It is therefore a young Department in a growth phase. Capacity is necessary to ensure that sustainable development is

attained in South Africa in support of the objectives of the Growth and Development Strategy and the international directives of the Commission for Sustainable Development in accordance with the directives of Agenda 21. This Department's personnel represent approximately 0,1% of the Public Service's total personnel establishment. A reduction of this capacity will have virtually no effects on the national picture and yet cause serious functional problems internally.

Statutory committees/boards under Department's control

476 Sen M G E WILEY asked the Minister of Environmental Affairs and Tourism

- (1) Whether any statutory (a) committees and/or (b) boards fall under his or his Department's control, if not, what is the position in this regard, if so, which statutory (i) committees and/or (ii) boards,
- (2) whether any members of any of these (a) committees and/or (b) boards (i) were replaced or (ii) resigned during the period 1 August 1995 to 1 August 1996, if so, (aa) how many members of each such committee and/or board (aaa) were replaced and (bbb) resigned and (bb) what percentage of the total number of members of each such committee and/or board did each of these categories of persons so replaced or who so resigned constitute? S788E

The MINISTER OF ENVIRONMENTAL AFFAIRS AND TOURISM

- (1) (a) None
(b) Yes
- (i) None
- (ii) National Parks Board (NPP)
National Botanical Institute (NBI)
South African Tourism Board (SATOUR)
Quota Board
Council for the Environment (not yet appointed)
North West National Parks Board
- (2) (a) (i) None

Officials held hostage over arrears demands

NORMAN JOSEPH
STAFF REPORTER

(124)
AR 48/11/96

About 20 Blue Downs residents held four municipal officials hostage in the Kleinville library for two hours.

The protesters, members of the Stratford Green Ratepayers' Association, were hoping to present Eastern Municipality mayor Kobus Brynard with a list of demands, including one that the municipi-

palty write off all municipal arrears accumulated by residents before January 31, 1994. Another demand is that a new municipal arrears collection policy and the recent 10 percent property rates increase in the Eastern substructure be reviewed.

Association spokesman Paul Thompson said members marched from the Eerste River High School to the municipal branch office at 1pm yesterday.

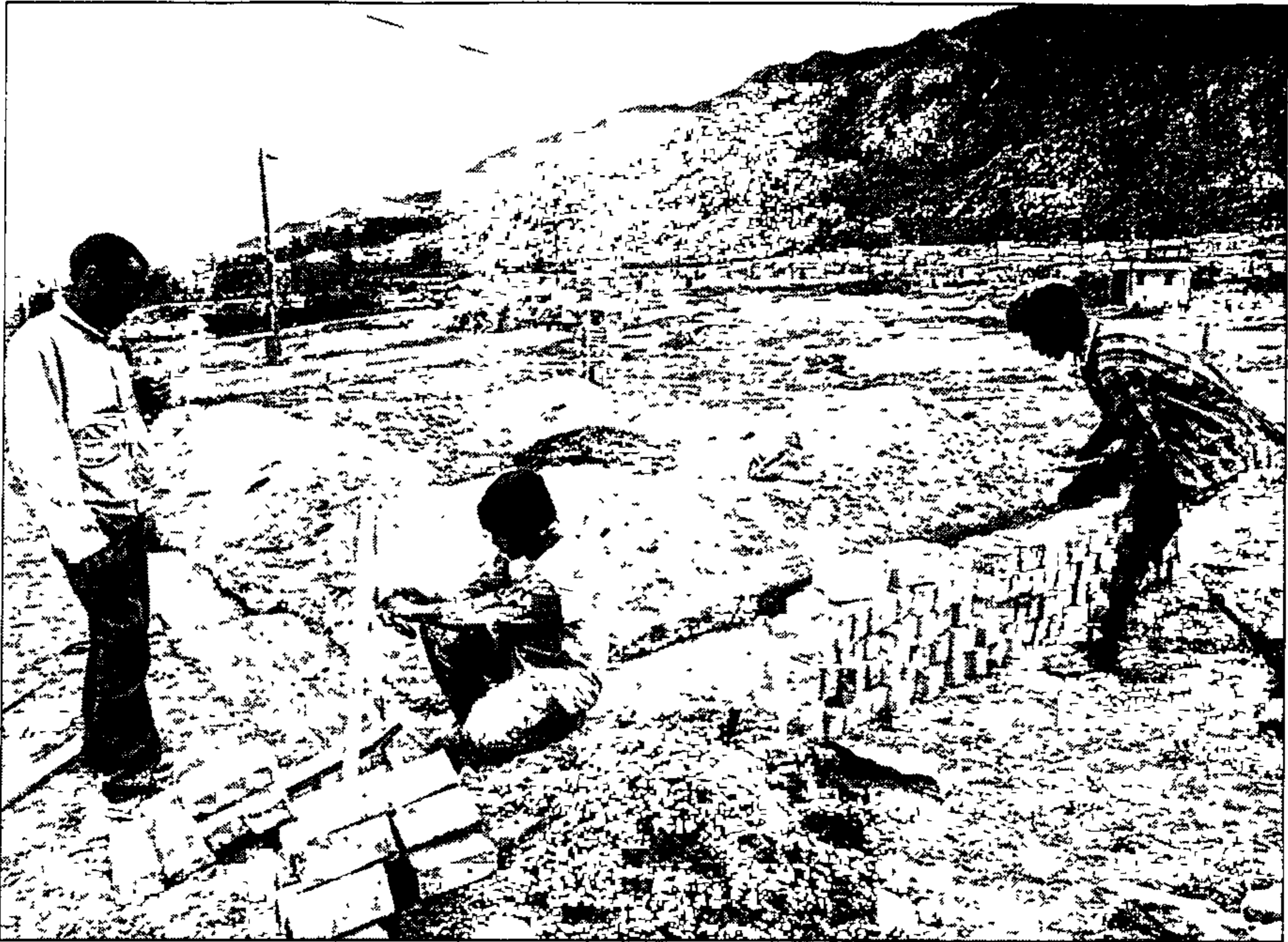
The marchers found the gates locked

and walked to the library hall, where they held four municipal officials hostage but released them after about two hours.

Mr Thompson said the marchers occupied the library hall until 7pm and that the municipality could face more protests.

Mr Brynard could not be reached and municipal officials at the Kuils River municipal office refused to comment.

A Kleinville police spokesman said there was no violence.



MODEL DORP . . . Villiersdorp has launched a pioneering self-help housing scheme to build 475 homes with local labour and financial help from Jan Van Riebeeck's birthplace in Holland Picture: SUE KRAMER

It's a Dutch treat as squatters get homes

By CHARL DE VILLIERS

VILLIERSDORP is gripped by a development fever which will see "squatters" building proper homes for themselves after spending gruelling hours hacking out invasive plants in the mountains above the Boland town

Backed by a R1,2-million grant from Culemborg in the Netherlands, Jan van Riebeeck's birthplace, and nearly R6,8-million in approved state subsidies, the housing programme's beneficiaries yesterday launched the first phase of the Villiersdorp Housing Project which aims to put up 51 homes by March next year

Altogether 475 houses on serviced sites are expected to be built in the next two years

"This project entails a unique partnership which outstrips anything else in the country," Development Action Group director Jacqui Boule said this week

And many of its beneficiaries — who will build their own 55 m² core houses free-of-charge — have already proved their commitment by trading pangas for spades and trowels after work as "hackers" in the RDP's Working for Water programme, the water project's Western Cape co-ordinator, Christo Marais, added this week

Controlled by a joint committee which gives equal representation to local civic representatives and the Villiersdorp mu-

nicipality, the housing project has emerged as a major triumph after seven years of conflict over squatter housing rights

The Development Action Group — a Cape Town-based development agency which has also spearheaded important housing initiatives in Marconi Beam — was asked to intervene and in mid-1995 the local authority agreed to hold off land sales until all homeless people had been allocated land, Boule said

"Since then, the community has placed all its energy into securing houses"

A "twinning" agreement with the Culemborg municipality in Holland helped the civic set up an advice office, and the Dutch town collected funds for a rotating loan housing fund which offers each beneficiary family a maximum loan of R4 000 to supplement the government's R15 000 housing subsidy

Culemborg also contributed equipment for a brick-making co-operative employing seven local people. Training is provided by the Building Industries Federation and the community has persuaded suppliers to freeze prices for six months, Boule said

Marais said the RDP catchment clearance project had virtually wiped out unemployment in Villiersdorp by providing work for about 300 formerly jobless people who have already cleared about 600 ha of densely-infested mountainside

ST (CM) 10/11/96

MUNICIPALITIES WILL MEET HOME-OWNERS

Public to debate new rates valuations

(124) or 11119b

REBATES AND ZONING of properties are some of the issues that will have to be reconsidered in the new rates valuations. **PETER DENNEHY** reports.

AL six municipalities in Greater Cape Town are to consider — and throw open for public debate — legislative changes to soften the impact of the new land-based rates

One reason the provincial rating ordinance may have to be changed is because it only provides for a maximum rebate of 40% for domestic properties compared to commercial and industrial properties

Johannesburg, for example, has a rebate of 55% for houses and flats. This city also has only land-based valuations

Another problem with the ordinance is that it has an outdated "qualifying ceiling" on some other rebates, which only apply to pensioners. Those who occupy properties worth more than R45 000 will not qualify for the pensioners' rebates. This limit was set in 1984.

There is also a ceiling on a pensioner's income, beyond which he or she does not qualify for a rates rebate. This also needs to be lifted.

A further problem lies in a different ordinance, which obliges valuers to take into account the land-use zoning of a property without taking into account an owner's voluntarily giving up some of his or her "bulk rights" — the right to build to a certain height, breadth and width on the property

Cape Town's chief valuer, Dr Awie Labuschagne, said one should get a "remission" (a discount on the rates bill) for reducing

one's bulk rights. All this should be discussed in public and the public should be able to identify more problems and help solve them.

Steps have already been taken to set up forums for public discussion of valuation and rating issues. A preliminary investigation by Labuschagne has shown that the land values of some properties in Cape Town have shot up — since the last valuation in 1979 — by thousands of percent

In at least one case, a property's land value has risen by 11 000%. He hopes to complete his study of the impact of the new rates by the end of January

A revaluation of all properties in the metro-pole, based on the 1997 market value of the land and not the buildings, will be completed next year.

Property rates will be charged on this basis, possibly from mid-1998, if the revaluation and the subsequent determination of the new rates based on this revaluation can be completed in time

The valuation in Cape Town will be the first since 1979 — apart from an attempted update based on 1990 values that was briefly implemented in 1993 and then over-

thrown
Labuschagne has provided figures from the 1990 valuation that show a huge rise in land values

Land valuations in 1979 — the basis of the rates still being charged now — totalled just over R1 billion. By 1990 they had risen an average of 12,7 times to R13 billion.

If this is projected to 1997, the value would be about R18bn. This means the increase in land value since 1979 would be about 1 700%

To get the R450 million in rates the council needs from this R18bn, the number of cents per rand of municipal valuation that would have to be charged would be 2,5c, instead of the present 9c/R on a much lower total valuation

The way to arrive at the 2,5c/R is as follows: R18bn is 40 times as much as the R450m that is needed from rates. So the R18bn must be divided by $\frac{1}{40}$ to get to R450m, $\frac{1}{40}$ of a rand is 2,5c

If your land value increased by more than the average amount, you will pay higher rates. If it increased by less, you will pay less

If, for example, your property (including the house) is worth R100 000 and your land value increased to no more than 40% of the total — that is, R40 000 — you will be liable for annual rates of R1 000,00 at a rate of 2,5c in the rand

Monthly, your rates bill should be R83,33

Finance Week

Announcement

EquiSec (Pty) Ltd. and Moss-Morris Inc. have pleasure in announcing they have secured the sale to and purchase by Gleason Publications (Pty) Limited, whose sole owner is Ernest Davidson Gleason, of all the issued shares in

Ernest Davidson Gleason

Nissen accused of failing in Masakhane duties

(124) CT 12/11/96

CHRIS BATEMAN
POLITICAL WRITER

BITTERNESS over who was "driving" the Western Cape Masakhane campaign emerged yesterday when Local Government MEC Mr Peter Marais, accused colleague, Economic and RDP MEC, Mr Chris Nissen, of failing to attend eight consecutive top-level Masakhane meetings

Nissen, who is on an investment promotion trip to India, also

failed to attend five "crucial" rural launches of Masakhane, he alleged

Speaking after a Masakhane planning meeting was disrupted by residents in Kleinvier yesterday, Marais said it appeared the NP was providing whatever impetus the campaign had

"It's tough enough telling NP supporters to pay for services — if this turns into a slanging match then Masakhane will forever be destroyed," Marais said

He "feared" outbreaks of racial

clashes if Masakhane failed locally — with those paying resenting those who refused to

Marais said men with loud-hailers "enticed" residents to march to the Kleinvier Community Hall where he was meeting councillors and Economic Affairs director Dr Harold Wesso

A crowd of about 70 people had burst into the hall bearing printed posters claiming the NP had "cut your water and evicted you"

Marais said he and Housing

MEC Mr Cecil Herandien were "sweating to get this campaign working and all we get is an absentee MEC and protests"

Marais claimed Nissen failed to attend Masakhane launches in Vredendal, George, Oudtshoorn, Bredasdorp and Paarl besides eight meetings of a cabinet sub-committee consisting of Herandien, himself and Nissen

ANC regional deputy secretary Mr Marais Fransman said two ANC controlled rural towns, Oudt-

shoorn and Vanrhynsdorp, with service payment growth of 60% and 30% respectively had bare Marais' claims that his party was not pulling its weight

Fransman promised to probe the disruption of yesterday's meeting, saying it was "unacceptable behaviour" He added "I doubt they were ANC supporters"

Transport MEC, Mr Leonard Ramatlakane, standing in for Nissen, was in Gauteng attending an MECs' briefing

Ministers want crackdown on payment defaulters

NP walks out of Masakhane

CHENE BIGNAUT AND JUDY DAMON
STAFF REPORTERS

AKG 12/11/96

Provincial ministers have urged local councils to clamp down heavily on people who fail to pay their municipal accounts.

Local Government Minister Peter Marais, Provincial Housing Minister Cecil Herandien and Provincial Transport Min-

ister Leonard Ramatlakaha warned this week that the nationwide Masakhane project would fail if councils did not take a tougher stand against payment defaulters.

The warnings follow Government threats to close financially unviable local councils and suggestions to create megacities to rationalise services in metropolitan areas.

At the launch of the Tygerberg

Masakhane project, Mr Marais said local councils had to stop "rewarding people for not paying for their services".

He said it would not help to throw money at underprivileged areas unless people were prepared to pay for services.

He warned that if councils did not start insisting on payment from these areas, they would face a backlash from white and coloured communities.

NORMAN JOSEPH
METRO REPORTER

Western Cape Local Government Minister Peter Marais and provincial Housing Minister Cecil Herandien walked out of a meeting to launch the Masakhane campaign in the Eastern Substructure.

Soon after the ministers entered the Kleinvlei rent office hall in Blue Downs

Meeting

yesterday, Eastern municipal officials told hundreds of residents, mostly ANC supporters, the meeting was for councillors only and chaos erupted.

ANC supporters and National Party councillors were involved in heated arguments. Amid jeers and heckling, the NP ministers decided to leave and were escorted out by security officers and Eastern municipality mayor, Kobus Brynard.

Council red tape delays 'are fuelling rates'

CF 13/1/196
1244

ONE of the reasons for rates being so high, says one frustrated ratepayer, is that council red tape wastes money through delays.

Mr David Mantell has been battling to get the council to condone his planting a row of waterbesses instead of cherry trees along the boundary of his Orchard Heights, Newlands, property.

He built his house from 1993. One of the conditions was that he plant something to screen his house from the neighbours. He was happy to do so and suggested cherry trees. This was endorsed on the plan.

Before planting the trees, Mantell sought expert advice as his house is on the edge of the forest. A Krustenbosch botanist advised him to plant waterbessie instead, so he did. The council's Parks and Forests Department was happy with this.

However, the Building Survey Department, which polices compliance, with the conditions imposed for permissions granted, had "an obstinate reaction."



IS THERE something that is not getting through with the council?
PETER DENNEHY investigates

"I got a registered letter, giving me a certain number of days within which I must comply with the original condition," Mantell said.

He telephoned the council. It was explained to him that he would have to apply for a deviation from the previous permission.

A seven-page form was sent to him, which he has yet to return. The waterbesses are still in place and Mantell thinks the council is wasting time and money.

The person with whom he dealt is not authorised to comment. In fairness to the council, it is understandable that forms should be completed when a resident seeks to change conditions laid

down by the urban planning committee or delegated officials.

Also, the scale of the Building Survey Department's task is vast. According to council statistics, 5 605 additions or alterations to homes were approved last year in the then-Cape Town suburb alone. The number of plans approved for new homes was 1 591.

Last week, the council's directorate of information services recommended that just under R500 000 be spent in putting the Building Survey department's registry section on to computer. Its manual filing system has 100 000 property files containing four million documents and the shortage

of space is becoming critical.

● Another example of red tape — with which many might agree — are the regulations prohibiting anyone from sticking up advertising posters without permission. For example, Saturday Night and Sexy Eyes singer Whigfield is due to hold a concert in Cape Town soon.

Council officials were told that dozens, if not hundreds, of illegal posters for Whigfield's concert had been pasted, without backing boards, on to lampposts, bus stops and post boxes. If they were not removed, council workers might have to take them down and send the bill to the promoters.

A council official said an agreement had been reached that the promotions company should remove the posters by last night. The company would also have to go through the right channels to obtain permission and pay R15 for each poster, of which the council would keep R10. Far lower rates are charged for charities. This may be regarded as red

tape, but the council's attitude is so that it has legalised a practice it would not have been able to control.

● A third example of red tape is the trouble that Mrs V Pick encountered when she tried to settle the electricity arrears of someone close to her. She offered to pay the person's account and arrears at a rate of R200 a month and to apply for a pre-payment meter.

She was told initially that she could get such a meter and later that this was out of the question. She was also asked to pay the arrears in full at once.

Pick complained to the press. The Cape Times called the person in charge, who said that the meter should be installed by the end of this week.

What went wrong? The official said several thousand applications for pre-payment meters were being processed. "It was a communication problem. It is not always easy to find the right person to talk to."

Pay or your water will be cut off ...

ARG 13/11/96

(124)

ANDREA WEISS
METRO CORRESPONDENT

Cape Town residents who have not paid their water accounts face a new get-tough policy by the council which proposes cutting off offenders' water instead of reducing it to a trickle.

The council's previous policy of reducing water to a trickle in cases of outstanding debt had failed, according to medical officer of health Mike Popkiss who was previously an opponent of disconnection.

But Dr Popkiss has been persuaded by the municipality's treasury and engineering departments that the time has come to cut off water to recoup the mounting debt.

A report to be tabled before the council's executive committee this month shows that water arrears are climbing by more than R600 000 a month.

A year ago, 70 000 consumers owed the council R23-million. Today 79 000 consumers owe R32-million.

Of the total figure, R11-million is water arrears going back to before January 31 1994 which the council has been under pressure to write off.

Dr Popkiss has undertaken to ensure

that there will be no risk to public health and will monitor the situation daily.

The council is likely to act against large debtors first as part of an continuing programme to recover the debt. When debtors make satisfactory arrangements with the council, they will be reconnected.

The suggested change in policy will go to the executive committee for endorsement and to the full council at the end of the month before it takes effect.

Deputy city treasurer Ron Grace said Milnerton and Pinelands did not have water arrears debt because they had long had a policy of disconnecting water.

The council's decision follows a call from local government minister Peter Marais, provincial housing minister Cecil Herandien and provincial transport minister Leonard Ramtlakana for local councils to clamp down heavily on defaulters.

Mr Marais said at the launch of a Masakhane project in Tygerberg that councils should "stop rewarding people for not paying their services".

Last month, the city treasurer reported that the Cape Town municipality had a total debt of R276-million for services and housing which it was battling to recover.

Nissen, Marais in new clash over Masakhane

CHRIS BATEMAN



REJECTS CLAIM: Chris Nissen

SERIOUS differences between the NP and the ANC over how to approach the Masakhane campaign erupted anew yesterday when Western Cape Economic Affairs and RDP MEC Mr Chris Nissen accused Local Government MEC Mr Peter Marais of "mischief-making".

Nissen was responding from India — where he is on an invest-

ment promotion trip — to claims by Marais that he (Nissen) had failed to attend eight consecutive top-level Masakhane meetings in as many months and that he had missed five "crucial" rural launches.

Nissen said Marais' attempt to portray the local Masakhane campaign as abandoned was "devoid of truth", adding that he had been represented by senior officials of his department at "all meetings that I could not attend".

He did not correct or refute Marais figures, but added: "Masakhane is about nation-building — Marais' attempt to lay claim to driving the process is mischievous and self-defeating."

Nissen said the attack in his absence spoke volumes for Marais' "parliamentary ethic" and was typical "of those who've found great difficulty in transforming the tunes they sing".

Marais said the NP believed

payment should go hand-in-hand with service upgrading.

He had poured "millions" into local authorities while they were in arrears — without a corresponding rise in service payments.

However, Nissen said the priority of the campaign was democratisation and local delivery — which would in turn foster payment.

Marais made his charges after a Masakhane meeting in Kleinvlei on Monday was disrupted by plac-

ard-bearing residents and added "It's tough enough telling NP supporters to pay".

Marais said he "feared" outbreaks of racial clashes if Masakhane failed locally — with those who paid resenting those who refused to.

● About half the province's 170 RDP forums are to be accredited by the end of the month when the Western Cape's special RDP cabinet committee sits.

(24) 27/14/11/96 (24)

OWNER WANTS AMNESTY

Pay rates or we'll sell your house — council

(124) 15/11/96

A MAN BELIEVES he should qualify for amnesty in terms of the Masakhane campaign and wants the R8 200 in rates arrears on his R300 000 home written off.

AN OBSERVATORY man, who refused to pay rates on political grounds, will have his house worth about R300 000 sold by Cape Town City Council on Wednesday next week — unless he pays over R8 000 in rates arrears.

Mr Ed Tilanus, who stands to lose his London Road house in Observatory within days, said yesterday: "Morally I'm not prepared to pay the arrears — my decision was not financial, it was made on principle."

Tilanus refused to pay rates between 1993 and the local elections in May this year, because he believed the local council was illegitimate.

He started paying after the elections.

"I also objected to the way environmental issues were sidelined by the council," said Tilanus.

"The final straw was when the council raised my rates from R80

a month to R180.

"The only way one can protest about what they were doing was not to pay them.

"I paid electricity and water because I believed I was getting a service in return," he said.

He said the capital amount he owed the council was around R2 500. With the council's legal fees, advertising and interest on outstanding rates, this had gone up to around R8 200.

Tilanus believes that his arrears should be written off.

"My not paying was in opposition to the illegitimacy of the council — that's what millions of other South Africans have done.

"I feel I qualify for amnesty. The whole idea of Masakhane was 'lets forget the past, and start paying now'," he said.

Deputy and assistant city treasurers Mr Ron Grace and Mr George van Schalkwyk, confirmed

yesterday that a house in Observatory — said to have a market value of around R300 000 — was due to be sold in execution of debt on Wednesday.

They declined to say whose house it was, but said it was one of between 10 and 20 houses a year that got to the stage of being sold at a public auction, after a court judgment against individuals who failed to pay rates.

In this case, property rates were not paid for about four years. The judgment amount was R3 900, but since then the total debt had risen to R8 200.

There is still a chance that the owner — who does not live in the house, but lets it — could save his house from sale on a public auction. He would have to pay the full amount owed on the property by Wednesday morning.

Grace said the council was not intensifying its "sales in execution" of the properties of rates defaulters. He said this particular person had not been treated any differently from any other ratepayer — Staff Writers.

HOUSING JOY FOR 17 500 IN CAPE

(124)

By TOM HOOD

ST(CM) 17/11/96

ABOUT 17 500 people in Crossroads and Khayelitsha can expect to move into new houses, after the launch of two major developments, worth about R80-million, this weekend

After five years of refusals by banks to grant loans in Khayelitsha, which was considered a high risk area, residents will now be able to get home loans and buy houses in the township

Yesterday the Mandela Choir and hundreds of residents celebrated the return of housebuilders and the opening of a show village of 14 different-style houses that are to be offered for sale

The houses are in Latha Park, a R50-million project with 1 500 plots being developed by Condev Cape, builders of the successful Marconi Beam township. They have two and three bedrooms and cost between R40 000 and R60 000 and will house about 7 500 people

A builder's tractor, instead of a government limousine, drove Housing Minister Sankie Mthembu-Mahanyele to the site

At Crossroads, work has started on the first of two phases of 2 124 housing sites, as well as a commercial centre, primary school and community centre

About R3-million has been spent on infrastructure for the 604 sites in phase 1. Work on the next phase of 1 520 sites will begin next year.

Khayelitsha comes clean at last

Tygerberg council gets set to rid area of rubbish

(24) Feb 18/11/96

CHENÉ BIGNAUT
STAFF REPORTER

Khayelitsha, where streets have been lined with mountainous piles of refuse for years, is finally being cleaned up in a collective effort by various Tygerberg administrations and private companies.

The growing rubbish piles have been aggravated by an ineffective yet expensive refuse removal system, labour problems and poor infrastructure.

Since its inception the Tygerberg council has endeavoured to find solutions to the growing problem and a number of short

and long term projects to clear up the area have been approved.

These include regular clean-up operations, the implementation of four new compactor vehicles and the calling for tenders for a community based entrepreneurial waste management system

The council also resolved to stamp out illegal and uncontrolled dumping by people who are not living in Khayelitsha

An educational strategy, which would prevent the refuse problem from recurring, would also be investigated

Tygerberg mayor Lukas Olivier thanked everyone involved in the "significant improvement that is already visible in

Khayelitsha" Mr Olivier said the council's objective was to have Khayelitsha free of refuse by the end of this year.

"We believe this is possible with the help of the residents," said Mr Olivier

The mayor also had discussions with Local Government Minister Peter Marais with a view to clearing the Tygerberg and the entire metropolitan area of this potential health hazard

Meanwhile, Intersite Property Management Services have teamed up with local contractor Thembe Embebe and locals in a clean-up of the areas surrounding the Non-quebela and Nolungile stations in Khayelitsha

"We have had tremendous problems with residents throwing their rubbish over the fence alongside the tracks," said Intersite Regional Manager Kevin Roman

"Thembe Embebe carried out the clean-up operation in eight days using the services of 50 local women"

Intersite supplied the bins for the garbage and is negotiating with the Tygerberg substructure to continue the supply of bins to ensure the area stays clean, said Mr Roman

The company is also planning workshops with the community to explain the process, and benefits of, a continuous clean-up

Mortgage Indemnity Fund cover for 1 500 homes in Ilitha Park, Khayelitsha

CHARLENE CLAYTON
PROPERTY EDITOR

ART 23/11/96

(124)

While Khayelitsha remains one of the areas where boycotts are most prevalent, the Mortgage Indemnity Fund, together with Condev Cape, have recognised that there is a great distinction between people who cannot pay and people who won't pay.

National Housing Minister Sankie Mthembu-Mahanyele made this point when she opened Condev Cape's Ilitha Park housing project in Khayelitsha recently.

Ilitha Park, which will provide 1 500 new homes for between R20 000 and R100 000, is the first fully financed affordable housing development in Khayelitsha to receive Mortgage Indemnity Fund (MIF) cover

The MIF was one of the mechanisms put in place to lure the banks back into lending in the affordable housing market. It provides cover for banks against defaulters in areas where legal steps cannot be implemented for political reasons.

The minister said the development represented the start for the Khayelitsha community to regain the most basic of all human rights - the right to adequate shelter.

She expressed the hope that all the

4 000 empty sites in Khayelitsha standing vacant as a result of boycotts would be developed and she encouraged other developers to consider high density schemes

She urged local authorities to work closely with developers and communities to develop socially viable housing projects which provided the best utilisation of scarce resources for the benefit of the people. This was especially relevant in the Cape Flats where land and the cost of servicing the land was particularly high compared to other parts of the country.

Community participation was the key to the success of building the country.

"Government is putting massive resources into programmes for housing and services and we all have the responsibility to pay for what we use, or else the investment will dry up and the projects come to an end.

"We want people - like you all here today - to take responsibility for the development process," she said.

Condev Cape's development manager, community housing, John Hopkins, said that after consultation with the chairman of the Mortgage Indemnity Fund, Nkululeko Sowazi, and national housing director general Billy Cobbett, it was decided that this portion of Khayelitsha should receive cover as a pilot project.

Homeloan deal will open doors

ET(BR) 26/11/96

MAGGIE ROWLEY

(124)

PROPERTY EDITOR

Cape Town — The Homeloan Guarantee Company, a non-profit company, said yesterday that it had struck an offshore reinsurance deal which will provide R700 million in low-income home loan guarantees over the next seven years.

The money will be used to provide wholesale finance to commercial and retail lenders in the low-income housing market to partly underwrite the commercial risk in lending into this sector.

The R700 million underwriting facility has been raised through a strategic alliance between Homeloan and British-based Centre Reinsurance International, a subsidiary of Zurich Reinsurance.

Charlene Lea, the chief executive of Homeloan, said her company's loan-guarantee limit of 25 percent of the loan meant the R700 million guarantee capacity could mobilise housing finance of R3 billion to create over 140 000 new homes and cover projects ranging from starter, non-mortgage-based loans to mortgage-based units up to R100 000.

She said the facility would complement existing government structures such as the Mortgage Indemnity Fund, which underwrites the political risks involved in lending into this sector.

Homeloan was formed six years ago to facilitate access to finance for affordable homes. Its strategy of unlocking home finance for low-income earners by providing guarantees of last resort for non-mortgage finance and providing, mobilising and managing mortgage insurance has already had considerable success in a difficult market, Lea said.

She said the banks were still risk averse and generally provided fully guaranteed loans and as such were not particularly active in the lower end of the market.

Now electricity arrears soar in affluent areas

ARQ 27/11/96

(124)

ANDREA WEISS
METRO CORRESPONDENT

Electricity debts are no longer confined to Cape Town townships. Arrears in affluent city areas are on the rise - by more than R1-million in the latest month alone.

This was disclosed in a report to the Cape Town municipality's executive committee from city treasurer Eddie Landsberg, who said the increase in arrears in affluent areas was "cause for considerable concern".

Arrears in these areas had increased from R17,3-million to R19,6-million over the past six months, culminating in the latest month's increase of R1,1-million.

The city's total arrears bill for electricity is R65,4-million.

Mr Landsberg said the recent sharp increase in the overall arrears position

was partly because of increased domestic use in winter.

He added that whereas arrears had stabilised in areas where electricity dispensers were used, the position in commercial areas and among more affluent consumers was worrying.

The dispensers are offered to users who have difficulty keeping up with payments, generally in the more hard-pressed parts of the city.

When consumers buy electricity tokens up front, they pay off part of their debt.

The city has supplied more than 120 000 dispensers to domestic users and recovered more than R5-million in arrears from them.

Council spokesman Ted Doman said the problem of electricity arrears was growing in former whites-only suburbs because there had been no serious effort in these areas to install energy dispensers.

Levelling the paying fields with rates

Councils to consider 'quick-fix' property valuation system (124)

ONE OF THE BIGGEST HEADACHES FACING NEW MUNICIPALITIES IS HOW TO BRING PROPERTY VALUATIONS INTO LINE SO THAT EVERY CITIZEN WILL BE TREATED EQUITABLY WHEN THEY ARE TAXED ON THEIR PROPERTIES. ANDREA WEISS AND PETER GOOSEN LOOKED AT WHAT IS IN THE PIPELINE FOR RATEPAYERS

Local councils in the Cape metropolitan area are thinking of adopting a new development-orientated valuation system which will iron out discrepancies in property tax.

Site rating, which is used in Johannesburg, is likely to be the most immediate system of choice. This is because it is the only system which will enable local authorities to come up to speed quickly enough to satisfy disgruntled ratepayers who already are beginning to mutter about inequities. Councils will consider this option at the end of October.

In the meantime, Local Government Minister Peter Marais has agreed to expedite the process to consider changes needed to the law to allow the new system to be used. Indications are that this might be dealt with by the provincial legislature in November.

Even so, it still is likely to take at least two years before the new valuations will be in place. Officials argue that if the city decides to use the old system, which values both land and buildings, new valuations might only be in place in five years and this is too far down the line to be able to deal timeously with the immediate problem. Officials and politicians are acutely aware they will have to take control of the situation to avoid a repeat of the debacle which saw the Cape Town City Council's 1990 valuation roll invalidated in court at a cost of R17 million, after an outcry from

hang on to undeveloped land waiting for the price to rise. They would be forced to either develop it or have the zoning changed.

But the most important factor for home owners is that they will no longer be penalised by paying more in rates every time they improve their houses.

The present system is based on the 1944 Valuation Ordinance and the base date was 1979. Another major factor is that, with a site valuation system, it would no longer be necessary to have valuers personally visiting every property, an expensive and time-consuming exercise. Most of the valuations could be done with a computer model. The only properties that would have to be inspected would be commercial and industrial ones in the metropolitan area.

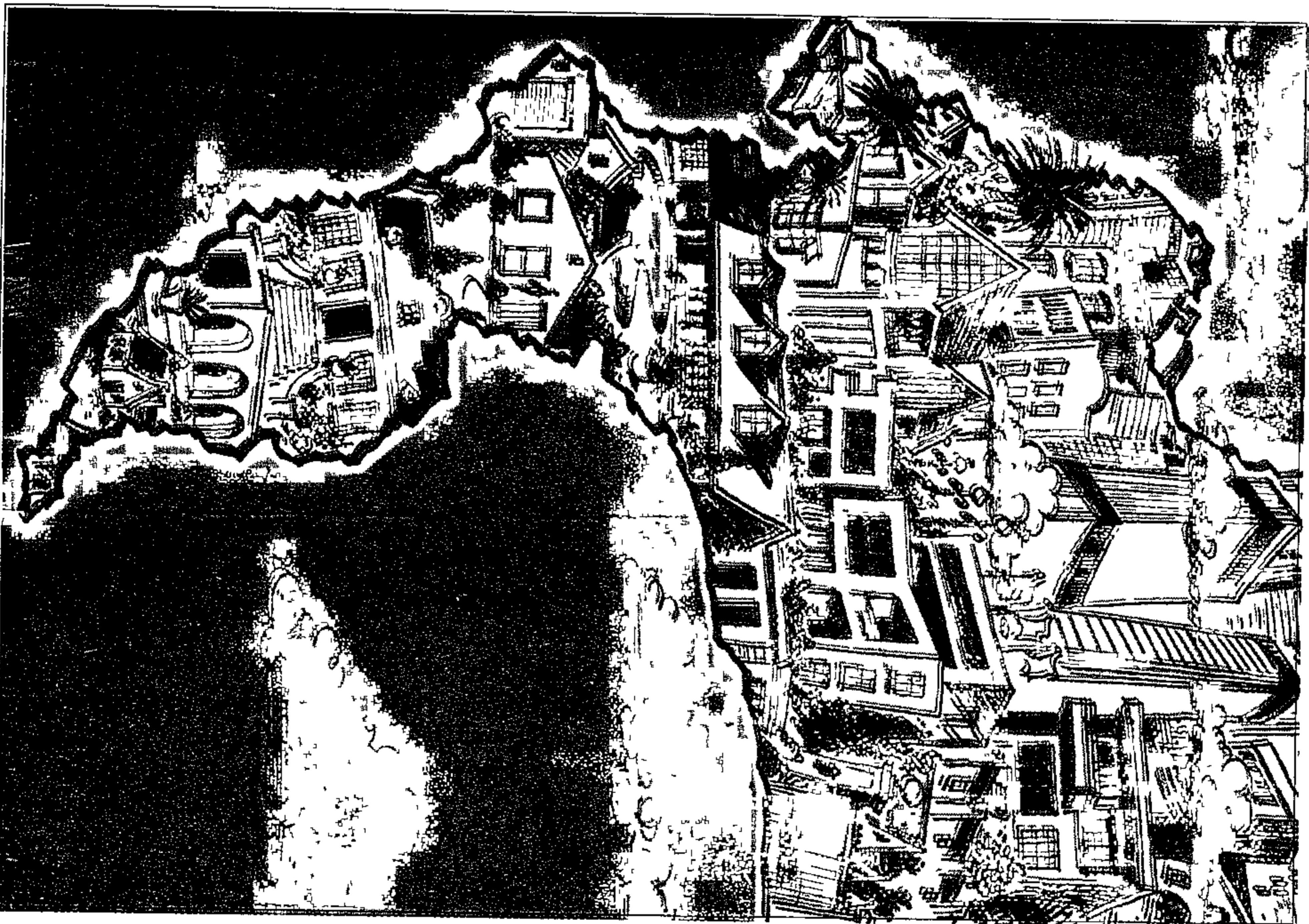
Saleem Mowzer, who chairs Cape Town's valuations and rates working group, comments: "We clearly don't want to go the same route as Gauteng which had a rates boycott in Sandton. We had a bad experience with the 1990 valuation and we want to assure ratepayers that we will not make the same mistakes."

Mr Mowzer says disadvantaged communities in particular feel the system is unfair, unjust and inequitable. "Advanced areas pay much less relative to the value of their properties and it is strongly felt that poorer areas are subsidising richer ones."

This is because, under the present system, the more densely built-up an area is, the higher the valuation, and consequently the rates. Thus Mitchell's Plain pays more per square metre than Bishopscourt.

'Home owners will no longer be penalised by paying more in rates every time they improve their houses'

When the working groups began grappling with the issue, it soon became clear that it would have to be dealt with at a metropolitan level to ensure equity across the metro. Consequently, the Metropolitan Restructuring Forum (MRF) set up a group drawn from each of the six municipalities and the Cape Metropolitan Council to formulate a recommendation to be taken back to councils for decision.



COLIN DANIEL

Boom: a proposed new system of determining property rates could boost development

AKG 10/10/96

that site rating be adopted as the preferred method.

Mr Hingo explains that there are three methods of rating properties: flat rating which taxes the values of land and improvements equally; composite rating which taxes the value of land and improvements with a different weighting for each; or site rating which taxes land only.

The chief reason for opting for site valuation is because it is the quickest, but this does not preclude a return to a combination of valuing buildings and properties as is presently the case.

But there is a strong school of thought that, in the long run, site rating may well be the best system, not only because it streamlines the valuation process. This is also because it does not penalise home owners for improving their properties.

At present, if you build on an additional room or a garage, your rates will rise. Under site rating, only the land and the use attached to it will be valued in terms of market norms.

Thus, if you live in a residential house on a property which also has zoning rights for flats without prohibitive restrictions such as setbacks, your site will be valued the same as the one across the road which has a block of flats on it. If you're unhappy with this, you can apply to have your property down-zoned.

Because the value is attached to potential land use, other factors which will limit the value of your property are whether there are restrictive title deeds, servitudes or national monuments which limit the use of land.

The effect of this system is to encourage development which, in turn, promotes the city's policy of increasing density within the urban area to stop the city from sprawling ever outward into valuable farming and nature areas.

A counter argument is that site rating is anti-conservation because it promotes development, although its proponents argue that this can be controlled.

In short, site rating increases holding costs of land, does not penalise property owners for improvements and encourages intensified land use.

Would Outdekraal have remained undeveloped for so long, had site rating applied

10/10/96

ratepayers against huge hikes in their rates bills

Against this backdrop, and because the threat of a rates boycott is ever present (as happened in Sandton City because the council did not phase in the rates increase over a period), Cape Town, Southern and Northern municipalities decided to form task teams to look into the issue

Bill Stibbe, chairman of the Southern substructure's rating and valuation working group, makes no bones about championing the cause of a site rating system

This is the one, he says, which made Johannesburg such a dynamic city while Cape Town adopted "an absurd colonial system" of site and building valuation which had no place in the city any more

Mr Stibbe says a site valuation system could revolutionise the whole process of the metro's future development. It would no longer be economical for developers to

The problem with which they were confronted was this

When the six new municipalities came into being, they absorbed areas into their new boundaries which had different valuation rolls based on different years, as well as some areas which had never been valued at all. In addition, the methodology differed from place to place

To give examples, the City of Tygerberg has Goodwood, Parow and Bellville now within its boundaries, each using different base years for their valuations, and with Khayelitsha which has no valuations to its name at all

Cape Town, similarly, has had to incorporate Pinelands, which uses a different base year, and Ikapa where properties have not been valued

In the Southern substructure, Simon's Town and Fish Hoek are different from Constantia, and some rural properties

have never been valued

By contrast, Strand and Somerset West had a new valuation roll introduced last year. In the Northern substructure properties were largely rated (or taxed) on their land, whereas elsewhere land and buildings were equally weighted. And so the litany of disparities goes

The MRF's task team has formulated a recommendation which it hopes will be adopted by the six municipalities and the Cape Metropolitan Council

This recommendation suggests that the metropolitan council should be responsible for deciding on the new valuation methodology and the base year which will be used throughout the metropolitan area. Local councils, or municipalities, in turn, will be responsible for carrying out the valuations and deciding how much tax will be levied

Japie Hugo, convenor of the MRF valu-

ation and rating working group, points out that people frequently confuse the issue of valuation with the issue of rates

Valuation, he points out, is the base on which property tax is determined, while rates are the actual tax imposed.

To achieve equity, valuations have to be equitably determined, but individual municipalities might choose to levy rates differently to achieve different objectives.

Hence, the recommendation is that the CMC should decide what system and method of valuation should be used, leaving it within the ambit of the individual municipalities to determine whether they should award rebates to the elderly or poor, phase in rates increases, or even put a cap on them to avoid ratepayer resistance to sudden hikes

Apart from recommending this approach to a new valuation system, the MRF working group has also suggested

in Cape Town?

In Mr Hugo's opinion, no, because site rating discourages speculation on land

Either the land would have been built on when the rights were acquired, or it would have been down-zoned (thereby removing the rights and reducing the rateable value).

Mr Hugo points out, however, that site rating does not pose a threat of development on any land protected from this by environmental designations - such as most of the Table Mountain area or public open space. Oudekraal highlights only too well the need for such protective designations in appropriate locations.

Cape Town and Port Elizabeth are the only remaining cities which use the flat-rating system

The financial "powerhouses" of South Africa have long used site rating to good effect

NEWS

Marconi residents demand use of showhouses

Protesters want shelter in development after blaze destroys homes

CHIEF BURNAUT
STAFF REPORTER

More than 300 Marconi Beam residents left destitute by the fire which razed about 200 shacks this week have marched to a show village being built next to the settlement and have demanded to move into the showhouses immediately.

National Welfare Minister Geraldine Fraser-Moleketi, on her way to visit the victims of the fire yesterday, instead had to address the angry protesters.

Ms Fraser-Moleketi was on her way to the burnt-out section of the camp when she was told about the protest at the Joe Slovo Park show village in Koeberg Road.

It is understood the Marconi Beam Development Trust, which owns the show village, allowed about 30 families to move into show houses temporarily yesterday.

The aim of the march was to demand houses for the rest of the victims, believed to be about 600.

Ms Fraser-Moleketi listened to the residents' concerns before being whisked away in her official car to attend an emer-

gency meeting between Marconi Beam community leaders, mayor of the Northern Substructure Algene Ross and representatives of Condev, project managers of the show village.

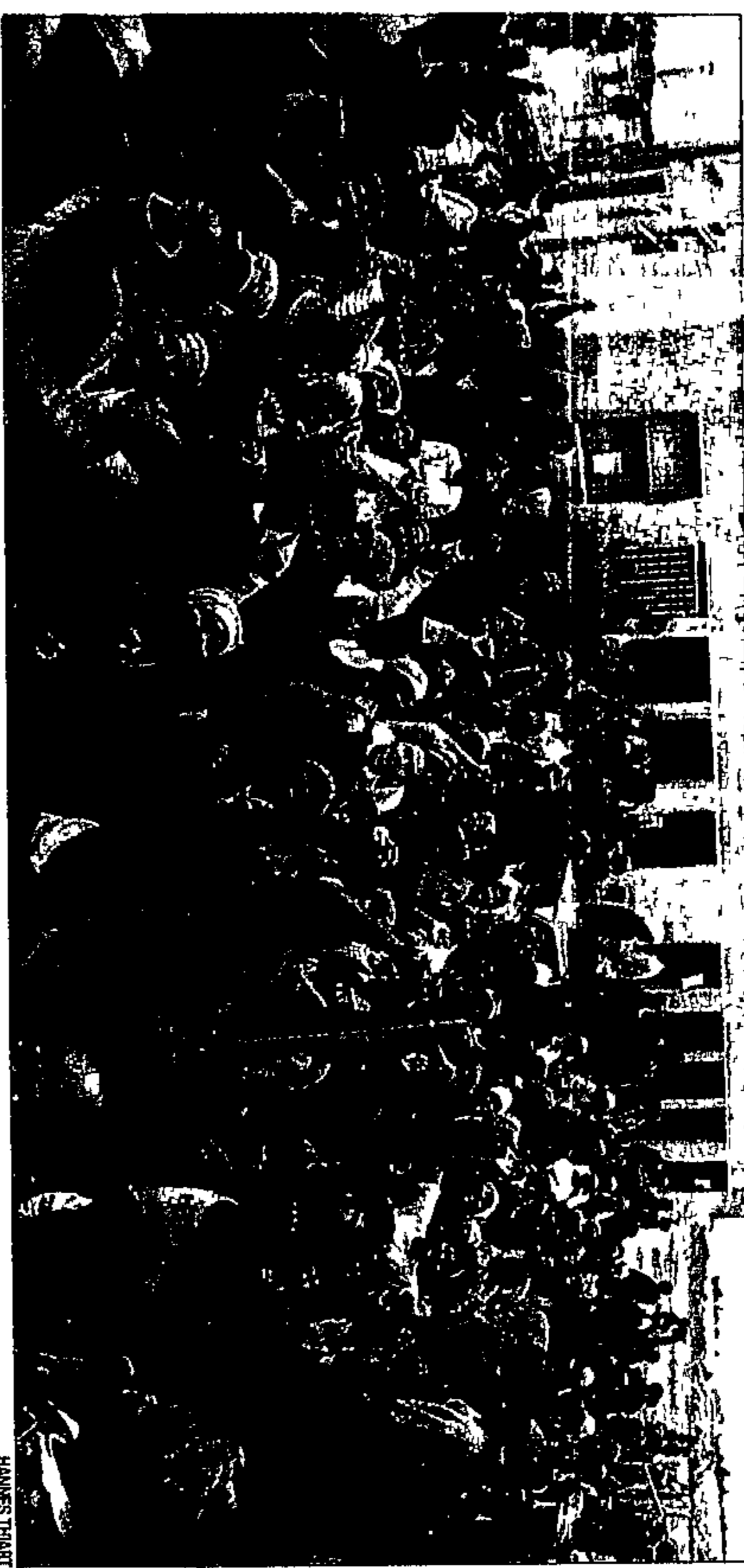
Condev spokesman John Hopkins said Joe Slovo Park was a low-cost housing project sponsored by the Marconi Beam Development Trust and the Development Action Group. The idea was to build about 1000 formal houses for people in the settlement.

He said the project was being delayed because of indecision about what the houses should look like.

After the meeting Mr Hopkins said the company had decided to donate R15 000 for temporary houses in the burnt-out part of the camp as a short-term relief measure.

In the long run, it was decided that the Marconi Beam Development Trust would either give the company a mandate to proceed with the construction of the houses or the community would be provided with material to build their own homes.

It is understood the Northern Substructure council and welfare department have also committed themselves to the provision of funds for homes in the area.



Demanders: about 350 squatters make calls to move into showhouses next to the Marconi Beam squatter camp after a devastating fire left them homeless

HANNES THABAT

Fire sparks outpouring of generosity to victims

ANDREW SMITH
STAFF REPORTER

Capetonians have given their overwhelming support to the destitute victims of the Marconi Beam fire which destroyed about 200 shacks, leaving the occupants without food or shelter.

The Milnerton fire station has been swamped with boxes of food and bags of clothing and blankets which were primarily the result of a spur-of-the-moment relief campaign instigated by community radio

station Radio 786. "In conjunction with the Mustafa Foundation, a welfare organisation which works in the townships, Radio 786 appealed for the community to come forward with assistance in the form of clothing, groceries and household items," said Habib Kahn, marketing manager of Radio 786.

The donations led to a huge operation by the Northern Substructure municipalities which co-ordinated the distribution of supplies.

Wilson Nel of the Marconi Beam Distribution Committee, set up to aid the relief

programme, said a shelter would be erected from which the donations would be distributed.

The plea for public donations has not ended. Milnerton chief fire officer Bob Farrant said people could deliver donations to any municipal office, from where they would be collected and distributed.

There is also a fundraising account for the relief project. Money can be deposited in the Milnerton Standard Bank branch, account number 373805241.



BERNON GOSCH

Relief: Fire chief Bob Farrant, Habib Kahn of Radio 786 and Wilson Nel of the aid distribution committee

Philippi housing project 'example to rest of SA'

(124) CT 14/10/96

US SECRETARY of State Mr Warren Christopher, in Cape Town as part of his five-nation tour of sub-Saharan Africa, yesterday visited a Philippi self-help housing project, which he said was an example to the whole country

The people of the United States stood with those people who took control of their own destiny, he said to a group of about 50 homeless women, gathered at a housing complex where they have been building homes on land donated by the Catholic Church

He praised the women's efforts, saying actions like theirs were essential to ensure the success of post-apartheid South Africa

"I am able to see with my own eyes that you ladies are building with your own hands," said Christopher

"Brick by brick the people of this community are helping to build a South Africa that can finally meet the needs of all of its people," he said to the women, who beamed proudly in front of the first four houses built in the complex

"The American people are proud to stand with the people of South Africa and we're proud to stand with you as you take your own destiny in your hands, brick by brick"

Relations between the US and South Africa have been strained on several occasions since the ANC came to power in 1994, with the US government criticising Pretoria's ties with Cuba, Libya and Iran

Critics have questioned the motives for Christopher's trip, coming just weeks before the US presidential elections. Some have said it appeared intended to send a signal to black Americans that President Bill Clinton's administration takes Africa seriously

Christopher on Saturday defended Washington's role in Africa, but conceded there was debate over just how important the continent was for the US

"I will not pretend to you that there is no debate in America about Africa's relative importance (but) we cannot and will not walk away," he said in a speech in Johannesburg

Christopher has used his visit to try to drum up support for an all-Africa intervention force, which could be deployed in times of crisis

But President Nelson Mandela, whose support is seen as vital, was cool over the proposal. Mandela said he could only support the plan if it was channelled through the United Nations and not just the US

Christopher leaves for Angola today, where he will meet President José Eduardo dos Santos to discuss that country's fitful peace process — Reuter

Bid to inject dynamism into Masakhane project

(123) CT 14/10/96

JOHANNESBURG: A relaunched Masakhane Campaign, to be a broad and diverse people-driven process of transformation, was called for by delegates at a national summit here at the weekend by the ANC-led tripartite alliance and other mass democratic groups.

The campaign's failure was blamed on a tendency to confine Masakhane (let us build together) to a payment campaign.

"For a variety of reasons the rich and innovative idea of Masakhane had been reduced to a campaign to get black communities to pay for services," a joint statement by the delegates said.

Priority should have been given to getting legitimate, democratic local

government in place, and to making local delivery effective, only then would more focused attention on a payment campaign have been appropriate, the statement added. "We have tended to treat communities simply as the purchasers of top-down delivery."

The summit aimed to consolidate efforts to revitalise the Masakhane campaign and was attended by 90 delegates from the tripartite alliance (ANC, SACP and Cosatu) and other groups, including the SA National Civic Organisation and student groups.

The summit approved a broad two-year plan involving among other things the empowerment of ANC local councillors. — Sapa

US secretary of state lauds self-help housing project

Mar 14/10/96

Cape Town - US Secretary of State Warren Christopher, in South Africa on his first trip to the region, yesterday visited a self-help housing project which he said was an example to the whole country

The people of the US stood with those people who took control of their own destiny, he said to a group of about 50 homeless women gathered at a housing complex where they have been building homes on land donated by the Catholic Church.

He praised the women's efforts, saying actions like theirs were essential to ensure the success of post-apartheid SA.

"I am able to see with my own eyes that you ladies are building with your own hands," said Christopher, on the fourth leg of a five-nation tour of sub-Saharan Africa

"Brick by brick the people of this community are helping to

(124)
build a South Africa that can finally meet the needs of all of its people," he said

Relations with the US have been strained on several occasions since the ANC won the 1994 election, with the US criticising SA's ties with Cuba, Libya and Iran.

Critics have questioned the motives for Christopher's trip, coming just weeks before the US presidential elections. Some have said it appeared to intend to send a signal to black Americans that President Bill Clinton's administration takes Africa seriously

Christopher has used his visit to try to drum up support for an all-Africa intervention force, which could be deployed in times of crisis

But President Mandela was cool over the proposal. He said he could support the plan only if it were channelled through the UN.

- Reuters.

'I wasn't white enough, now I'm not black enough'

Senior Writer YAZEED FAKIER this week focuses on the wrangle over the provision of housing on the Cape Flats

CS 16/10/96

THE future looked promising for Mrs. Reva Fortune, a mother of two, and her crane-operator husband, Vernon, when they were introduced to the self-help scheme they call Mitchell's Heights in Table Mountain Plan.

Having fallen on hard times and spending years moving from pillar to post and "living in rooms" they finally decided to build their own future when an opportunity was presented by the Cape Town municipality, courtesy of the National Housing Board.

They found it on the slopes of an unshaded sand dune that causes endless problems but, almost incongruously, has a breathtaking view of the Cape Flats and Table Mountain.

With the employment slump, many of the participants in the scheme lost their jobs. Now they are battling to find money for materials to continue building their homes. In the interim they're living in sheds at the back of their building site.

"It can actually make you panic," says Mrs Fortune in the front room of her unfinished home, where exposed electrical wiring runs in all directions and the raw walls are unpainted.

She is joined by neighbours Mr Mogamat Fazloodien, Mrs Melanie Adams and Mrs Gabriela Petersen.

Adding to their worries are the thick undergrowth and bush on the dunes that provide good cover for thieves who keep watch on residents' movements and steal building materials and laundry.

At least one family are on the verge of losing their house — as are all the residents if they default on their building progress.

Now they wonder why they are so desperately under the whip,

The recent focus on squatters moving to the Weltevreden Valley. North site raised disturbing racial perceptions among some coloured Cape towns: "Why are black people given preferential treatment with serviced sites and houses, while we had to dig our own trenches and pay for building materials out of our own pocket?" they asked. I listened.

While government largesse, they say, is only extended to black people in similar circumstances who don't even pay rent.

"People must know our side of the story as well," Fortune, 32, told me on the phone. "You must come here and see for yourself."

His is how I find myself walking in this heat, up the sand dune that's swallowing 37-year-old Fazloodien's backyard shed.

Like most people here, the shelter is all that stands between his family and absolute destitution. He ekes out an existence while trying to build a house with money from a job he doesn't have.

Residents have a nine-month limit to complete the building of their dreams, he's been there much longer.

"I have to stick it out," says the jobless former data-capturer. "I've been on the waiting list for 12-13 years, so I came here."

Many residents in the 483-house development have not met their construction deadline. Fortune has been there for a

year. "My husband and I had to ask friends for help or build ourselves. It's a disaster because we knew nothing about building and everybody just took a chance to con you out of your money."

"The blacks (at Weltevreden Valley North) didn't have to pay a cent. Their houses were all built for them."

Petersen, a clothing examiner and divorced mother of two, joined the scheme last year and has been unemployed the whole of this year.

They say they feel short-changed when they consider the schemes for black squatter residents, complete with electricity and running water.

Says Petersen: "It's things like that, man, that make you feel like we're not staying here, we're not part of this country — we're actually out there (she waves her hand in the way you'd shoo someone from your house), like people living on a farm."

Fortune says they are being discriminated against.

"To me, it's like we coloured people don't exist. The blacks get a lot of privileges. They're getting all the luxury above us. We must maar just take the scraps that's there — and we must just be happy."

Fazloodien: "We definitely got a raw deal from the word go, especially with the bushes and the sand here. The Weltevreden plots were cleaned, all the bushes were bulldozed down for the squatters."

He says that "politically speaking, we've also been in the same position as the blacks all these years. So we also need all those so-called privileges that they are getting. It's not a question of looking at the blacks first and

Fortune "and the coloureds last."

Do they feel the government is more lenient toward black people? Fortune seems to be the unofficial spokesperson. "Yes," she says, "I listened to a programme on radio about Masakhane and they say you must pay for your electricity and your water and your sewerage and whatever."

"I said to my friends 'We are the people who always pay — it



DUNE RESIDENT: Embattled Mrs Reva Fortune outside her half-built "dream house" in Mitchell's Plan's Area L, which residents have renamed Mitchell's Heights

PICTURE: THEMINKOSI DWAYISA

might not be the full amount but we always pay something." The blacks don't do that — Masakhane is mostly for the blacks."

She says she's "sick and tired of our coloured people that is on the high ranks there (in provincial and national government)."

"They want to say the coloureds say this and the coloureds say that, but then it's not what we're saying — it's what they're saying. It gives me such a pain."

The others nod in agreement. "Here's it girl," says Petersen. "Our (forefathers) just used to say 'Ja, rieneer, ja rieneer, ja rieneer'."

there's a new government I mean, apartheid is gone but you don't even feel like it's gone.

"The way it was, it might as well have carried on like that. We coloured people gained nothing. It's now clear to us."

Fazloodien: "It's a reverse now, but we're still in the middle."

Adams: "It might as well have been a white government, it still would have been the same."

Fazloodien: "They're using affirmative action now — it's just words, it's apartheid in reverse, it's being used against coloureds."

"Now who is worse off?" Smit says that in terms of the old policy, "the so-called coloured, white and Indian people had a big benefit than they can get

and I'll tell you why. "I'm not a politician — I'm talking normal, professional money sense. In the past, the housing waiting list for the Cape Town municipal area was, say, 45 000 houses."

"With all our incorporated black areas in our new sub-structure, the backlog is now between 120 000 and 150 000. The extra numbers are those black people who have come into the equation."

"So at least two thirds of the total housing needs is among black people — and it's just common financial sense that more

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HIGH AND DRY? Area L residents (from left) Mr. Mogamat Fazioodien, Mrs. Melanie Adams, Mrs. Reva Fortune and Mrs. Gabeba Petersen. "It's like we're not part of this country anymore," says Petersen

Poor feel penalised by housing scheme

UNDERLYING tensions between communities would be reduced if housing grievances among "so-called coloured people" are addressed, says a businessman who has worked in Mitchell's Plan for 20 years. "The housing wrangle among the lower-income groups is symptomatic of the overall problem in the country," says estate agent Mr. Sasaar Parker.

"Simply put, it's a problem of not putting money into people's pockets. We haven't got the economy moving sufficiently to generate enough work for people."

He explains that Mitchell's Plan reflects the broader spectrum of the property market on the Cape Flats, with properties selling for between R100 000 and R45 000.

"At the lower end, the government has introduced the affordable housing scheme, which it's done with the best of intentions.

The way it has been applied by the state, the banks and in certain cases the developer, does not make sense to ordinary poor people, he said.

"For example, people who have been living in shanties most of their lives would be told by the bank that they have to pay one percent more on a bond than you and I

Planning for the people — with the people

THE CONSULTING engineers and town planners have entered the unfamiliar territory of Guguletu. They've been asked to be at the Umluthi Centre at 6pm to address the leaders of Cape Flats squatter residents.

The topic: Progress in the planning of the Weltevreden Valley North development (on the corner of Vanguard Drive and the R300 freeway, just before Mitchell's Plan).

Now engineer Mr. S. W. Vorster is standing at a table in a room at the multi-purpose community compound. Seated is interpreter Mr. Mbuyiselo Nombembe, development manager of project facilitation.

Vorster explains that the plan is for contractors to move in by May next year, by which time job opportunities would have been created.

Every step of the development at Weltevreden is being painstakingly explained to get full participation and approval from the community.

It's a far cry from the bad old days of apartheid-imposed non-consultative town planning.

Phases 3 and 4 of the project are under discussion. Proposals have just been made for a 500m² library in the area and a sub-committee has to be formed to oversee that project.

They go over the plans for Phase 3 (residential).

The squatter leaders listen quietly as their transition from informal to formal residents of the Western Cape is mapped out.

For the first time in their lives, they're planning their future with officials traditionally regarded as adversaries. Change is tangible.

His presentation completed, Vorster asks for permission for him and his team to leave. They get the OK. Then it's the turn of town planner Mr. Adrian Lourens.

Lourens was happy to report that some stormwater blocks had been moved and the streets now run vertically instead of horizontally, to ease the flow of sewage and rain-water.

Nombembe translates: "There are no objections. Lourens continues."

There's a question from an elderly, balding man with spectacles. He asks the bottom of a Coke bottle. The question is about the church. "How many will it hold? There's some discussion in Khosa.

Then the hall suddenly reverberates to the sound of a choral group breaking out in song next door.

Eventually Nombembe dispatches a participant to intervene. He returns seconds later.

— mission unaccomplished. It seems there's no partition to prevent the unwelcome contribution from the practice session.

Now there's another question. Will there be a community hall in Phase 3?

Nombembe translates for Lourens, who says no there won't. But he adds, that's why it's important to have reserve sites in Phase 3.

Mr. Hans Smit, director, project management services for the Cape Town municipality, says the Mitchell's Heights residents benefited from the "old" package of "roundabout R27 or R28 000 with their plot, materials and everything. The materials cost R14 000.

"The new policy for the subsidy scheme came into operation in 1994 and doesn't look at colour, so everyone is treated equally."

He agrees, however, that coloured people get less financial help than under the old scheme.

Would the residents' perception be correct that they are, in fact, worse off now — even though there's a black government in place?

"I would say that isn't a perception — that's most likely correct."

Those people in the new policy, "So the comments from those people need to be seen in context in terms of demand and need."

"They're very lucky to be on that scheme, there's no two ways about it, because people in those lower income groups will never be offered a package as good as that again."

Smit says "If a person's on a self-help scheme and finds himself unemployed, the council's not going to throw him off the scheme just because he's unemployed."

"He's got to visit the offices of the council's Director of Housing and sort out his financial problem there."

● The director's office is in Beaufort House, Bree Street, Cape Town, Ph. 243-020.

3, in case they decide to have their own community hall as opposed to the one in the central area of the development that will serve the community in general.

Nombembe translates: "The people are satisfied."

Someone raises the possibility of acquiring a certain piece of land in Phase 3.

Now Lourens gives the Word According to The Department.

"My department feels," he starts, suddenly serious, "that it's better to put money in buildings than in 'dead' land. So if more people move into the area, then they can rather use the money to build extra schools."

Nombembe translates: "The elders listen carefully. The choir stops. Now the piano starts. Lourens ends his presentation."

With all questions answered and a little quip and thanks in Khosa from Nombembe, it's the turn of the Phase 4 planners, led by Cecil Madell and Shireen Rosenberg.

Madell explains that the station precinct is where all the major amenities will be located. "We can't just plan," he tells the gathering, "we have to speak to the authorities, the health and education authorities and the police before we can do anything."

Nombembe translates: "Phase 4 will feature a community health care centre, a multi-purpose hall — 'like Umluthi Cen-

Chairman: Mbuyiselo Nombembe

RESIDENT: Vuyisile Noko

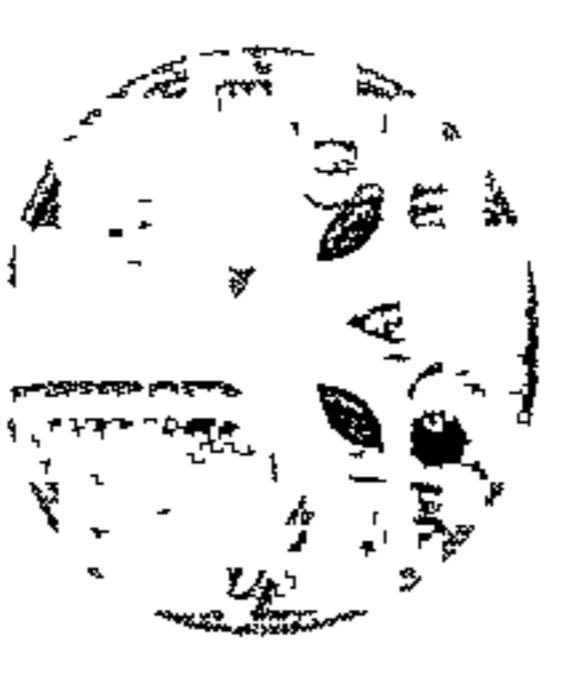
says Madell. The idea, he explains, was to deter motorists from travelling at speed in a community with many young children.

"But that shouldn't make it more difficult for the pedestrians you're right," he says. "Do you want a job?" The light moment is appreciated. Everyone laughs.

Then Madell asks whether the community would consider splitting the church site so that instead of one large church, there'd be two smaller ones, in addition to a larger church already planned for the area.

There is some discussion and most see the idea as a good one. But the cleric for one younger member of the gathering is that the church might just be Zionist, in which case it would be very noisy because "there will be lots of drums."

A target of two crèche sites for



GRAPPLING WITH CHANGE

Phase 4 also gets the green light for a split, bringing three crèche sites to the area.

But one site coloured green on the chart is sacrosanct.

"We want to keep the trees," says Madell excitedly — and he gets the nod from the sages.

Then Madell decides to bounce a different plan for housing development off the elders.

The plan involves building semi-detached houses, which he says "is smaller — but you can save on wall space because two houses share the same dividing wall."

Perhaps the elders are just a bit too tired at this stage of the proceedings. The plan bounces back, shot down in flames.

The verdict is that they don't like it because it looks too much like the housing plan for Guguletu.

Madell accepts the verdict gracefully. Democracy rules.

It's now nearly 9pm. A library sub-committee is chosen and the meeting ends.

I intercept Nombembe. It's at least four hours since he officially ended his work day, he doesn't get paid overtime, his family is at home waiting.

Why does he go through the tedium, I want to know.

"It's the satisfaction that I get from being of service to my community like paying back a debt."

"It's more like national service," he says and roars with laughter.

And if that's the way you serve your people and your country, what else to say but Viva national service, viva!

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Housing seen as top priority for Olympics

CHRIS BATEMAN

ET 18/10/96
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A FORMER co-chairperson of Atlanta's Olympic planning process and that city's former police chief, Mr. Eldrin Bell, said his best advice for Cape Town could be summed up in one word — housing.

"You will have 15 000 media people, about 18 000 athletes, about 25 000 family members — we had 25 000 police officials alone in Atlanta — housing just has to be a priority," he said.

Another major issue for Cape Town "was, is and will be" transportation between the proposed 36 Olympic venues, which should be located close together, and on major transport routes. Special Olympic lanes also help to ease traffic.

Crime during any major event actually decreased he said — but the biggest headache was internal security. The Olympics becomes a world stage with internal terrorism posing the biggest threat and being the most difficult to identify.

"You get copy-cats, deranged people, all kinds," he said.

Bell urged the local Olympic Planning Committee, which he meets on 29 October, to be "very attentive to the Olympic Family and let them know that local and national government are all of one accord and that your President is behind it."

He said flexibility of local officials in planning and implementation was crucial when outsiders came in and wanted to tailor arrangements to meet their responsibilities.

The amazing conversion of a rent boycotter

ST 20/10/96 (124)
By ZENDA NEL

ANC councillor Norah Juries is on a mission: to get everyone in her Rusthof community near Strand in the Cape to pay for rent and services, and settle their arrears.

Like millions of South Africans, the Stellenbosch ANC town councillor had always refused to pay rates. Until a visit to Germany, which opened her eyes.

She was amazed to discover that all Germans paid their taxes and rates and, as a result, the country was efficiently run — even the education was free.

Since her return, Juries — a director of the Bergzicht Training Centre who was invited to Germany last year by the Hans Seidel Foundation — has set an example by paying what she owed the municipality.

And she has organised 62 volunteers to convince the community of the advantages of paying up, and to collect arrears from them in a pool system.

The turning point came when she asked why all the services worked so well in Germany.

"They told me that everybody pays taxes. In this way the government has all the money it needs to provide free education, medical care and pensions. And because the population pays their taxes, they are in a position to make demands on the government," Juries said.

"At that stage I was not paying anything and I felt justified in my behaviour because I felt the government was not doing anything for me.

"I never realised the government needs my money to do what it has promised."

She added "I have seldom seen people work so hard, and all of them whites. The cleanliness struck me most of all."

The education system was also a big surprise.

"There you can study until you are grey-haired and older and still not pay a cent. I just couldn't believe it," she said.

With her new insight, she has set about changing the hearts and minds of her community.

She organised a mass meeting, explained what she had learned in Germany and convinced many to start paying their rents and service rates. She also called for volunteers to help her.

She is making headway with arrears payments through the *potstelsel* (pot system), developed by the executive committee of the Strand South African National Civic Organisation, of which Juries was chairman at the time.

"We have pooled everybody's debt and divided the amount by the number of people participating, to work out how much each person must pay a month to reach the target we set for the year."

"When someone becomes unemployed or, for some reason, can't pay for a month or so, the rest of us pay a little more so we keep the person in the pool," she said.

There is also an agreement between Sanco and the local council that when someone in Rusthof fails to pay, Sanco must be notified so the person can be helped before lawyer's fees are incurred.

Juries said about a third of the residents in Rusthof were taking part in the project and were paying their current accounts.

So far they had managed to pay off the 1995 debt but it would take a while before all outstanding money was paid.

In response to the call by regional minister of housing C B Herandien for municipalities to start collecting arrears, Juries stressed the people had to be contacted at grassroots level to make this a success. And that needed volunteers.

In Rusthof, 62 street co-ordinators service a street in pairs. The people who do the collecting report to the co-ordinators when a problem arises and they try to sort it out. Collections are done weekly and the committee also meets every week to ensure the project runs smoothly.



NORAH JURIES
On a rates crusade

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GRAPPLING WITH

'GOD HAS FORGOTTEN DELFT'

Suburb of 'hokkies' has

YOU DRIVE about 15 minutes along the N2 "airport road", take the Kullsvier R300 turn-off, and reach a bunch of matchbox houses that look as if they've been built for a race of tiny people. You've arrived at the coloured housing scheme of Delft, the low-cost apartheid creation just one step away from turning into a monster.

THE uniform red-roofed housing development you see first on your left is Eindhoven, one of Delft's four suburbs

Voorbrug, Rosendal and The Hague complete the quartet of suburbs named, in reverence for the Western Cape's Dutch heritage. Some may say it's a sick joke.

Today there is wholesale illegal occupation of houses, such as they are. Rent payments have largely stopped. It seems the administration of the place has keeled over and died.

More than half the residents are unemployed, wife-battery is commonplace, teenage pregnancy on the increase.

Storm damage before the 1994 elections led to a fanfare political visit that resulted in the declaration of Delft — and in particular Eindhoven — as a disaster area, two years later it's little more than the way it was left when the caravan headed out.

Welfare services are wholly inadequate to alleviate the burden of the poorer residents. There is desperation, talk of young, unemployed single mothers "stealing" married men for financial stability, in a town that offers none.

It's like being in another world; hard to believe this suburb of catastrophe exists just 15 minutes from the centre of town.

"I think God has forgotten about Delft," says resident Mrs Sylvia Siebritz. She adds an impish laugh, but the throwaway comment makes me wonder.

The big issue in Delft is the lack of housing and the condition of the present structures.

The complaints come thick and fast — and with anger. There's not much time spent on considering the pros and cons of the country's political changes; just on Delft and how to get by. Many don't.

Unofficial estimates say 12 000 people are legally registered in this middle-of-nowhere place, and supposedly around 4 000 legally own houses.

The truth is there are closer to 60 000 people who call Delft home — just about every backyard has two or three sheds providing shelter from the storm.

Often the pressure's too much. It invariably spills over into frustration. The local advice office regularly has to deal with an increasing number of women who seek help as a result of spousal abuse.

The rot in the badly-planned suburb started when jobs were lost as factories in surrounding areas buckled under the recession.

Commuting to and from Delft is a daily challenge if you don't own a car, many breadwinners found themselves on the street for repeatedly getting to work late.

"This place is a mess," says The Hague resident and local civic association member Miss Jenny du Plessis.

Also a field worker and facilitator for an organisation fighting abuse of women, she says that many of the problems women face in Delft "come from living in these small little houses".

"The parents can't have privacy because the mother and father are sleeping on the same bed with their kids.

"In winter the conditions are terrible. Everything's wet, the cat is wet, the dog is wet — it can drive you to do some terrible things.

"The police spend all their time

and often get robbed in the process.

It's become too much for Filander, a mother of two. "I'm tired of these things in this place. I can't take it."

Another Eindhoven resident, Mrs Gaironesa Staggie, says that because of unemployment there is no shortage of "smokkelhuise" (shebeens).

"The unemployment is affecting people very badly, they feel hopeless. There's a lot of drug abuse. There's no food in the house."

Many cases have taken ugly turns where "people don't have money to buy food, but somehow



THIS WEEK, Senior Writer YAZEED FAKIER visits the sprawling, crumbling suburb of Delft on the Cape Flats.

going out on domestic violence cases."

Eindhoven resident Mrs Ursula Filander bemoans the fact that there is no privacy for married couples. Their kids have to sleep in the same room. She refers to the houses as "huisietjies" (little houselets).

"We are also human beings," she says. "We deserve better."

The bristly Filander demands that a centre be provided for banking facilities and to enable residents to buy electricity.

At present the kids have to go to offices outside Delft to do so

they manage to get R50, R60 to buy 'buttons' (Mandrax tablets). These are fathers of children."

It's mid-Saturday morning but already the crates of beer are doing the rounds in some Eindhoven streets.

Many of the residents here have no work and are without hope. Many find a measure of escape in the bottle.

It's left to people like neighbours Barnardus Adonis and James Roberts to keep the kids off the street, away from gangsterism, and occupied.

"There's very little for the

youngsters to do," says Adonis.

Unemployed for a year now, Mr Adonis says he walked "from Monday to Monday, but there's no work."

He has had to rely on his initiative to provide for his wife, Desree, and three boys.

He runs some video games machines and a pool table for the neighbourhood boys in the covered backyard of his house.

Bad language is not tolerated and during the week the machines are switched off at 8pm sharp, "they musn't forget it's school next day."

Whatever money he makes with his backyard enterprise "goes straight into the cooking pot. That's how we carry on."

Then he says self-consciously "We suffer here."

Mrs Adonis wants me to see their cramped bedroom — a double bed and a cupboard are squeezed into the little space.

The front room serves as both a lounge and kitchen.

Except that the "lounge" is not really a lounge because the kids' bed has taken the place of the lounge suite.

The suite, in turn, is on top of the kids' cupboard behind the front door and wrapped in plastic — waiting for the day Mr Adonis has an opportunity to extend his "huisietjie".

"There's not enough space to turn in these houses," says Mrs Adonis.

(Another resident joked earlier "They're so small, you can't even change your mind in there.")

Roberts, his neighbour, watches the passing parade. His peak cap says "Virginia", his yellow T-shirt bears a picture of a smiling Mickey Mouse. Roberts, however, doesn't smile.

"All the people are not united here," he says as we watch the neighbours become more boisterous. "And as long as people are not



BACKYARD POOL: Eindhoven youngsters pass the time in this games centre started by Mr Barnardus Adonis to keep them away from the crates of beer doing the rounds in the streets. **PICTURE: GARTH STEAD**

become a hornet's nest

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KITCHEN-CUM-LOUNGE-CUM-BEDROOM: Mr Bernardus Adonis in the kitchen of the tiny home he shares with his wife and three children. The lounge serves as the children's bedroom. There's just no space to fit two chairs and a couch

PICTURE: GARTH STEAD

prepared to stand together, we will never be able to achieve anything."

He says it's not "just about the peace in the country and all that. It's about the community, about housing."

"Our housing problems will never be solved because there's no one in authority who's standing behind these people."

Another resident says: "There's not enough space for people to eat together because there's no place for a table. If we have visitors, then we have no choice. Some people have to sit and eat on the floor."

Staggie says that the houses in the area are so cold in winter that at the height of winter storms in 1994, several babies were lost within the space of a month due to weather-related illness.

There is seething discontent at the way houses are being allocated. Ten and 15-member families have to survive in a one-bedroomed structure, while single women with no children live in two-roomed houses.

Adding to the crisis is the continuing stream of illegal occupants. There doesn't seem to be a clear policy. A sort of absentee landlord system has taken hold to such a degree that a commission of inquiry is at present investigating the hornet's nest.

Staggie explains the "allocation" procedure: "I moved in here and you know me but you don't have a house, you live in a backyard somewhere."

"Then I'll just say 'Come move in here, there's a house that's standing empty.' Then you will

tell your sister, and so on that's how it's done in Delft."

People have settled here from Belhar, Retreat, Elsie's, Manenberg, as far as Vredenburg and even Zimbabwe.

Miss Jenny Du Plessis says: "There are cases here of one man who has five houses. One street is virtually owned by a family — mother, sister, aunty, brother,

Residents say that houses were wrongly allocated to people under the old local council system.

They say the people who should answer for the present nightmare are those responsible for the establishment of Delft during the reign of the House of Representatives.

"I don't blame people for not paying for services," says Du

they are living in are not worth it in their present condition.

"Your windows are closed, but the sand still blows in," says one. Du Plessis says sections of Delft are in imminent danger of degenerating into squatter areas.

"There are no improvements or extensions being made and on top of that the tenants are unemployed, so they won't be able to do it themselves."

She is supported by Mr Grant Twigg, co-ordinator of Delft Civic Association, who says that presently "no matter how hard we try to tell people not to move into these sub-standard houses, they are still going to move in because they need shelter — and it's going to turn those areas into squatter camps if something urgent isn't done."

"There isn't money so the best is to take your zinc and wood and then to extend the place like that yourself."

Ideally, though, "the government must sit down with the people and set up a community bank and start a factory or two to create work opportunities for people."

"They can then do their own improvements and build their own homes."

He notes that most of the houses are "prefabs and can be broken down in time and be rebuilt properly. People can make loans through a community bank and pay it off from work they will be able to get from a shoe or clothing factory in the community."

"It will help to prevent the area from falling further into disrepair," he says.



CIVIC WORKERS: From left, Jenny du Plessis, Gaironesa Staggie, Johanna Jacobs and Grant Twigg, with Sylvia Siebrtz, in front

cousin. Some of them are barely 18. And among those are people who already have houses in Mitchells Plain."

She shakes her head. "They said Delft was for the under-privileged, but the Lord knows, I'll have to check the meaning of that word again in the dictionary."

Plessis: "People moved in because they needed houses and only when they moved in did they see what was going on. They were forced to sell their lounge suites, or to cut it in half to make them fit into these little hokkies."

Those residents who are prepared to pay, say the structures

(124)

CT

23/10/96

Scrapping crumbs to help those who need a crust

IT'S 8am on Saturday on Delft's main road and it's wet. The heavens have opened.

Conditions are not ideal for a cake sale, but this does not dampen the resolve of the voluntary workers of the Delft Civic Association (DCA)

The DCA organiser, Ms Johanna Jacobs, secretary Mrs Sylvia Siebritz and fund-raiser Mrs Gaouesa Staggie are not deterred.

All are mothers of several children, but today there are many compelling reasons for this unselfish exercise — among them the needy residents who come to them daily for help, often just for a few cents to buy bread.

The three women run the Rosendal Avenue advice office of the recently formed DCA, a virtual last resort for residents who've had one knock too many.

The office, a former doctor's surgery, is being rented to the DCA at half-price at R800.

It is now the middle of the month and the DCA is already R300 in arrears with last month's rent.

Signs that the organisation is struggling are clear. The volunteers themselves have their backs to the wall.

When I visited them during the week lunch consisted of black coffee (no money for milk) and a slice of dry bread.

There are three flimsy pine tables, used for consultation, three wooden benches and a few plastic chairs.

On one wall are posters about women's rights, rape and spousal abuse.

On another a poster provides information about child abuse and the rights of people placed under arrest.

Residents with problems come and go. They sit at the tables and pour out their hearts. Problems with workmen's compensation, UIF, accommodation, domestic conflict, crime.

The latter-day Florence Nightingales listen patiently and give whatever advice they can.

A nominal fee of R2 is charged, but more often the volunteers have to scratch through their purses for taxi fare (to sort out paperwork in town), milk money for the babies, 40 cents for a phone call.

The association has a membership of around 200, many of them former ANC members who have become disillusioned with politics, says DCA co-ordinator Mr Grant Twigg. He is also Western Cape general secretary of the independent Farm, Food and Rural Workers' Association.

Says Jacobs: "We don't get paid, but we are trying to get shops to donate food or sponsor something that we can give people."

The last donation they had was a generous 30 loaves from the Supreme Supermarket next-door, which also gave them R100.

"There are lots of huswinkles in Delft," says Siebritz. "We walked to every shop till our feet hurt to get sponsorships for the poor. That's how we carry on bit by bit, day by day."

Staggie: "We get no money in, so we have to have this cake sale to make some money."

Siebritz: "If you are ANC you



LABOUR OF LOVE: Braving the elements on a cold Saturday morning, Delft Civic Association members sell cakes to raise funds for embattled residents. They raised a princely R118.

PICTURE GARTH STEAD

don't get sponsored in this province.

"Before we started the Delft Civic we had to hold dances and do lots of fund-raising and so on."

Clearly, they hope the cake sale will do well, but on this Saturday morning the gods are not smiling. The weather is miserable. It's cold.

Rain and driving wind forces the stall off the main road to the nearby shelter of the crumbling educate centre, which also doubles as living quarters for about 20 men, women and children. Taxis discharge passengers who

hurry home past the stall. One or two stop and support the cause.

Eventually the elements prevail and hours later the intrepid trio decide to call it a day.

This morning they sold a couple of pies, snowballs, banana loaves, milk tarts.

They have made R118. Not much, but in Delft terms a tiny pot of gold.

Says Siebritz: "Every little bit helps. All of the cakes we had were donations. And whether it's one biscuit or two, it makes a difference around here."

The money is now here near enough to meet the rent and there are plans to hold another fundraiser, a dance on November 2 at Club Nightshift in Fersterrier.

"We really need a phone so with some of this money we can save towards that," says the ever-upteak Siebritz.

"We need to pay the electricity. This R118 in the kitty gives us something to work with on Monday morning when the office opens."

● Siebritz can be contacted at 956-1556

Council faces court action

Developers angry over housing delays

CHENÉ BLIGNAUT
STAFF REPORTER

(124)

ARLT 24/10/96

Local developers plan to take the Blaauwberg municipality to court over delays in the provision of low-cost homes at Du Noon.

The threat of legal action comes in the wake of the latest fire at the nearby Marconi Beam settlement which left hundreds of people homeless

More than a year ago, the developers were invited by the former Milnerton council to build a selection of affordable showhouses for people who qualified for a state housing subsidy

Today, these 11 homes are still standing empty and they are gradually being stripped of doors and window frames by thieves, despite a dire need for homes in the area

Meanwhile, the installation

of services to the 1 000 allocated sites at Du Noon has been completed but very few people have come forward to select their choice of starter homes

One developer, who did not want to be named, said he could not understand the constant call for formal houses

"After every fire, there is a big hoo-hah about the need for formal homes and more funds but the housing subsidies are available, the land has been serviced and the homes are there for the taking. I believe the fire deaths could have been avoided if the project was implemented earlier," he said

The businessman said the showhouses had to be completed to meet tight deadlines but that since then the project had stalled

"We cannot get any straight answer from the council and in the meantime we are losing

money," he said

Du Noon project manager Paul Robinson confirmed that the council had received a lawyer's letter from one of the developers but said the group's accusations were unfounded

Mr Robinson said the main problem was that the community was slow in coming forward to select their choice of homes

Another reason for the delay was the "tedious" process of applying for housing subsidies from the Provincial Housing Board, which involved getting all the relevant documents from the applicants. The process was further delayed by a fault in the housing board's computer system

Mr Robinson said there had been a slight increase in interest in the homes from Marconi Beam residents since the latest fire but that the majority still

preferred to stay where they were

"The delays are beyond our control. We are doing everything in our power to get the project off the ground

"We cannot go and fetch people and make them sign the relevant documents. This is democracy"

He hoped the housing board would soon approve a few of the applications already in their possession, which would then spark more interest in the development

A Marconi Beam community leader said there had been quite a few inquiries about the Du Noon project after the fire but that the Du Noon housing office was too far away from the squatter camp

She said the council had been asked to provide an office at Marconi Beam where people could apply for homes

'No more shacks' plea

by Sunnydale residents

Formal housing promised on extensions

(12/15)

PETER GOUSEN

METRO DESK

FRIDAY 25/10/96

Residents of Sunnydale near Noordhoek, the neighbours of informal shack settlement Masiphumelele, are concerned that two planned extensions will result in more shacks and not the promised formal core housing.

They are also concerned that the wall and open land buffer strip along Chasmay Road, which separated Masiphumelele from its neighbours, is being pulled down and is to be rebuilt directly on their proper-

ty boundaries

Communicare, the Section 29 company developing Masiphumelele, has got state finance of about R17 000 for each of the 810 plots in the new extensions.

Services like tarred roads, water and electricity for each plot will take the bulk of this money leaving only R3 800 to provide some kind of housing. It had been decided to use this money to supply each plot with a bathroom.

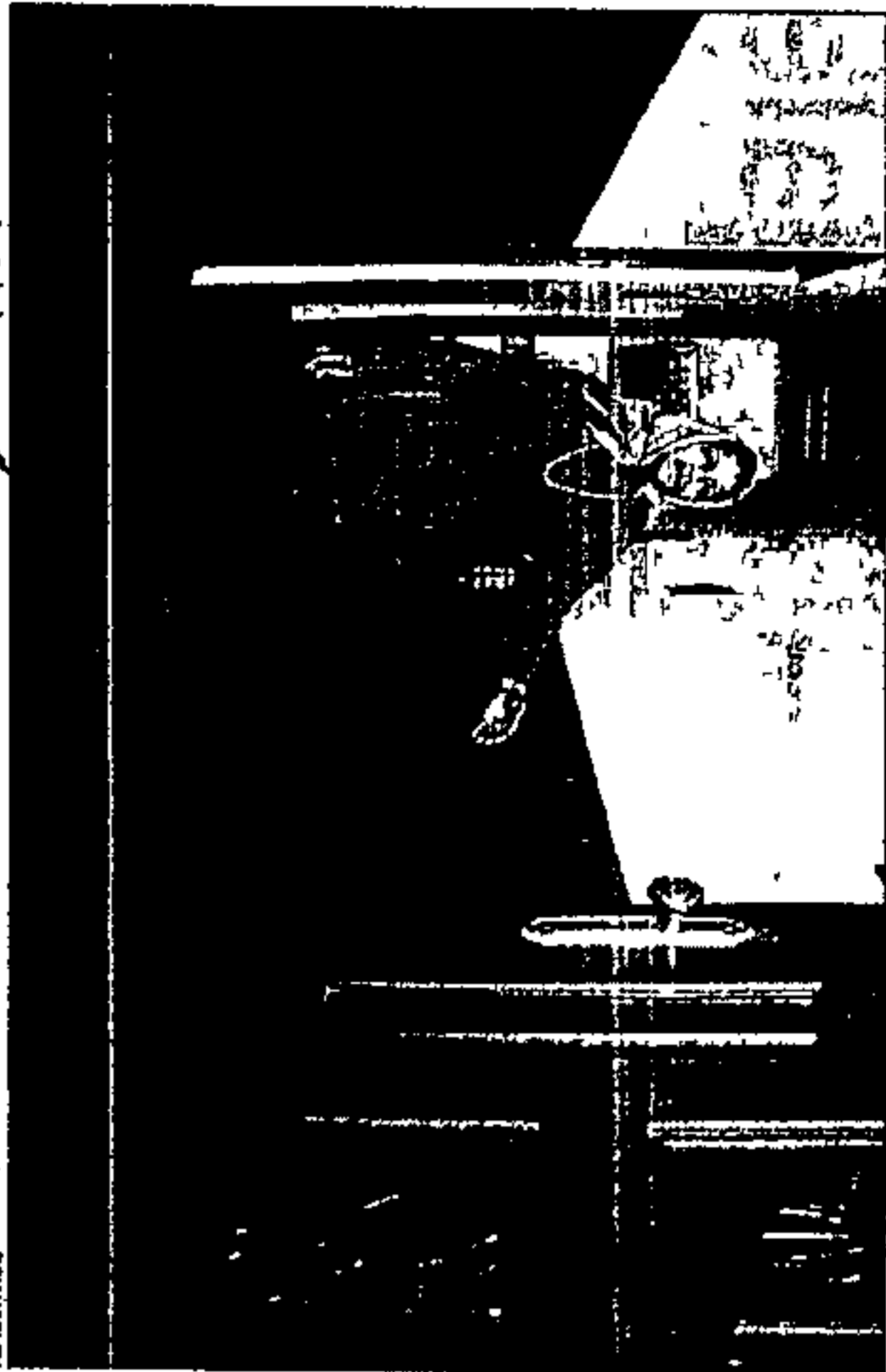
Sunnydale Ratepayers' Association chairman Dieter Hambach stressed that the residents had accepted Masiphumelele as part of their suburb and were quite will-

ing to integrate with it. But the residents believed that to install civic pride in the residents of the shack settlement, formal housing was needed.

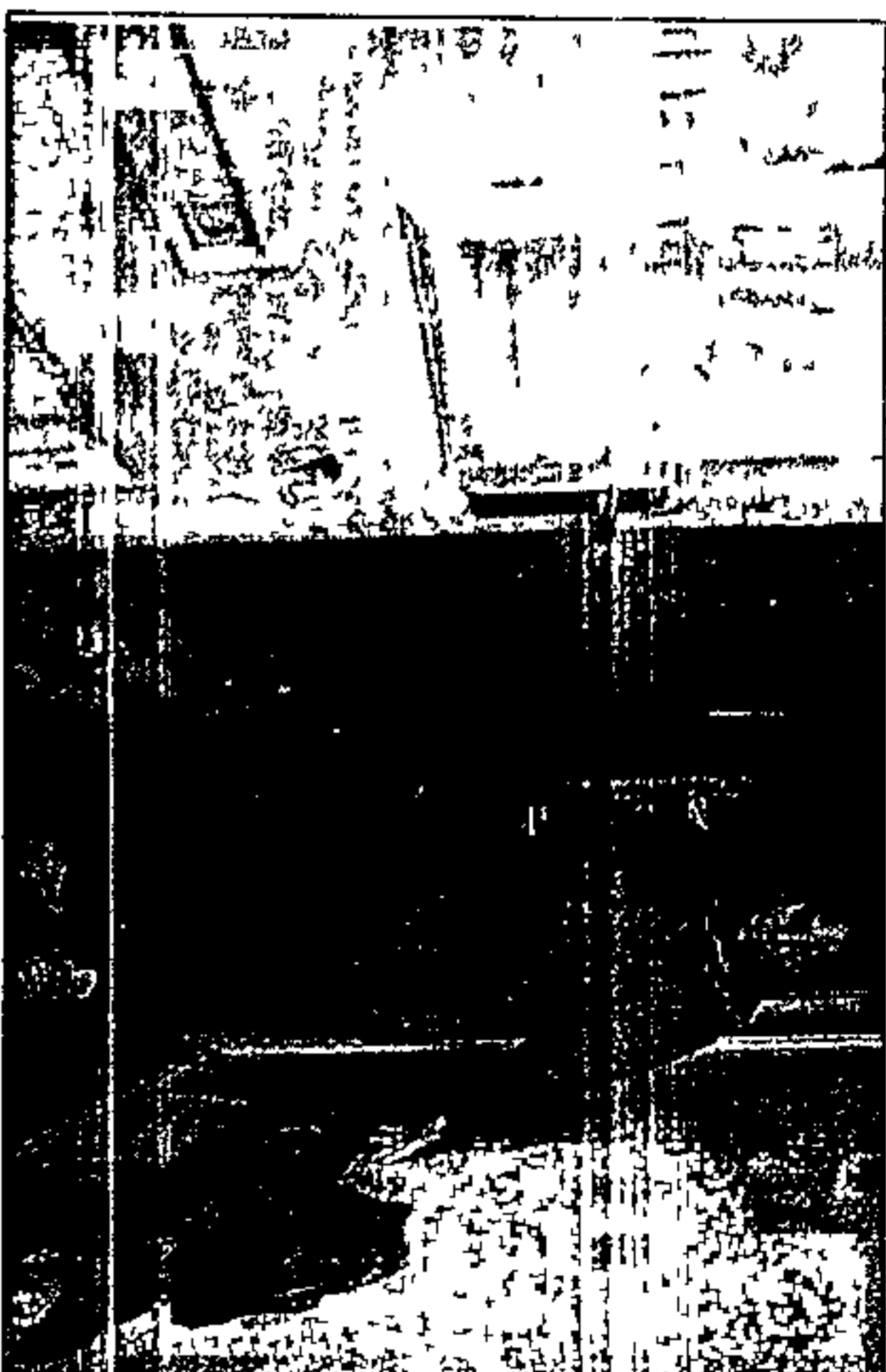
"More shacks will downgrade the area and affect the value of our properties."

Mr Hambach said Communicare and the residents of Masiphumelele had drawn up a "social contract" to develop the two extensions but residents were never consulted about the process.

Ward councillor for Sunnydale Alan Phillips said the problems of Masiphumelele needed urgent attention and he was holding meetings in this regard.



Health Minister Rushidya Harner points out damp at a house in Greef street



Hard pressed personer Kathleen Ramsay has been a tenant in the same house for 30 years



Mr Yusuf

Cape Town's 'rip-off landlords' under fire

Government asked to take action as tenants battle to pay the rent

WILLIAM STEWART
Staff Reporter

Tenants in Woodstock and Salt River are angry at "being exploited and ripped off" by their landlords

Chairman of the Community Rental Tenants Forum Mr Joolay said tenants in Munster, Greef, Kungsley and Chatsman streets in Salt River as well as tenants in Duke, Cornwall and Giempye streets in Woodstock, to name but a few, would refuse to continue paying rent unless the landlords were prepared to negotiate

the Giempye Street dwellings in Woodstock. Now the landlords continue to push up our rent in other areas. We pay rates and taxes, we maintain the dwellings and we even pay insurance, but it seems that we have no protection under the Landlords Act of 1976

"This act was promulgated in the apartheid era and we believe it should now be scrapped. Some of our people have paid up to R30 000 in maintaining these dwellings which were bought by landlords many years ago for as little as R1 000 each," said Mr Joolay

Marilish Parker, vice-chairperson of the forum said some tenants were now paying large amounts in rent for proper- ties, many of which were in a very poor state

"These landlords do not do any maintenance. This means that we have to do it ourselves. I have spent up to R9 000 on my house and every time I improve it, the rent goes up"

Mrs Parker paid about R90 a month when she started renting her house in Greef Street, Salt River about 10 years ago. She now pays about R380 and her landlord has informed her that the rent is set to increase to R435 from next month

"I will still be able to make ends meet, at least my husband has an income, but there are pensioners who are really suffering," Kathleen Ramsay, an 85-year-old pen-

(124) AKS 26/10/96

stoner, has been renting her house from the same landlord for 30 years. She has also maintained and upgraded the dwelling at her own cost. But now she fears that she will have to move out because she will not be able to pay the higher rent.

"I get R430 in pension, if the landlord now pushes up the rent to R435, I will not be able to survive. I will have nothing left to live on. As it is my children bring me a plate of food every day, I really don't know what to do, this is terrible," she said

Mrs Parker said, "We have written letters to the Government to complain of our plight. We want the opportunity to buy these dwellings - not at market prices, but at reasonable prices which we will negotiate with the landlords.

"It must be remembered that in most cases tenants have had to do maintenance to their dwellings themselves. Surely this must be taken into account when and if we are allowed to buy these premises?"

Mrs Parker said although she had been living in the house and paying rent for 10 years there was no contract or rental agreement between her and her landlord.

"If the landlords are not prepared to negotiate, we will stop paying rent. The money will be paid into a trust fund until such a time as the issue is resolved."

S H Gahle, one of the landlords who has carried the fire of his tenants, has gone overseas and could not be reached for comment. His brother Yusuf referred Saturday

Argus to his son Dawood Gahle. He denied that his father was overcharging tenants, saying the houses did not belong to him.

"In fact my father (Yusuf) has not increased rent over the past two years, but he has now applied to increase his rent as he is entitled to do that. I must also point out that several of the tenants are subletting their houses without the necessary permission.

"Also, just the fact that someone has been hiring a dwelling for 30 years, does not mean that person has a right to buy that property. Surely the owner can decide whether or not he wants to sell."

Rates boomshell for poosh

By TOM HOOD

PROPERTY rates in some of Cape Town's upmarket suburbs could rocket by 1 000 percent. Many home-owners in Clifton, Bantry Bay, Camps Bay, Sea Point and Constantia — whose properties have not been valued for at least 17 years — may have to sell if they cannot afford their new rates, likely to come into effect within two years.

People in Mitchell's Plain are paying more for each square metre than home-owners in Bishopscourt, says Saleem Mowzer, chairman of Cape Town's valuations and rates working group.

Under the new and more equitable system of land-only valuations, owners of small plots in Mitchell's Plain, parts of the Cape Flats and other less affluent suburbs could pay less.

Most Cape Town properties were last valued in 1979 and some in Constantia in 1974.

Since the last valuation, upmarket owners' rates have not risen in line with the rocketing value of their homes.

In 1990, a new valuation roll, which would have led to rates increases running into hundreds of percent in some up-market suburbs, was aborted after a huge public outcry.

In Camps Bay, for example, some home-owners faced increases of as much as 4 000 percent.

On the Cape Flats, where properties have increased much less in market value than those in affluent areas, owners have been paying proportionately more in rates.

People will have to review their property holdings if they feel they cannot af-

ford higher rates," said Steven Wright, senior valuer at the Board of Executors. "They may be sitting on an asset that has appreciated 1 000 percent. They could sell at a profit, live in a place within their means and have cash to spare."

Alan Lighton, director of the Cape Chamber of Commerce and Industry, said CBD businesses were paying too high a share of the rates under the old system as city properties had not appreciated as fast as prime residential property.

According to a report adopted by the Cape Metropolitan Council's executive committee this week, up-dating valuations under the present land-and-buildings system would take until 2001.

The site-only system would take until July 1, 1998, at the earliest or July 1, 1999, at the latest.

The report said there was an urgent need for a metro-wide valuation because a common base was vital to influence financial redistribution and create equity.

Local councils would be able to determine their own cents-in-the-rand levels for rates and services, said Jappie Hugo, convener of the Metropolitan Restructuring Forum's rating and working group.

This was unlike Johannesburg, which had set uniform rates at metro level. Councils might also be able to phase in large increases, but this had yet to be decided, Hugo said.

Political sources believe phasing in the increases could be a hot potato as poor areas that claim to be subsidising more affluent suburbs could object to continuing to pay more than their fair share.

The Cape Town City Council is likely to set up a commission to consider public submissions on the rating system early next year.

(124)

ST (CM) 27/10/96



Harbour a gangster and you could lose your home

PETER GOOSEN
METRO DESK

ARG 28/10/96

Tough new measures against gangsterism, including eviction of council tenants who deal in drugs, harbour gangsters or allow their homes to be used by gangs, are expected to be passed by the Southern substructure council today.

A warning letter is expected to be sent to every tenant in the substructure as soon as the measures are ratified

Many of the suburbs plagued by gangsters, dagga sellers and dealers in harder drugs and illegal liquor fall into the area of the Southern substructure

The letter to tenants states "If there are repeated complaints (about tenants) regarding drunken and disorderly behaviour, shebeening, dagga or drug dealing, harbouring members of gangs or allowing

houses to be used by gangs, if there are good grounds to believe the complaints to be correct, such tenant may be evicted"

Similarly, the conviction of a tenant for any offence involving the unlawful sale, use or possession of arms, ammunition, teargas or dangerous weapons may also result in eviction.

The question of problem tenants was raised by African National Congress member Hennie van Wyk, who asked the council to investigate a policy that would give officials the power to take action against problem tenants.

The council's community services committee has recommended the letter be sent. The letter is seen as a stopgap measure to signal the council is serious in its resolve to bring habitual offenders to book

Council leases say tenants are responsible for their own behaviour, and that of their families, sub-tenants and visitors

CMC APPROVES LAND-ONLY VALUATIONS

Nod for new rates plan

CT 31/10/96 (124)
THE CITY COUNCIL will decide today whether to follow the example of other substructures in the metropole and adopt a rates system which is based on land valuations only. **PETER DENNEHY** reports.

A NEW municipal valuation scheme in terms of which rates will be linked to the market value of the land alone, instead of the value of the land and the buildings on it as in the past, was approved yesterday by the Cape Metropolitan Council.

Using this scheme, an updated municipal valuation will be assigned to each property in the metropole next year.

Property rates are charged on the basis of these valuations.

Each property owner's rates liability (owed to the municipality) will change from mid-1998, when everyone's rates bills will be adjusted to bring them into line with the new valuations.

Five of the six municipalities in the metropole have also approved the new system in the past few days, and Cape Town is expected to do the same at its monthly council meeting today.

An updated valuation shifts the bur-

den of rates, sometimes vastly. A heavier burden will now be placed on those whose properties have appreciated greatly in value since the last valuation done in the city in 1979.

The rates bills of those whose properties have increased only slightly in value will most probably decrease while those whose property values have increased vastly will rocket.

However, the decrease in rates bills will also depend on increased council spending and the proportion of income the council may decide it will need from rates.

Yesterday, councillor Mr Frank van der Velde (ANC) predicted that "squeals of vested interests" will be heard very soon, because rating is an emotional topic.

Van der Velde urged councillors to remember that whatever form of rating is adopted, it has no effect on the total

amount of money required from property rates.

"We will still collect the total amount, but it skews who we collect it from. The people we will get more from are the wealthy, (those) with properties, who have gentrified. They bought at low value, be it in Clifton or in Rondebosch.

"Their valuations will go up and they are going to pay more," he said.

Mr David Erleigh (NP) was concerned at rating the land only.

He thought this could have a very negative effect on the rates that commercial properties will have to pay.

Despite these reservations, he agreed with the proposal.

Councillor Saleem Mowzer (ANC) said the metropolitan restructuring forum had considered this matter for a long time.

Mowzer said it would take six to eight years to do a re-valuation if the value of the building as well as that of the site was taken into account.

He believed the existing valuation and rating was unfair to a lot of ratepayers in the metropolitan area.

Fiery protest at Masakhane launch

SHARKEY ISAACS
STAFF REPORTER

(124)
ARG 1/10/96

A gathering to launch the Masakhane campaign at Brown's Farm turned ugly when squatters burnt a banner outside the administration offices and replaced it with their own, renaming the building "Philippi Municipality Offices".

The hundreds of residents of Brown's Farm gathered at the offices today to pay their site fees

Sindiswa Nunu, secretary of the Philippi Reconstruction and Development Forum, said the residents were in favour of the Masakhane campaign but were unhappy with the "symbolic" name of the Brown's Farm Office, which they associated with the apartheid era

Tony Yengeni, African National Congress MP for the area, said the renaming of the office was "the people's choice".

The new name would remain, Mr Yengeni said

Owners blamed for housing woes

METRO DESK

(124)

ARB 1/10/96

The sorry state of many of the 400 starter homes in St Montagu village and the 84 low-cost units in Daniel Avenue, Grassy Park-Lotus River, was due to lack of maintenance by home owners, the Southern substructure has been told in a report.

Owners have complained about their leaking, damp and out-of-square homes since they were built with National Housing funds by the former Cape Town City Council and the Cape Metropolitan Council in 1994

The houses cost about R30 000 each. During a council debate yesterday, councillor Sulaiman Ebrahim said prospective owners were fully aware the starter homes had been built within rigid cost constraints, without proper foundations and with unplastered walls.

The report said after receiving complaints, the city council and CMC had carried out remedial work, but it was obvious many of the problems related to normal maintenance.

The council agreed to refer the matter back to its community services committee for further consideration.

Philippi residents pay for first time

124
ERIC NTABAZALILA

CT 2/10/96

ABOUT 100 Philippi residents, waving banknotes, marched to the local rent office yesterday to pay their service fees for the first time

Mr Mthetho Ntlanganiso, councillor of Ward 21, said the march, supporting the Masakhane campaign, was designed to encourage people to pay rent and service charges

"The councillors of Wards 19, 20, 21 and 22, the Philippi Reconstruction and Development Programme Forum and residents met and discussed the issue of paying for services," Ntlanganiso said "We decided to start paying so that better services could be provided in our area "

Councillors, aware that unemployment was high in the area, had not set a figure but encouraged residents to pay a "reasonable" amount

Residents who had begun paying lived on sites that had electricity, running water, toilets and a rubbish removal service

Ms Nobuntu Mbekwa said "Before, we had no lights, water and rubbish bins — but after the government provided these we felt it was necessary for us to play our part by paying for our services "

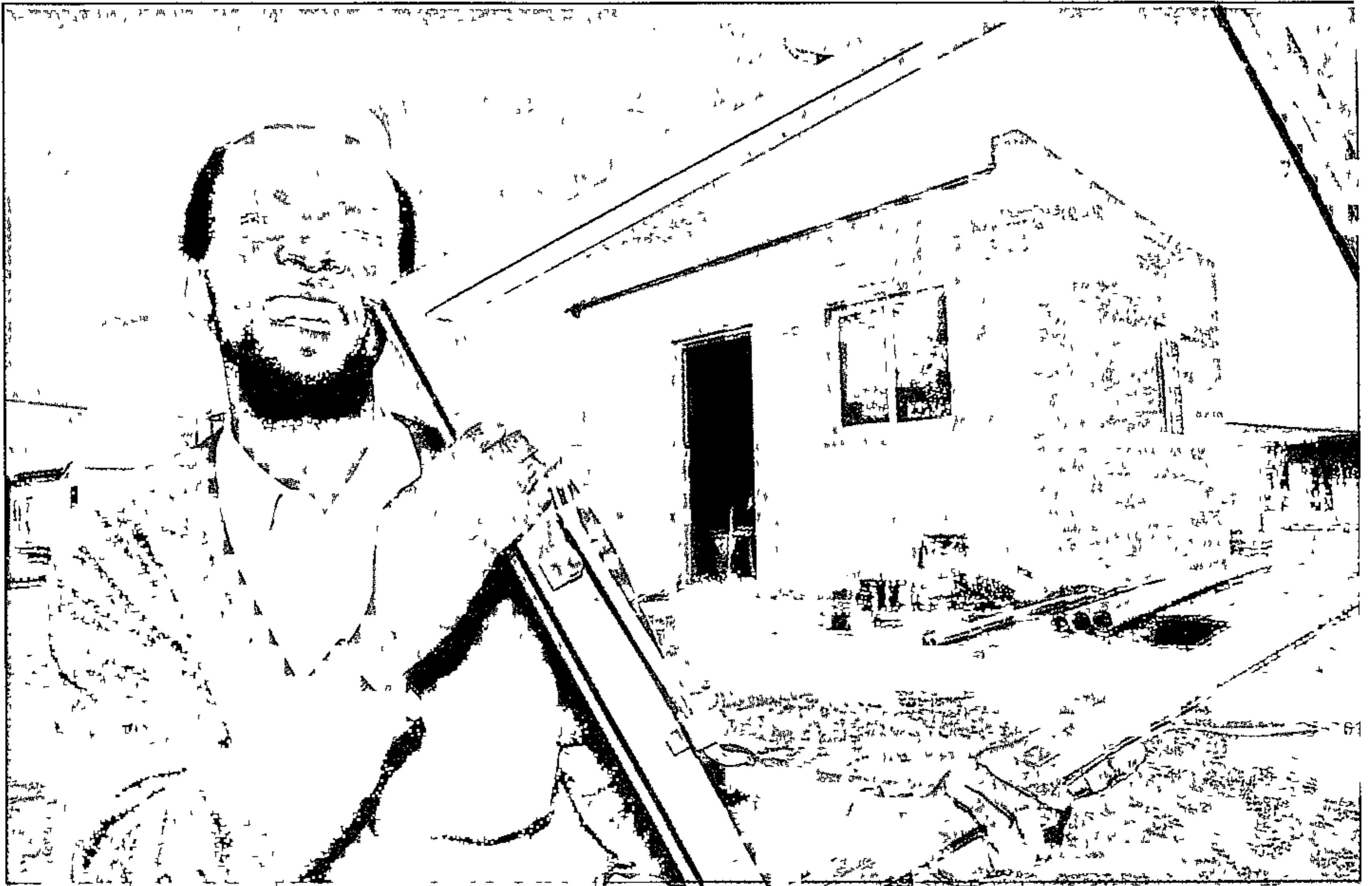
ANC MP Mr Tony Yengeni told the marchers that although conditions were still poor, it was encouraging that they were supporting the Masakhane campaign

The marchers expressed dissatisfaction with their area's being called Brown's Farm They set alight a banner bearing this name and hung another with the name, Philippi municipality offices, over the entrance to the building



MASAKHANE MARCH: Mr Robert Manxiwa waves a banknote and a flag as Philippi residents march to the rent office to pay for service charges. Mr Mthetho Ntlanganiso, a councillor, said the march, which he led, was in response to Masakhane.

PICTURE: BENNY GOOL



HOUSE PROUD: Mr Dawood Ndwombini of the Samora Machel shack settlement with his chosen house-type "framed" in the background. His own house of the same type is scheduled to be built this month

PICTURE: GARTH STEAD

First families to move into homes

CT 2/10/96 (124)

PETER DENNEHY

THE first 20 families will move into their R6 500-each RDP houses in Weltevreden Valley North, east of Vanguard Drive, in a week's time.

Houses are being built there at a rate of 55 a month. There will be 2 000 houses in the first phase of the Integrated Serviced Land Project's development of this new area, and another 2 000 in southern Delft.

The first 2 000 prospective owners have been streaming along to choose their house types and sites in the past four weeks

Cape Town municipal housing officials recently inspected the show village, consisting of 11 different housing types and found the house type that will withstand the Cape weather best is one made of polystyrene sheets, reinforced with steel, and plastered on both sides

"This house appears to be the least popular as it offers the smallest floor area (about 10 square metres) for the available R6 500," said project management services director Mr Hans Smit in a report to the council's housing committee which will be discussed today

Far more popular were the houses made of concrete blocks, which offer the biggest floor area

Smit's report said all the houses had technical shortcomings at roof level "and can be expected to leak under wind-driven rain conditions"

These houses all had damp problems of varying degrees

The concrete block houses could be expected to be wet in winter, it said, and provide their inhabitants with an unhealthy living environment

Two future owners interviewed at the site yesterday, Mr Patterson Kovu and Mr Dawood

Ndwombini, both said they had chosen cement block houses

"It will be much easier to extend them," said Kovu. He and Ndwombini are from the nearby Samora Machel shack area

"These will be much better than the shacks that we live in now," said Kovu

The reason the houses are being built for R6 500 each is that the government gives people who earn under R800 a month a maximum once-off capital subsidy of R17 250, and R6 500 is all that is left after the sites have had their service connections installed

Subsidy plan beset with

CHRIS BATEMAN

UNION, computer and staff problems had substantially increased the Western Cape's 24 108-unit housing subsidy backlog — shattering Housing MEC Mr Cecil Herandien's month-old goal to halve this figure by the end of September

A frustrated Herandien yesterday said one of two officials manually checking all applications had taken a retrenchment package, while negotiations with Nehawu over temporarily moving staff to Union House to do the work had broken down yesterday

"We need 20 people to work on a full-time basis and even then we won't eliminate the total backlog — but at least we'd have better performance," he said

On installing a permanent subsidy management system — given as the reason for the delivery log-jam last week — he said four computers had been loaded while the remaining six should be loaded by the end of the week

Herandien said the union viewed moving staff into different premises as a change in working conditions

Subsidy applications were "streaming in" as a result of a province-wide education drive and he expected another 4 000 "within the next few days"

On installing a CSIR computer package designed to automatically check applications against title deeds in the registry office was dependent on getting the management system up and running

Herandien said it would take 20 competent people up to a month to have the new backlog

Subsidy payouts had increased from R2 million in May to "well over" R20m a month — with an estimated expenditure of R100m by the end of March next year

problems

High defaults blamed on lack of campaign

Linda Ensor

CAPE TOWN — Rent and service arrears remained unacceptably high in the Western Cape due to delays in launching the Masakhane campaign, provincial chief director of local government Faan Naude said yesterday.

Naude ascribed the delays to the postponement of the local government elections in the province.

It was learned yesterday service arrears owed to Western Cape local authorities rose by R22m in one month, reaching R193m by August this year compared to R171m a month earlier.

If amounts owing for rents (R64,6m as at April 30) and house instalments (R63m) were added, total arrears in the province were in the region of R320m, compared with the national total of R5,6bn disclosed this week by constitutional development minister Valli Moosa.

Naude stressed that the Masakhane campaign, launched by President Nelson Mandela in July last year could only be driven by politically legitimate local authorities. Yet local elections in the Western Cape were only held in November last year in rural towns and on May 29 in the rest of the province.

The campaign would only be launched in the Northern and Helderberg substructures today.

It was also important, Naude said, to improve the standard and user-friendliness of services delivered to the community, and here some councils had made payment easier by opening pay points on Saturdays and moving them closer to the communities.

The Western Cape had also approved 117 municipal infrastructure projects, which had almost fully used up its R52m programme allocation.

The Cape Town metropolitan area made a sizeable contribution to the arrears. Cape Town city council treasurer Eddie Landsberg said yesterday water arrears presently stood at R30m compared to R22m a year ago, electricity arrears amounted to R65m; and arrears outstanding for the former black local authorities R140m.

Rent arrears in the Cape Town metropole amounted to R19m, instalment arrears to R22,8m, giving a total figure for housing and service arrears of R137m.

Naude noted that 14 of the 136 local authorities, substructures and district councils were consistently in the red.

The ANC provincial congress at the weekend resolved to revitalise the Masakhane campaign at branch level.

The congress also called on local authorities to commit financial and human resources to getting the campaign off the ground.

BD 4/10/96

(124)

Families refuse to move into 'small' new RDP houses

JOSEPH ARANES
MUNICIPAL STAFF

A row has broken out over a new RDP housing project in the West Coast town of Doringbaai, which could result in a major fishing company losing the bridging finance it paid to get the houses built.

General manager of the Oceana Fishing Group's northern areas, Martinus Potgieter, said the company put up R3 million to build 210 houses.

Part of the agreement reached with the community's Development Trust was that 15 families living in the suburb of Diepgat - in

houses built by the fishing company more than 50 years ago on state land - would also be allocated houses in the new development.

But five of the Diepgat families have refused to move to the new houses because they say they are much smaller and less comfortable than their existing homes.

Mr Potgieter said that in terms of the Government's housing subsidy scheme, RDP funds would only become available once the houses were completed.

"We put up the bridging finance to get the project up and running and now that it is completed all the residents, with the exception of the five families, have moved in."

"But we cannot get our money back

because of their refusal to move."

He said that while he agreed the houses were smaller than the Diepgat units, the residents could break down their old houses and use the material to increase the size of their new dwellings.

"The bottom line is that with the new scheme they will all become home owners," said Mr Potgieter.

Local African National Congress leader and councillor Debbie Moyes said part of the problem was the Diepgat families did not realise the new houses would be so small.

"The housing subsidies have not yet been approved and the people would like to know what is going to happen if the the subsidies

(14) ARG 7/10/96
are never approved.

"Will they be put out of their new houses as well?" said Mrs Moyes.

One of the Diepgat residents refusing to move, Dennis Stevens, said he had refused to move to the new house because it was so small he could not fit in all his possessions.

"I have only moved some of my belongings into the new house even though the company has threatened to demolish the Diepgat houses and disconnect the water to the area," said Mr Stevens.

Mr Potgieter said the company had instructed their lawyers to issue final eviction notices and he hoped the families would move out as soon as possible.



ROY WIGLEY

Foundation: Danny de la Cruz and Marion Niewoudt at the Kraaifontein low-cost housing site

R2-m house project grant

ANDREW SMITH

STAFF REPORTER

ARG 7/10/96

(124)
A R2-million grant from the Cape Metropolitan Council's RDP fund has given a kickstart to the construction of 2 500 low-cost houses for the informal residents of Kuils River.

Phase one of the Kalkfontein Housing Development Project, which involves major earthworks and the provision of bulk electricity and water supplies, was inspected last week by Cape Metropolitan councillors

It is expected to be completed by next month. Councillor Marian Niewoudt, chairman of the Eastern substructure's RDP committee, said the first residents were expected to move in next July.

"The Kalkfontein development is an excellent example of the role local government can play in assisting previously disadvantaged communities," she said.

Councillor Pierre Uys, chairman of the CMC's executive committee, said the RDP fund was one of the most exciting RDP initiatives.

'Doctor Death' - dry Cape wind blamed for fires

'Houses needed to cut risk'
ARG 10/10/96 (124)

CHENÉ BLIGNAUT
STAFF REPORTER

The Cape doctor, that dry southeasterly wind which keeps the Peninsula's skies clear of pollution during the summer, is being blamed for the devastating shack fires which threaten the lives of Marconi Beam residents with alarming regularity.

Early yesterday two people died and hundreds were left homeless when fire ripped through the township, destroying about 200 shacks

In January, a south easter fanned this year's first inferno and made it virtually impossible for firefighters to contain the spreading flames

Yesterday's fire destroyed only that part of the settlement which was not razed in January. In the earlier fire two-thirds of the densely populated shantytown burnt down

Six people were killed in the January blaze, which sparked speculation about community arson attempts aimed at forcing the government to provide proper homes

Milnerton assistant fire chief Steve Abrahamse said he "would like to believe this week's fire was only a coincidence"

Mr Abrahamse said the south easter played a big role in fires in the area

He said many homes were built of timber and plastic, which increased the fire risk

This week's blaze broke out in the heart of the settlement, which made speedy access difficult for firefighters

Alleys between the shacks were blocked with furniture, further complicating the

firemen's task. "As long as we have overcrowded shacks this problem will be with us. If we had formal houses, we would have dealt with one fire in one home," Mr Abrahamse said

Pieter Gerber, Northern substructure chief executive officer, said his council hoped to have all the informal squatters within its jurisdiction in formal houses within 18 months. He dismissed speculation that the fire was deliberately lit. "No one wins, everyone loses in these situations," he said

Red Cross Society area manager Douglas Davidson said his organisation would operate a soup and bread kitchen at Marconi Beam today

He said the Red Cross had assisted more than 6 000 people during fire disasters in the settlement during last year's risk season

"We will be asking local businesses to assist us with the gathering of emergency supplies as a preventive measure in case of future fires in the area," said Mr Davidson

His organisation would also introduce a new safety cooker to shack dwellers which would reduce the chance of fire if a stove fell over

Teaching people to keep fire buckets filled with sand next to their shacks and to place candles in jars filled with sand were other prevention measures advocated by his organisation.

Ironically, the Red Cross and local fire department had intended going into townships to educate people about the dangers of fire and floods on World Disaster Prevention Day yesterday

They had to abandon their plans and instead deal with the aftermath of the fire

Council staff

seek bigger

home subsidies

(124)

ARG 10/10/96

Municipal workers want bigger and tax-free housing subsidies on the grounds that this will free Reconstruction and Development Programme funds for the informal sector

This was decided at the first regional conference of the Independent Municipal and Allied Trade Union at Vredenburg-Saldanha

The union president, Hans Deetlefs, said the scheme would help workers own their own homes and make them less reliant on state housing - Metro Correspondent

Work group is first step in rates revamp

(124) CT 10/9/96

PETER DENNEHY

THE first step in revamping Greater Cape Town's rate into a uniform system has been taken with the assignment of two councillors to create a working group.

The Cape Metropolitan Council (CMC) has named Mr N D Stevens, a member of Cape Town and Mr J Snyman of Tygerberg to sit on the Metropolitan Restructuring Forum working group that is to co-ordinate proposed change to the property valuation ordinance — including the charging of rates in black suburbs for the first time.

They will also hit many property owners who have been charged according to valuations that have long been out of date. This is a result of the debacle in 1989 when the Cape Town City Council's advisory committee put aside a controversial valuation roll that rated properties on 1990 figures. In the decision, valuations reverted to the 1979 roll.

Different rates are being charged by the 12 administrations of former local authorities. The Cape Metropolitan Council wants to ensure that the change will bring greater uniformity throughout Greater Cape Town.

The valuation and rating group is to decide on an appropriate rating system and determine a base rate for valuation. It is expected that the new rate will come into effect in 1998.

The problems with the existing ordinance include the implication that every property must be inspected before a valuation is issued.

It is not clear if it allows computer modelling to be used in determining values and if procedure for revaluation would take four years instead of 18 months to complete.

● In Gauteng, Sandton residents are to meet the provincial government today to discuss unhappiness with recent rate hikes. Many ratepayers believe the local budget is unfair because it projects a surplus of R45.3 million whereas those of most of the other substructures project a shortfall.

Deaf show the way to new homes

(124) AREG 12/9/96

Khayelitsha self-help project challenges shack-dwellers

CHENE BLIGNAUT
STAFF REPORTER

You don't need to understand sign language to sense Nolwandle Makinana's excitement at the prospect of swapping her shack in Khayelitsha for a new prefabricated house, with more than enough room for her and her two small children.

Ms Makinana is one of 20 deaf shack dwellers in the township who will move into new homes with their families before the end of the year.

And what makes these homes even more special is that they will be built by other deaf people in the community.

"Housing for the people by the people" is a project initiated by the Noluthando Institute for the Deaf in Khayelitsha to address the dire need for proper homes in the impoverished community.

It also aims to create much-needed jobs for people who have little chance of otherwise being employed.

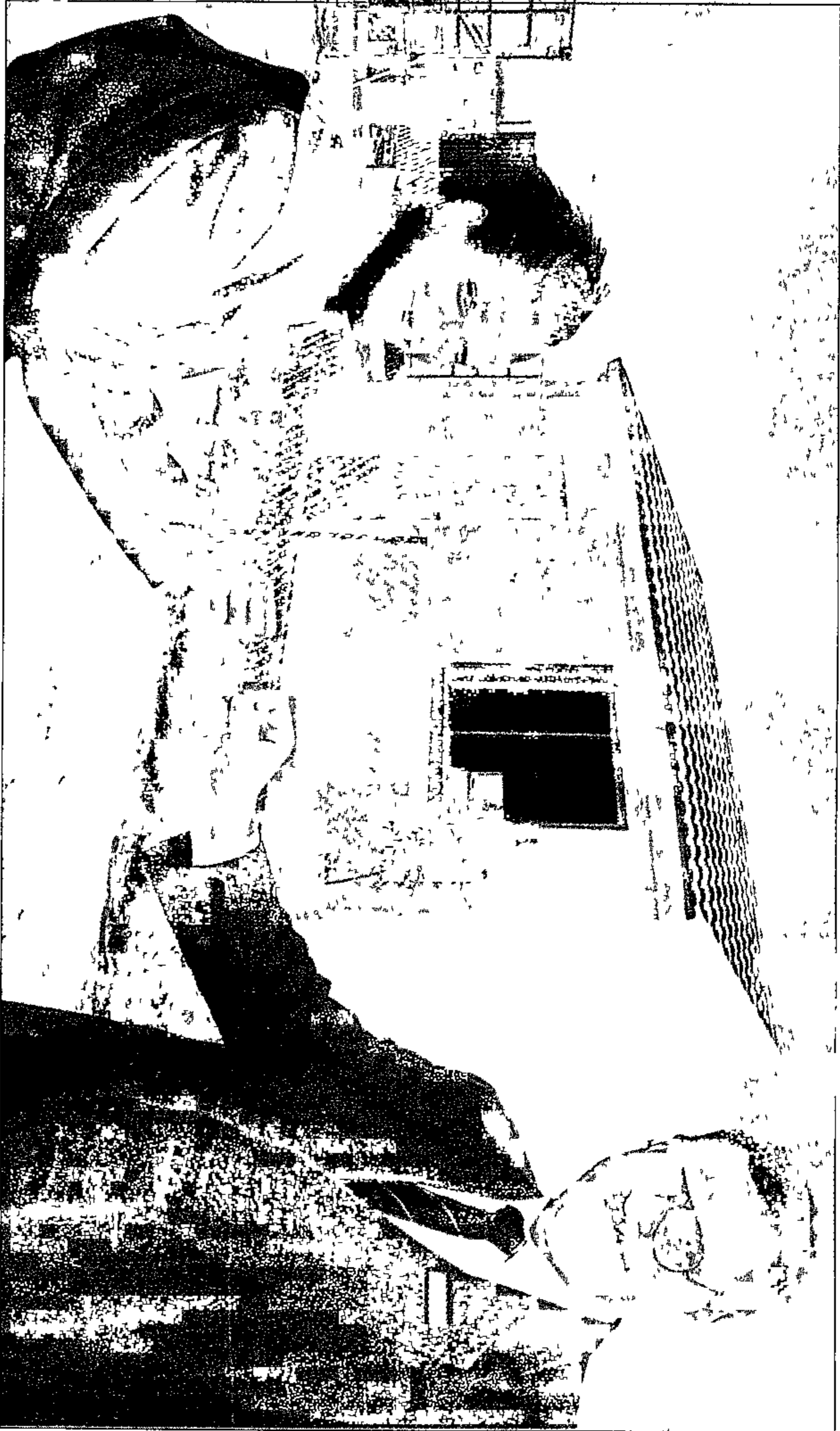
About 16 deaf adults will be employed in the first phase of the project, one of several job-creation initiatives started by the institute in the past few years.

"We realised it was no good to educate deaf people at our school if there were no job opportunities for them," said Noluthando school principal Richard Heitmann.

The first 20 families selected for the new homes from a waiting list of 45 were extremely excited, he said.

"Every time they look at the show house, they throw their hands up in the air. They cannot believe such a beautiful home will be theirs for free. These houses are palaces compared to where they live."

The institute has been awarded the franchise for Eapro, a labour-intensive building system for prefabricated, reinforced concrete



ANDREW INGRAM

Good sign: Nolwandle Makinana gets the key to her new house from Richard Heitmann, principal of the Noluthando Institute for the Deaf

houses. They are basic structures which can be upgraded in phases.

The institute will access Reconstruction and Development Programme funds by using a R7 500 state subsidy for each house.

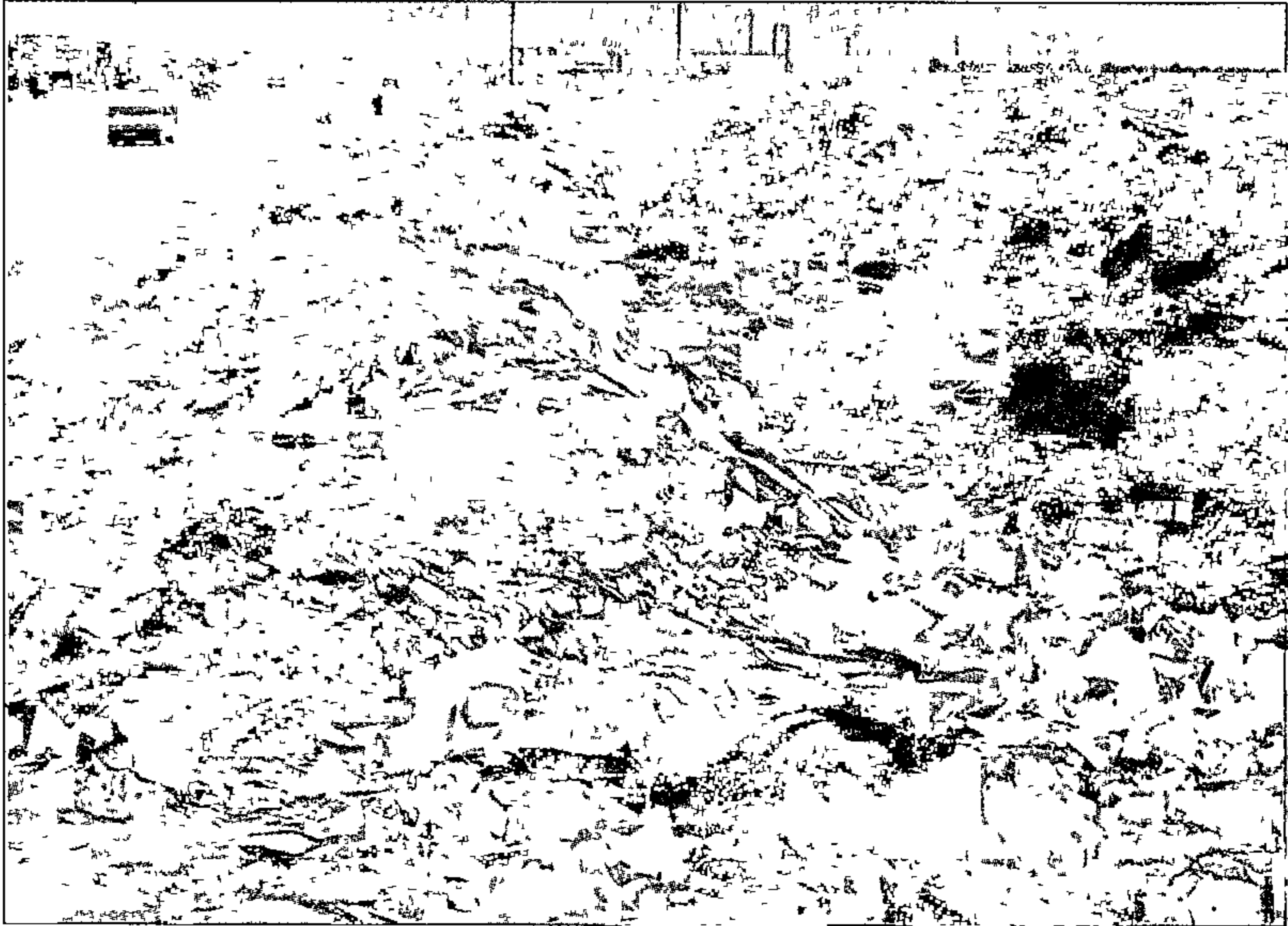
The Foundation for Deaf Children's Education will finance the franchise and initial costs of the project.

The idea is for other local development organisations to get involved as well, so that the benefits of the scheme can be extended to the rest of the community.

As a member of the Khayelitsha Development Forum put it: "These people have provided us with a challenge. The able must learn from the disabled, who have taken the initiative to help themselves."

Nico van der Merwe, of the Foundation for Deaf Children's Education, added: "We started by giving people a vision of a dream. Now they must take it further."

NEWS



DOUG PITHEY

Health hazard: Khayelitsha's garbage problem could jeopardise a proposed Olympic boxing venue in the area

Khayelitsha refuse just keeps piling up

Clean-up is top priority for council

CHENÉ BLIGNAUT
STAFF REPORTER

(124) (56)

ARL 12/9/96

Finding a speedy and cost-effective solution to Khayelitsha's growing refuse problem has shot to the top of the Tygerberg council's list of priorities.

The clean-up has become a necessity because of the virtual collapse of the township's refuse removal system, which is one of the costliest in the metropolitan area.

The piling up of refuse, including human excrement, around the shacks not only posed a serious health risk to residents but could also jeopardise a proposed Olympic venue for boxing in Mew Ways in Khayelitsha, said Tygerberg engineer Francois Fourie

The waste also compounded the flooding threat by clogging the few stormwater drains there were in the area

Mr Fourie said poor infrastructure, labour problems and a "totally inefficient" waste management system were at the root of the serious garbage problem

"Theoretically, it should be cheaper to remove

refuse in the townships because the people produce far less refuse per household than residents in some of the more privileged areas," Mr Fourie said.

But if compared with Bellville, for example, where the cost of refuse removal was R206 a ton, the cost of the collection of waste in Khayelitsha was much higher at R592 a ton

This translated to a cost of about R21 a household in both areas, in spite of a vast difference in the quality of service rendered

Mr Fourie could not say how many Khayelitsha residents actually paid for the service, but said he did not blame them for refusing to pay for such an inferior service

The system of tractors and two compactor vehicles was being hampered by problems of absenteeism and union demands.

"The unions are demanding more sophisticated vehicles but want to retain the same number of jobs. You cannot have the best of both worlds," said Mr Fourie

The council is to consider sub-contracting waste management to entrepreneurs who will involve the local community in the clean-up procedure in a cost-effective and empowering way.

scheme

Race row brews over housing

(124) ST(CM) 15/9/96

2 SUNDAY TIMES METRO September 15 1996

By NORMAN WEST, Political Reporter

A RACE row is brewing in Delft, where angry residents this week burnt tyres and barricaded streets over the allocation of homes.

The protests were sparked by the announcement that the Western Cape provincial housing plan — the Integrated Service Land Project (ISLP) — would allocate houses on an equal basis between coloureds, who have been waiting for decades, and recent black arrivals.

Delft councillor Gerhardus Ventura said the coloured people in Delft were angry and had begun burning tyres and putting up barricades.

Ventura said the 50/50 allocation had caused tension, particularly in Delft South, which is predominantly coloured. According to official statistics, there is a need for at least 6 500 dwellings in Delft.

He said he feared further friction between coloured and black residents with the news that, of the 2 000 plots already serviced, 1 000 houses would be allocated to blacks and 1 000 to coloureds.

"We are not racists and it is not that we do not want to live next to blacks. But there are about 6 000 coloured people living in appalling conditions in backyards in the Delft area who are waiting for proper accommodation," said Ventura.

"Why must our coloured people, who have been on waiting lists for 10-15 years, be denied the opportunity to move into the 1 000 dwellings reserved for blacks in Delft when there is plenty of room for them in Khayelitsha?"

"We are being forced to integrate with blacks for political reasons while our housing plight is being ignored. It is too late now to stop blacks taking occupation of the 1 000 units, but I hope it will never happen again."

Minister of Housing Cecil Herandien said that in what is called the "green fields project", comprising Phillip East, Brown's Farm and Weltevreden Valley, 7 000 plots were serviced and would be allocated on the ISLP's 50/50 basis while another 20 000 were "in the pipeline and earmarked for blacks".

He said "A high-level meeting has already been arranged for this coming week to address the concerns Ventura refers to."

"Ideally, one should not allocate houses on a racial basis but on merit, taking into concern the period applicants have been on the waiting list and on which waiting lists their names appear, in order to allocate dwellings as equitably as possible."

PROPERTY BLOW TO BE EASED?

City rates increases 'may be phased in'⁽¹²⁴⁾

IT IS STILL to be decided if rates are to be based only on land values, a system that would allow revaluations to be carried out more quickly. **PETER DENNEHY** reports.

THE capping of rates increases may be the way to avert massive hikes when Cape Town's properties are revaluated

Southern councillor Mr Bill Stibbe, who chairs his council's working group on rates and valuations, is confident that Cape Town municipalities can avoid the experience of Sandton residents, whose rates have risen by more than 243% on average

The Sandton increases have prompted a revolt in which protesters are paying the old rate and what they regard as a reasonable increase, such as 20%

Stibbe, who is to serve on the Cape Town Metropolitan Restructuring Forum's sub-group on rates, says some people's rates inevitably will increase with the updating of valuations and possibly with the switch to a different rating system

The impact may be softened by phasing in the increases, perhaps over five years — but these decisions have yet to be taken

It also remains to be decided whether rates should be based only on the valuation of the site, Stibbe

says. This system would be the quickest way of updating valuations

In 1990, the Steyn commission of inquiry into different rating systems recommended a compromise between the present system of assigning values to buildings and land and the land-only system

Steyn reported that site rating would encourage development as it would impose a heavy rates burden on those who wanted to hold on to land without developing it

Professor Charles Simpkins said this system should attract capital to the city as a move away from taxing buildings would be a move away from taxing capital

Johannesburg already has site rating

Veteran councillor Mr Richard Friedlander said it was fair to tax buildings as these used more services than vacant land

Whether property-owners can hope to pay lower rates under the site-only system depends on the value of their land in relation to the value of their buildings

If a ratepayer's land value is

high and the value of his building low he can expect to pay more

A survey of likely increases in rates under a land-only system was carried out during the Steyn commission's investigation, but the statistics may no longer apply as the wards have since changed

Houses in the old Ward 1, which was most of the Atlantic Seaboard, would pay 21% more in rates on average

Other rises would be

Ward 2 (the city side of Sea Point) 44%, Ward 3 (Green Point) 35%, Ward 4 (Tamboerskloof) 11%, Ward 5 (Oranjezicht, Vredehoek) 12,6%

In Ward 6 (central city) rates would decline by 2%, Ward 7 (Salt River, Maitland, Ndabeni) down 37%, Ward 8 (Woodstock) down 28%, and Ward 9 (Paarden Eiland, Brooklyn, Ysterplaat) down 30%

Ward 10 (Observatory, Mowbray) down 14%, Ward 11 (Rosebank, Rondebosch) down 25%, Ward 12 (Bergvliet, Meadowridge) down 20%, and Ward 13 (Crawford, Lansdowne) down 45%

Ward 14 (Bishopscourt) up 13%, Ward 15 (Kenilworth, Wynberg) up 11%, Ward 16 (Plumstead, Ottery) down 21%, and Ward 17 (Muizenberg, Mitchells Plain) down 55% on average

CT 16/9/96

Plan for township near Durbanville

ARG 17/9/96

CHENÉ BLIGNAUT

STAFF REPORTER

(124)

Plans are afoot to create the first of several informal townships on the outskirts of Durbanville to accommodate homeless people in the northern rural parts of Tygerberg.

Among the destitute people are families who have been evicted from farms in the area.

The Tygerberg Urban Planning Committee this week inspected the Lichtenberg Outspan site, east of the Fisantekraal station, to investigate the possible location of a "hamlet village" there.

Committee chairman Louwtjie Rothman said the idea was to accommodate people who worked on the farms and agricultural industries in the area, eventually catering for about 1 000 families on the 56ha site.

"The Tygerberg council wants to take the initiative to alleviate the problem of homelessness in the area,"

said Mr Rothman. He said the idea was to approach the Cape Metropolitan Council and provincial authorities to help with the funding of basic services. About 100 squatter families have been occupying a section of the site since last year, when it was declared a "temporary transit area".

The families, who had been squatting illegally on a road reserve in the area, moved on to the site in terms of an agreement with the formal Cape Rural Council.

These squatters will have the first option of moving into the proposed settlement, while the rest of the units will be allocated according to a waiting list. The Durbanville administration already has a waiting list of more than 500 people.

Ted Baumann of People's Dialogue, who has been involved in the area, said families who were being evicted from farms aggravated the problem. The proposed township still has to be approved by the executive committee and full council of the Tygerberg

Rates debate for Southern council

METRO DESK

(124)

ARG 17/9/96

All civic and ratepayers' associations in the Southern substructure - from Wynberg to Simon's Town and around to Hout Bay - have been urged to send representatives to a meeting to debate rates increases.

The meeting is at the Retreat Library in Concert Boulevard at 7.30pm tomorrow

It is being held under the auspices of the Heathfield and District Residents' Association and has been called by the co-

ordinator of the Southern Substructure Community Forum, Don Jethro.

He said the association was perturbed to learn that the substructure faced a 12 percent rates increase

"One of the most glaring realities of the apartheid past was the inequality in the provision of rates and service charges between former white and other residential areas.

"The current rates structure approved by the newly elected council does nothing to address this problem," Mr Jethro said

Plan to deduct service arrears from pay

Kevin O'Grady

(124)

EF BD 18/9/96

PLANS are afoot to rid Port Elizabeth of R86m in municipal service payment arrears by deducting the money from workers' salaries, following an in-principle agreement signed by organised business and labour this week.

PE Regional Chamber of Commerce and Industry CEO Kevin Wakeford confirmed yesterday that an agreement was signed by the chamber and Cosatu on Monday that would hopefully result in the city's 350 000 formally employed people consenting to the deductions. However, Cosatu had still to gain the support of its members for this and the Port Elizabeth city council had yet to establish mechanisms for the monthly collections to take place.

Ecna reports that Cosatu regional leaders met their shop stewards council last night and planned to hold township meetings this weekend to popularise the idea.

Wakeford said the chamber had held tentative discussions with its

members and Cosatu for nine months during which parties had realised this had to be "driven by Cosatu" because it affected their members directly.

The chamber also caucused at director level and its board took a formal decision actively to persuade its 1 200 members to provide facilities for the stop orders. The city council had agreed to provide services necessary for the deductions.

Wakeford said the agreement was that a flat rate — calculated according to the average arrears and monthly service payments — would be charged and "it would be incumbent on the employee to top it up". He said workers would gain from improved services and from investment the city's improved financial position was likely to attract, and business would gain by being freed from "rates increases which reflect the arrears problem".

About 90% of the business community was behind the idea. Some "small employers with limited capacity might see it as a headache", he said.

One of the first things large investors looked for "when sniffing around" was sound local government. "If we can turn the (arrears) around incrementally on a 5%-a-month basis, it will have a huge impact on the finances of the city," Wakeford said.

Our Port Elizabeth correspondent reports that Cosatu regional official Mbuyiselo Ngwenda said at the news conference Cosatu had taken the initiative and approached the chamber regarding the stop order proposal. Cosatu was confident they would get the support of workers.

Ngwenda said his organisation would also seek to popularise the idea throughout the townships.

A report-back meeting on the issue was held with the ANCLast night.

Wakeford said the deal could not have come at a better time, with several major developments in the pipeline, such as the expansion of the airport and a new harbour at Coega. It was indicative of the industrial stability the city was enjoying.

Go-ahead for housing project

MAGGIE ROWLEY
PROPERTY EDITOR

(124) ET 19/9/96

THE Mortgage Indemnity Fund has granted housing cover for the development of 1 500 erven at iLitha Park in Khayelitsha in a third pilot project aimed at encouraging an end to the six-year bond boycott in the area.

Khayelitsha is one of about 80 areas countrywide where cover under the fund has been deferred until residents started paying their bonds and for services

- Banks will not lend to buyers in areas not covered by the government's Mortgage Indemnity Fund which insures the banks against losses

The erven at iLitha Park are to be developed by Murray & Roberts subsidiary Condev Cape

Condev's development manager Mr John Hopkins said the MIF cover initiative for iLitha Park was the joint effort of the Khayelitsha co-ordinating forum comprising the Association of Mortgage Lenders, local authorities, provincial government, the Khayelitsha Development Forum and Condev Cape

Work has started on a show village which will comprise 12 differently styled homes ranging from R20 000 to R75 000. The village will open in November

R15-m project will house 900 W Cape families

More deals in pipeline

ALIDE DASNOIS
BUSINESS EDITOR

Building started last week on a R15-million low-cost housing estate near Oudtshoorn which could usher in new solutions to the Western Cape's housing crisis.

More than 900 families are to be housed in the Bongoletu project, the first to be approved under the National Housing Subsidy Scheme.

The project brings together the Cape of Good Hope Bank, which provided upfront finance, Cape construction and civil engineering company Power Group, and the provincial Housing Board

The Housing Board is due to take delivery of the houses from Power Group in about 10 months time

The subsidy scheme enables first-time home buyers with a monthly income of R800 or less to benefit from government subsidies of up to R17 250, with smaller subsidies available up to an income ceiling of R3 500 a month. Developers have to satisfy the provincial Housing Board that they have sufficient access to finance to make the project work

Managing director Mike Thompson says the three-way deal was only possible because the bank had a long association with Power Group and was "absolutely

confident" about the company's ability to deliver

His bank is now negotiating finance for three other such projects, in Mbekweni, Darling and Dysselsdorp, with another Cape-based construction group, Asla Construction. And Asla also has a further three low-cost housing projects in the pipeline

"It is a fundamental condition that the bank only deals with top flight civil and construction companies. The community must also regard contracting firms as secure. We have had a long association with both Power and Asla and are confident of their ability to deliver," he says

Mr Thompson says the Bongoletu project took one year to set up because of the complexities of obtaining commitments from all parties to the project and in setting up the financial structure

"As no head bonds are allowed to be registered, we had to structure the finance in a very creative way to accommodate securities and the relevant and acceptable collateral," he says

The deal was given the go-ahead from a grouping of 27 community organisations - a "major coup", says Mr Thompson, at a time when many development projects are stalled either because community representatives cannot be identified or because of disagreement between community organisations and contractors

(124)

ARLT 21/9/96

'PAYDIRT' SCHEME DELAYED

Joint municipal team to clean Khayelitsha

LOCAL GOVERNMENT MEC Mr Peter Marais' "rands for rubbish" scheme to pay Khayelitsha residents to clean up their own township will have to wait until a municipal task force has had first try. **CHRIS BATEMAN** reports.

CT 23/9/96

(124)

Cape Times probe three months ago was that non-governmental organisations and the South African Municipal Workers' Union, (Samwu) could never "all get to the same meeting and agree"

KHAYELITSHA is to be cleaned up, not by its residents earning R2 a bag of litter, but by a team of workers from several municipalities

Local Government MEC Mr Peter Marais' "rands for rubbish" plan has been delayed until council workers have done the initial clean-up, and will then be introduced as a cost-effective way of keeping the township clean

Cape Metropolitan Council sources said the "paydirt" scheme was probably months away,

because organising a joint clean-up first would take time

Marais said he had wanted quick results, "to show people we do care about their plight".

Mr Tony Murray, acting chief director of engineering for the council, said the initial challenge was to "get the clean-up going"

"At the moment it's still a wish-list for pooling resources," he said.

Marais said the reason there had been no apparent progress in the clean-up promised during a

So far "master plans", "clean and green" campaigns and the expenditure of several million rand have had no lasting effect in helping Khayelitsha's ageing vehicle fleet and 240 official rubbish removers service 40 000 plots occupied by 55 000 families

The council and province intend spending R4,115 million upgrading and repairing sewage systems, repairing roads, improving stormwater drainage and water supply this year

51 forms, seven officials, 45 days — and still no subsidies

CT 27/9/96 (124)

CHRIS BATEMAN

THE Western Cape Housing department is unable to deliver more than a trickle of available subsidies because while it is installing a new "permanent subsidy management system" it has just two staffers manually checking applications against deeds office titles.

This became clear yesterday after a group of about 30 residents of Goniwe Park and Nuwedorp near Villiersdorp travelled to Cape Town to confront Mr J P Roos, the province's Deputy Director of Housing-Administration, over a 45-day delay in approving their applications.

The group, whose application was approved in principle by the Provincial Housing Board in September last year, began clearing sites last month, working 10 straight days in anticipation of

what they hoped was an imminent cash flow to enable building

A spokeswoman for the Development Action Group, Ms Jacqui Boulle, said residents had now filled in 51 forms, spoken to seven different officials and waited 45 days

Roos told the protesters that if they had warned him they were coming he would have been able to "go into this — I'm not in a position to give you a firm, honest answer now".

He promised to produce a reply today

The residents bore placards reading "You promised subsidies We followed the rules — you give us excuses"

Roos told the Cape Times subsidies were "streaming in" but "simple logic is that when you switch over from a temporary system to a permanent one you get bogged down".

Housing MEC Mr Cecil Herandien's 15-member Housing Board sits every two weeks to consider subsidy applications. His stated goal in mid-August was to cut the backlog of 24 108 applications in half by the end of this month.

Although Herandien was unavailable, he has told the Cape Times previously that one of the two processing officials was due to take the retrenchment package and would be hard to replace

Roos confirmed that a computer system Herandien had pinned his hopes on to hasten the process was still not working and that two staff members were processing applications manually

He was unable or unwilling to say what the subsidy backlog currently was, saying, "please don't put me in a position where I must give information out".

Housing Director Mr John Africa was unavailable for comment

AL

Masakhane ⁽¹²⁴⁾ gets big boost _{Sowetan 5/8/96}

By Waghied Misbach
Political Reporter

THE Masakhane Campaign in the Western Cape has been given a boost by hundreds of residents in one of the local townships waiting in long queues to pay their rates and services accounts.

On Saturday, Crossroads residents were lining up from the time the offices opened at 8 30am to pay for municipal services for the first time in years.

The turnout is being seen as the successful outcome of the establishment of a Reconstruction and Development Programme (RDP) forum in the township last

Hundreds of Crossroads people queue up to pay services rates

month. The forum brought together the residents with local and municipal officials in an attempt to upgrade services in the area.

Violent clashes

It was identified as a Presidential Lead project by President Nelson Mandela after he came to power in 1994.

Crossroads is a particularly needy area. The township, with 45 000 residents, was the flashpoint of violent clashes in the '80s between the *Witdoeke* or

warlords and the comrades, which saw thousands of shacks burnt down in the conflict and hundreds of people killed.

Chief executive officer of the Crossroads area Mr Andries Wessels said the payment of services also marked the start of a number of a multimillion rand special project that would see, among other things, more than 500 houses built for the almost 8 000 residents who live in shacks. It will also provide sewerage and other basic services.

Taps on as Red Hill starts paying up

ARG 6/8/96

(124)

JILYAN PITMAN
Staff Reporter

THE WATER supply has been temporarily reconnected for the squatters at the Red Hill informal settlement near Scarborough because community leaders have been successful in collecting a "significant portion" of the arrears

The water was cut off last month because residents had not been paying the fees

So far R600 of the R3 500 owed has been paid to Simon's Town municipality, leaving R2 900 till needed to balance the books

Tobie Hills, a new member of the Major Urban Areas Associations (MUAA) legal and constitutional technical working group, said this decision was taken after a poorly

attended meeting at the settlement to discuss water disconnection because of non-payment

"The spokesperson for the community confirmed the agreement with the Simon's Town council, in terms of which water would be supplied and refuse collected if the community paid the agreed R10 a household a month

"He expressed his disappointment at the poor turnout and said he would have wanted the non-payers themselves to explain to council representatives why they did not pay. After lengthy discussion on possible reasons for non-payment, the spokesman said a list of names of people not paying should be given to him and he would attempt to collect the arrears."

Mr Hills said the water was temporarily reconnected in acknowledgement of the community's attempts to honour the services agreement

"Further progress over the next few days will be monitored before a further decision is taken"

Last month squatters had their water disconnected because of failure to pay, and members of the Friends of Scarborough group expressed fear that disease might break out if water was not reconnected in terms of the agreement between them and the council

They felt the whole procedure had been initiated in a hurry and that the residents did not understand what the plan was all about

W Cape tops in power stakes

MORE homes — 82,1% — were electrified in the Western Cape than in any other province, the Minister for Public Enterprises, Ms Stella Sigcau, said yesterday.

Replying to questions tabled in the National Assembly, she said 27,6% of the houses in the Eastern Cape and 29% of those in the Northern Province had been electrified

Sigcau said 76,8% of the houses in Gauteng had been electrified, as had 65,8% in the Northern Cape, 53,4% in the Free State, 44,6% in Mpumalanga, 43,1% in kwaZulu-Natal and 36,4% in North-West

Nationwide, 50,4% of homes had been electrified.

Political Writer

(124)
ET 7/8/96

Traffic lights for key township intersections

ANDREA WEISS
Metro Reporter

(124)
AAG 8/8/96
TRAFFIC lights are destined for certain key township intersections as part of the city's strategic management plans to restore services to the most neglected parts of the metro

But the rebuilding of Zwelitsha Drive in the Ikapa area has been delayed because the cost exceeds the money budgeted for it by R1,1 million

These details are contained in the latest progress report on the plans

The cleansing department in Ikapa is also being given priority attention and results are already beginning to show with 3 210 tons of refuse having been removed there in June at a cost of R385 a ton

The report says this represents an impressive gain in the net productivity of the cleansing branch which previously only dealt with 1 125 tons a month, at a cost of R1 098 a ton

In an associated community-based clean-up, an estimated 18 000 cubic meters of refuse and

litter was removed in the Ikapa area. This exercise will probably be repeated

The Cape Metropolitan Council is also investigating the use of alternative methods of waste removal which have been successful in Gauteng

The first, the Keep South Africa Beautiful project, is subsidised by the private sector and involves introducing refuse removal in an area divided into sections, which are allocated to an individual worker whose responsibility it is to keep that area clean

A second project under investigation is the Billy Hattingh concept, which involves privatising cleansing in a particular area. The Billy Hattingh Company enters into subcontracts with entrepreneurs from the community who are given financial, managerial and technical support by the company

The Billy Hattingh concept, which is used in many townships on the Reef, will be piloted in Weltevreden Valley North, an Integrated Services Land Project, the first phase of which is due for completion in September 1996

Call to shelter city's homeless

Metro Reporter

VETERAN city councillor Chris Joubert has made an impassioned plea for the city to put its money where its mouth is and provide shelters for street people.

In an appeal to the city's housing committee, Mr Joubert asked that it consider putting 10 percent of the money raised from the sale of the Clifton bungalows towards the homeless.

Mr Joubert also asked that a portion of the historic building, the Granary in Buitenkant Street, be used as a home for street people

Privatise refuse collection - call

CAPE Town should privatise refuse collection, says Cape Chamber of Commerce and Industry president Geoffrey Ashmead in the wake of the municipal strike

'The city had been held to ransom by refuse workers, but the problem did not exist in Pinelands which had privatised refuse collection several years ago - Metro Reporter

Private sector to aid Masakhane projects

BARRY STREEK

WESTERN Cape Premier Mr Hennis Kriel had accepted political responsibility for the Masakhane campaign in the province and was "extremely enthusiastic" about it, Provincial Affairs and Constitutional Development Minister Mr Mohamed Valli Moosa said yesterday.

The government's approach to the Masakhane campaign was it should not be linked with party politics, he said.

It was in the interests of all parties to support Masakhane and during the local government elections they succeeded in keeping party politics out of the campaign, he said.

Moosa said Masakhane was not just about encouraging people to pay for services, but also about the rehabilitation of townships.

There was "a marked difference overall" in the payment of services.

CT 15/8/96 (124)
"We have arrested this problem and it is not deepening — all indications are that it is going in the right direction," said Valli Moosa.

He said he intended visiting all nine provinces to persuade the premiers to accept political responsibility for Masakhane.

He has already visited three of the provinces — Northern Province, Mpumalanga and the Western Cape.

Valli Moosa said the MECs in charge of local government had agreed this week to launch 10 pilot projects to involve the private sector in the provision of municipal infrastructure.

They had agreed to identify these pilot projects by September 19.

The private sector had also expressed enthusiasm about being involved in the projects — such as taking over the provision of water — but had not yet made any decisions about the return on their investments, he said.

KHAYELITSHA PLOTS, HOUSES GIVEN AWAY

Huge debt write-off in home give-away plan

CT 16|8|96
(124)



THE GOVERNMENT will write off monies owed on Khayelitsha plots to cut the township's debt, writes **PETER DENNEHY.**

DEBTS amounting to hundreds of millions of rands which are owed to the state's housing funds are to be written off as the government gives away most of the houses in Khayelitsha to its residents.

Tens of thousands of Khayelitsha shack-dwellers, as well as the occupants of the 5 250 "core houses", will gain ownership of the properties they occupy at the rate of 1 500 a month from next week.

They will not have to pay anything more other than the normal charges for municipal services.

Altogether 27 000 sites are covered in this scheme which will slash the R649 million capital debt Khayelitsha would otherwise bring with it into the new Tygerberg municipality. There are now 50 000 sites in Khayelitsha.

"It is a fancy way of writing off the arrears in Khayelitsha," project manager Mr Brink Laubscher, of BKS Incorporated, explained yesterday. His firm won the R5m contract from the provincial government to implement the scheme. Site B, Site C, the core houses,

and much of the Maccassar section of Khayelitsha — 27 000 plots in all — were developed between 1983 and 1993 with housing funds from central government.

This was supposed to be paid back to the National Housing Commission with rentals levied by the municipality. Little of the rent was ever paid.

But in terms of a discount scheme that the government approved nearly four years ago, tenants of houses developed before mid-1993 could qualify for a discount of R7 500 on the outstanding amount for their plot if they wanted to buy it, said Mr Willie Boucher, deputy director of housing subsidy programmes from the National Housing Department.

BKS financial manager Mr Ed Dyssel, said the capital debts of the 27 000 plots amounted to R215m. The debt on each plot came to about R7 900 when the rent arrears of about R400 per plot were included with the capital debt. The subsidy formula allows rent arrears to be added to the capital debt. National Housing Board chair-

man Mr Ishmael Mkhabela, said yesterday his board had no problem with the scheme. "This is not a new policy. It is up to the provincial housing board to approve it."

Mr Willie Coetzee, a member of the provincial housing board's executive committee, said the board had approved the programme "a month or two ago."

He said the National Housing Board may have to be approached to solve a possible problem.

Apart from the R215m being claimed in the R7 500 discount per plot, the financiers who worked out the scheme also wanted to knock another R239m off the total amount owed to the national housing funds in respect of these plots. This money would have come to the Khayelitsha local authority as a subsidy, had it succeeded in collecting the money now effectively being written off.

Should the extra R239m not be approved, Coetzee said, it might be impossible to "equalise" the project, which means taking an average of what is owed and assigning the average to each house.

"The community seems keen on equalising," he said.

Laubscher said if the R215m and the R239m were written off, less than R200m would be left of Khayelitsha's R649m capital debt. The assets Khayelitsha had brought into Tygerberg with its recent inclusion were worth more than that, he said.



HOME AND DRY: Mrs Christina Jacob, of Site B in Khayelitsha, stands in front of the home she hopes to own soon. She is one of the residents who qualifies, in terms of a central government discount scheme, to get the plot she occupies for nothing.

PICTURE: GUY ADAMS



IN AGREEMENT: Tygerberg mayor Mr Lukas Olivier and Lingeletu West assistant director of housing Mr Seth Maqetuka with a framed copy of the agreement to hand over 27 000 Khayelitsha sites in the names of their occupants

PICTURE THEMBINKOSI DWAYISA

First Khayelitsha homes handover

(124) CT 21/8/96

PETER DENNEHY

BY NEXT week the first 1 143 Khayelitsha families will own their own homes, thanks to the government's home-ownership scheme

Transfers of ownership from the local authority to individual families in Site B are due to be registered with the deeds office

Altogether, the government scheme involves the transfer of 27 000 sites. The second batch of 1 215 sites — also in Site B — will be transferred to home-owners before the end of September. It is

estimated all transfers will be completed by 1999

The new home-owners in Khayelitsha will eventually have to pay property rates, senior municipal officials said yesterday

The plots in Site B have been advertised to see if there are any objectors — but none have come forward, said Mr Ed Dyssel, financial manager of BKS Incorporated, the consultant company which is handling all the transfers

Mr Wouter Loots, former town clerk of Khayelitsha, said he knew of no political opposition to the

scheme to hand over ownership of plots and core houses to their occupants, effectively free of charge

A celebration of the handover was held at the Khayelitsha Resources Centre yesterday

Tygerberg mayor Mr Lukas Olivier, the main speaker at the event, explained how everyone would, in effect, get ownership of their homes for free

Officially there is an average of R7 496 still owed to the state's housing funds on each of the 28 000 plots

But the prospective owners all

qualify for a R7 500 subsidy, in terms of a four-year-old policy of the central government, and they will also be able to apply for "consolidation subsidies" of another R7 500 from the Provincial Housing Board

The Tygerberg acting chief executive officer Mr Kobus Coetzee was not able to say what the rates would be in Khayelitsha — or from when they would be charged. But he said it was hoped property rates would be charged on the same basis in Khayelitsha as in the rest of the Tygerberg

W Cape arrears R275m

BARRY STREEK

CT 21/8/96

(124)

ARREAR rentals and service fees in the Western Cape now total R275,2 million, Provincial Affairs and Constitutional Development Minister Mr Valli Moosa said yesterday.

In Gauteng, R2,4 billion was owed in arrear rentals and services to local authorities, he said in reply to a question tabled in the National Assembly by Mr Jac Rabie (NP)

A further R32,1m was owed in Northern Province, R124,5m in Free State, R81,1m in Northern Cape and R87,9m in KwaZulu-Natal. No information could be obtained for Mpumalanga, North West and Eastern Cape

Demonstrators disrupt council meeting in rumpus over different rates increases (124)

NORMAN JOSEPH

Staff Reporter

ARG 28/8/96
ABOUT 100 African National Congress supporters disrupted the Eastern municipal council meeting in Kuils River, causing a 20-minute delay while they occupied the council chamber

Chanting and placard-waving ANC supporters threatened last night to withhold payment of municipal accounts in protest against property rates increases that differed in various areas of the National Party-dominated Eastern municipality, which includes Kuils River, Kraaifontein and Blue Downs

The protesters - residents of Stratford Green and Devon

Park in Eerste River and Blue Downs - demanded an equal rates increase for all areas in the Eastern substructure

Protesters also complained that their water accounts were too high. One resident said her account showed she owed about R7 000 in water arrears

Councillors scattered when the protesters ran through the doors into the council chamber. They shouted demands and abuse at deputy-mayor Gawa Samuels, who presided at the meeting in the absence of mayor Kobus Brynard

Ms Samuels said she would listen to demands from one spokesman but she refused to answer questions shouted at

her by the demonstrators

While ANC councillor John van de Rheepe appealed to protesters for calm, party colleague Shaun Byneveld pleaded with a second group in front of the main entrance to the building while police kept an eye on the demonstrations

Order was restored briefly and the meeting resumed. But jeering and heckling continued while councillors debated various issues. After 40 minutes the protesters left, shouting abuse at NP councillors

Mr Byneveld said Blue Downs and Eerste River residents were paying higher rates and tariffs than people in Kuils River

Levies on businesses to stay despite criticism, CMC decides

ARG 29/8/96 (124)

By the Reporter

LEVIES imposed by the former National Seaport Council will stay in place as a source of metropolitan income for the foreseeable future, even though they have been criticised for inhibiting economic growth.

The levies, which are the primary source of income for the Cape Metropolitan Council, are based on a percentage of payrolls and turnovers of businesses in the metropolitan area.

Levy payers are required to declare monthly, quarterly or annual turnover and remuneration to staff. But the Financial and Fiscal Commission last year warned that the turnover tax was not economically neutral and thus detrimental to economic activity.

Payroll tax is similar to income tax, it said.

The levies could only be justified because it was difficult to find other sources of income for local government and because their levels were very low. This limited their negative effects, the commission found.

At the CMC's monthly meeting, Frank van der Velde of the African National Congress said the levies were not an ideal practice because they discouraged labour intensive enterprises.

He said the notion of an "alternative source of tax" was incorrect as there was only one source of tax - "either you or me".

The CMC agreed to adopt a more aggressive approach in the registration of levy payers and levy collection and decided that the levies should be retained as a source of metropolitan income.

PROPERTY RATES TO RISE

Business 'subsidy' on rates to fall away

(124)
CT 29/8/96

THE SUBSIDY effectively paid by business (through a surcharge on electricity accounts) into the Cape Town City Council's rates' coffer is likely to be phased out. **PETER DENNEHY** reports.

CAPE TOWN city council has clashed with the National Electricity Regulator over a proposed increase in local electricity tariffs — which could ultimately see a 4% rise in property rates next year if the regulator gets its way.

The council is to decide on the increase today. It is likely that the price will rise 8% for domestic users and 5% for commercial users.

At the end of April, the old council resolved that electricity tariffs should be raised 8% across the board from August 1. This was a normal annual increase.

But in terms of the Electricity Amendment Act of 1994, any changes to tariff levels are subject to the approval of the National

Electricity Regulator.

Instead of ratifying the decision, the regulator approved only a 5% increase. This amounts to a difference of R22m a year in lost revenue to the council.

A 10% surplus is usually made from the electricity undertaking and passed to the general pool of money from property rates.

There is not enough in the electricity undertaking's own funds to cope with a R22m shortfall, without cutting back on the 10% contribution to rates.

Reducing this would push up rates next year by nearly 4%, council officials have estimated.

Two weeks ago a council delegation saw National Electricity Reg-

ulator chairman Dr Ian McRae to plead for the 8% electricity tariff increase. Without it, the council would be forced to reduce the R85m it annually pays into the rates fund from the electricity account.

McRae agreed to recommend to his board that the city be allowed to impose an 8% increase on domestic consumers, but commercial clients should only pay 5% more, he insisted.

He also wants a study to be done concerning the viability of the Athlone Power Station.

City electrical engineer Mr Fred Berwyn-Taylor said revenue from the sale of electricity will be reduced by R4,4m over the course of a year if the commercial tariff increase was only 5%.

He and the executive committee have recommended to today's monthly city council meeting that the ruling be accepted.

Outraged residents on the march

(124)

SABATA NGCAI
Staff Reporter

ARL 30/8/96

FURIOUS residents of Smartie Town, Hanover Park, have marched on the local rent office to protest against "exorbitant" monthly payments for the "stables" in which they live.

Families living in the 60 houses said they were paying too much for the "toilet-sized" dwellings.

The placard-bearing residents handed a petition to Irene Bothma of the Cape Town municipality demanding their payments be reduced to R50 a month. Mrs Bothma said she would hand the petition to the council's housing directorate.

Residents vowed to pay only R50 for the "stables" until the council came up with a solution, failing which they would "campaign for disinvestment in South Africa".

"We appealed to all political and community organisations to help us but they only kept on promising," a marcher said.

The residents have not been paying instalments for more than a year and some are more than R10 000 in arrears.

They said the council-built houses were sold to them for R29 500 when they were worth only R14 000. Their monthly instalments ranged from R200 to R500.

The houses consist of one room, partitioned into a living-room, bedroom and a kitchen, a tiny toilet and a shower. Parents and children sleep in one small bedroom.

Metro pay (124) rises won't affect rates

ARG 30/8/96

9,7% increase absorbed in budget

Metro Reporter

RECENT wage increases paid to Cape Town municipal workers will not lead to a rise in rates

This good news was reported to the municipality in its monthly agenda yesterday

The wage agreement follows a strike by the SA Municipal Workers' Union (Samwu) and industrial action by the Independent Municipal and Allied Trade Union (Imatu) earlier this month

Councillors were told in their agenda that the wage offer amounted to a 9,7 percent increase in staff costs but that these could be absorbed into the budget without a rates rise

But a warning note was that the council would have to exercise "great caution" in filling vacant posts and ensure there was stringent budgetary control

It was also reported that Samwu was being held responsible for damage of about R20 000 during strike action at a meeting at the civic centre

The figure was given in reply to a question from Owen Kinahan of the Democratic Party

The damage was caused to glass doors on the concourse level of the civic centre and to the doors of the kitchen on the fifth floor, where food for a mayoral function was eaten by striking workers who occupied the

offices where talks were taking place

The damage was reported to the police for insurance purposes

Ian Iversen of the DP expressed concern that he had been unable to get information from the executive committee about the strike, but had had to rely on newspapers and the radio for his information

Executive committee head Nomandla Mfeketo tabled a letter to councillors explaining what happened during negotiations as Samwu settled, but Imatu then engaged in industrial action which led to power cuts, causing the council to approach the Supreme Court for an interdict

Ms Mfeketo said wage negotiations had been unique this year in that they had taken place under the auspices of the Metropolitan Labour Forum and not within the council alone

She apologised to councillors who were not members of the executive committee and the labour forum, who felt they had not been fully informed

● The council has agreed to give R20 million for water minister Kader Asmal's RDP water conservation project, to clear alien vegetation from the catchment area which serves the Cape metropolitan area

● The council has allocated a total R2,25 million from its social development capital fund to upgrade hostels in Langa, Guguletu and Nyanga, as part of the Hostels to Houses pilot project

Herandien the 'chief housing educator'

CT 30/8/96 (124)

CUTTING DOWN the housing subsidy applications backlog and educating local authorities on the subsidy scheme are the Housing MEC's major aims, writes **CHRIS BATEMAN**.

IT'S something of an irony that Housing MEC Mr Cecil Herandien was appointed to his new job just as housing delivery in the province seemed to be improving — thanks in part to the efforts of his predecessor, Police Services MEC Mr Gerald Morkel.

Herandien, a former Deputy Minister of Local Government and Housing in the House of Representatives and Democratic Reform Party "floor crosser" (to the NP), sees his new job (since March this year) as chief facilitator and educator in housing.

Opponents have slammed his ministry for producing just 4 600 "housing opportunities" (209 per month) over the past 22 months. Formerly an ordinary legislator and chairman of the standing committee on Constitutional Affairs and Local Government, Herandien's biggest headache is unjam-

ming the recent bottleneck in house subsidy applications.

This was created by Pretoria redefining the "social compact" requirement to ease the consultative paralysis bedevilling housing delivery by cutting the number of role players.

After a request by Morkel and several other housing MECs, national housing director Mr Billy Cobbett redefined the "compact" requirement to say that only housing developers, financiers and beneficiaries needed to agree before projects began.

Because of this and a growing understanding by the public of the government's three-pronged housing subsidy scheme, more people received subsidies locally in the

first three months of this year than during the whole of last year. "They (the applications) are coming in at about 400 a time."

However, he has just two officials ploughing through the paperwork to check that the applicants don't own other property — and one is about to take the government retrenchment package.

His solution to this problem is to use a CSIR-designed CD-Rom computer disk that will automatically check with the Deeds Office whether applicants own other property — cutting down processing time from three months to two weeks.

Experts are trying to set up a link with the Deed's Office computers. Herandien says staff transfers are "a nightmare" and he is pinning his hopes on the computer link being made "asap".

Extra red tape in project-linked subsidy applications is the registration of contractors with the

National Homebuilder Registration Council to ensure that the banking institution retains 1,3% of the contract amount as surety against faulty workmanship.

This requirement — plus incorrectly filled-in application forms — helps to ensure that approval times vary from three to 12 months.

Herandien's 15-member Housing Board sits every two weeks to consider subsidy applications. He aims to cut the backlog of 24 108 applications by half by the end of next month.

His department has received 61 877 individual applications since it came into existence in 1994 and another 125 project-linked applications (91 approved).

Pressure will increase rapidly from now on if Herandien's countryside visits to the 95 local authorities (30 visited so far) to educate town clerks and officials about the subsidy scheme — backed by officials bearing an educational video — succeeds.

Herandien intends to have 20 copies made and send task teams

to educate rural and urban officials so that they can in turn educate their communities on the options.

He says the government is only a facilitator for housing.

Also, he intends to provide 30 000 "housing opportunities" before February next year.

In the rural areas Herandien expects, for example, to create some 6 000 "housing opportunities" in the Gouda, Tubagha, Wolseley, Prince Alfred and Ceres areas.

"You can't just blame red tape — there may be money and plots, but people may not be convinced or want what's available, he argues.

Herandien challenges his opponents to "get out there and help educate people" and rejects a challenge from his DP successor to the legislature standing committee chairmanship, Mr Henrie Bester, to let the housing committee probe the "impasse".

Regarding Masakhane, he approved the appointment of a private consultant last week to "manage the whole education process", adding "A lot of people don't

understand why they must pay and, for example, how water purification works."

Only recently had people begun to show an understanding that of the R15 000 subsidy, R12 000 was to service a 17,5 m² plot — leaving R3 000 for a house.

Schemes include self-help communities making and selling bricks and using their building skills, assisted self-help (contractors either using local labour or selling technical advice or providing housing models) and the newest addition — the People's Housing Initiative (PHI).

The PHI generates building skills with the government providing technical advice or appointing project managers. People then build their homes and can offer their labour skills on the open market afterwards.

It is this information which Herandien wants local authorities to help him disseminate.

On Monday Transport and Public Works MEC, Mr Leonard Ramatlakane

