

HOUSING & HOSTELS - TRANSVAAL

1995

AUGUST - DEC

Angry ratepayers threaten a boycott

Mduduzi ka Harvey

(127)

the TMC had failed to obtain a satisfactory response.

Jordaan said members of the Forum, which covers areas like Lonehill, Bryanston, Rosebank, Kensington, Malvern, Bruma Lake, Brixton Valley, Orange Grove, Sandton, Illovo, Kew, Yeoville and Berea, were worried that the TMC could not find funds to maintain the areas' crisis control centre, where half the staff had resigned or relocated, affecting ambulance and fire services. Parks could no longer be maintained as no funds were available.

A petition to the TMC would be formalised at the meeting. A boycott, he said, would "wake up" the TMC to take note of the serious concerns of ratepayers

TMC deputy director of financial-services Grant Easton said lifeline tariffs should be given a chance. He said the council had initiated a R92m emergency needs initiative ensuring that services were made available for people to pay for. The Johannesburg budget, he said, would be reviewed to provide money in areas with greater need for services.

Other measures to encourage payment, he said, included tariff standardisation on the basis of paying for as much as one used, upgrading of pay points and negotiating with post offices and banks to accept payments.

ABOUT 25% of Johannesburg's population will consider a rate boycott on Saturday, showing their growing discontent with the city's Transitional Metropolitan Council governance in the past eight months.

Members of the North East Community Forum, which consists of business associations, ratepayers' organisations, the Alexandra Land Property Owners' Association and domestic worker unions, are demanding the TMC urgently answer what steps it has taken to encourage service payments in communities like Alexandra where payments were reported to be as low as 16%.

The forum is also demanding to be informed on payment trends for Soweto and other townships for the period since the national elections and the creation of the TMC

Forum chairman David Jordaan asked why some communities' regular payments were used to fund the non-payment of others, while municipal services in the paying areas were on the verge of collapse.

Also of concern was delegation of powers. Ratepayers have questioned when the appropriate powers and authority would be given to the different metropolitan substructures. They claimed previous correspondence to

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Slow start to transfer of houses

(127) Star 1/8/95

■ BY BONGIWE MLANGENI
HOUSING REPORTER

Few tenants renting State-owned houses in areas where housing bureaux have been launched have submitted claims to facilitate the transfer of the properties into their ownership.

Gauteng has established three housing bureaux since June, but residents have not taken up the provincial government's offer to facilitate home-ownership.

The Krugersdorp housing bureau, which serves Kagiso and Munsieville, was the first to be launched in June and has to transfer about 4 000 homes. But few people visit the Kagiso and Munsieville offices, according to the bureau project manager.

Gauteng bureaux co-ordinator Nigel Mandy said the poor response did not come as a surprise. "We expected this kind of response, especially in Krugersdorp, because the bureau was launched before we could advertise the concept."

Major advertising of all the bureaux will take place next week at the launch of the Soweto Housing Bureau which has to facilitate the transfer of about 62 000 State-owned houses.

Gauteng Premier Tokyo Sexwale and MEC for housing Dan Mofokeng would open the first bureau office in Soweto and about 11 other offices will be opened later in different parts of the township.

After the Soweto housing bureau launch, more bureaux will be opened in Tsakane, Randfontein, Heidelberg, Boipatong, Tembisa, Katlehong, Wattville, Daveyton and Evaton.

Tenants wishing to submit claims should visit the nearest council offices in their area.

NEWS

Many people do not know how to read meters to check monthly quotas

Confusion reigns over punitive water tariffs

BY CHERYL HUNTER
CITY REPORTER

While most people are aware that water will be a scarce commodity until there is sustained heavy rainfall over the country again, it appears that few people know how to read their meters or calculate their water quotas for the month.

Johannesburg Water and Gas Department deputy director Wally Papendorf said his office had been flooded (no pun intended) with calls by residents who were confused about the punitive tariffs imposed last week and unsure of their ability to read their meters.

He explained that the amount of water used by each household for the last year — July 1994 to June 1995 — would be added and divided by 12 to obtain the average amount of water used by that household.

Once this figure was obtained, that would be the household's allowed quota on which it now had to save at least 30%.

"In other words, if a family usually used 50kl per month, they must now use only 30kl or be charged an additional R3,75 for every kilolitre over 30kl," Papendorf said.

Bezuidenhout Valley resident Catherine Khoury said her family of six had already implement-



Water saver... Shannon Khoury (12) is saving water with his home-made watering can. He fills it with bath water and waters the garden without the damaging furrows caused by a bucket.

PICTURE NAASHON ZALK

ed some of the water-saving measures and she had encouraged her children to get involved.

Her son Shannon (12) had made a watering can by making small holes in used cold-drink cans and tying them together. He watered the garden using

cold bath water.

While Khoury's worries included keeping the flushing of the three toilets in her house down to a minimum, Francoise Seralle of Morningside said she would consider buying a pool cover to reduce evaporation.

Papendorf said topping-up

pools because of water lost through evaporation accounted for a great deal of water usage.

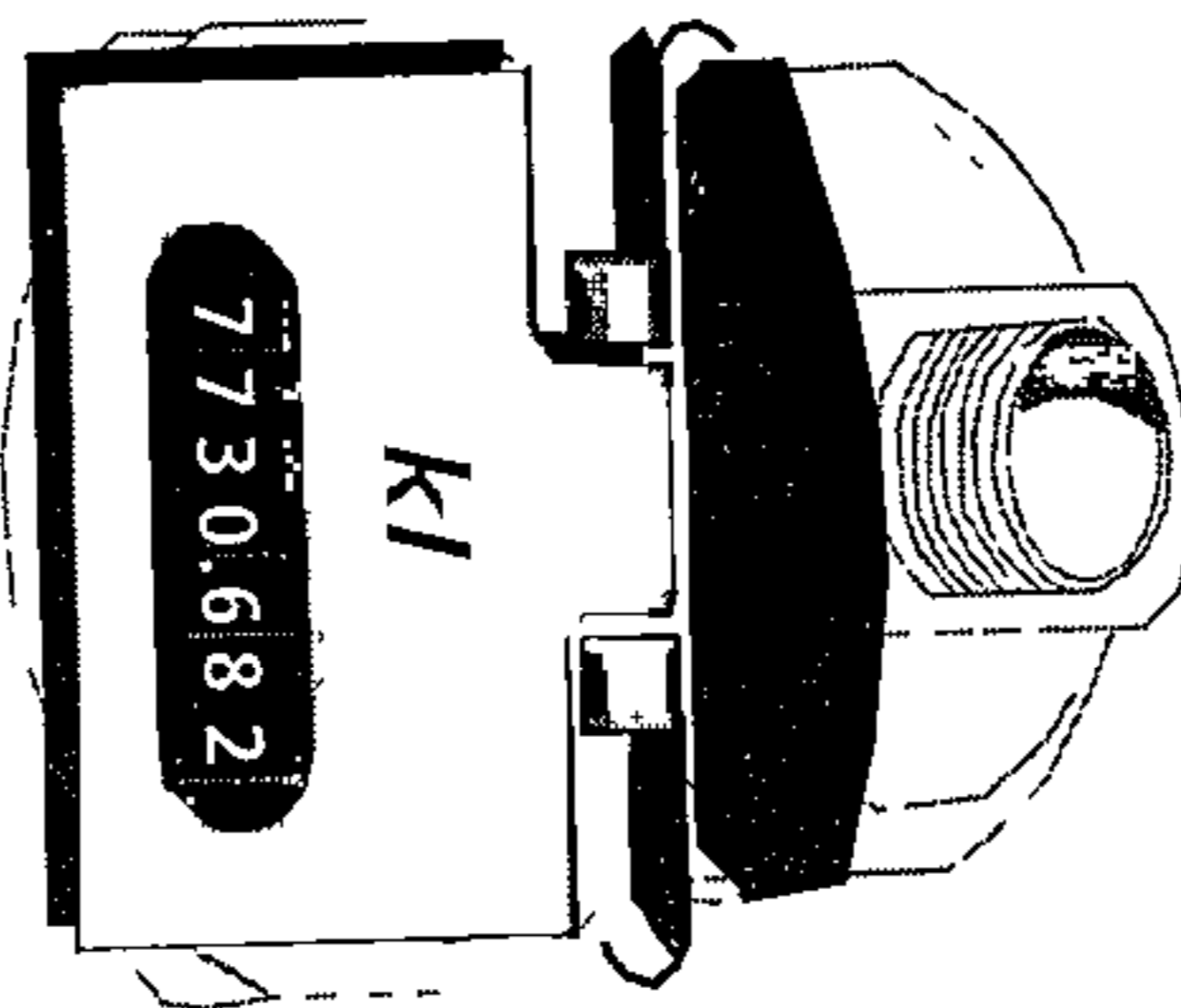
He advised families to check their meters and then switch all taps off overnight before checking their meters again in the morning to determine if there is a leak.

He said that Seralle should call her local authority to have her meter fixed as an old washer was causing a minor leak.

Both families expressed anger at neighbours and acquaintances who simply refused to keep within the water restrictions.

HOW TO READ YOUR WATER METER

KENT Digital-type water meter

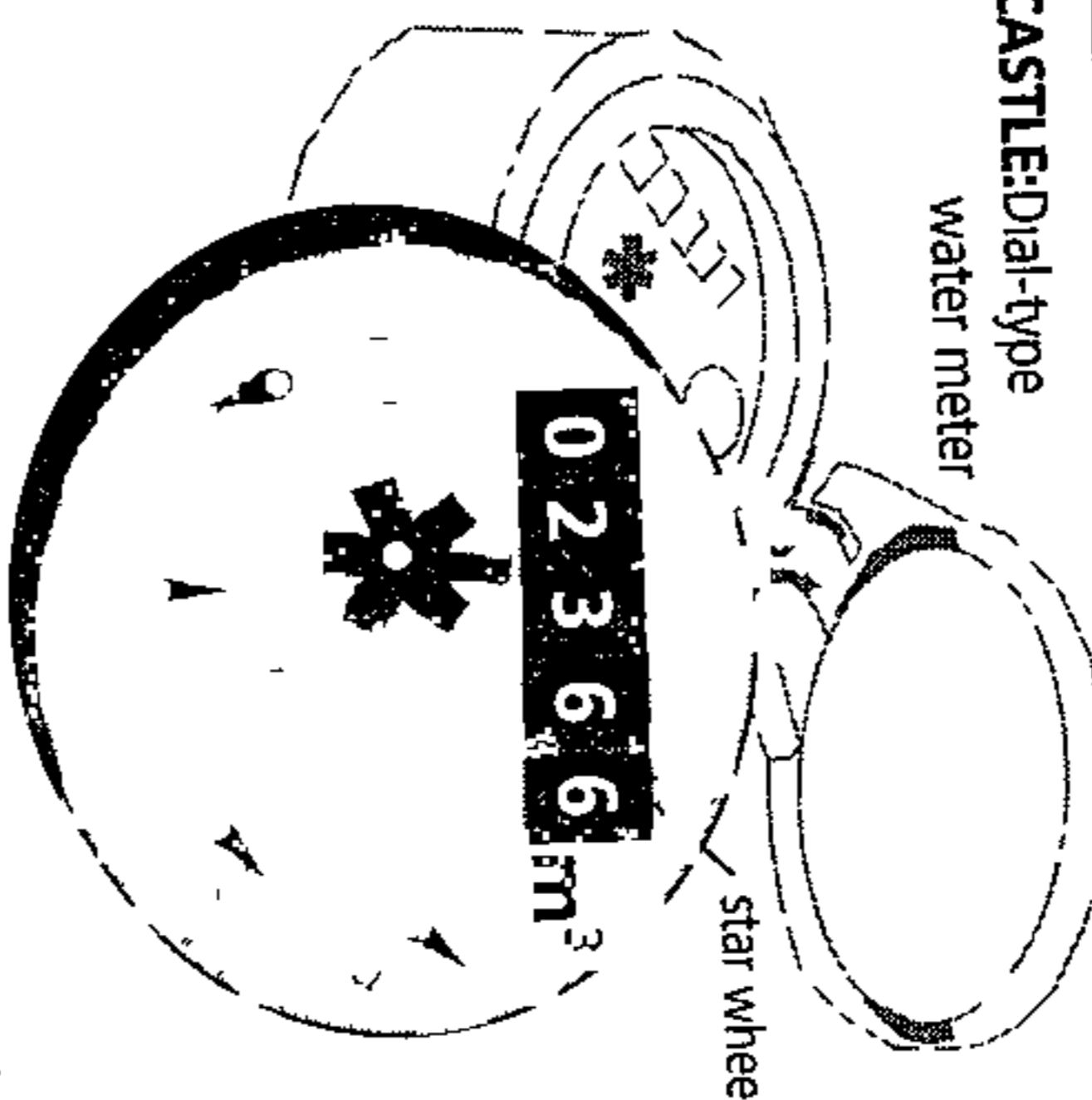


Today's reading	7730.682
Yesterday's reading	7729.455
Yesterday's use	1,227 kl (m ³)

DO YOU HAVE A LEAK?

A change of two in the digits after an hour or two while nobody has used water will indicate a leaking water pipe.

CASTLE-Dial-type water meter



Read the digits (m³) and fractions of m³ on the small dials

Today's reading	2366,293
Yesterday's reading	2365,479
Yesterday's use	0,814 m ³

To check for leaking water pipes observe the star wheel while no water is being used. A steady movement will signify the presence of a leak.

HOW TO CALCULATE YOUR QUOTA

Eg HOUSEHOLD OF FOUR Annual average consumption (01 07 94 -30 06 95) = 30kl/month

Quota is therefore 30kl x 70% = 21kl Assume actual usage for particular month is 35kl

Now, first 10kl used costs R1,20 (10 x R1,20) = R12 the second 10kl (10 -20kl) costs R1,70 (10 x R1,70) = R17, thereafter (20 - 35kl) costs R2,30 (15 x R2,30)=R34,50

Total normal charge therefore = R63,50. From September 1 additional charge for 14kl used above quota = R52,50 (14 x R3,75) Total charge = R116.

GRAPHIC JIGNASA DIAR

Transnet to help house employees

star 2/8/95 (123)

HOUSING REPORTER

Railway employees and users around the country will soon benefit from the Transnet housing project, which aims to build affordable houses closer to the work place

Land in Aquadane, Richards Bay, had already been earmarked for the construction of 850 houses at a cost of R51-million, spokeswoman Mashadi Mashabela said yesterday

She said plans to build houses in Gauteng were also under way and could be implemented before the end of the year

The Richard's Bay houses would be built over a three-year period.

"We are expecting phase one to be completed before the end of the year," said Mashabela

Employees of Spoornet, Portnet and Alusaf and the local communities would be able to buy houses ranging from

R50 000 for a 40sq metre home to R100 000 for an up-market house

She said a grant was received from the Kwazulu/Natal housing board which would be used for employees who qualified for low cost housing

"The company will determine the amount individuals qualify for the board will contribute towards making the houses affordable for the potential home owners," said Mashabela

NEWS NATIONAL

Service debts to be written off?

Several million rands of service debts are suspended pending probe

THOUSANDS OF DOMESTIC consumers might have a portion of their service debts written off, the Greater Johannesburg Metropolitan Council announced yesterday.

Amounts owing on domestic accounts, excluding flats and townhouses, as at January 31 last year will be removed from accounts and suspended pending an investigation into the writing off of debts and a final audit of the process, the council said.

Mr Gerrie Crous, one of the council's deputy directors of rates and services, said the suspended debts amounted to "several million rands".

The council has still to decide how it will approach arrears owing on flats and townhouses.

Adjustment to accounts has been made in terms of the Agreement on Finance, Services and Service Render-

ing concluded on January 20 last year.

The council said normal credit control mechanisms, including legal action, will apply to amounts accumulated since February last year.

Consumers experiencing difficulty with paying their accounts were urged to contact their relevant local administration and arrange for the arrears to be paid off.

Consumers can contact their admin-

istrators at the following numbers:

- Johannesburg 358-3166
- Sandton 881-6379
- Randburg 789-0512
- Woodpoort 766-2166
- Leopoldoof 985-1002
- Healdowlands 939-2117/8/9
- Robsonville 988-1015
- Soweto 986-0054
- Ennerdale 855-1006
- Lenasia 857-1510 — Sapa

(127) Sowetan 2/8/95

Opening of Soweto Housing

Bureau brings tears of joy

(127) Star 3/8/95

BY BONGIWE MLANGENI
HOUSING REPORTER

The opening of housing bureaux in Gauteng brought tears of joy to at least four Soweto residents who yesterday acquired home ownership.

The launch of the Greater Soweto Housing Bureau, which will facilitate the transfer of 64 000 state-owned houses, follows the launch of several other bureaux in Gauteng.

Christina Masina was among the first tenants to have the state-owned house she had been renting for over 40 years transferred in her name at no cost.

In the past Sowetians were allowed to make only minimal adjustments to very rudimentary state-owned houses and were never sure when a house could be allocated to other tenants without prior consultation.

Masina shared her joy with Grace Mduli, and Samuel and

Lizzy Mokoena, who were declared rightful homeowners by Housing MEC Dan Mofokeng.

Officially opening the Bureau, Gauteng Premier Tokyo Sexwale said every year about 40 000 people entered the housing market in the province creating an enormous housing backlog.

Sexwale urged residents to claim ownership of their houses within three months of a housing bureau opening in their area.

About 12 bureaux will be opened in the next three months in Greater Soweto.

"If anyone does not claim ownership market-related rents will be charged in future," said Sexwale, adding that the opportunity to acquire home ownership should not be missed.

Tenants who wish to take transfer must submit claims to the housing bureau in their area. A discount of up to R7 500 on properties built before June 1983 will be granted.



Endorsing it . . . Christina Masina could not believe she was going to be the rightful owner of a state-owned house she had rented for almost 40 years. PICTURE ANDREAS VLACHAKIS

Houses to be fixed

(127) CT4/8/95

JOHANNESBURG: Altogether 1 500 houses damaged by violence in Katlehong, Thokoza and Vosloorus on the East Rand before last year's general election are to be repaired in a R17 million reconstruction and development project over the next year — Sapa

Katorus reconstruction programme gets R17-m boost

BY BONGIWE MLANGENI
HOUSING REPORTER

Renewed efforts to repair Katorus houses vandalised during violence in the early '90s have received a R17-million boost from Reconstruction and Development Programme coffers

The Katorus housing project was relaunched yesterday, almost a year after the launch of the Special Presidential Project which later came to a halt because it excluded local residents. Sources said RDP funds allocated to the project in October 1994 were used to upgrade street lights and manholes.

Only 151 houses, all council-owned and insured, were repaired by the council. But the houses were left unoccupied and later vandalised again as resi-

4/8/95 (127) (27)
dents felt unsafe despite the presence of the SDUs and SPUs

Displaced people representative Octavia Hlatshwayo said the first project failed because local residents were not involved and local builders were excluded.

About R645-million was initially allocated to the Presidential Project, but Mike Morkel, managing member of Settlement Dynamics (appointed to co-ordinate the RDP lead projects in Gauteng), yesterday could not say how much of it was spent.

Special Presidential Project manager Themba Maluleke, who failed to attend the conference, could not be reached for more details on the use of the funds.

Morkel said the upgrading of houses in Phenduka section, Tokoza, and Mngadi section, Katle-

hong, would occur simultaneously with the upgrading of hostels which will start before the end of the month.

He said the project was expected to last about 18 months and about 1 500 houses would be repaired. Already 62 houses have been assessed and 228 claims have been received.

Homeowners and tenants who lost their homes through violence could submit claims at the Home Loan Guarantee Company offices in Alberton, corner Du Plessis and Truida streets. All claims would be reviewed and assessed before being approved.

Home Loan operations manager Dimakatso Moraka said houses would be repaired only after the rightful owner submitted a claim.

Eskom 'rolls over' local authority power arrears

(127)

JOHANNESBURG The Gauteng government and Eskom have reached agreement on rolling over — but not necessarily writing off — outstanding debts for electricity supplied to local authorities by Eskom

ARG 5/8/95
The Gauteng government said the "ground-breaking procedure" had been agreed after more than 10 months of negotiations

The agreement would ensure that new local government structures to be set up after the November 1 elections did not inherit millions of rands debt from their transitional predecessors.

The debts would be transferred to suspense accounts, the statement said.

"The debt will not be written off in the conventional sense, but is being written back

against future income, provided that there is performance in the payment of current monthly dues."

The procedure involves two components

Firstly, the transfer by local authorities of debts accumulated up to February 28 this year into a suspense account, which will be written back by Eskom against good payment performance in future.

"The effect of this is that the debt will not be payable by local authorities."

The second component relates to debt accumulated from March 1 to December 31 this year. This will be transferred into a separate suspense account and local authorities will be expected to repay this by December 31 next year, with interest being charged at the prime rate. — Sapa.

Provincial govt (127) and Eskom strike deal on arrears ~~427~~

STAFF REPORTER

The Gauteng provincial government and the national electricity supplier, Eskom, have agreed on a ground-breaking procedure to overcome the problem of outstanding electricity payments run up by local authorities.

The agreement, which is the product of more than 10 months of negotiations, ensures that the new local government structures to be set up after the elections on November 1 do not inherit millions of rands in debt from their apartheid predecessors.

Instead, these debts will be transferred into suspense accounts — effectively rolling over most of the debt.

The debt will not be "written off" in the conventional sense, but is being "written back" against future income, provided there is performance in the payment of current monthly dues.

There are two components to this procedure, according to an Eskom spokesman.

Local authorities will be able to transfer debts accumulated up to February 28 1995 into a "number one suspense account" which will, over a period of time, be written back by Eskom against good performance payment in future.

The effect of this is that the debt will not be payable by local authorities. Secondly, debt accumulated from March 1 1995 to December 31 1995 will be transferred to a "number two suspense account".

Negotiated

Local authorities will be expected to pay this back by December 31 1996 and will have to pay interest at prime rate on this account.

The method of payment will be negotiated with each local authority.

In addition, the period from now to the end of December is regarded as a "normalisation period", during which payments by local authorities will be monitored. Local authorities will be expected to reach specific targets for payment.

Ratepayers threaten to put payments on hold

SAAR 5/8/95 (127)

By CHERYL HUNTER
CITY REPORTER

Sandton and Randburg ratepayers are threatening to boycott rates and services payments after months of discontent with transitional metropolitan council leadership, according to North East Community Forum chairman David Jordaan.

He said this week that municipal services in Sandton and Randburg suburbs were on the verge of collapse and the area was falling further behind in the provision of infrastructure for the rapidly developing Sandton business areas.

The council described his claims as "exaggerated", explaining it had restructured its budget to accommodate "RDP principles".

Jordaan said. "This problem is being exacerbated by the council continuing to provide services to those areas which are not paying rates and taxes while we pay hundreds of rands for the same commodities."

The forum, which represents at least 30 ratepayers' associations, the Sandton Federation of Ratepayers, the Sandton Chamber of Commerce, the Domestic Workers' Union, several community-based organisations from Alexandra, and other organisations, is meeting in the Sandton Civic Centre at 9.30am today.

Jordaan said the meeting would discuss the possibility of boycotts.

"We are hard-working businessmen and don't have the time to protest in the street, but we have to draw the line. We refuse to continue paying for something we are not receiving and will probably place the money in a trust fund."

Jordaan said a crisis control centre had been started in the area and was combating the crime problem, but that funding was no longer available for this.

He said there was huge business development around Sandton City and Sunninghill, yet Rivonia and other roads in those

areas, which were completely inadequate for the increased traffic, would not be upgraded.

"There is no infrastructure for the growing business sector here and everything is going to pot," Jordaan said.

Sandton town treasurer Koos Vos said budget cuts had been made, but these cuts were normal and the budget was down from R60-million last year to R55-million this year.

"We have had to prioritise certain projects compiled on RDP principles, but to say that services are on the verge of collapse is a complete exaggeration," Vos said.

A copy of the preliminary budget for Sandton revealed that more than R1-million was available for developing parks and river trails, over R24-million for the upgrading of roads, including Rivonia Road, and R10,5-million for water issues, including the installation of meters and reticulation of new townships.

Bucleuch and Kelvin residents up in arms over pricey

By PATRICK MAFAFO

Residents of the middle-class suburbs of Bucleuch and Kelvin are up in arms over the Greater Johannesburg Transitional Metropolitan Council's proposed 7 500-unit low-cost housing scheme in their area.

They accuse the council of "wasting ratepayers' money" and are not against affordable housing development within our areas. It is the cost of such developments to ratepayers that

concerns us," says Jim Powell, a spokesman for the Ward 7 (Kelvin/Bucleuch) Community Forum.

The land in dispute is owned by Wits University. The TMC has a four-year option to buy the property at a price of R25-million.

According to TMC councillor and chairman of the TMC housing and urbanisation committee, Lindsay Bremner, no development will take place on the property without the full partici-

pation of all stakeholders. However, such participation would have to take into account past social, racial and economic injustices.

In a bid to prove the TMC's folly, the residents commissioned a feasibility study by an independent firm of town and regional planners and land surveyors.

The study by Nichol Nathanson Partnership found the proposal — prepared by the Property Facilitating Group (PFG), a

unit of the old Central Witwatersrand Metropolitan Chamber — to be "socially responsible, but lacking financial soundness and economic feasibility".

In theory, the PFG's plans for the 265ha, known as Frankewald, are admirable and socially desirable.

They seek to address the housing needs of "pursuing to the seams". Alexandra residents. Furthermore, they provide for

job opportunities closer to home. 153,5ha is designated for housing, 24,07ha is dedicated to industry, 11,6ha for educational use, 6ha for business/retail, 47,35ha for roads, 3,25ha for community facilities and 17,24ha for parkland.

According to a land surveyor's certificate, the size of the Frankewald site is 290ha. Some 20% is taken up by provincial roads allowances, leaving a net area of 270ha for development. Of these 270, some

29ha are located within the floodlines of the Jukskei River, a further 46 are made up of land on which uncontrolled dumping has taken place in the past, and 9ha of rock outcrops which will be difficult to service. This would leave a net developable area of about 190ha.

The land surveyor's findings are supported by a geotechnical evaluation by civil engineers Lillcrap Crutchfield. Their preliminary findings suggest large areas of decom-

posed granite soils with collapse potential, areas with shallow depth of bedrock, large areas on which uncontrolled dumping has taken place, and valleys formed by water courses with typical riverine environments and 50-year flood plans. All very technical and mind-boggling. But, in short, all these findings suggest that not only will special foundations be required, but the costs of underground services and trenches will be more expensive than

would ordinarily be the case. The TMC is paying Wits University R25-million for the raw land Divide that by 190ha, which is the usable land, and you get a price of R132 000/ha. This is against a normal raw land cost of between R12 000 and R20 000 per hectare for low-cost housing. According to the *Saturday Star's* sources, the council was offered a R14-million — an offer it refused.

STW 5/8/95 housing scheme

Tenants to owners

Council house transfers set in motion at last

By JEFFERSON LENGANE

THE 1990 Soweto Accord to transfer council houses to tenants finally came to fruition on Wednesday with the official opening of the Greater Soweto Housing Transfer Bureau.

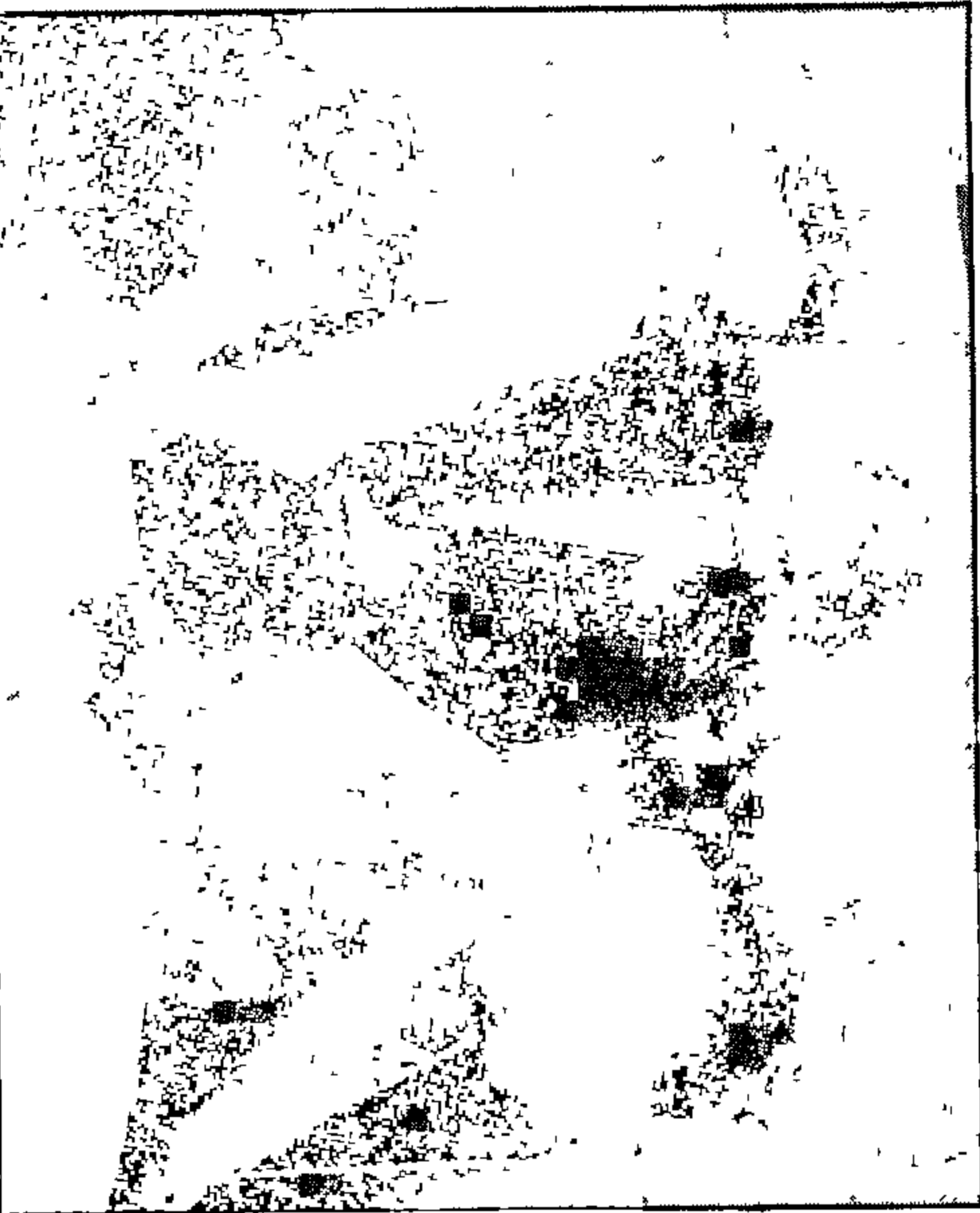
The Accord had been strengthened by the late minister of Housing, Joe Slovo. At a housing summit in Boksburg last November Slovo made a public commitment to expedite transfer of housing to Gauteng province.

The opening of the bureau is the beginning of the process to transfer ownership of more than 160 000 state-financed rented houses, of which 140 000 are in areas of former black local authorities. The scheme will include all racial groups of Gauteng province who have been renting council houses.

Soweto Mayor Danny Kekana described the transfer as an "achievement of the struggle" and pledged solidarity and support for the scheme. At the official opening of the bureau Sexwale said, "Every year 40 000 new families enter the housing market and one has to see the transfer of houses in the overall context of economic growth and housing delivery."

The national housing backlog is 1,5 million and for Gauteng it is half a million. The province is implementing a number of subsidy schemes to ensure that there is new housing as well. Holders of regulation 6 and 8 permits, and council tenants under regulation 7, who had not yet acquired any formal rights to claim ownership, may submit claims for transfer of houses without any further pay. "The Government has given state financed council dwellings which they occupy at discounts of up to R7 500. If the historic listed selling price is R7 500 or less, the tenant will get ownership for the property without making any further payment. If the price is higher, he or she will remain liable for the balance, which may be paid in easy instalments," Mofokeng explained.

Enquiries on the transfer may be made at the bureau's offices at New Gate House in Bree Street, or on toll-free phone number 080 111 4886



PROUD OWNER . . . Grace Mduli (left) signs the transfer for her council house, assisted by premier Tokyo Sexwale, MEC for Housing Dan Mofokeng and Reverend Frank Chikane.

Photo: TLADI KHUELE

Battle to find cheap flats for homeless in inner city

(127) Show 8/8/95

■ BY BONGIWE MLANGENI
HOUSING REPORTER

Organisations seeking affordable housing for the homeless in Johannesburg's city centre are struggling to secure reasonably priced buildings

Several empty buildings have been considered for use as shelters for the homeless

Most of the empty blocks are dilapidated but, despite their condition, owners insist on a high price

This is the case with the buildings occupied by members of the Seven Buildings Project, who have been trying to buy their rented flats with the help of a government subsidy

Renovate

A developer working with the tenants who tried to buy the seven buildings had to fight for an affordable price against the owner's — in most instances exorbitant — prices

The blocks had been neglected for years but tenants were willing to renovate them once they gained ownership

After more than four years spent trying to acquire the flats, members of the Seven Buildings Project were still not sure of their fate

The Greater Johannesburg Transitional Metropolitan Council is also investigating the possibility of converting certain buildings into homes for the home-

less, according to acting town clerk Stan Verrier

He said it would be possible to convert empty buildings into shelters only in cases where the owner was willing to sell at an affordable rate

"For this reason the empty buildings considered by the council for conversion into shelters are mostly owned by the Government"

Johannesburg Tenants' Association spokesman Moses Mashoeshoe said Jota could not understand how so many people could go homeless in the city while buildings stood empty

In the inner city there are about six unoccupied residential buildings, a Transnet building and one owned by Wits Technikon.

Last year Jota invaded several buildings which were standing empty in an effort to highlight the need for housing in the inner city.

Verrier said there had been difficulty locating owners who had disappeared and accumulated arrears

Residential buildings that are empty at present include Claridge Court in Joubert Park, Milton Court in Pritchard Street, Queens Court in Bree Street, Tinbrow in Wanderers Street and the Ambassador in Von Wielligh Street.

The council is reviewing legislation to pin down evasive landlords.



A better home . . . Vosloorus hostel residents have already moved into 2 000 upgraded units which provide more privacy and a healthier environment. The units will be converted to family units in the future. PICTURE THYS DULLAART

Project to upgrade East Rand hostels progressing well

■ BY BONGIWE MLANGENI
HOUSING REPORTER

Spacious painted rooms and separate toilets and bathrooms have replaced the decrepit units at the Vosloorus hostel, which is receiving a R90-million revamp.

About 2 000 units have already been upgraded at the Vosloorus Nguni and Sotho section, and 3 000 more are expected to be finished before the end next year.

The upgrading of East Rand hostels, which includes Ehlanzeni hostel in Tembisa, is part of a renewal project which has been allocated about R3-billion, said Settlement Dynamics manager Mike Morkel yesterday. Settlement Dynamics has been appointed to co-ordinate the RDP lead projects in Gauteng.

Morkel said the renewal of the East Rand did not only involve the upgrading of houses. "It also involves establishing a safe and secure environment by normalis-

ing police force services and improving engineering facilities such as water and sewerage systems."

African Life Homes (ALH) was awarded the contract to upgrade the hostels. It started work before the 1994 elections and is expecting to finish in 1996.

ALH general manager Rob Newberry said the project has provided employment for local residents and involved consultation with civic leaders, local government structures and the Gauteng government.

A temporary college has been set up to provide brick-laying and plastering skills to unskilled labourers and improve the performance of already skilled artisans in the area.

The Katorus housing project includes the upgrading and relocation of informal settlements, repairing and redeveloping houses destroyed during violence, improving rental conditions and providing access to services for sub-tenants.

For residents of Vosloorus hostel's revamped units, overcrowding, blocked toilets and lack of privacy are a thing of the past.

The units have been converted into spacious homes which accommodate from four to 12 residents as opposed to 32 in the past.

Private toilets have replaced the communal facilities which had been shared by both males and females and the walls have been plastered and repainted.

Electricity, ceilings, running water, new stoves, kitchen and proper dining rooms have also been installed.

Vosloorus Hostel Residents Association chairman John Buthelezi said the association was expecting another R50-million for upgrading promised by the Gauteng government.

"This project was in place before the new government took power and we still need to see their contribution as there is more to be done," he said.

(127)

SKW 9/8/95

Hostel improvements

(127) Sowetan
9/8/95

SIGNIFICANT PROGRESS has been made in upgrading crowded hostels into family units on the East Rand, says African Life Homes general manager Rob Newberry.

He was addressing a media contingent, as well as Gauteng housing chief director Ms Mphumi Nxumalo-Nhlalpo, during a visit to a hostel in Vosloorus yesterday.

Newberry said four blocks, upgraded from crowded 16-bed units to 12-bed units (two beds to a room) and catering for about 2 000 people, had been completed at the Nguni hostel in Vosloorus, which has a total of 6 000 beds.

There had been similar progress at the nearby Sotho hostel and work was to start at hostels in the Katlehong-

Family units have running water, electricity, stoves and afford privacy

Thokoza-Vosloorus (Kathorus) area. "We will also upgrade other blocks into four- and six-bed family units to improve privacy as more people bring their families here."

Newberry said the upgrading - a National Housing Forum initiative - began shortly before last year's general elections.

The upgrading was expected to be completed by January.

He said this was just a small part of the presidential project involving Katho-

rus Houses damaged in violence before the elections would also be renovated.

Other work included security management, involving the installation of a SOS telephone system and satellite police stations within easy reach of communities throughout Kathorus.

Social services would also be improved.

Newberry said hostel residents were consulted before work was begun.

"On average, employment has been provided for 10 per cent of residents

Formerly dejected and demoralised, these labourers have regained their sense of pride and responsibility." Newberry said his company had established a temporary college to train unskilled labour in bricklaying and plastering.

The renovations included the replacement of former communal facilities. Walls were being replastered and repainted, ceilings added, electrification upgraded, running water installed and new stoves, kitchen and dining equipment fitted.

Residents fear the upgrading will attract people, leading to overcrowding.

Residents pay R20 a month for a bed and all services and facilities. Officials believe the upgrading costs amount to more than R85 a bed - *Sapa*

Soweto stand

billing will be
BD 11/8/95
 standardised
(127)

Mduduzi ka Harvey

SOME Soweto residents may see adjustments on their service accounts within the next month or two, as a result of the new uniform tariff system approved by the greater Johannesburg transitional metropolitan council earlier this year.

The tariff structure will be based on stand sizes and a sliding scale. In Soweto, 80% of stands are less than the minimum stand size of 300m², to which the minimum tariff applies. For Soweto residents, this rose from R45 to R81 in June.

Although township establishment had been completed in most areas of Soweto, there were areas where handwritten information needed to be verified before being computerised.

Western metropolitan substructure chairman Sophie Masite said a further problem was that during township establishment, a large number of erven received new numbers.

Where two houses or semi-detached houses were situated on one stand, the first retained the original erf number and the second received a new number.

The process of computerising this information and changing erf numbers to street numbers had not been finalised.

TMC executive committee chairman Collin Matjila said the committee had agreed to a short-term solution so as not to delay the process of billing in Soweto.

All the residential properties, excluding flats, would be billed as having a stand size of less than 300m²; and the computerisation of the proper billing would be completed as soon as possible.

The new accounts would reflect a statement indicating that it was provisionally billed at a minimum stand size of 300m² and the account would be adjusted as soon as all information regarding the actual stand size was available.

Star 11/8/95
(127)

Soweto water delivery in a costly shambles

■ BY CHERYL HUNTER
CITY REPORTER

Water delivery systems in Greater Soweto have been allowed to fall into disrepair and will cost millions to fix or replace, according to a report submitted to the Johannesburg Metropolitan Council's executive committee

Deputy city engineer for Soweto Rodney Nay confirmed yesterday that services in Soweto were in desperate need of extensive repairs

According to the report, numerous complaints are being received from Soweto residents

who are without water, particularly over weekends, because of reticulation systems which need repairing, a lack of resources, sabotage of the system and the intimidation of contractors

The water complaints average between 20 and 30 a day and the present backlog is 241. Complaints include burst water pipes, broken water meters, lack of water and broken valves

The report, which recommends that a task group investigate the problem and that tenders be offered for the repair of the systems, said the majority of water and sewerage lines in the area were badly designed and

beyond their useful life

Most of the original steel pipes had been badly corroded and could no longer deliver water at the necessary pressure

At least 310km of secondary mains and 31 000 connections needed to be upgraded at an estimated cost of R80-million, while about 50km of primary water mains had to be fixed at an estimated cost of R50-million

Nay said the budget for services in Soweto had been controlled on a "no money in, no work done" basis for many years and only now was a budget available to do the necessary work. It was time for the commu-

nity to get involved by reporting problems to the authorities.

Nay said contract workers often refused to tender for work in Soweto because of intimidation by residents, and he was considering setting up a village system with co-ordinators to guide workers to problem sites

He said these co-ordinators could be offered a retainer to report system problems on their block and assist workers

A toll-free customer care line has been established to receive complaints and is manned seven days a week from 7am to 9pm. Soweto residents can call 0801-11-6264 to report problems

Council accused of not obeying own restrictions

■ BY LORNA ZOKUFA
CITY REPORTER

The Johannesburg administration has come under fire from people who feel that the current water restrictions are not being adhered to by the council

Angry shop owner Mohammed Seedat said that a water pipe had burst near his shop in Jeppe Street on Wednesday evening,

yet by mid-morning yesterday, the council had not yet sent someone to repair it

"I have been trying to call them the whole day, and I am just being transferred from one person to another. Nobody wants to listen to my complaint about the waste of water," he said

Seedat said the pipe had been damaged by council workmen who were upgrading the pave-

ment next to his shop

Another person called The Star saying he had seen roads and works department workers washing down a newly laid brick pavement with a hosepipe

"It is so unfair that they can waste water and get away with it while we have to adhere to the water restrictions," he said

Director of Water and Gas George Keay said his depart-

ment dealt with all the complaints received

"People should be sure that they are dialling the correct number for complaints and emergencies," he said

Keay said the building industry usually had a valid reason for using water

■ Call (011) 403-2626 to report any emergencies

Accounts for services to be adjusted

(127)

■ CITY REPORTER

25 Nov 11/8/95

The introduction of uniform tariffs and a new, computerised billing system will result in adjustments on the service accounts of Soweto residents, the Greater Johannesburg Transitional Metropolitan Council (TMC) warned yesterday.

The changes are expected within the next two months

"The new tariff structure is based on stand sizes and a sliding scale is applicable. In the Soweto area, approximately 80% of stands are less than the minimum stand size of 300sq m applicable to the minimum tariff," said Greater Soweto (Western Metropolitan Substructure) executive committee chairman Sophie Masite

"Although township establishment has been completed in most of the area, there are still some outstanding areas. Most of this information, although available, is handwritten and needs to be checked and verified before being computerised," she said, adding many even received new numbers during this process. This process of computerising information and changing erf numbers to street numbers had not yet been finalised.

Masite said all Soweto accounts would reflect the provisional billing at the minimum stand size and would be adjusted as soon as all the information regarding the actual stand size was available.

According to TMC executive committee chairman Collin Matjila, the committee has agreed on a short-term solution in order not to delay the billing process in the township. "All residential properties, excluding flats, will be billed as if the stand size is less than 300sq m," he said.

All the ins and outs of revised tariff structure

(27) *Star 16/8/95*
■ BY NIKKI WHITFIELD

Everyone knows Gauteng has to cut down on its water consumption, but the department of water and gas believes this cannot be said often enough.

The department has made a video outlining how to save water, which will be shown to schools and other public bodies. And a pamphlet explaining what to do and what not to do will soon be placed in postboxes.

Each household is urged to cut usage by 30%. A quota will be calculated by tallying consumption from July 1 1994 to June 30 1995 and dividing it by 12 to get a monthly average. A quota is derived by allowing 70% of the monthly average. For example, if a household has an average monthly consumption of 30kl, its quota will be 70% of 30kl, which equals 21kl.

If a household with a quota of 21kl uses 33kl one month, the bill is worked out as follows:

- 0-10kl: R12 (at R1,20/kl).
- 10-20kl: R17 (at R1,70/kl)
- 20-33kl: R29,90 (at R2,30/kl)

Normally, the total would have

been R58,90, but a R45 fine will be charged for the extra 12kl (R3,75 will be charged for every kilolitre over the quota). So the total will be R103,90 (the "normal" bill plus the fine).

People will also be fined if caught using water illegally.

A minimum quota of 20kl has been laid down in households within the Greater Johannesburg area. Some households' average monthly consumption might be worked out as being only 25kl. Seventy percent of this is only 17,5kl, but this does not mean that will be the household's quota, which will be 20kl.

Wally Papendorf, deputy director of water and gas, explained why. "People who have been wasting water over the past year, or people who have large families, will have a higher quota when it is worked out by judging how much water has been used over the past year.

"Taking 30% off these totals will therefore give these people a higher quota than those who've used water frugally. So a minimum quota of 20kl was introduced to make it a little fairer."

It's so easy to be a thrifty consumer

BY NIKKI WHITFIELD
CONSUMER REPORTER

Water, water, nowhere. And soon, not a drop to drink. As soon, in fact, as the end of next winter — unless our parched land is blessed with abundant summer rains, and we all do our bit to save water.

The Vaal Dam is now down to 13% capacity and 1% is lost through evaporation every week. A family of five uses about 1 000 l of water every day, equivalent to 100 full buckets. But that much is really not necessary. A day in the life of a water-conscious Joe Soap would mean:

Joe wakes up and goes to the kitchen to fill the kettle, then goes to shave. He puts the plug in the basin immediately — he doesn't wait for the water to heat up before stopping the hole. He doesn't brush his teeth with the tap on, either. (Leaving a tap running while doing something as quick and simple as brushing

your teeth can waste about 5l.)

Then he showers, but times himself on his waterproof watch. He's out of there before four minutes is up. A long shower, he knows, can waste over 200l. Some mornings he baths instead, but only fills the tub half full, saving 8l. A full bath takes about 120l.

When he goes to the loo, he depresses the handle long enough only to get rid of what is in the bowl. He has already bent the ball valve arm inside the cistern to adjust the amount of water rushing in after each flush. A full-cistern flush uses 11l.

Twice a week, from 5pm to 7pm, he waters his garden, but not with a sprinkler attached to a hose. He makes use of his irrigation system — he has a micro-drip system — but he has adjusted it to ensure it waters only the plants and not the lawn. Joe tops up his swimming pool

only when absolutely necessary.

When he washes his car, he uses two buckets full of water — one for cleaning and one for rinsing. This saves about 10l.

Joe uses his washing machine only when he has a full load. A washing machine uses 150l of water for every load. Similarly, he makes sure his dishwasher is choc-a-block before pressing the "on" button, or he washes up in a sink only half-full.

Every day he checks his water meter and plots his daily household consumption on a graph. When checking his meter, he takes particular note of the little black star wheel under the strip giving the consumption figure.

If the wheel is turning, he knows he has a problem — there is a leak somewhere and he must call a plumber. He also makes sure he has no dripping taps — one that drips every second wastes up to 30l a day.

Joe has managed to cut down household consumption by 30%.

WHAT YOU CAN DO WITH A 20 KI (20 000 litres) WATER ALLOWANCE IN A 30-DAY MONTH

Based on a family of 2 adults and 2 children. The adults would each shower every day, and the children would share a bath. This is a family with 2 cars.

A 2-litre kettle, filled 10 times a day = 20 litres a day
20 x 30 = 600 litres

10 flushes a day at 11 litres a flush = 110 litres a day
110 x 30 = 3 300 litres

120 litres a bath at 1 bath a day = 120 litres a day
120 x 30 = 3 600 litres

2 x 4min showers using 60 litres a shower = 120 litres a day
120 x 30 = 3 600 litres

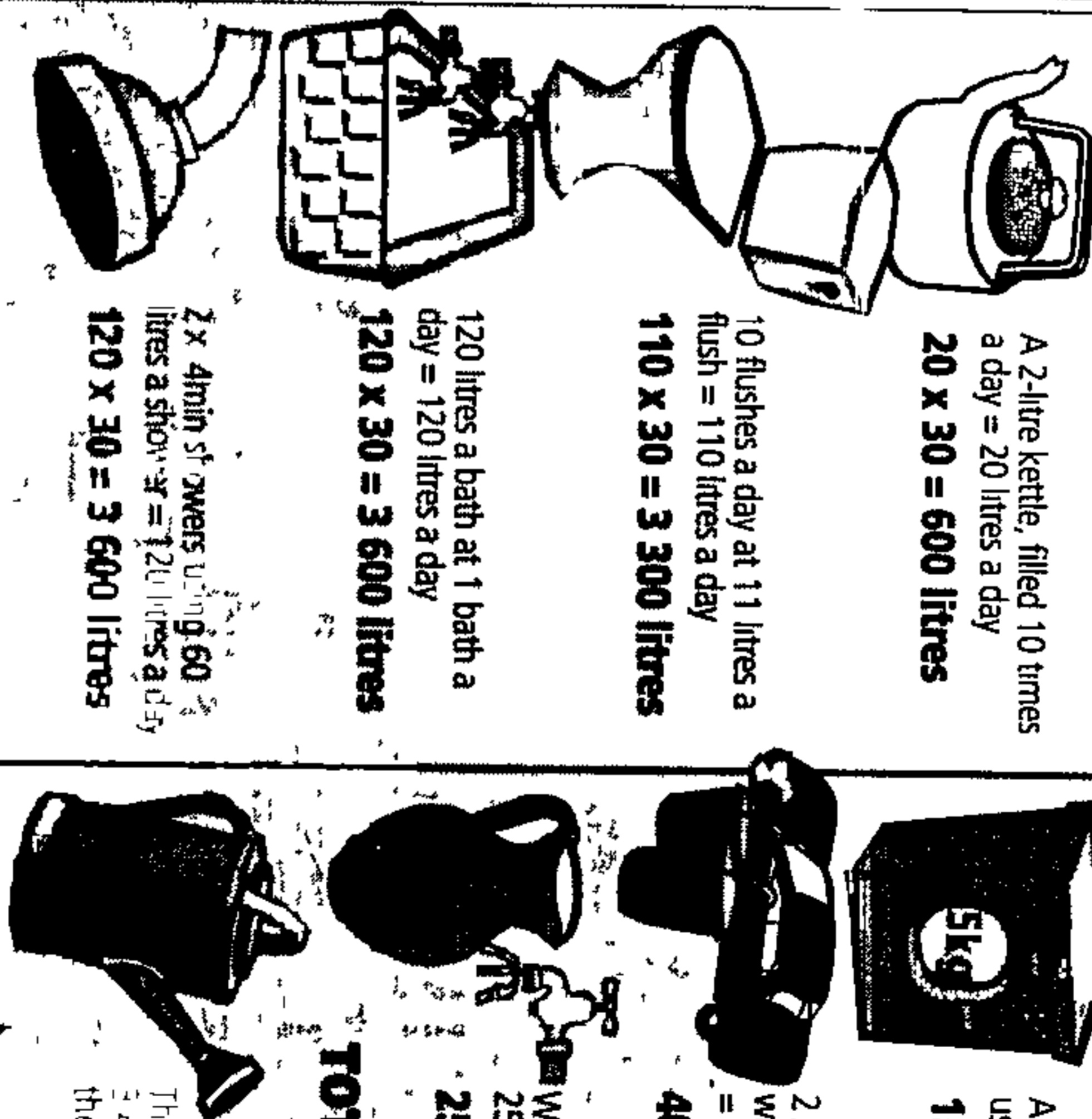
A washing machine load a day, using 150 litres a wash
150 x 30 = 4 500 litres

2 x 10-litre buckets per car wash, washing 2 cars once a week = 40 litres per week
40 x 4 weeks = 160 litres

Washing up water using 25,5 litres a day
25,5 x 30 = 765 litres

TOTAL: 16 525 litres

The lever at the household with 3 475 litres of water to water the garden, fill the pool etc.



Anger, fear as crime escalates

Suburbs want rates boycott

Star 18/8/95 (127)

BY ANNA COX

Angry residents of Johannesburg's north-eastern suburbs have threatened a rates boycott following the shooting of four people in the area since Monday

Residents have given the Greater Johannesburg Transitional Chamber and the Gauteng Legislature a month to reduce crime in the areas surrounding Alexandra, failing which a rates boycott will be called

The decision was adopted unanimously at the Sandringham Community Police Forum (SCPF) meeting on Wednesday night and it was agreed that every suburb surrounding Alexandra, including Sandton, would be asked to join the boycott

On Monday 18-year-old Clinton Fuchs was shot in the head in an at-

tempted hijacking in Glenhazel. On Wednesday Bentley Cook of Lombardy West was shot in the stomach when four armed men surrounded him at the entrance to his home in Cambridge Road and stole his car

And at a hardware store in Bramley Gardens the owner and his son were shot by robbers when they resisted an attack.

SCPF chairman Leon Chapman said residents had had enough. He said the cold-blooded shooting of Fuchs on Monday night in Glenhazel would lead many wealthy families in the northern suburbs to once again consider emigration.

Chapman said he had found out the GJTMC was considering removing certain barriers placed to close off certain access roads to Alexandra in Bramley View and Kew which residents

wanted to keep closed

"We are angry and scared and feel we are receiving no support from GJTMC officials who are now attempting to remove barriers without consultation with the residents. We found out by pure chance yet not one person living in these suburbs was consulted

"We feel the officials are not acting on our behalf but on that of the criminals. Police officials support us on keeping the roads closed because hijackings have dropped since the roads were closed," he said

Chapman said the crime rate was unacceptably high with 10 hijackings reported since the beginning of August.

As a last resort, Chapman said the north-eastern suburbs would ask for "refugee status" and declare themselves independent from the rest of the TMC area

Court upholds council's sale of land in Alex

ST 20/8/95

(127)

By CHIARA CARTER

A LANDMARK court ruling this week resolved a 10-year dispute over land ownership in Alexandra, outside Johannesburg.

On Friday, the Rand Supreme Court upheld the Alexandra council's sale of expropriated land to individual owners but ruled that the rights of the legal tenants could not be violated.

Lesley Sithole, Richmond Manzi and Ruth Dladla had asked the court to strike down the sale of land by the council.

The case brought to a head a dispute which dates back to 1963 when laws known as the Alexandra Regulations paved the way for the expropriation of freehold property belonging to black owners and the introduction of a permit system.

Despite the expropriations, many property owners refused to move and became council tenants who had to apply for permits to live and work in the area

In 1979, the Alexandra Reprieve reversed these regulations. But it

was only in 1986 that the authorities decided to upgrade Alexandra and the council began to sell the expropriated land back to the community

Three groups qualified to buy: former owners living on their properties, caretakers placed there by the former owners, and long-standing tenants. There were more than 340 sales before the process was stopped by a challenge from the Alexandra Civic Organisation, represented by the Legal Resources Centre

The civic organisation argued that the permit system gave people the indefinite right to live in Alexandra as tenants and the sale of the property on which they lived was therefore invalid. This was opposed by the Alexandra Land and Property Owners' Association.

This week's ruling safeguards the rights of the purchasers of the 343 council properties. At the same time, the dwindling number of statutory tenants can remain in their homes and must pay rent set by the council.

New Environment Act by 1997

STW 21/8/95

BY ANITA ALLEN
SCIENCE WRITER

A new Environment Act can be in place early in 1997 only, according to an ambitious timetable accepted at the Consultative Conference on Environment Policy, which ended in Johannesburg on Friday.

The historic forum at Nasrec was the first time that various sectors in South Africa were involved in the process of framing environmental legislation.

Over two days, sober-suited men of government, industry and business debated issues with a much more casual crowd representing grassroots organisations

and communities

Their task was to reach agreement on the process that should be followed to ensure that every South African was given the opportunity to have a say in framing environmental legislation.

At the close of the conference, delegates resolved to return to their constituencies and to immediately set up forums at provincial and local levels. Reports from the various workshops would be circulated and discussed. A task team would also compile an initial Green Paper which would be passed on to delegates by October.

Return reports from delegates would be passed on to the task team by February next year. These would be synthesised into a draft Green Paper by March. A second round of consultation until July would follow, so that a draft White Paper could be ready by November and hopefully, by early in 1997, the new legislation would be passed by Parliament.

At the closing plenary, delegates supported a proposal by Environment Minister Dawie de Villiers for a newly constituted 18-member Council of Environment to advise him in the interim period until the new Act was passed.

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Policeman found dead

The body of Assistant-Constable Jacob Maboe (30) was found in Evaton in the Vaal Triangle yesterday with stab wounds in the chest and neck, said police spokesman Lieutenant-Colonel Piet van Deventer.

Maboe was a member of the Vaal Triangle police dog unit.

The motive for the attack is unknown. No arrests have been made — Sapa.

Industry does its bit by recycling water

STW 21/8/95 (127)

STAFF REPORTER

Private businesses were turning increasingly to water recycling as the campaign to save water gained momentum, a Johannesburg Chamber of Commerce and Industry survey revealed.

But recycling, the chamber said, could lead to higher prices for products in some industries.

JCCI chief executive Marus de Jager said the business community was

confident that the re- at the possibility of installing plants and procedures that would recycle much of the water used in the production process.

He said the majority of businesses in the industrial sector were waiting for official notification of their water consumption quotas to fully assess the contribution they could make to conserve water.

The quotas would be clearly indicated on their next accounts, he added.

De Jager said that in the bottling and glass manufacturing sectors companies were looking

"It is unlikely, though, that the cost of these modifications could be absorbed, and they may translate into higher prices for consumers."

"Businesses are urged to take careful note of those quotas so that the maximum saving of water can be achieved," he said.

Homeless youths put roofs over heads

■ BY BONGIWE MLANGENI
HOUSING REPORTER

Some of Johannesburg's homeless youths and rehabilitated criminals have paved their way into the construction industry, building the first low-cost, inner-city homes in three decades.

The two-bedroom homes in Bertrams, with fitted bathroom and carpets, are aimed at low-income earners who qualify for a government housing subsidy.

The houses form part of a renewal strategy which was initiated by the Foundation for Education with Production (Fep) and the National Youth Service Initiative.

Fep project manager Ahmed Moonda said their aim was to rebuild the area and develop the community.

Moonda said they would also be improving a park in the neighbourhood.

About R600 000 received from the Greater Johannesburg Council has been set aside for the park at Ascot Road and about R1,2-million has been spent upgrading Lidle Road and Lang Street



Building a community ... Thami Mndaweni. PICTURE NATASHA PINCUS

Star 2/8/95

Moonda said that to kick-start the project, about 72 youths were recruited from rehabilitation centres and shelters for the homeless. The group was taken through a self-assessment workshop and offered training at the Johannesburg Technical College

After completing the six-month building course, participants were required to implement their skills

"This is how the building of the Bertrams houses began.

"We chose the area because of its overcrowding."

About 30 of the trainees have re-entered formal education and are attending night classes at the Johannesburg Technical College.

Training included bricklaying, plastering, plumbing, foundation laying, tiling, carpentry, roofing, painting and electrical installation.

Moonda said they were in a process of starting another building project in Jeppestown and more people would be recruited.

33 (127) (12)

I'm in control of my destiny again, says Sowetan

■ BY BONGIWE MLANGENI

If Thami Mndaweni had to re-live his life, he would lay a firm foundation and build his life carefully and perfectly — just like the six houses he has built in Bertrams

Life has been a bumpy road for Mndaweni since 1986 when he left school.

This coincided with his fa-

ther being retrenched and his mother's health deteriorating. He turned to crime — a move he deeply regrets

"I lost control then it seemed like the right thing to do at that time, there was not much schooling and there was no need for us to stay around the premises," he says shyly

Today, the 26-year-old Sowetan cannot believe he has

changed his image from thug to a productive citizen.

He is now one of the many builders who are taking part in the low-cost housing programme.

Mndaweni — too embarrassed to reveal the crimes he committed — is one of 72 youths who were chosen from rehabilitation centres and shelters for the homeless

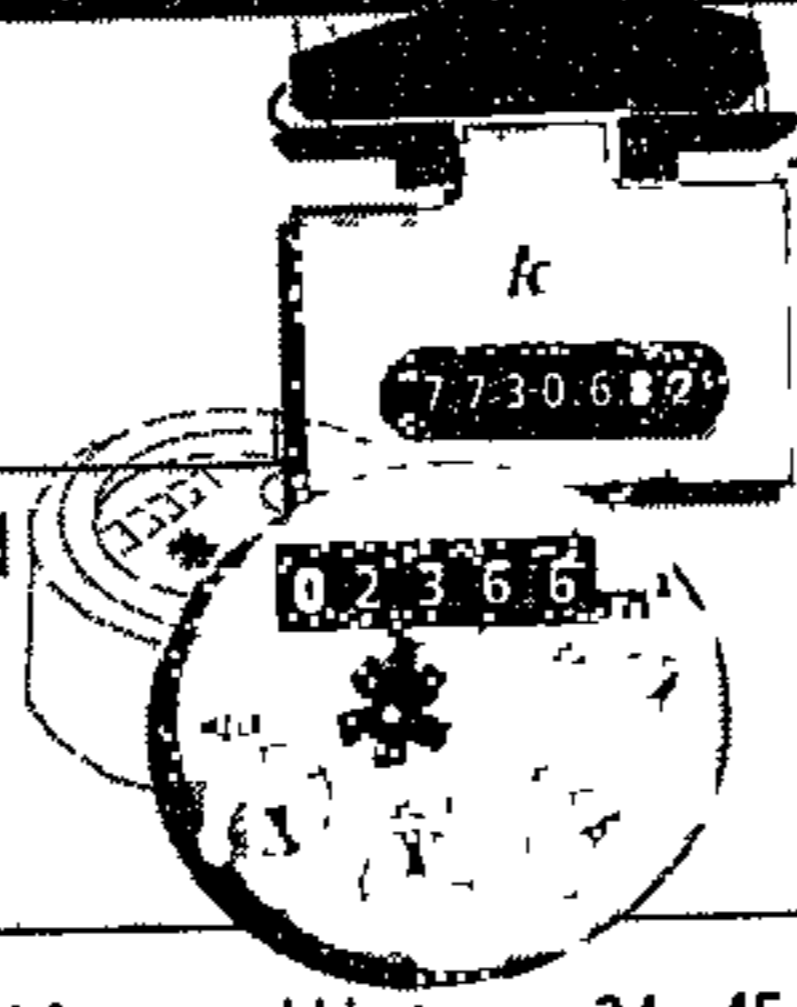
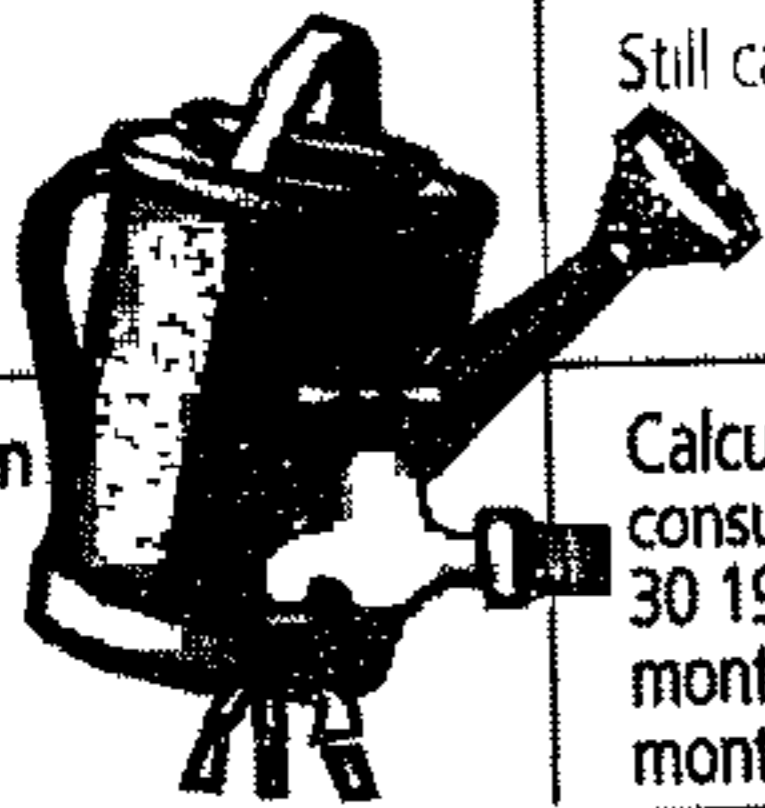
With a wage of about R300 fortnightly, Mndaweni is happy to live a crime-free life

What matters now is to be in control.

"Now I know I can do something valuable and my aim is to train others in my community

"In this way I know I will be building not just houses but a community."

AREA	QUOTA	TARIFF
Greater Johannesburg (Sandton, Johannesburg, Randburg, Greater Soweto and Roodepoort)	Calculated by tallying up household consumption from July 1, 1994 - June 30 1995 and dividing by 12 to get monthly average. Then allow 70% of monthly average as maximum.	R3,75 will be charged for every kl over the quota.
Randfontein	Calculated by tallying up household consumption from July 1, 1994 - June 30 1995 and dividing by 12 to get monthly average. Then allow 70% of monthly average as maximum.	R3,75 will be charged for every kl over the quota.
Edenvale and Modderfontein	The monthly quota is 24kl per household.	R2,00 will be charged for extra kl between 24 - 45 R3,20 will be charged for extra kl between 45 - 65 R4,00 will be charged for extra kl exceeding 65
Kempton Park	No quota	R1,14 per kl for first 10 kl R2,96 per kl for 11 - 20kl R4,22 per kl for 21 - 30kl R6,16 per kl for more than 30kl
Germiston	The monthly quota is 30kl per household.	R1,00 per month for every kl used over 30kl from August.
Alberton	The monthly quota is 30kl per household.	50c will be charged for every kl over the quota.
Boksburg	Calculated by tallying up household consumption from July 1, 1994 - June 30 1995 and dividing by 12 to get monthly average. Then allow 70% of monthly average as maximum.	R3,75 will be charged for every kl over the quota
Benoni	Still calculating.	Still calculating
Brakpan	Calculated by tallying up household consumption from July 1, 1994 - June 30 1995 and dividing by 12 to get monthly average. Then allow 70% of monthly average as maximum.	R3,75 will be charged for every kl over the quota



Municipalities adopting hard line over water curbs

BY LORNA ZOKUFA
CITY REPORTER

Gauteng municipalities have imposed wide-ranging water restrictions on residents with, in addition, punitive tariffs for excessive use as the province rallies to save the scarce natural resource.

After a poor response from consumers to a ministerial plea to save water, Rand Water introduced a quota system for its bulk customers this month, coupled with stiff cost penalties for excessive use.

Municipalities are expected to cut their use by 20%, failing which a penalty tariff will be applied. The Rand Water tariff becomes more severe as the quota is exceeded.

"It is reasonable to expect municipalities which exceed quotas, and therefore pay for excess water at the penalty rate, will pass on the costs to their own customers who exceed consumption limits set down," said Rand Water's spokesman, Mandi Gwele-Maepa.

A survey by The Star found most councils have responded with a two-pronged approach.

The first approach to encourage residents to save water is the introduction of restrictions to curtail use. The most common restrictions are a ban on the use of sprinklers and restricted garden watering times.

The Midrand municipality has

not imposed a tariff rate, but anybody in the area found guilty of breaking the water restrictions can be fined up to R100 or jailed for a period not exceeding three months.

However, most other councils have concentrated on punitive tariffs, which they have imposed all round.

While municipalities within Greater Johannesburg and Randfontein will charge an extra R3,75/kl once residents exceed their quotas, Brakpan has imposed a sliding scale of punitive tariffs which increase rapidly by R1/kl. So, if a Brakpan consumer is 2kl over the quota, he or she will pay an additional R2/kl. Anyone who is 5kl or more above the quota will pay R5 per kilolitre thereafter.

Baffled

"Some people have accepted this method, but others feel that they have been saving water all the time and do not understand why such tariffs should be imposed on them," said Brakpan City Engineer Faan van Wyk.

The quota in Greater Johannesburg and Randfontein is calculated by tallying up a household's consumption from July 1 1994 to June 30 1995, and dividing this by 12 to get a monthly average.

Each household is allowed to use 70% of the monthly average as its maximum amount.

(127) Star 22/8/95

Solar panels will light 10 000 homes in Alex

US Secretary of Energy Hazel O'Leary yesterday opened a factory which will produce solar panels to provide electric power to Alexandra township

The panels will be assembled by a black-owned business, Suncorp Manufacturing, supported by the US Department of Energy, AEG and the black investment company Renaissance.

US official Robert Amman said the facility, when fully operational, would produce enough panels to bring electric lighting to about 10 000 homes.

Yesterday O'Leary, who is on a nine-day visit to South Africa, also donated books and computers to Ipolokeng Primary School in Diepkloof, Soweto.

She is leading a delegation, here at the invitation of President Mandela, of about 100 US businessmen.

"We are all striving for the same goal and that is a rise in economic levels. Through the joint venture 250 jobs have been created for South Africans and 35 jobs have been created in the US," O'Leary said.

The Ipolokeng school, which has no electricity, was supplied with solar energy panels donated by Suncorp, a newly established joint venture between US company Spire and South African businessmen. — Staff Reporter, Reuter.

Star 23/8/95

20 000 new squatter shacks

(127) (S)

JOHANNESBURG More than 20 000 shacks had been erected by squatters in the Vaal Triangle since June last year, the Gauteng housing department said in a report on land invasion this week

The report estimated the province's squatter population at 2,2 million

CT 23/8/95

North

Council houses for free

(127) Sowetan
24/8/95

TENANTS of council houses in the East Rand townships of Daveyton and Wattville could soon own the houses they have rented for years, and in many cases pay nothing for them

Gauteng MEC for housing Mr Dan Mofokeng said yesterday 7 800 council houses in Daveyton and 1 550 in Wattville could be transferred to their tenants now that a housing transfer bureau for the areas was open

The bureau was opened yesterday by

the mayor of Greater Benoni, Mr DM Mthimunye Its purpose is to identify people who should be allowed to acquire properties rented from the council Similar bureaux will be opened in other Gauteng townships and areas

Mofokeng said tenants wishing to buy their homes could benefit from a State subsidy of R7 500 Most of the older council houses would sell for less than R7 500, and people buying these need not pay anything — Sapa

Cops' salaries are 'despicable'

(127) Soweran
24/8/95

By Josias Charle

CHAIRMAN of the Constitutional Assembly Mr Cyril Ramaphosa has slammed police salaries as despicable

He says they cannot be expected to combat crime if this state of affairs continues

Ramaphosa was addressing the *Pretoria News-Seeff* Properties breakfast club in Pretoria yesterday

"We are abusing the people charged with keeping safety and security by paying them poorly. Their morale is low and this has allowed corruption to creep in," Ramaphosa said

He said people who had put their lives on the line to protect politicians, including himself, and the public, were paid "despicable salaries", while some of them had families to look after.

"How can they look after their children and build their own houses with the R900 they take home every month?"

Ramaphosa also announced that the Government was taking certain initiatives to address the spiralling wave of crime. He said he was happy that the community

and business were also playing their part. More jobs would have to be created as this would lead to the direct reduction in criminal activity.

"We must encourage economic growth and so far the Government has done well to instil confidence in local and foreign investors."

Addressing the issue of national building, Ramaphosa said South Africa was facing an awesome task that other nations elsewhere had failed to undertake.

"The present task to build a united nation which was formerly riddled by divisions and conflict, is not an easy one. Other nations trying to build themselves have failed. We come from a colonial past but we agree that we need to shed that past and concentrate on building one strong united nation," Ramaphosa said.

Since the elections, much had been achieved in building a new nation.

On the reconstruction and development programme, Ramaphosa said it was not only about building houses and creating jobs. It was a comprehensive socio-economic blueprint to raise the standard of living of all the people.

Council houses for free

(127) Soweran
24/8/95

TENANTS of council houses in the East Rand townships of Daveyton and Wattville could soon own the houses they have rented for years, and in many cases pay nothing for them.

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the mayor of Greater Benoni, Mr DM Mthimunye. Its purpose is to identify people who should be allowed to acquire properties rented from the council. Similar bureaux will be opened in other Gauteng townships and areas.

Mofokeng said tenants wishing to buy their homes could benefit from a State subsidy of R7 500. Most of the older council houses would sell for less than R7 500, and people buying these need not pay anything. — Sapa

More clean-up cash needed

Star 28/8/95

(127)

■ BY HOPEWELL RADEBE
CITY REPORTER

Metropolitan Services Delivery (MSD) has asked for more money from the Greater Johannesburg Transitional Council to continue last year's R92-million project to clean up and provide essential services in the townships

The project provided refuse removal and sewerage infrastructure maintenance in historically disadvantaged areas like Alexandra and Greater Soweto

But the amount spent on the project was "a drop in the ocean" compared to Greater Johannesburg's overall budget, said MSD acting head Dr Emile Horak

"The project had accomplished a breakthrough in terms of service delivery in Greater Johannesburg as an ongoing duty and responsibility of local government," Horak said

He said administrators were

being empowered to deliver services to informal settlements in preparation for November's local elections

This move had created employment opportunities — although on a casual basis only — in local communities

In Alexandra three local contractors who had been providing a refuse removal service were given another business opportunity by the TMC when their expired contracts were renewed

But more funds were needed for future plans which included service sustainability, education campaigns to curb illegal dumping, and tree planting in the areas that had been disadvantaged, Horak said

"The project has been paving the way for the elected political representatives to take service delivery forward," he said

He said service delivery remained a priority of local government and he believed the current project would not be halted by new decision makers

R2,4-m in punitive tariffs

Jo'burg still using too much water

(127)
Star 31/8/95

■ BY PAULA FRAY
CITY EDITOR

Despite a drop in consumption, parched Greater Johannesburg seems set to exceed its water quota by about 10% this month.

This could cost the city a whopping R2,4-million in punitive tariffs set by Rand Water.

Water restrictions and punitive tariffs for Greater Johannesburg residents were introduced by the Transitional Metropolitan Council (TMC) this month. In effect, the new tariffs pass on to households a punitive tariff imposed on local authorities by Rand Water.

Fined

The utility announced last month that local authorities which exceeded their quotas would be fined R1/kl for all excess water consumed over the quota this month.

This punitive tariff increases by R1/kl each month, moving up to R5/kl in December.

Johannesburg director of water and gas, George Keay, said the metropolitan's quota for this month was 24 182 796 kilolitres, or 780 090kl a day.

"Based on weekly readings, water consumption has decreased in comparison to consumption prior to the introduction of water restrictions. But despite the overall decrease,

Greater Johannesburg is still exceeding its quota," said Keay.

The most recent figures indicated that this area was exceeding its quota by 10%, he added.

If consumption did not decrease further, the TMC's excess debt to Rand Water could double next month and triple in October. By December, if present consumption patterns continued, the excess owing could be as high as R12-million.

When Rand Water's punitive tariffs were introduced, the TMC said penalties would be passed on to consumers exceeding their quotas. Households in Greater Johannesburg have to reduce their water usage by 30%.

Reacting to complaints that the council was wasting water while residents were being asked to cut down, Keay said all administrations within the TMC had been instructed to comply with the restrictions regarding fountains and water features.

"Much garden watering by the municipality is carried out using borehole water. Where this is the case, departments have been requested to put up signs indicating that borehole water is being used.

"Where the public notes contraventions of the restrictions, this should be reported to the administration so that necessary investigations and corrective action can be taken," said Keay.

Local Operation Hunger donors pull out over scam

■ BY SHIRLEY WOODGATE

Operation Hunger's funding supply has been dealt a devastating blow by the withdrawal of local donors

This is despite continued support by international sponsors following the organisation's announcement in May that it had been hit by a million rand scam

Although the scandal in the Bloemfontein region was uncovered in December, sources have indicated that further action against the officials allegedly involved has been delayed until an internal disciplinary hearing and the police investigation have been concluded

Sources said the case was complicated by the alleged involvement of two senior staff.

Chairman of the board of trustees, Phiroshaw Camay, said this week that he hoped the police investigation would be concluded shortly

The feeding scheme scandal which led to the attempted suspension of two officials allegedly involves a "Mr Big", a well-known Free State businessman

who allegedly used the two employees to siphon off large amounts of money over a period of several years

The two officials went to ground after Operation Hunger announced the scam, and one is believed to have appointed an attorney to represent him at the disciplinary hearing.

It is claimed the scam was operated by making out orders to the Johannesburg office, which sent supplies to Bloemfontein warehouses from where they were invoiced out to non-existent rural charities. The supplies were then allegedly rerouted to stores in the Bloemfontein and Thaba Nchu areas.

Operation Hunger has in the meantime installed strict internal controls and changed direction from being a famine relief organisation doing reactionary feeding in rural areas, to developmental work focused on RDP projects ranging from sanitation to supplying fresh water to the underprivileged.

It is believed that continued funding from USaid has made it possible for Operation Hunger to continue its charity work.

STAR 31/8/95

Thieves ruin housing project

■ BY BONGIWE MLANGENI
HOUSING REPORTER

Services installed in Alexandra's Far East Bank low-cost housing development have been damaged and could cost the council about R3-million to repair, the Greater Johannesburg council said yesterday.

The serviced land was handed to Alexandra residents two months ago to launch the first phase of the project which aims to build 800 houses.

But sewerage manholes were stolen and electricity reticulation damaged before the residents

could move into their homes

Johannesburg housing and urbanisation chairman Lindsay Bremner said all electrical wiring had been taken and many poles were broken or missing. Other damage included blockages in stormwater systems and broken headwalls

Bremner said repairing the services would cost about R2 848 650 and upgrading would cost R5 769 300

A council report said more than R15-million was spent on servicing the site. The former TPA paid about R11-million to expropriate the land.

(127)

STAR 31/8/95

Rebuilt hostel to house 200 families in Soweto

127 (127) CP 3/9/95

By **ROCKY MOKOENA**

THE project to upgrade the Dobsonville hostel in Soweto to a family residence was given a kick-start this week with a grant of R8 million from the Reconstruction and Development Programme office

The conversion of the hostel into family units will begin at the end of this month and is ex-

pected to be completed by mid-June next year

The converted hostel will accommodate more than 200 families.

Project facilitator Kgabo Setati said the project was expected to create hundreds of jobs for the local community and would help reduce the housing backlog in Gauteng

Work would start as soon as the community

had approved the selected tender, he said

"It will be a community driven project and will create a good relationship between hostel residents and township residents. It is important that the community approves the tender for the project so that the upgrading can start as soon as possible," said Setati

The hostel is one of several in Soweto which were partially destroyed

during clashes between hostel dwellers and youths before last year's general elections

Gauteng government spokesman Chris Vick said this was one of the many projects promised to the people to improve their living conditions

Vick said the building of proper houses at the nearby Snake Park would start towards the end of the year



NATURE'S CHILDREN ... Thousands of Soweto children

S.A.P.

Project to supply more than 6 000 houses

Robyn Chalmers

MORE than 6 000 low-cost housing units costing almost R250m will be released onto the market near Tembisa over five years in terms of a community project by Transnet subsidiary Esselen Park Developments

Public Enterprises Minister Stella Sigcau yesterday launched the first phase of the Esselen Park community project which would provide

BD 5/9/93
1 700 housing units ranging in price from R30 000 to R50 000

"We understand that more than 400 previously unemployed people, mostly from neighbouring Tembisa, are employed on the construction of services," the minister said

Transnet, through its corporate social investment projects, had provided more than R1m worth of donor finance for the design and con-

(127)
struction of a primary school and a secondary school as part of the project, Sigcau said

Organisations which had participated in the project included the ANC, PAC, IFP, Azanian People's Organisation, Kempton Park Ratepayers' Association, the Congress of SA Students and Cosatu

Moves made to speed up Gauteng housing delivery

(127) BD 6/9/95

Robyn Chalmers

GAUTENG's provincial housing board met 16 underperforming construction groups yesterday in a bid to speed up delivery, agreeing on methods of reducing political risks faced by developers.

Board chairman Martin van Zyl said the developers, including Grinaker, Stocks & Stocks, the SA Housing Trust and Safrich, had made it clear that a number of obstacles were hindering delivery at the lower end of the housing market.

Two of the most pressing were heightened political risk, often attributable to conflicting messages from national and provincial levels, and cashflow problems.

Developers said they were not prepared to spend millions on houses when there was a possibility that they would not be accepted by communities if government changed policy guidelines halfway through, as had happened before.

Van Zyl said the board was prepared to pay out subsidy allocations after a number of procedures had been completed by developers. These payments were intended specifically to avoid high levels of political risk.

He said developers would have to erect show houses, prospective home owners would have to agree to accept houses as long as they were similar to the show houses, and a social compact would have to be formed.

Once the structures had been erected, developers should have them registered in the names of the prospective home owners and obtain engineer's certification for the units.

"Once this has been undertaken, the board is prepared to make the subsidy amount available to the developer. It is a significant move from the previous procedure, where developers could obtain letters of acceptance from prospective home owners only af-

ter completion of all the processes.

"This increased the risk for developers, many of whom said prospective homeowners refused to accept houses once they had been built for a variety of reasons, but mostly because of political agendas," he said.

With progressive payment of subsidies being considered by government, the new procedure should go a long way towards speeding up the delivery of low-cost homes.

Contractors had indicated that the single subsidy payment, currently made on the transfer of title to home owners, was causing severe cash flow problems, particularly for smaller contractors.

The national housing board, government's primary advisory body on housing, had recommended that payments be made in four tranches at different stages of construction. The housing ministry was expected to make a decision next Wednesday.

■ BY NIAL AITCHESON
CRIME REPORTER

Potchefstroom - The fate of a controversial low-cost housing development for police officers and their families in Potchefstroom is hanging in the balance following a lightning protest campaign by local white residents.

About 250 house owners on the middle-class Dasserand estate have submitted a petition objecting to the erection of starter homes on 30 1 200sq m plots.

Now the municipality has postponed a decision on the proposal until the end of the month, strongly denying allegations of

Row over houses for police

span 6/9/95

(127)

racism from the developer.

Dr Ebrahim Sothman, one of SA's first black mayors, said: "Our decisions have never been based on race. The postponement is due to a technicality."

Estate agent Graham Johnson, who has been marketing the project to officers currently living at the Potchefstroom police barracks, believes that objectors fear an "invasion" of coloureds and blacks into the suburb on the western outskirts of the town. He

also alleges that pressure has been put on the local councillor with regard to November's municipal elections.

The council has refused to divulge the grounds for objection stated in the petition, and the identities of those behind it. Ironically, the first to appear to sign up for the scheme are white officers, two of whom could now start married life without a home of their own.

Constables John Heymans

(24) and his fiancée Constable Ruth Gosling (21), who are due to marry on November 3, see the scheme for houses with a value of R70 000 as the ideal opportunity to own their own home.

"There is a long waiting list for married officers' accommodation at the barracks, and because of the postponement, we could find ourselves without a home," said Heymans.

Both officers felt they had been "slapped in the face".

The petition was submitted on Thursday, just 24 hours after Johnson had submitted designs for two red-brick and tiled homes valued at R70 000 each. Market prices for existing homes on the estate start at about R110 000.

Johnson said several other white policemen had instructed him to prepare plans for homes in Dasserand Zone Two.

Potchefstroom town clerk Hannes Botha said: "Having received a petition regarding this matter, we've decided to postpone a decision for further consideration until the full council meeting of September 27. It's not a question of politics, but a technicality."

AT THE NEWSPAPER FOR TOWNERS TO
SWELLEN

EDISIN

Singing Daveyton residents end 4-year rates boycott

(127) Stan 6/9/95

■ BY PATRICK WADULA

More than 2 000 Daveyton residents stayed away from work yesterday and marched to their council offices, not to protest or make demands, but to launch a "mass campaign" to end their four-year-old rates boycott

Daveyton Civic Association spokesman Aubrey Nxumalo said a decision was reached on August 16 at Sinaba stadium to have a "half-day stayaway" so

that people come to pay for their rates and services

The singing residents converged on Sinaba stadium in Daveyton yesterday at 7 30am before leaving for the council offices to pay their rates at the Daveyton branch of the Greater Benoni Council

Nxumalo said Daveyton residents stopped paying for rates and services four years ago because of poor services which were being provided by the coun-

cil at that time

He explained they used to pay R70 two years ago. Then they lowered the amount to R50 and thereafter stopped paying and paid only their electricity bills.

"The campaign to end the boycott began four months ago when the committee and civic leaders established committees to canvass in the 24 different sections of Daveyton," he said.

The agreement reached between the residents and the coun-

cil was that the residents who lived in four-roomed houses pay R64,93 monthly. The figure covers water, sewerage and refuse.

Those who lived in the informal settlement areas were required to pay R20 of which R5 was for water supply and R15 for refuse collection.

Hennie Botha, town clerk for Greater Benoni, said the "mass payment" for services in the area was done in the spirit of "masakhane".

causing extensive damage to furniture and office equipment. They were demanding that when she fell out...

ANC denies DP claim on Tembisa rate hike

Mduduzi ka Harvey

THE ANC had reneged on an agreement to raise flat rates in Tembisa township from R30 to R190, a move which could result in a R34m loss, East Rand DP councillor Michael Waters said yesterday

The claim was disputed by the ANC

Waters said that during a Kempton Park/Tembisa budget debate earlier this year agreement had been reached by councillors that to implement R50m capital budget projects to upgrade Tembisa the flat rate had to be raised

But, when time came for the introduction of the increased rate, it was discovered that the ANC had not consulted the Tembisa community. They refused to pay the increased fee

Waters said that, seeing it could not implement the new flat rate, the ANC reduced the proposed flat rate from R190 to R80

The reduction, he said, meant plans to equalise

standards and speed up service delivery in Tembisa would suffer a great blow. This was because R34m to improve municipality services would be lost

The reduction, Waters claimed, was a "political game played by the ANC, to take advantage of the forthcoming elections"

ANC Kempton Park/Tembisa councillor Ralph Herzberg disputed these claims. He said that the R190 uniform flat rate had been recommended by the Gauteng provincial government, and had been accepted by the ANC and the mass democratic movements

(127) B18/9/95

The phasing in of the new rate had, Herzberg said, been negotiated

It had been agreed that the R30 flat rate had to be scrapped and an R80 uniform rate be introduced to speed up service delivery in Tembisa. A meter installation team was also sent to the township to repair meters, he said

Currently, Herzberg said, those houses with meters in the township were paying a uniform flat rate equal to the rate paid in the Kempton Park suburbs.

Negotiations were also under way to phase in the R190 uniform rate

NP gearing up for KwaZulu-Natal poll

Farouk Chothia

DURBAN — The NP's KwaZulu-Natal branch was gearing up for local government elections, hoping that a constitutional settlement would emerge to avert an early provincial election, NP provincial leader Danie Schutte said yesterday.

vincial election would worsen violence

When Constitutional and Provincial Affairs Minister Roelf Meyer addressed the congress, he would have to provide clarity on traditional leaders' role in local government structures and on postponing elections in the province.

Homes and jobs for Soweto

(127) STAR 8/9/95

City planners yesterday unveiled a development plan for greater Soweto which will see housing and commercial suburbs built around Baragwanath hospital

The plan would also include "greening" the dusty streets with 5 to 10% of public land reserved for trees and plants, and work to improve public transport for the area where only about 20% of residents have cars

"This is a development which, for the first time, gives us a chance to implement the Reconstruction and Development Programme in an integrated way and empower people in the south so that they could have access to all facilities," the city's acting director of urbanisation, Tshepiso Mashinini, said

"Ultimately the goal is to at-

tract investor confidence to the area so that there can be economic opportunities

"We see this as a launchin pad that will see developments penetrating the south We have consulted with private business, and they are very keen - we have to create the framework which they need," Mashinini added

The Baralink plan involves developing the area as residential suburbs for all income groups, with shops and light commercial businesses nearby

Industrial development and larger employers will be allowed on the edge of these suburbs Parks and open green areas are to be spaced throughout, urban design consultant Stephen Thorne said

The final development area is

expected to cover 1 500 hectares About 35 000 new houses would be built and planners expected 80 000 jobs would be created

"We are trying to create a framework in which we give people the choice of facilities which make urban life worth living," Thorne said

Mashinini said talks began on the project in 1993

"We have been given the go-ahead. We will now proceed with the next step, which is to identify specific projects and their resultant financial implications"

Funding is expected to come from local, provincial and central government as well as private companies

"We have commitments in support of the project - we will be moving ahead" - Reuter

Plan for Soweto unveiled

CT8/9/95

JOHANNESBURG Integrated housing and commercial suburbs around Baragwanath Hospital are part of a development plan unveiled yesterday for Greater Soweto

City planners said the plan would also include "greening" the dusty streets and five to 10% of public land would be reserved for trees and plants.

Steps will also be taken to improve public transport for the area where only about 20% of resi-

dents have cars.

"The development will give us a chance to implement the RDP and empower people in the south so that they have access to all facilities," the city's acting director of urbanisation, Mr Tshepiso Mashinini, said

"Ultimately, the goal is to attract investors so that more jobs can be created in the area," he said.

"We have consulted with business, and they are very keen — we have to create the framework which

they need," he added.

The "Baralink" development plan involves developing the area as residential suburbs for all income groups, with nearby shops and light commercial businesses

Industrial developments will be allowed on the edge of these suburbs

About 35 000 new houses will be built and planners expected that about 80 000 jobs will be created — Reuter

(127)

Appeal against zoning ruling

Michael Moon

(127)

WASTE disposal company Waste-tech is set to appeal to the Townships Board against the zoning decision by the Kempton Park-Tembisa council on the controversial Chloorkop landfill site.

If the appeal succeeds, the R12m facility could be used for the dumping of hazardous waste — the purpose for which it was built in 1993. Public protest and a zoning mix-up prevented it from ever being commissioned.

The Kempton Park-Tembisa council last month ruled against rezoning Chloorkop for industrial use but said an application for a Class G non-hazardous waste permit would be considered favourably.

Waste-tech MD Ken Bromfield said yesterday that the quickest and most effective way of obtaining Class G zoning rights would be an appeal to the Townships Board. However, regulations stipulate that an appeal has to be against all aspects of the decision, which means a ruling in Waste-tech's favour would open the way for a Class

HH hazardous waste permit

Bromfield has indicated that his company is resigned to the fact that Chloorkop will probably never be opened to hazardous waste but is interested in the Class G option. However, industry sources say political pressure is building for Chloorkop to be granted a Class HH permit because of the looming crisis over waste capacity.

Gauteng environment and works MEC Siceka Shiceka has said using Chloorkop might be a temporary solution to the crisis expected after the Margolis hazardous waste landfill is decommissioned at the end of the year.

The sources said Waste-tech was under pressure from a number of parties to appeal against the zoning decision. Shiceka would be powerless to order Chloorkop opened without a favourable decision from the Townships Board, they said.

Shiceka is due to officially open the new R7m Weltevreden solid waste site near Brakpan tomorrow morning.

See Page 8

Hold your houses, say Jhb agents

BY KARIN SCHIMKE
GAUTENG REPORTER
15/19/95
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Moving 3 000 civil servants from Pretoria to Johannesburg to establish the Gauteng administration here is unlikely to have a booming influence on house prices in the suburbs. This is the word from established estate agents in Johannesburg. Most of them conceded that an influx of 3 000 people would positively affect the residential market, but it would be a rather watered down one.

Premier Tokyo Sexwale confirmed yesterday that eight buildings in central Johannesburg had been assigned for occupation by 10 of the administration's departments.

While it is evident that the move, which will begin in October and should be complete by February, will inject life back into the all-but deserted CBD, agents are reluctant to commit themselves to a property boom in the suburbs.

Lew Geffen of Lew Geffen Estates said if civil servants could afford houses in the region of R100 000 to R180 000, there would probably be increased demand for houses in areas like Westdene, Edenvale, Kensington, Bez Valley, Turfontein and parts of Randburg.

Basil Elk of Realty 1 Elk said certain factors had to be considered in making a market forecast. Different incomes, the size of families moving over and the possibility of many people choosing to commute rather than uproot would influence the depth of the impact on Johannesburg residential properties.

"Certainly, 3 000 people moving into Johannesburg is an estate agent's dream, but I don't believe the impact will be overwhelming."

"This is probably a good thing. The actual move to the CBD is going to be gradual and the people involved will probably choose to live in different areas."

"The result is that although house prices will be artificially inflated."

John Gavron of Seef said 3 000 people spread over an area as large as Johannesburg, Randburg, Sandton and the East and West Rands would not create a boom some might expect. Civil servants who will be transferred to Johannesburg will receive a travel allowance or free train tickets for nine months, after which they are expected to be settled in new homes.

Family housing plan for hostel dwellers

■ BY BONGIWE MLANGENI
HOUSING REPORTER

Family residential units will soon be available to Greater Johannesburg council employees, many of whom have been living in single-sex hostels, according to housing and urbanisation chairman Lindsay Bremner

The council recently approved plans, as a pilot project, to provide council workers with affordable accommodation at Power Park

According to a council report, an investigation established that some council workers were still residing at public hostels around Soweto under "appalling" living conditions

Some workers left the hostels when they became politicised and unstable, but many workers have since not found proper accommodation.

Bremner said construction was expected to begin in March next year on a serviced site of about 156 stands

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"The bulk servicing for Power Park has been completed. The participative planning process is currently in progress," she said

Most of the employees would qualify for the R9 500 state subsidy and the houses - built on 300sq m - would cost about R55 000

In order to cut costs and create jobs, the council will supply a team of qualified artisans and foremen to train the workers and ensure that the construction is of an acceptable standard

SRON 19/9/95

MEC to decide on hazardous waste disposal in Gauteng

'No crisis' at waste site

Star 19/9/95

(127)

■ BY JANINE SIMON

There are problems but no crisis at Holfontein, Gauteng's largest hazardous waste disposal site, MEC for Development Planning, Environment and Works Sicelo Shiceka has declared

Shiceka and Gauteng director of environment Chris Warner yesterday went on a fact-finding tour of the five-year-old, 64ha site, on semi-rural land 40km east of Johannesburg

Holfontein operator Enviro-Serv has been heavily criticised in

recent months for leaks on site, allegedly caused by an excess of liquid waste and poor structural and management planning

Shiceka said the situation at Holfontein was not as critical as had been made out

He would be noting the findings of a recent independent study of the site, and of the report of the MEC's interim hazardous waste advisory committee, before deciding on hazardous waste disposal strategies in Gauteng

Holfontein is processing about 80% of the province's hazardous



Hazardous waste ... Gauteng's MEC for development planning, environment and works, Sicelo Shiceka (left), director of environment Chris Warner, the site's geo-technical engineer Stan Jewaskiewitz and Jarrod Ball, president of the Institute of Waste Management at the Holfontein site yesterday.

waste, a large portion of which is liquid waste

The only other site for hazardous waste is Margolis in Germiston, which is run by Enviro-Serv's competitor Waste-tech Margolis will be closed down in December, and provincial authorities have then to decide whether to allow a third site, Waste-tech's controversial Chloorkop in Midrand, to open

After yesterday's tour, Jarrod Ball, president of the Institute of Waste Management, said he believed that there was still too

much liquid on the site, but that this problem was now being addressed

Excess liquid caused a smell, could threaten the structures of a landfill site and polluted the groundwater, Ball explained. It also upset the process by which bacteria break down the toxic waste

According to Enviro-Serv deputy chairman Alistair McLean, Holfontein battled to get solid waste from nearby Daveyton when residents refused to pay for refuse collection services

But a contract securing dry waste supply from Daveyton has now been signed, and a second, securing the waste from Springs, is almost tied up

Enviro-Serv's consulting geo-technical engineer Stan Jewaskiewitz added that the site had been improved by strengthening the walls of the "cells" - the actual landfill containers. New cells would be lined with new geoplastic membranes

A treatment centre for liquids would also be built, but would not be ready by year-end

Councils say they do not own the houses

Fear over homes

■ BY BONGIWE
MLANGENI
HOUSING REPORTER

Some Katlehong residents fear their houses will not be transferred into their names after the housing bureaux in their area rejected their claim forms, saying the houses they had been renting were not owned by the council

Residents only discovered last week that their houses were no longer council-owned because the homes were sold to them in 1985 and they had forfeited ownership when they stopped paying their bonds during the bond boycott era

Now the residents do not know who to turn to

because they claim that despite paying bond rates, they also paid rent to the local authority

According to Joseph Nkabinde, who represents the Ramokonopi section in Katlehong, householders were shocked last week when they tried to claim ownership of their houses and were turned back

Sold

He said they moved into the houses when they were still council-owned in 1982, but were later told that the houses were being sold

"We then found bonds to buy the houses and we were paying off the bond and paying rent at the

4 Jan 20/1/95

same time," he said.

Nkabinde said the houses cost them R7 000. He was paying about R174 towards his bond every month

"When the rent and bond boycott was introduced we took part and many of us lost our jobs during the same time. But, as soon as we were told to stop the boycott, we began to pay rent again," he said

With the introduction of the housing bureaux, Nkabinde and his neighbours thought they would automatically qualify for the R7 500 discount and be granted transfer of their houses

But, according to a Gauteng housing consul-

(127)

tant who did not want to be named, transfer could only take place of those houses which were still under council ownership

Problems

He added that residents with such problems should consult Servcon which deals with repossessed houses

Also, a council document states that the housing bureaux will not help in cases where a person has already taken transfer and a mortgage bond, and is in arrears and the bank has repossessed the house

It advises residents to approach the banks and find out how they can help

Council moves to halt water waste

(127) Star 23/9/95

By TROYE LUND

More than half of Soweto's potable water is lost through leaking pipes, according to the Greater Johannesburg Transitional Metropolitan Council's (GJTMC) engineering services, which this week convinced the council to spend R1,2-million on a project to stop the waste.

"The administration in Greater Soweto is responsible for an estimated 120 000 houses in their rented stock. The plumbing installations have not been routinely checked due to lack of resources.

"The majority of households are in urgent need of upgrading or repair," reads the report motivating the need to stop the waste.

Project Elimination of Waste Water will be carried out under the Soweto Contractors Development Programme and will begin before the council has to bear punitive tariffs for excessive water use.

"The current cost per kilolitre as supplied to Soweto by the GJTMC is 90c. This will escalate to R5 a kilolitre by December 1995 for water used in excess of the GJTMC-allocated quota," said a council civil engineer.

The council aims to recover the cost of the project within 14 months because, by losing less water, it would need to buy less.

Whites hold rates protest

(127) Star 23/9/95

About 40 Pretoria residents demonstrated yesterday at Muntoria building, the city's municipal head office, against what they said were exorbitant municipal rates. They accused the city council of "milking white taxpayers dry" to recoup municipal arrears in the predominantly black townships of Atteridgeville and Mamelodi. The protest by residents from Hercules, Pretoria West, was organised by rightwinger Piet Rudolph, a candidate for the area in November's local government elections - Sapa

Punitive tariffs not working

Gauteng could run ⁽¹²⁷⁾ out of water in one year

Star 25/9/95

■ BYKARIN SCHIMKE
GAUTENG REPORTER

Rand Water forecasts and statistics show that the Vaal system which supplies water to Gauteng may run dry within a year

Despite a punitive tariff structure and urgent calls by Rand Water, customers have failed to achieve the required water savings. Only the Free State managed to exceed the 20% savings target. North West Province and the North East Rand only managed a saving of 3% and 6,2% respectively.

The Johannesburg and Pretoria metropolitan councils were more than 6% off target.

The total saving for last month was only 14,2%, but Rand Water spokesman Archer Davis said it was a relief that this figure was double that of July's.

Rand Water began to draw the

public's attention to the worsening situation of primary supply systems in April.

The Woodstock dam which serves the Vaal river system is now reported to be "virtually empty".

Davis said "In most cases where consumption remains high, there are complex factors which have an underlying influence on the numbers. In many of the deprived communities, the reticulation infrastructures installed and managed by municipal authorities have deteriorated or have not been suitably maintained."

He added that the punitive tariff structure was an effective way of keeping the water crisis "top of mind" because it had a direct impact on the community.

"At the same time Rand Water is carefully scrutinising each situation."

Residents urged to report on neighbours using hoses during the day

Joburg backs 'water

STAFF-REPORTER

As Gauteng's water crisis deepens, Greater Johannesburg's council has called on residents to report neighbours who flout water restrictions, and will probably introduce a R750 fine system for users who ignore consumption cutbacks. But the council itself is still watering its lawns during the

day - a luxury it has denied homeowners who can water their gardens only in the evening as Gauteng sweaters in a heat wave. Yakoob Makda, chairman of the council's engineering services committee, announced yesterday that the council was looking at a stringent proposal aimed at enforcing water conservation measures by penalising

consumers who were still ignoring pleas to save water. He said the R750 fine system would "in all probability" be implemented in a fortnight's time. Savings by consumers had fallen from 13,9% in August to a meagre 9% in the first two weeks of September - less than half the 20% target the council had been aiming for since June. "We are not certain whether

HEAT WAVE is building up and city council plans a hefty fine of R750 for the over-use of water the drop in savings can be attributed to people becoming more active in their spring gar-

dens or that a few recent downpours have created an impression that the intensity of the drought has been lifted. Asked whether the council was also saving water, he said it had begun turning off its fountains at night and restricted its watering of parks and gardens. Makda urged residents to report water wastage in any form, and to co-operate in a bid

to conserve water and prevent unnecessary hardship in times to come, arguing it "would be easy to save water but impossible to make more rain". The Weather Bureau confirms that the heat gripping Gauteng meets all the requirements to be deemed an official heat wave. Temperatures are set to start declining tomorrow. Numbers to call to report wa-

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spies'

Star 20/0 28/9/95

Water wastage are: the Manzi Water Watch Line (011) 682-0911, Alexandra 882-6200, Dobsonville 988-1011(ext 154); Ennerdale 855-1006 (ext 268), Johannesburg 403-2626, Diepmeadow 988-1073/4/5 (ext 231), Lenasia South East 857-1510/63; Randburg 789-0439, or 1350/2 (ah), Roodepoort 672-8142; Sandton 444-1850 or 883-2813 (ah); and Soweto 0801-116-264.

Housing claims pouring in

Robyn Chalmers

MORE than 11 000 claims have been received by housing transfer bureaus around Gauteng, which are overseeing the transfer of 140 000 state-financed rented houses in black townships to their tenants.

A government spokesman said progress was satisfactory, although the first transfers would probably only come through in December as the claim process was complicated by the lack of local authority records in disadvantaged areas.

He said the actual process, from receiving an occupant's claim to transferring the property, took about five months without disputes. It cost significantly less than the normal transfer of residential stock.

"We can achieve this because the process is being undertaken on such an enormous scale and is quite speedy as one of the main rules when assessing claims is to ensure that homelessness is not exacerbated."

There had been a number of complications due to the municipal workers' strike and the upcoming local government elections, but the spokesman said the procedure was well under way in a number of the 38 bureaus opened to date.

"In an area such as Carletonville, where there were 435 houses due for transfer, more than 60% of the expected claims have

been received and a total of 54% of claims have been received in Munsieville.

"However, in Senoune in Soweto about 37% of the claims have come in while just over 30% of those in Krugersdorp on the West Rand have been received."

Sources estimated that up to 40% of the total number of houses to be transferred could be disputed due to local authority records being incomplete or destroyed. In addition, there could be disputes over who was entitled to the homes if there was a divorce or if the original occupant had vacated the property.

Gauteng local government and housing minister Dan Mofokeng said there were a number of advantages to the transfer process, including redressing grievances, securing proper title and acquiring an asset which would give access to loan finance.

Mofokeng said the scheme meant that tenants of state financed council houses could buy their homes at a discount of up to R7 500 and if the historic selling price was less than R7 500, the tenant would not have to make any further payments.

"The scheme, which was proposed during local government transition negotiations, has special significance to the African population in that it redresses their historical grievances brought about by apartheid, which denied them property rights."

BD 28/9/96

28/9/95 (127) Star 28/9

Housing hopes falter

Continuing invasion of a piece of land near Eldorado Park earmarked for low-cost housing has left about 2 500 Thembalihle squatter families with little hope of ever occupying their promised land.

The land was invaded last year in February, making it impossible to continue with the Goldev Project which aims to build about 1 000 homes.

The families had all qualified for a Government subsidy under the project but could lose their subsidies as there was no progress on the development.

In an effort to save the project, the Goldev Housing Club Association recently submitted a

memorandum to the Greater Johannesburg council demanding that the issue of invasion be resolved.

Goldev Corporation Aziz Shaikh said Thembalihle community members had been on their waiting list for about three years and were hoping to move into their houses this year.

Greater Johannesburg housing and urbanisation chairman Lindsay Bremner could not be reached for comment on the issue.

But, in a letter she forwarded to the corporation, she said the matter had been forwarded to the executive committee of the council. — Housing Reporter.

Residents urged to report on neighbours using hoses during the day

Johburg backs 'water spies'

STAFF REPORTER

As Gauteng's water crisis deepens Greater Johannesburg's council has called on residents to report neighbours who flout water restrictions - and will

day - a luxury it has denied homeowners who can water their gardens only in the evening as Gauteng sweaters in a heat wave

Yakob Makda, chairman of the council's engineering services committee, announced yesterday that the council was looking at a stringent proposal aimed at enforcing water conservation measures by penalising consumers who were still ignoring pleas to save water

He said the R750 fine system would "in all probability" be implemented in a fortnight's time

Savings by consumers had fallen from 13.9% in August to 4.7% in the first two weeks of September - less than half the 20% target the council had been aiming for since June

"We are not certain whether building up and city council plans a hefty fine of R750 for the over-use of water

the drop in savings can be attributed to people becoming more active in their spring gar-

dens or that a few recent downpours have created an impression that the intensity of the drought has been lifted"

Asked whether the council was also saving water he said it had begun turning off its fountains if they stopped its watering of parks and gardens

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to conserve water and prevent unnecessary hardship in times to come, arguing it "would be easy to save water but impossible to make more rain"

The Weather Bureau confirms that the heat stripping Gauteng meets all the requirements to be deemed an official heat wave

Temperatures are set to start declining tomorrow

Numbers to call to report water wastage are the Manzi Water Watch Line (011) 682-091, Alexandra 882-6200, Dobsonville 988-1011 (ext 154), Emmerfontein 855-1006 (ext 268), Johannesburg 403-2626, Diepsloot 933-4173/4/5 (ext 251), Lenasia South East 857-1510/63, Randburg 789-0439, or 13502 (at Roodenbos 672-8142, Sandton 444-1850 or 883-2613 (ah), and Soweto 0801-116-264

(127) Star 28/9/95

Redlining hits Vaal home buyers

(127)
Sowetan
29/9/95

By Joshua Raboroko

HUNDREDS of Vaal Triangle home buyers were stranded after banks refused to grant them low-income housing loans due to bond boycotts, high levels of violence and political instability.

Estate agents and builders claimed yesterday that applications for their clients who qualified for the Government housing subsidy were rejected by banks because the areas were not covered by the Mortgage Indemnity Fund, a company set up by the Government.

Statistics released by the Vaal Triangle Transitional Metropolitan Council revealed that more than

Buyers stranded as MIF cover does not extend to all areas

14 000 people were living in shacks because they did not have proper homes.

The townships affected are Sharpeville, Bophelong, Boipatong, Sebokeng and Evaton, whose residents qualify for the R15 000 subsidy announced by Minister of Housing Mrs Sankie Mthembu-Nkondo recently.

Mrs Tina van Schalkwyk of Estaco Properties said more than 200 applications were refused because the MIF had not approved the areas for home loan cover.

Association of Mortgage Lenders manager Mr Lance Edmunds said the banks redlined the areas because of bond boycotts, violence, political instability and the risk factor.

MIF assessment manager Mr H Stephenson said they were considering applications from zones in Sebokeng, Palm Springs and Beverley Hills outside Evaton. He said the MIF had not received applications for the other areas because the Local Transitional Council had not applied for cover. As a result the banks would not lend in those areas.

(250) (127) Sowetan 29/9/95

'Keep garbage away from dogs'

By Abdul Milazi
Labour Reporter

THE GREATER JOHANNESBURG Transitional Metropolitan Council yesterday appealed to residents to keep their refuse on their premises to prevent it being spilled by dogs.

In a statement the GJTC said attempts would be made to normalise the

The Johannesburg Council will try to normalise refuse collection service

refuse collection service. Refuse collection services in residential areas and towns countrywide came to an abrupt halt when municipal workers went on strike last week to demand a wage increase. Johannesburg workers joined the

strike this week in solidarity. They trashed the city after demanding to be addressed by MEC for local government and housing Mr Dan Mofokeng.

Mofokeng was said to be at a meeting in Pretoria at the time. The strikers then

emptied rubbish bins at the entrance of the Gauteng Legislature.

The GJTC held a meeting with the South African Municipal Workers' Union on Wednesday to attempt to find a solution to the dispute.

Johannesburg's acting town clerk Mr Mel Watson has been instructed to assess the damage caused by rampaging strikers.

In a statement the GJTC said it would decide what action would be taken

against the perpetrators

Chief executive officer of the metropolitan structure Professor Nicky Padayachee said they were still determining the number of workers who were on strike. He said services such as refuse collection were affected in most areas of Greater Johannesburg.

Health clinics operated on skeletal staff while bus services were not affected at all, except in Roodepoort.

People must be made to pay for services – MEC

(127) Star 2/10/95

■ BY BONGIWE MLANGENI

The days of free water and refuse removal are over. "People will pay," says Dan Mofokeng, interviewed by The Star at the weekend.

The Gauteng MEC for local government and housing believes that the incoming local councils will play an effective role in their communities. But local residents should know that casting a vote in November means taking responsibility for upgrading their environment.

The biggest challenge for local government structures will be to formulate and implement business plans and create an environment that will attract investors.

But, most important will be to make local residents pay for services.

Despite the launch of Campaign Masakhane, payment levels have stayed low in most areas and services have not improved.

But Mofokeng says the public should begin to see service delivery and payment of services as a package: "It is not a matter of either-or. Communities should realise that local structures will

work if they make them work."

He emphasised payment of services would be important to keep local councils on track, especially those that have been dysfunctional for many years.

Mofokeng added that once the local structures were formed, provincial government would have a minimal role to play in the development of communities.

"These local structures will have to think globally, but act locally. They will be responsible for all local issues and will have to work at making themselves economically independent," he said.

"We will encourage them to compete among themselves. Attracting business in their areas will be the main goal ... people and investors choose to live in areas because of advantages offered."

The provincial government is discussing the possibility of changing the current Local Government Act.

While the Act was being reviewed, local structures would continue to use the existing Act, but only implement its positive aspects, Mofokeng said.

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Mayor leads march against himself

BY PATRICK PHOSA

There is always a first time for everything — and Heidelberg mayor Obed Nkosi probably achieved a little first of his own yesterday when he marched against himself.

Angry residents of neighbouring Ratanda township toy-toyed into town yesterday to voice their displeasure about the cutting off of electricity supplies.

But instead of a gold chained-bedecked city father meeting the dusty marchers on the steps of the town hall, a burly Nkosi, resplendent in a blue baseball Spike Lee cap, was at the head of the protest.

When the 500 marchers arrived, he transformed himself from petitioner to receiver outside his own office.

ANC local leader Johnny Tsotetsi handed in two memorandums to Nkosi and Heidelberg chief executive town clerk Gustav Heymann, and two more which the marchers



Who knows? .. a Ratanda resident hangs on to the stony rotuberance of Willem Pretorius, a Heidelberg founder, yesterday Mayor Obed Nkosi (left) receives a petition from the marchers. PICTURE ANDREAS VLACHAKIS

asked be sent to Gauteng Premier Tokyo Sexwale and MEC for Housing and Local Government Dan Mofokeng.

Residents demanded an end to the disconnection of their electricity, which they said was being done in the name of ANC councillors.

They said Heymann should resign, urging Mofokeng's intervention, and that local elections should not be disrupted by white councillors.

Tsotetsi said they threatened a consumer boycott, suspension of payment of services and withdrawal of their representatives from the TLC if their demands were not met within 24 hours.

Nkosi said it was unthink-

able that a township resident who went to work during the day could consume 1 200kW of electricity and 42kl of water a month, which was what some people were billed.

"White councillors want people not to vote for the ANC in the local elections. They spread lies that ANC councillors are the ones who said electricity should be cut until accounts are paid," Nkosi said.

Heymann said it was agreed in August that current accounts should be paid in full and that services would be terminated if residents failed to pay.

He said electric supply to 1 000 residents had been cut and that 457 residents had illegally reconnected their supply.

(127) Star 3/10/95

Gauteng medical waste disposal sites sought

BD 4/10/95 (127)

Michael Moon

DEMAND for the disposal of medical waste in Gauteng has doubled in the past four months, and urgent discussions are taking place between government and waste management companies to seek solutions to the problem.

The water affairs department has issued an emergency permit to the Eastern Services Council to use its Platkop landfill site for the disposal of an excess of 80 tons of medical waste.

Disposal company Waste-tech said yesterday that in May it had handled 100 tons of medical waste at its Rietfontein incineration facility. It had been expected to climb to 200 tons for the month of August.

Other commercial disposal companies had reported similar increases in demand.

Waste-tech MD Ken Bromfield said

it seemed publicity accorded the medical waste issue earlier this year, when Waste-tech was barred — then unbarred — from burning or dumping hospital waste, had alerted the health care sector to availability of services.

Bromfield also believed that the controversy had prompted some local authorities to crack down on hospitals illegally dumping on municipal tips.

This was an encouraging development, because most medical waste produced in the province (estimated at 345 tons a month) was now being handled legally. However, existing commercial incineration facilities could not cope.

Waste-tech and others were currently investigating new waste sites.

The deadline for public input for the environmental impact assessment for the new incineration site is October 20. Waste-tech said that only a handful of submissions had been received so far.

Truck drivers given say at talks for first time

Renee Grawitzky BD 4/10/95 (233)

ABOUT 40 000 truck drivers and their assistants will be party to central level negotiations in the goods transport industry for the first time when wage negotiations start on Friday.

These negotiations come one year after the Turning Wheel International Workers' Movement claimed responsibility for the Mooi River truck drivers' blockade, where workers demanded among other issues the establishment of a national forum for negotiations.

One of the reasons for the delay in starting negotiations was the failure of the Turning Wheel Workers' Union and the Transport and Allied Workers' Union to commit themselves to observer status at the negotiations because they had not complied with the requirements for registration with the labour department and the industrial council. It is understood that if these unions were observers, they would have to commit themselves to the outcome of the negotiations even though they were not party to them.

Ben Petersen of the Turning Wheel Workers' Union said the union had received notification of its registration and would be taking part in the negotiations. He said the union — with an estimated membership of 13 000 — was an important player in the industry and there could be "severe repercussions" if the outcome of negotiations did not have "our blessing".

An agreement was reached by six of the seven unions, excluding Turning Wheel, operating in the sector, and three employer organisations representing 1 000 employers, to begin central level negotiations even though the national industrial council had not yet been registered.



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Gauteng housing board approves 65 projects

Sello Motlhabakwe

(127)
B0 4/10/95

THE Gauteng provincial housing board says it has approved 65 housing projects with an estimated value of R900m since May last year, spurring predictions that housing delivery could begin on a large scale by the end of this financial year.

Housing board chairman Martin van Zyl says the projects are expected to deliver 78 000 houses. Among approved projects, only 41 contractors have complied with funding regulations and will build 48 000 houses with a projected value of R550m.

Van Zyl says 24 projects still have to comply with funding conditions, while 21 developers have started procedures to open township registers.

Since May 1994, 18 000 serviced erven have been established. The revised programme for April this year indicates that 1 200 houses have been built, while the number of houses transferred to owners has risen to 2 100, involving R20m in subsidies.

The number of houses still to be delivered in terms of the revised programme is estimated at 3 600, with a value of R430m.

Gauteng housing department deputy director technical services Sydney Barnard says most projects are progressing well, the only hold-ups caused by procedural matters such as bond registrations, land surveying and pegging.

Emergent developer Victor Selane, who has a joint venture with Stocks & Stocks in Homes For Gauteng, said financiers were inclined to pay contractors only when the top structures had been completed. He preferred a draw whereby funds were paid to contractors as sections of the project were completed.

Water, sewerage, electricity and services to be provided or upgraded.

R750-m for township

Star 11/10/95

BY PATRICK BULGER
POLITICAL REPORTER

Cape Town - Gauteng will receive a windfall of R86,7-million as part of a major drive to rehabilitate and install new township infrastructure.

The money is part of the R750-million in public sector investment spread all nationwide and announced by the Government yesterday. The money flows from the efforts of the RDP of-

fee, which has been criticised for imposing too strict business plans which have held up delivery.

In Gauteng, the money will support 43 projects. Nationally, 614 projects will be implemented.

Newly elected local governments would play a central role in spending the money which was being viewed as a "kick-start" for these structures. RDP Minister Jay Naidoo,

OVER 600 projects across the land (43 in Gauteng) will enjoy the first major fruits of the RDP

accompanied by Provincial Affairs and Constitutional Development Minister, Roelf Meyer and his deputy, Mohammed Valli Moosa, made the announcement at a media briefing.

In Cape Town yesterday, the ministers indicated that the upgrading effort was intended as the second part of Operation Masakhane, a campaign to encourage people to pay for services.

Now Government hopes the visible improvement of services will further encourage payment.

The projects include the provision of water, sewage treatment and removal, electricity,

roads, storm water drainage systems and rehabilitating and extending municipal services.

Naidoo described the infrastructure drive as "an important milestone in the implementation of the RDP."

"The projects, which will have a positive impact on the lives of millions of people in all nine provinces, are financed from the RDP fund."

"The programme will be implemented in phases. Contract-

tors started moving on to site at the beginning of the month in some areas around the country, and by the end of this month, 100 contractors will have started work."

The criteria used to decide the provincial allocations included the size of the province, its population and employment levels. KwaZulu-Natal will receive the biggest allocation of R149,9-million for its 85 projects and the Free State will re-

(127)

ceive the least - R51,3-million for 12 projects.

"An immediate and important spinoff will be job creation and skills training for the local people," Naidoo said.

Among the projects which will go ahead in Gauteng and the Greater Johannesburg metropolitan area are water and sewerage systems at Duduza, Moflakeng, Vereeniging, Soweto, Kagiso and KwaThema, Atteridgeville and Alexandra.

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2-million people don't pay - Leon

Rates debt in Gauteng is R1,8-bn

Star 11/10/95 (127)

■ BY ANNA COX AND
MANDLA MTHEMBU

Greater Johannesburg is on the brink of financial disaster with more than two million residents not paying their rates and service charges, and the Masakhane campaign was a total failure, Democratic Party leader Tony Leon claimed last night.

He said only 220 000 people out of Greater Johannesburg's population of between 2,5- and 3-million were actual ratepayers.

The situation was the same in other areas and had led to the Gauteng rates and services debt standing at a huge R1,8-billion.

Leon warned that if current low levels of service payment continued, local government faced collapse and millions of rands spent on the November 1 election would go up in smoke.

If the situation were not rectified at once, ratepayers were looking at a minimum increase of 20% in rates and service charges next year - excluding inflation and maintenance of the city's infrastructure.

Leon said the Masakhane campaign, launched by the Government to encourage people to pay for services, was a total failure with payment rates having in fact dropped in some areas such as Alexandra and Soweto.

He told an election meeting in Sandton that the situation was not confined to Gauteng. In the Western Cape, debt was accumulating at a rate of R6-million a month and more than R300-mil-

lion in old services arrears had been written off.

Masakhane, which had cost the Government R40-million, appeared to have cost more money than it had saved.

Leon accused the Government of being soft on defaulters and tolerant of those who continued to boycott payments.

"This places the burden of funding the RDP on those who do pay. Unless immediate action is taken to tackle the problem, the culture of non-payment and entitlement could win the day.

"Law-abiding citizens will become increasingly bitter and might themselves cease to pay because of the double standards which make them cash cows for municipalities while boycotters have their debts written off."

Instead of simply writing off a campaign which appeared to be failing, it would be more practical and cost-effective to implement workable solutions.

"Money spent on tougher actions against defaulters and improved billing and collection systems rather than expensive advertising campaigns may stand some chances of success."

The DP was proposing "radical economic surgery" by contracting out council services, privatisation, and the creation of enterprise zones in high unemployment areas, he said.

Local authorities should be given strong powers so they were free to make quick decisions without having to refer to higher levels of government.

Legal action on waste site possible

BY TAMSEN DE BEER

stav 12/10/95
The Springs Town Council is investigating all legal options open to it - including obtaining a court order - to force EnviroServ's Holfontein hazardous waste site to comply with permit regulations, the council said yesterday.

The council would also consider asking for a court order to force EnviroServ to comply with CSIR recommendations on waste management, a statement, issued after a council meeting said.

The site became embroiled in controversy when waste leaked from a storage pond on Monday, the third leak from the site in 18 months.

The CSIR was commissioned by the Department of Water Affairs and Forestry earlier this year to launch an investigation into the site, following numerous complaints from residents.

The CSIR found that certain chemicals occurred at unacceptably high levels in some residential areas, and could be a health risk should people be exposed to them over long periods.

The council has said it "shared the concerns of residents regarding the conditions under which the Holfontein disposal facility is operating".

However, the council had little authority to monitor or penalise EnviroServ. The facility's permit was granted at national level by the then Department of Water Affairs, the council said.

The DWAF earlier this week requested that EnviroServ take all possible steps to reduce the concentration of unacceptable substances in the air.

New political row brews over land reform

BD 12/10/95 (127)

David Greybe

CAPE TOWN — A new political row broke out yesterday between the NP and ANC over the inclusion of both property rights and land reform clauses in the new Bill of Rights.

NP senior negotiator Sheila Camerer disputed inferences by ANC negotiators, Constitutional Assembly chairman Cyril Ramaphosa and technical experts drafting the new Bill that parties had agreed in principle to the inclusion of both

She conceded that the NP had not voiced its objection to the announcement, after intense behind-the-scenes negotiations in the Assembly deadlock-breaking committee on Tuesday, that broad agreement had been reached on the inclusion of both. She said the NP was not part of the private talks.

However, Ramaphosa, also ANC secretary-general, retorted yesterday "The NP did not voice any opposition at the time and they know that"

Camerer contended the NP had merely given its go-ahead for the reformulation of the clause to facilitate further

negotiation. "There is no agreement in principle. The only agreement reached was that the technical advisers should try again to come up with a draft that, in the light of the discussions, is more acceptable to all parties"

Camerer's view differed sharply from that of ANC negotiator Baleka Kgositsile, who described Tuesday's proceedings as "absolutely historic"

Camerer said the NP position remained that while the property rights clause should be included in the Bill of Rights, land reform should be dealt with separately

She denied the ANC claim that the current property rights clause inhibited government land reform. According to the ANC, the constitution referred only to restitution, and not land redistribution and the land tenure system

Ramaphosa said the ANC "will never" accept a property rights clause without reference to land reform, as in the present Bill of Rights.

He said the NP could raise its objections next week, when negotiators were expected to debate a first draft of the new constitution.

Rand Water fines total R13m

BD 12/10/95 (127)

Michael Moon

FINES totalling more than R13m have been imposed by Rand Water on bulk consumers in its distribution area for failure to meet the monthly water savings target of 20% in September.

An overall saving of 13,2% was achieved by metro councils, local councils, mines and regional services councils during the month.

This is a decline from the 14,2% saving recorded in August, the first month of a five-month campaign to cut water consumption through the imposition of escalating penalty charges for overuse.

A Rand Water statement released yesterday said although there had been light rains in the Gauteng area, there had been no run-off into major storage dams in the catchment area

The water crisis was "becoming more serious by the day" The statement appealed to the public to intensify savings to "help secure our supplies for the next year or so"

Free State towns were the best per-

formers for the second month running, notching up a monthly saving of 22,5% on average consumption.

Next best was the mining industry with 21,4%, slightly down on its 21,7% for August.

The worst collective performers were the regional services councils which used 14% more than their usual amount and received a R20 810 fine. The services councils only consume an average of 1-megahitre a day

This compares with the Johannesburg transitional metropolitan council which swallowed 934 megahitres a day during the 1994/95 year.

Johannesburg earned itself a whopping R3,35m fine after achieving a saving of only 14,1% for September. However, this was a big improvement on the 9,6% monthly average saving recorded between May and September

The biggest fine was slapped on the East Rand towns, which will have to cough up an extra R3,66m for the month after managing only a 10,9% saving (7,8%)

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Leaks waste half of township's supply

Huge loss of water in Soweto

Star 16/10/95 (127)

BY TROYE LUND

Water shortages Greater Johannesburg residents face are made worse by the fact that almost half the water piped to the millions living in Soweto leaks away into the ground, authorities have admitted.

While all residents struggle to meet tough water restrictions, about 125 megalitres - equal to about 2 500 average-sized residential swimming pools - of the 250 megalitres piped to Soweto each day disappears.

It is lost due to badly maintained piping systems and illegal usage, Greater Johannesburg director of water and gas George Kaey has told The Star.

Water loss for similar reasons in the rest of Greater Johannesburg is much less: about 15% of 480 megalitres a day.

The revelation by Kaey confirms charges by the ANC that the public was not to blame for the region's bad record in water savings, which was in reality caused by large quantities being lost through badly maintained pipe systems.

Forty percent of water bought for disadvantaged com-

EQUIVALENT of 2 500 full swimming pools lost every day through old, poorly maintained piping

munities is lost because of inadequate, badly maintained piping systems," said the ANC's North East branch executive member Clive Gilbert

He condemned the former Johannesburg city council for approving "white elephant athletics stadiums, R50-million revamps on the City Hall and five-star travel instead of fixing leaking water systems"

According to a TMC engineering committee report, the water consumption in Doornkop, west of Soweto, increased by almost 40% between May and August this year, while the Soweto and Diepmeadow area saved little more than 2% in the same period.

Sandton, often criticised for its large gardens and lawns, for using large quantities of water, saved almost 18% - more than any other area.

Kaey said more affluent, traditionally white suburbs lose

less water because they benefit from better systems.

He said 15% of the water bought for Johannesburg last year had been lost and about 50% of water bought for Greater Soweto had leaked out of the system.

Randburg had recorded a 6% loss, Roodepoort 10% and Sandton 12%.

"All systems do lose water, mainly through leakage and also theft, illegal use, inaccurate meters and accounting flaws."

A programme to replace redistribution mains had begun in Greater Johannesburg in 1990, Kaey said, adding that 55% of the mains had been replaced so far.

The seven-year programme is reported to have reduced the annual water loss in Johannesburg, excluding Soweto, from around 30% to 15%.

This year the TMC has budgeted R20-million to replace some 85km of piping throughout Greater Johannesburg. It has also allocated money to repair leaking systems in council-owned houses and will embark on a R2-million leak protection programme in Soweto," said Kaey.

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Gauteng does nothing about water losses - DP

Star 18/10/95

(127)

BY TROYE LUND

The Gauteng legislature has known for nine months that the province loses water worth well over R200-million each year but has done nothing about it, claims DP member of the legislature, Jack Bloom

In January Bloom tabled questions in parliament relating to unaccounted water, how serious the problem was and what steps were being taken.

In his reply, given to the house in February this year, Housing and Local Government MEC Dan Mofokeng said R200-million in water was lost each year by the province's municipalities. Mofokeng called this a "matter for serious attention".

According to Mofokeng there is merit in legislation which forced municipalities to use water loss management systems and water audits.

"A prerequisite for good management of water is a well

metered distribution system. Mofokeng committed himself "as soon as possible to install meters for all consumers", he stated in February this year.

Bloom was satisfied with Mofokeng's reaction.

But this week, following recent ANC accusations that huge water losses must be blamed on local authorities as they still spent money on irrelevant projects rather than leaking, badly maintained water systems, Bloom slammed the MEC for "having done nothing nine months after recognising how serious the problem is".

Bloom, now calling for compulsory water audits of all local authorities said "It is absolutely appalling that nothing further has been done since the matter was first raised and the water crisis has deteriorated further".

Several attempts, over 24 hours, were made to get comment from Mofokeng through his communications officers, but no calls were returned.

Experts propose zone system

(127) Star 19/10/95

BY TROYE LUND

Gauteng's water funds are unanimous: there is only one solution to the province's R200-million annual water loss

Dividing the province into water zones of 2 000 households each, installing proper water management systems and employing expert private contractors to monitor each zone, will save the province R4 for every R1 it spends, Dave Moore, manager of the SA Bureau of Standards' Water Loss Services and Basil Bold, MD of Meinecke Metres, the world's largest supplier of bulk water metres, claim.

Replacing the piping is not where to begin, both experts say.

"No matter how appalling the condition of the pipes, only when the local authorities know what's happening in their systems can it be controlled and the correct replacements be made. It will cost far too much to replace

the entire piping system," said Moore

He claims that Johannesburg, excluding Soweto, would have to replace 15 000km of piping each year to keep up with pipe deterioration.

He is adamant Gauteng must be divided up into zones, each of which would include no more than 2 000 homes. One metre, which costs R2 400, would monitor each zone. "Once this is done the province can deal with it according to the seriousness of the water loss and replace the worst pipes"

"To measure is to know. When you have identified the leak you fix it. Proper measuring to identify the worst leaks is not being done at the moment," said Bold

He believes all municipalities should keep the correct tools, which costs around R300 000. But he is convinced not all municipalities have the money or the expertise to use the

equipment effectively

"Private contractors, who could serve numerous local authorities in the province, should be employed to do this. This would ensure all the leaks were identified and fixed correctly. It would drastically reduce water loss. To install zone metres and employ outside experts will cost far less than it is costing us to lose the amounts of water we are losing. For every rand the province spent, consultants would be able to save them four"

Bold has just returned from a visit to Berlin in Germany where the city's municipality had reduced a 60% water loss to 14% using the method Bold and Moore advocate.

An engineer who specialises in water loss said: "I have identified huge leaks which are just not being fixed because they are deemed to be difficult. Some townships are losing five kilolitres of water a minute, 24 hours a day, 365 days a year."

Flat and townhouse bills will double, says ANC candidate

Water charges 'unfair'

Star 19/10/95 (127)

■ BY SHIRLEY WOODGATE

Water accounts for sectional title townhouse complexes and flats in Greater Johannesburg are set to double this month when the full weight of punitive surcharges is passed on by body corporates to owners and tenants, claimed ANC Ward 8 candidate Clive Gilbert.

Sliding scale water tariffs announced by Rand Water to ensure a 30% saving by domestic users, stipulated an additional rate for all water used in excess of quotas set for municipalities from August 1

There are no punitive tariffs up to 20kl a month, but water which is used in excess of the stipulated reduced consumption for each household will be subject to a surcharge of R3,75 extra per kl from September to December and R5 per kl from January, director of Water and Gas George

Keay announced

Gilbert said not only were domestic users being hit four times harder than businesses, but sectional title owners and flat tenants were being unfairly penalised under the domestic heading

"About 90% of townhouses and flats do not have separate water meters

"The body corporate/building owner receives a single account for one building on a single stand. This means they have not made allowances for the fact that more than one user is consuming the water. Their total consumption therefore draws the most onerous penalties or surcharges

"There should be a quota for each occupant, not one quota for the entire building

"Local authorities are aware of the number of separate consumer units in each building as they charge a separate sewer

connection fee of R34 for every unit in a building or sectional title complex," he said

Gilbert said it would therefore be a simple and equitable procedure to apportion the surcharge on a fair basis in accordance with the number of residential units in the building

"This is not the case as any usage above the first 20kl is currently subject to the surcharge and the increase in tariffs on a sliding scale," he said

"This additional burden is being compounded by 14% VAT on all additional tariffs and surcharges," Gilbert said

Keay said the minimum quota applied to a complex was based on the number of units multiplied by 20kl a month

It was important that body corporates managed the water quota system within their own complexes

There was nothing to stop the

installation of separate water meters for each flat

But the council could not afford to read and bill individual meters due to the extra work and high cost involved

Each complex would have to read its own meters and bill occupants accordingly, Keay said

■ Assuming a householder used an average of 30kl a month before the new tariffs were introduced, the householder would be limited to 70% of the 30kl, which would be 21kl a month

Assuming actual usage for a month is 35kl, the householder would be charged R1,20 per kl up to 10kl in excess, which equals R12, R1,70 a kl up to 20kl in excess, which equals R17; R2,30 per kl up to 35kl in excess which equals R34,50

The normal charge would be R63,50 and the additional charge would add R52,50 to the water bill for a total of R116

Public baths for homeless

Mar 24/10/95

■ BY HOPEWELL RADEBE

(129)
A building which formerly housed the influx control offices in Albert Street has been turned into a public bath facility for homeless people by the Johannesburg Metropolitan Council.

The facility includes four shower cubicles with hot and cold water with a capacity to serve about 76 people a day.

"Each person entering the facility will be provided with a towel, which is returnable, and a cake of soap," health, housing and urbanisation executive director Ian Taitz said.

Laundry facilities were also available for those who needed to wash their clothing, and people without a spare change of clothes would be supplied with a bath robe while washing their clothes.

"We know that this is a drop in the ocean, but we hope to see more such facilities built in the near future," said Taitz.

W Rand rates hike slashed 285%

(127) Mar 24/10/95

■ BY TROYE LUND

Tenacious Muldersdrift residents refused to accept a recent 300% rates hike and have succeeded in reducing the increase by 285%

When the 300% increase was first announced three months ago, the media and residents were told by the Krugersdorp Transitional Local Council (TLC) that the increase was unavoidable and could be justified in terms of the area's running costs

"It was all a big mistake - one of those things when people press the wrong buttons," said Muldersdrift councillor Phillip Nel.

After residents met with the TLC and made it clear they would not pay, the council announced that the increase was the result of a computer error.

TLC councillor Wynand van Vuuren said the error was made when Muldersdrift was made part of the Krugersdorp TLC

"The computer automatically

gave Muldersdrift the same rates charges as Krugersdorp, when it had been agreed that Muldersdrift would pay less as it does not get the same services as Krugersdorp. The decrease was only reversing the error," he said, adding that Muldersdrift had now agreed to pay 10% more than Krugersdorp's annual rates increase in order to get parity.

"Muldersdrift will eventually pay the same as Krugersdorp but only on condition that they get the same services," said Van Vuuren.

Muldersdrift Ratepayers' Association chairman Hugo Vorster is satisfied with the new 15% hike but is adamant it came about only through the residents' unity.

"This proves unity is strength. We would like to see every landowner join forces as this is only the beginning of a long struggle to ensure that landowners have a fair dispensation according to their constitutional rights," Vorster said.

Water restrictions cost greater Johannesburg R5,8m in fines

BD 24/10/95 (127)

Bonile Ngqiyaza

A TOTAL of R5,8m in punitive tariffs has had to be forked out by the Greater Johannesburg Transitional Metropolitan Council since the imposition of water restrictions in August this year, director of water and gas George Keay said at the weekend.

About R26m a month in water tariffs had to be paid by the council before the restrictions.

The R5,8m, he said, had to be paid because greater Johannesburg had exceeded the 20% quota imposed by Rand Water. "For the first month of August, we paid an additional R2m. In September the additional charge amounted to R3,8m." Commenting on recent rains in greater Johannesburg, he said they would not make "much of a difference" as the Vaal river catchment area supplied the water in the area. "The decision whether to continue water restric-

tions or not will depend on the inflow of water to this area."

Keay said, however, restrictions had had some measure of success in reducing water consumption in greater Johannesburg. "There has been some saving on consumers' part, but it is still unsatisfactory because the target of 20% has not been achieved."

In August, an overall reduction of 14% was achieved and the amount of water saved dropped in September to 13,8%.

Meanwhile, director of natural resources Kobus Visser of the SA Agricultural Union said the current drought affected especially irrigation farmers because they not only had to deal with the 40% water restrictions, but were also dependent on government water schemes and rivers.

"It means such a farmer has to scale down on labourers. Crop farmers have to decide on whether

to concentrate on certain crops."

It had a negative effect on finance, he said, and a "huge impact" on labour. "It is a very big issue for us at the moment."

Rand Water spokesman Archer Davis said restrictions would not be lifted until an assessment of the amount of rain this season had been made. "By the end of December we will have done that and only then will we be able to make a decision."

The levels of the Vaal and Sterkfontein dams were so "dangerously low" that greater Johannesburg had less than one year of water to go on. "The Vaal Dam is at 13% and the Sterkfontein dam is below 49%. Unless we have exceptionally good rains this year, we are going to run into problems." Less than 13,2% of water was saved last month. "The target for restrictions is 20% and we are not achieving that at all. People have not been saving."

Durban council in moves to control CBD's informal traders

BD 24/10/95 (127)

Nicola Jenvey

DURBAN — Business has welcomed as "a clean-up move" the decision by the Transitional Metropolitan Council to gazette by-laws restricting street trading within the Durban central business district.

The Durban Chamber of Commerce and Industry Chamber Digest said yesterday there was a "political will and ability" to enforce the by-laws and find other sites for the traders.

These could include moving informal traders away from the main thoroughfares and into side streets towards the harbour.

"The city council acknowledges that formal businesses are the lifeblood of the CBD and there is therefore a determination on their part to actively clean up the city centre," said chamber law and business affairs committee chairman Richard Parsons.

The by-laws would prohibit in-

formal street trading outside shops selling the same type of items, in places "substantially obstructing" either pedestrians on the sidewalk or traffic flow on the streets and in areas where the trader would interfere with a building entrance.

Street traders would also be restricted from trading on public roads and places, sleeping overnight at their place of business or erecting any structure, except an umbrella for shade, without the council's written consent.

Informal traders would also have to be responsible for their own littering and would be barred from depositing any refuse outside of garbage bins.

Parsons said the new by-laws should guarantee improved display facilities for informal traders and raise their standards.

The council could also ensure the trader was the owner and not "a slave labourer" working for a larger illegal business.

SA 'worthy road network partner'

Theo Rawana

THE UN Economic Commission for Africa saw SA as a very important partner in the realisation of trans-African highway networks in southern Africa, commission transport, communications and tourism director Mpekesa Bongoy said yesterday.

Delivering the keynote address at the African Highways — the Road Ahead conference outside Johannesburg, Bongoy said SA had a performing interprovincial highway network which facilitated international connections.

"The Economic Commission for Africa invites SA to play a more active role in the realisation of the trans-Africa highway networks programme and, in this connection, the commission will continue to co-operate with the International Road Federation, whose goals and objectives it fully shares," Bongoy said.

A total of 19 African countries and Belgium, Canada, France, Germany, Hungary, Italy, Japan, Norway, Sweden, Switzerland

(127)
(219)

Land invasion threatens mass homes project

BD 26/10/95

Robyn Chalmers

GAUTENG's largest mass housing project, the Golden Highway Development (Goldev), is facing collapse following the invasion by squatters of more than 400ha earmarked for resettling 15 000 homeless people.

A crisis meeting is to be held between Housing Minister Sankie Mthembu-Nkondo and co-developer Goldev Corporation on Monday in a bid to resolve the issue.

Goldev Corporation CEO Aziz Shaikh said yesterday he had been thwarted in his attempt to get help from the Gauteng government, despite repeated requests. "We have been in a consultative process on the project for two years with more than 12 000 homeless people, a number of whom are located in the dangerous dolomite areas of Lenasia Extension 9 and 10."

The process had involved weekly workshop sessions with prospective home owners on all the development issues such as town planning, roads and services, and a high level of consensus has been reached. "But this pro-

cess has been eroded by ongoing land invasions, and no one seems prepared to sort it out despite us having knocked on every door available," he said.

Shaikh said that after an urgent request to President Nelson Mandela, a meeting was set up with Mthembu-Nkondo which he hoped would produce results and allow the construction of low-cost homes to proceed.

He said almost 1 500 subsidies had been approved under the capital subsidy scheme for development of phase one of the project, while a further 2 200 subsidies were in the pipeline.

In conjunction with co-developer Newhco, a total of 825 stands had been serviced and a number of showhouses were under construction. Further development, however, was being stymied by the land invasions.

"We have received threats from invading squatter communities that they will take over any houses that are built, and the Gauteng provincial board has indicated that no further subsidies will be approved until the sit-

Continued on Page 2

Land invasion

BD 26/10/95

Continued from Page 1

(127)

uation is sorted out," he said.

Goldev — located southwest of Johannesburg near Eldorado Park — was launched two years ago after the former Johannesburg city council made land available for development through a joint venture between Newhco and Goldev Corporation. The project was a response to the massive housing needs of the surrounding areas, including Soweto, Kliptown, Klipspruit, Lenasia and Eldorado Park.

The project launch became possible after the formation of a compact between representatives of the Civic Associations of SA, landowners in the area, the city council, the former Transvaal Provincial Administration, the Development Bank of Southern Africa, financial institutions and members of the private sector.

Fellow low-cost housing developer Newhco, meanwhile, warned that the lack of delivery on the housing front had forced the group to restructure and become more commercially orientated to survive. Its annual report released this week showed Newhco's delivery component lost R9,7m on turnover of R89,1m for the year to June. It had lost R8,45m the previous year.

"The fact that it was not possible for Newhco to operate profitably for the second successive year reflects the extent to which lack of political commitment to a clear governmental housing policy has prevented large-scale delivery," MD Rod MacGillivray said yesterday. "It also underlines the urgent need for firm and unambiguous direction to emerge from the policy environment," the report said.

MacGillivray said the group's delivery arm had been merged with The Land Investment Trust, the group's bridging finance arm, in a bid to improve the capitalisation of Newhco.

Consumers could be penalised despite savings

Ingrid Salgado

(127)

BD 26/10/95

RESIDENTS in the greater Johannesburg area could be paying surcharges on water consumption even if they had cut back on usage in September when puni-

tive tariffs for excessive use became effective.

Johannesburg's water and gas director George Keay said yesterday the council read most residents' water meters only every three months. Monthly bills in

the periods when meters were not read were based on average consumption in each household's previous period.

The council had paid about R5,8m in fines

See Page 21

R12-million for rebuilding violence-wrecked homes

By TEFO MOTHIBELI

Gauteng Housing and Local Government MEC Dan Mofokeng yesterday launched a R12-million reconstruction and renovation project of houses and hostels which were damaged during pre-election violence

Addressing about 200 residents in Meadowlands, Soweto, Mofokeng said to applause "We are here today to prove that

when we make promises, we keep them. You have asked us, as the Government, to repair your damaged homes and the process we are launching today is to try to make sure that most of you celebrate Christmas inside your rebuilt homes."

He lashed out at those who "go around telling lies that the Government is unable to deliver on its pre-election promises."

With the funds and a million

bricks donated to the Reconstruction and Development Programme by Corobrik, the Government is planning to rebuild houses in Meadowlands, Dobsonville, Alexandra and in the Vaal Triangle at a cost of R15 000 for each house

Asked whether residents who had already rebuilt their homes would be compensated, Mofokeng said this was being investigated

(127) Star 28/10/95



(127)
**R35-m for
upgrading of
Alexandra**

Star 30/10/95
Alexandra is to receive R35-million from the Greater Johannesburg Transitional Metropolitan Council (GJTM) for upgrading of services and infrastructure

A new clinic, taxi rank, water meter installation, and upgrading of roads are some of the projects which will take place within the next few months. The first project, launched on Friday, will be the construction of a R1,9-million clinic in 8th Avenue.

Local labour and entrepreneurs will be used and the projects will be associated with the RDP and Masakhane, said head of the GJTM RDP unit John Singh - Staff Reporter

400 homes for repairs

Sowetan 30/11/95 (127)

By Joshua Raboroko

THE Gauteng provincial government is to spend R6 million to repair 400 homes destroyed during violence in the Greater Johannesburg Transitional Metropolitan substructures starting in December

Speaking in Alexandra yesterday at the launch of low-cost housing projects, MEC for housing Mr Dan Mofokeng said the average cost of a house should not be more than R15 000 to bring it into line with the directives applicable to the hostel development programme

Amounts needed for the repair of houses were Alexandra (R4 million), Dobsonville (R300 000), Diepmeadow (R1 million), and Soweto (R700 000)

Mofokeng said each affected metropolitan substructure should appoint a committee to identify the damaged houses and to prepare budgets for the needed materials. The committees should ascertain whether insurance existed at the time of the violence and to recover from insurers where possible

"We are formulating a process to determine the rightful owners of those houses requiring restoration," he said

"It is important that this process is transparent, fair and just to all communities"

Those who were illegally occupying the houses would have to vacate them or action would be taken against them

Mofokeng said his department was prepared to build low-cost housing for the thousands of squatters living in shacks in Alexandra. Hostels would be upgraded to cater for families in Alexandra, Dobsonville, Soweto, Vaal Triangle and Meadowlands

Black builders would be invited to play a role in providing the houses

Proposed units will help township people quickly

(127) *Sowetan* 31/10/95

By Musa Zondi

CAN you imagine the Jabulani complex – once home of the now-defunct Urban Bantu Councils – being the centre of the new civic centre for the Greater Johannesburg Metropolitan Chamber?

It seems far-fetched but Mr Denis Rogers, chief executive officer of the Western Metropolitan Sub-Structure, would like to believe that this is possible.

In fact, this is his dream and he hopes that plans to achieve just this will be put into place after tomorrow's elections

Sell their wares

Rogers would also like to see a tourist attraction centre being established in central western Jabavu, an opportunity that will give many unemployed people in Soweto a chance to sell their wares, curios, mats and other goods to visitors

"This would be one way of redistributing wealth to our community and also a way to distribute funds within the community itself," he says. This is what tomorrow's elections are about – democratising

local services and involving ordinary people in their destiny

Rogers adds that the current situation – where 800 000 people in the suburbs are serviced by 21 000 civil servants and 2,5 million people in Soweto are serviced by 3 000 people – is untenable

He suggests that what he calls Strategic Response Units should be created in the townships. These would cut through bureaucratic red tape and deliver services immediately

He remembers an incident on June 16, the coldest day of this year. A family suddenly found itself without a roof over their heads after their house was demolished when a bus crashed into it

As it was so cold, something had to be done and fast. With the help of his colleagues, Rogers organised a tent, gas to warm the stranded family and some blankets

What might have been a crisis that would have taken a long time to solve if they had to rely on bureaucrats, was quickly solved

That would be the work of these response units – to help people in distress and to do so immediately

He says it will take a long time to change people's mind-sets, especially in bureaucracies

In the meantime, says Rogers, some other means to help people immediately are required. A hands-on approach that such response units will provide is critical to proper local governance

He also envisages a stage where implementing some of the new Reconstruction and Development Programme policies will cut crime and hopefully, in the long run, eradicate it altogether

Spirit and letter

These policies encompass the spirit and letter of the RDP, like creating jobs, delivering services and building houses

"We are already delivering," Rogers says. "We are paying people to clean windows and also to paint where and when it is needed"

Moving the heart of the Johannesburg Metropolitan Chamber to Soweto would have a spinoff. There will be more investments in roads and other infrastructure, something that is seriously lacking in the townships

Action is promised over land invasion

~~38~~ ~~127~~
Robyn Chalmers

BD 31/10/95

DEVELOPER Golden Highway Development Corporation (Goldev) yesterday held an urgent meeting with Housing Minister Sankie Mthembu-Nkondo to resolve the land invasion at Gauteng's largest mass housing project southwest of Johannesburg.

Goldev CEO Aziz Shaikh said yesterday the meeting had been positive and Mthembu-Nkondo had agreed to look into the issue after the local government election tomorrow.

"We are very positive that we will be able to come to some sort of resolution on this issue which has now reached critical proportions," he said.

Shaikh said he believed the housing ministry would hold talks with the Gauteng provincial government to resolve the problem and speed up delivery of mass housing in the province.

The meeting was held as the Goldev project faced collapse after the invasion of more than 400ha earmarked for resettling about 15 000 homeless families. This followed more than two years of consultation with about 12 000 homeless people, a number of whom were located in the dangerous dolomite areas of Lenasia Extensions 9 and 10.

Shaikh said the Goldev initiative recognised that for sustainable development to take place housing delivery for lower income households had to be community driven. He said while different portions of the land were owned by various landowners, significant portions were held by the former Johannesburg City Council, Bankorp and the Anglican Church.

The council had agreed through a land availability agreement with developer New Housing Company (Newhco) to make its land available for development by a joint venture between Goldev and Newhco.

In addition, Bankorp, which owned Devland extension 1, had reached agreement with the SA Housing Trust to acquire the land and make it available for further development in a joint venture between the Trust and Goldev.

Victims of Alexandra strife to get new land to live on, promises Naidoo

More than 1 000 people who lost their homes as a result of political violence in Alexandra, Sandton, would get new land to live on by next year, Minister without Portfolio Jay Naidoo said yesterday.

On a tour of the suburb, he visited a home for mentally handicapped children, the Helen Joseph women's hostel and some of the displaced families who lived in the 750 families who lived in

the former Beirut area of Alexandra have been living in community and church halls for the past four years after clashes between the ANC and IFP left them homeless. "I have been acutely aware of

the problems that these families faced," Naidoo said. "It has taken time to negotiate a way forward and I am very pleased that I could today break this good news to the people involved."

(127) Star 11/11/95

Homeless vote to get sheltered

Someban 2/11/95 (127)

THE homeless in inner-city Johannesburg went to the polls yesterday in the hope that a new local government will start to address their problems

"Maybe we'll get houses once a new system is in place," said founder member of the Johannesburg Homeless Association Mr Ebrahim Modimokwane

The majority of the people who were members of the JHA registered as voters by using the addresses of churches or the names of the streets where their shacks are built, he said

Modimokwane was a party agent for an ANC candidate in Pageview, and spent most of the day mustering people to the voting stations

"I've been homeless for many years but I want that to change I'm hoping that a new local government will make housing the homeless a priority for the city"

Some of his colleagues in the JHA were sceptical

"We must learn from our mistakes . we voted last year and nothing has changed, why must we vote now," questioned Josias Moloi, leader of the Park Station Homeless Committee

JOBS

Mpumalanga's bare minimum helps to get its houses built

THE Mpumalanga provincial government might have a poor record in employing financial consultants but it is well ahead of other provinces in terms of housing delivery.

Since the official start of the government's affordable housing programme earlier this year

Mpumalanga has delivered 3 500 housing units — a third of the national figure. Furthermore, says Graag Padyachee, the province's MEC for housing, a number of major projects are coming on stream.

Before June this year, the province's housing board had approved 27 265 housing projects worth R385,5-million over three years. A further 5 000 units were approved in October, bringing the total number of units approved to over 32 000 units at an estimated cost of R460-million for the same period.

Since provincial governments only pay the subsidies on delivery of the house to its owner,

The success of Mpumalanga's housing project is largely due to limited state intervention and the prominent role played by private sector developers, according to the province's MEC for housing, **THABO KOBOKOANE** reports.

Mpumalanga has set aside only R95-million for low-cost housing this year.

The low-cost incremental houses are linked to the R15 000-a-house subsidy scheme launched by the government in an attempt to meet the estimated backlog of 1,4-million houses.

Mpumalanga received only R3-billion in the 1995-96 provincial allocations from the central government's budget — the second lowest after Northern Cape, at R1,5-billion.

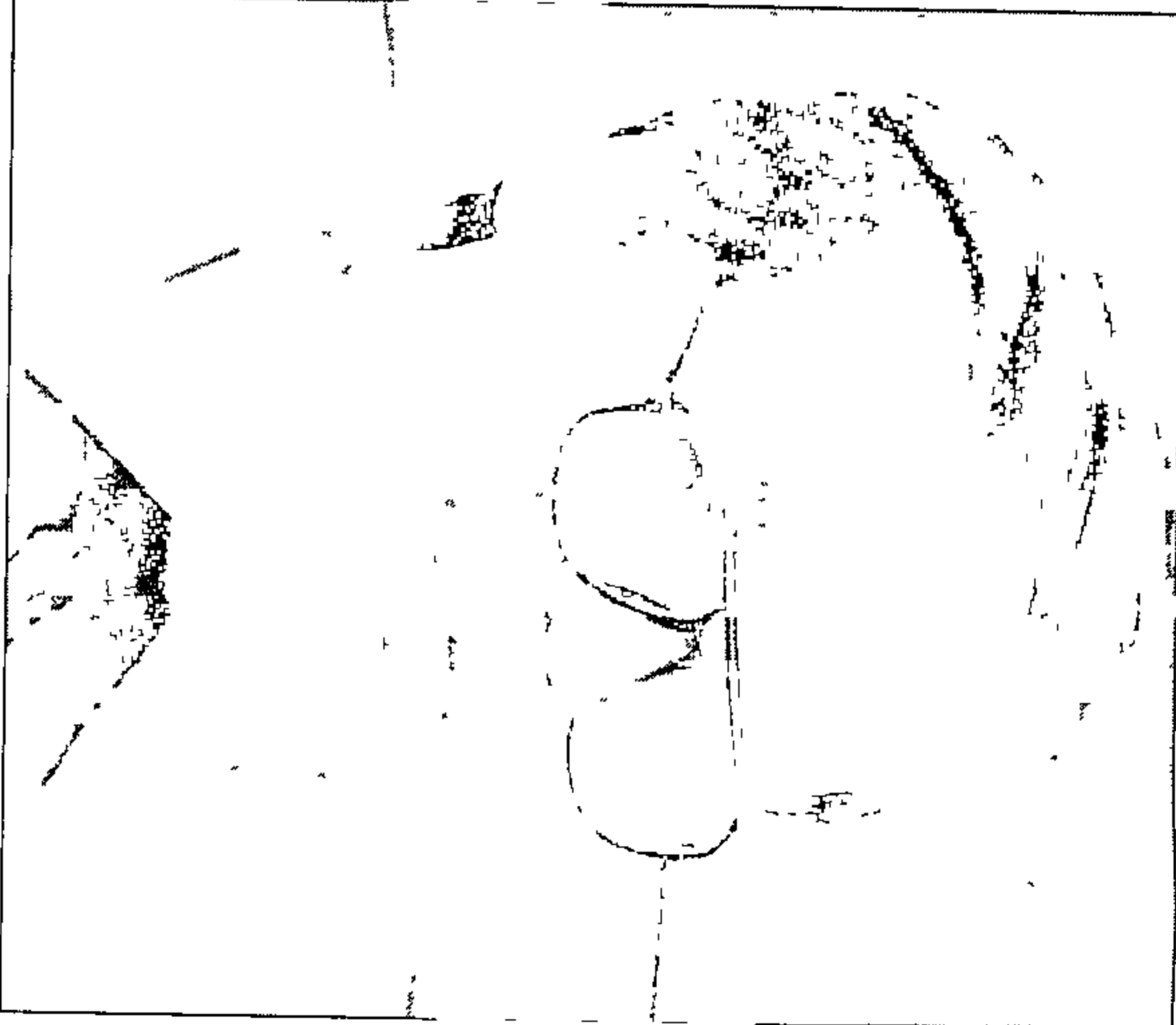
Mr Padyachee says progress is being hampered by the refusal of banks to back some of the subsidies with additional capital, despite a record of understanding reached be-

tween government and the major banks.

Mpumalanga's relative success on the housing front can largely be ascribed to the limited state intervention and the prominent role played by private sector developers in delivering houses, says Mr Padyachee.

However, "while this view is strongly supported by the province's housing board and Ministry, the reality is that our province has a limited number of developers, but a lot of builders, both big and small."

"To this effect, we have promoted the idea that the transitional local council and local authorities become involved in the deliv-



DIFFERENT FOLKS. Santam's Marinus Daling and the ANC's Cheryl Carolus, one man's problem is another person's progress

(127) ST (BT) 5/11/95

ery of houses, on the same basis as the private sector developers," says Mr Padyachee.

Mr Padyachee says at least 60%-70% of the R15 000-a-house scheme is taken up by infrastructure, leaving only 30% for a house of 20m², which can be increased to 60m² at the homeowner's expense.

He says one way to raise additional funds is through a partnership between the province's housing board, the reconstruction and de-

velopment programme and the regional services council.

"We have an undertaking from the developers that if they are serious about investing in the province they should open offices in the region and make use of local input. They are doing just that," says Mr Padyachee.

Progress, albeit at a slower pace, can also be reported from another rural province, the Northern Cape.

The community of Valspan was the first to benefit from a subsidy-backed housing project in the province.

Developed by NewHco, a low-cost housing developer, the project will have delivered 120 of the first phase of 275 units and will continue at a rate of 40 houses a month until the target is reached during the course of 1996.

"The priority is to provide basic services and shelter to those families of

this township who have lived in conditions of poverty for so long. This is an in situ upgrade where we install the services infrastructure to the area, and build houses, with the minimum of disruption," says Johannes Wessels, NewHco's chief executive officer.

A major feature of the project is that the R15 000 subsidy covers not only the cost of installing the infrastructure, but allows for the construction of a

20m² house with a single room and bathroom.

For an additional R500, the homeowner can extend the basic design to 27m² with two rooms and a bathroom.

Mr Wessels says the success of the project lies with consultations that have taken place to ensure community support.

As a result, local labour will benefit, with 80% of craftsmen and labourers being drawn from the local community.

Appeal for human feel in urban planning

(127) Star 6/11/95

Johannesburg must protect itself against the onslaught of suburban developers who could destroy the fabric of community life by the year 2010, columnist of The Star James Clarke said on Friday.

Speaking at a conference of the South African Property Owners Association in Sandton, Clarke said poorly designed urban areas were destroying the peaceful cooperation between people.

"Johannesburg has an exciting future - no other city has the opportunity we have in the CBD," he said, adding that the 34ha of "blank land" around the inner city was proof of this potential.

"The only thing that can ruin it all is city management that is geared towards developers - we need a human scale in our environment," he said.

Clarke sighted Parkhurst as the ideal suburb in Johannesburg, saying it had the right population density combined with a village atmosphere "where shop-owners know the names of their customers".

However, he said the suburb was constantly having to protect itself from developers wishing to build offices and supermarkets.

"The relationship between developers and home owners should be a beneficial one, not a confrontational one." - Staff Reporter

'Councils don't measure up in the water works'

By TROYE LUND

The Auditor-General is likely to intervene in the water affairs of Gauteng's town councils after reports that they are not measuring their own monthly consumption, Rand Water confirmed this weekend.

Penalties for exceeding water quotas went up by 100% this month which means consumers will be paying close to R5 for each kilolitre by which they exceed their quota. While town councils are adamant they apply the same restrictions

on themselves as they impose on the public, only one of seven councils asked could give the exact number of kilolitres they use and save each month.

Rand Water spokesman Archer Davis said "Like a household, councils should be able to say exactly how much water they use a month. Generally they can't because their consumption is not measured and is included in the unaccounted-for water - that monthly percentage which is lost through leakages, bad accounting and theft."

Davis added "Municipalities need assistance. They should be running their own ships like their consumers are expected to."

A water engineer, who does not want to be named as he does contract work for various councils, is adamant "Municipalities have no clue how much they are using and what they say they are is a thumb-suck and a manipulated guess. Water used by the council's various departments is lumped into the vast amount of unaccounted-for water. Treasury departments will manipulate

late the figures to suit wastage. When parks are watered, for example, they just plug into a hydrant, nothing is measured," he said.

The engineer added "One council has just paid me R10 000 to locate a leak. I discovered this is a major leak which is costing the council R80 000 a year."

"Because it would cost too much to access and fix, that water department decided to leave it. Water departments have no incentive to save water or minimise loss. They are given a budget and have to spend it."

if they do not want it reduced the next year. It is the treasury that saves money from more efficient water consumption," he said and then defied anyone to "put sand over a council water meter, it will remain covered for months."

When asked how many kilolitres it was using and saving each month, the only reply the Alberton Town Council was prepared to give was that it was saving an average of 30% a month.

► To Page 2

Councils don't measure up

From Page 1

Alberton's water engineer Willie Neethling said all council departments have been instructed to save 20%. It would take "two or three days" before he could say exactly how many kilolitres was being used.

But he said "We have exactly the same restrictions as households and also have to meet a quota. Except for small trees, we do not water our internal gardens. Bowling greens, parks and cricket pitches are (watered) we cannot let them die."

Boksburg's treasury department said households were on restrictions, but council buildings and parks "do not operate on a savings quota". Water savings figures, however, "need to be worked out and are not readily available".

Jan Sittig of Boksburg said "Quite a bit of water is being saved." Parks were watered twice a week.

Edenvale was the only town council able to give figures. It claims to use an average of 8 380kl a month.

Randburg water engineer Dirk Gresse said the council was "saving far more" than it was supposed to. But, "the treasury has switched to another computer system and we cannot give the statistics."

ANC secretary general for Gauteng legislature Paul Mashatile said the government would be making decisions to strengthen local councils' water saving efforts this week.

"We are committed to finding any loopholes."

Star 6/11/95

(127)

House subsidies of R96m approved

Robyn Chalmers

THE Gauteng provincial housing board has approved housing subsidies worth R96m for 100 000 people at KwaThema, Langaville and Tsakane east of Johannesburg, among the largest housing projects under way in Gauteng

Gauteng provincial housing board chairman Martin van Zyl said nearly 15 000 stands would be serviced in Tsakane and Langaville at a cost of more than R73,5m. A further 3 000 consolidation subsidies had been approved at Tsakane and KwaThema for top structures to be built at a total cost of about R22,5m.

"The project, which is already well under way, will provide a major boost to the housing process in the province, as well as provide serviced stands and houses for the thousands of squatters who have taken occupation of land in the area," he said.

Van Zyl said about 60 000 squatters had moved onto the land, formerly owned by Goldfields, during the Vosloorus and Khatlehong riots in late 1993, and had been living there without any form of services.

"As part of the Gauteng government's essential services strategy,

we decided to put in essential services such as water and sewerage where there were squatters and then extend this to include top structures in certain cases."

Burtie Maree, a member of consultants Towncon, which has been assisting with the project, said the Brakpan transitional local council had already accepted tenders for almost 11 000 stands valued at R53,9m. These stands would be serviced by August next year, and the remaining 4 000 stands by October. To date, more than 3 000 stands had been serviced and transferred to recipients.

The contracts were being undertaken mainly by Stocks Civils, HJC Civils and Optimum Civils, all of which were making use of local labour.

Van Zyl said the new progressive payments subsidy system, expected to be formally announced and implemented this month, would help boost housing delivery and increase the board's spending.

To date, the board had paid out R30m and 3 000 housing units had been constructed. This was out of R437,4m allocated to the province during the 1995/96 financial year, while a further R284,4m was rolled over from the previous financial year.

50 6/11/95 (127)

HOUSING REPORTER

Although the Gauteng Provincial Housing Board has approved 77 000 subsidies, only R31-million in project-linked and individual subsidies have been paid out, resulting in 3 000 houses being built this year

Board chairman Martin van Zyl said this week that most of the approved subsidies had not been used and that out of 65 projects planned, only 15 were performing well

However, he stated that delivery of houses was expected to speed up

Star 9/11/95 (127)
Only 3 000 houses built after approval of 77 000 subsidies

now that there were democratically elected local councils

The formation of legitimate councils coincides with the board's recent decision to approve R96-million for upgrading and servicing of land in KwaThema and Tsakane.

"We believe that the newly democratically elected local councils

will expedite the delivery process, in that councillors will be accountable and encourage development," Van Zyl said

As of mid-October the board had paid out R18-million on project-linked subsidies and the amount represented 1 897 houses built (A project-linked subsidy is paid out to a

community that wishes to build several houses with a developer's help)

Individual subsidies paid out amounted to R13-million, representing 1 200 housing units

Van Zyl added that despite slow delivery, 25 000 sites had been serviced, while some of these were in the process of being serviced

Other projects still under way were in Protea Glen, Vosloorus, Tembisa, Wadeville, Zithombeni, Bronkhorstspruit and Pretoria. A total of 1 322 units had already been completed in these areas

Gauteng's cities in political control crisis

(127)

part 4 10/11/95

Marion Edmunds

OCAL government MEC for Gauteng, Dan Mofekeng, has sent out a communication delaying the election of mayors and deputy mayors in all Metropolitan Councils in Gauteng, until certain key decisions are taken about the political control of Gauteng cities and their substructures.

Mofekeng's representative justified this step, saying there had to be uniformity in the way mayors were elected. He said those councils which had gone ahead and elected mayors, "defying" him, had jeopardised their working relationship with Mofekeng's office.

According to a Gauteng government source, the delay is the result of uncertainty as to how many mayors should be allowed in one city —

whether there should be one mayor to head a city or whether each substructure should be allowed to have its own mayor.

The Gauteng cabinet has already met twice this week to discuss this problem and the one underpinning it: what should be the appropriate balance of power between the metropolitan councils and their substructures.

The source said that this balance was needed to make proper city planning possible, while at the same time giving local authorities enough power to do their jobs effectively.

African National Congress (ANC) spokesperson, Ronnie Mamoepa, has confirmed the cabinet has been discussing appointments and the Transitional Metropolitan Council's constitutions.

Democratic Party (DP) spokesper-

son Jack Bloom said that just before the elections a number of powers were taken from the metro level and vested in the substructures. He said it was disturbing that there were moves to take some of those powers back to the metro.

Bloom said that the DP did not believe in the concept of a "mega-city" and power should be devolved from the metropolitan councils to the substructures, which were cities in their own right. Sources have also indicated that the disputes over power in the cities could be the result of internal ANC tensions and confusion among newly-elected councillors.

However, Bloom says the desire to vest power in the metropolitan council also stems from the ANC's desire to have complete control of the city.

And the power play goes further: the manner in which sixty percent of the metropolitan council is to be elected from the substructures is also under dispute.

The ANC wants a "winner takes all" position so that it takes all 30 of the 50 seats in the council reserved for ward candidates; opposition parties want the principle of proportionality to be reflected in the composition of those seats so that those parties who have made small gains are represented accordingly on the metropolitan council.

It is still unclear what sort of proportional representation will be allowed on executive committees, whether there will be a threshold for representation and whether smaller parties will be allowed to form political alliances to get their representatives on the councils.



Dan Mofokeng: Will not be defied
PHOTOGRAPH: THEMBA MADEBE

Severe curbs on water are in the pipeline

(127)

The situation could become critical by next year if there is not substantially better-than-average rainfall in the coming season, says Rand Water

Star 10/11/95

By TROYE LUND

Water savings targets have not been achieved and more severe water restrictions will have to be implemented for users of the Vaal River system if there is no increase in rainfall, said Minister of Water Affairs and Forestry, Prof Kader Asmal yesterday

To date, average savings on urban use, which is the main user sector of the Vaal system, has been less than 9%. The target is 20%

Rand Water spokesman Archer Davis said recent rains had no significant impact on the levels of storage dams

He added that the scattered rains which had fallen in the catchment area had mostly been intercepted by farm dams, absorbed into dry ground and used by the current rapid rate of plant growth.

"Water levels are still dropping madly. Water levels of the major dams in the Vaal system are abnormally low," said Davis.

He warned that the water situation could become critical by next year if there was not substantially better-than-average rainfall and runoff over the coming rainy season

A spokesman for Asmal, Henne Smit, stressed that the Bloemhof and the Vaal Dams were at their minimum operating levels and were not in a position to supply water, even with support from Sterkfontein Dam

"In practical terms, the Sterk-

“
Water levels of major dams are abnormally low
”

fontein Dam, which is the last resort for water users in the system, has been carrying the full burden of water supply for quite some time. Its level of storage has fallen by an average of 1,25% a week since mid September (from 56% to less at 45% at present)," he said

Smit emphasised that all users who drew water from the main

stream of the Vaal River, as well as its tributaries and dams, were affected

This includes consumers as far upstream as Standerton, as far downstream as Kimberly as well as the Free State Goldfields. Users from pipelines that serve Eskom power-stations in the Highveld region of Mpumalanga are also affected

Existing restrictions - calculated from the user's average consumption from July last year to June 30 this year - which now stand to be increased are: 40% saving on June's use for agricultural irrigation; 20% for urban purposes (household, industrial and mining); 10% of use for intensive livestock feeding schemes, and 5% of use by Eskom.

For each kilolitre these quota are exceeded by, nearly R5 is currently being charged - effectively 400% more than the normal cost per kilolitre.

"Unless the restriction targets are met and good rainfall is experienced, restrictions will have to be increased to ensure adequate water supplies for sustaining the economy," Smit said

The situation is closely monitored and a decision will be made in early January next year," according to Smit

United effort advised to integrate Soweto

(127) BD 10/11/95

Robyn Chalmers

LINKING Soweto and Johannesburg would require partnerships between all levels of government and the private sector, Greater Johannesburg Transitional Metropolitan Council acting CEO Nicky Padayachee said yesterday.

Speaking at the partnerships for urban development seminar, organised by the Prince of Wales Business Leaders' Forum, an international network of business leaders, Padayachee said the Baralink development plan to link the two areas was a major step in

achieving the integration of greater Soweto with the rest of the metropolitan urban fabric.

In terms of the framework, it was proposed that about 35 000 houses would be integrated with more than 900 000m² of commercial and retail space and about 700 000m² of industrial space.

Local government's role in the project would be to facilitate private sector investment in Baralink — the area between Johannesburg and Soweto — by making the area attractive for investment.

"The council will be responsible for providing sufficient infrastruc-

ture to make it accessible, and for servicing the vacant land and releasing it for development."

He said the inner city of Johannesburg was another high priority for the council to boost economic investment and growth, leading to employment opportunities.

The inner city contained 800 industrial companies focusing on small and medium enterprises, representing about 40 000 jobs.

Johannesburg mayor Isaac Moseke called on the business community to help improve Johannesburg's inner city with more developments like Bank City.

Row between Metro Rail and train drivers grows

Renee Grawitzky

THE SA Footplate Staff Association (Safsa) last night lashed out at Metro Rail, calling the organisation irresponsible for saying it would not be held to ransom by the union and would begin employing 300 black train drivers

Safsa spokesman Chris de Vos said if Metro wanted to declare war, "we will be ready"

Contact had been made with a number of Transnet unions to join in the war against Metro, and if another strike was planned, the union would not be alone.

Metro spokesman Zukile Nomvete said the recruitment of black train drivers was part of the company's long-term strategy to ensure it reflected the broader demographics of the country.

He denied the union's assertion that this process would begin immediately

The company had been unable to fill 55 vacancies because of union problems

De Vos rejected allegations that the union's recent action was

an attempt to reassert its power base in the event of the mass employment of black drivers He said it was incorrect to portray the union as predominantly white as it had a number of black members

The union initially said the one-day strike was in response to Spoornet's decision to continue with internal disciplinary hearings against employees linked to the Mariannhill train disaster last year which claimed the lives of 68 people.

However, recent statements from the union and management have concentrated on the company's move towards implementing its affirmative action programme

The disciplinary hearings continue today.

Sapa reported that the SA Railway and Harbours Workers' Union had said that the internal hearings against those involved in the train disaster should continue unhindered.

Safsa indicated it was not opposed to the recruitment of black drivers provided they had the nec-

essary qualifications and skills.

However, De Vos said "You cannot train a driver overnight and this initiative by Metro indicates its preparedness to throw safety standards aside."

Nomvete said the company would look at the requirements for the employment and training of black drivers.

Meanwhile, Labour Minister Tito Mboweni has intervened in the row between the union and Metro Rail.

De Vos said Mboweni had contacted him to express his disappointment with the disruption to commuter train services that left workers stranded.

Mboweni had indicated that he would try to facilitate a meeting between the union and management to try to rebuild their relationship, De Vos said

Metro has indicated that drivers involved in the one-day strike will be disciplined in accordance with the company's internal disciplinary procedure.

Spoornet has not taken a final decision on the matter.

Harsher Vaal water cuts loom

Kathryn Strachan

MORE severe water curbs loomed for all Vaal River system areas unless people co-operated in saving water, or unless there was a sharp increase in rainfall, Water Affairs and Forestry Minister Kader Asmal said yesterday.

The targets set for water consumption for the Vaal River system had not been achieved and rainfall was well below average for this time of year The rainfall thus far had had no significant effect on the levels of storage dams

"The water situation is serious and may well become critical next year," said Asmal.

The water levels of the major dams in the Vaal River system are abnormally low The Bloemhof and the Vaal Dams are at their minimum operating levels. The Sterkfontein Dam — the last resort for system water users — has been carrying the full burden of water supply for a while. Its level of

storage has fallen by an average of 1,25% a week since mid September (from 56% to less than 45% at present).

Far more than average rainfall and runoff will have to occur in the rainy season to alleviate the situation

All users that draw water from the main stream of the Vaal River and its tributaries, or from the dams in those rivers, as far upstream as Standerton and as far downstream as Kimberley, including the Free State Goldfields, are affected by the restrictions They also apply to users from pipelines that serve Eskom power stations in the Highveld region of Mpumalanga.

Restrictions imposed earlier this year were 40% of use for agricultural irrigation, 20% for urban purposes (30% on household use and 10% on use for industrial and mining purposes); 10% of use for intensive livestock feeding schemes, and 5% of use by Eskom.

The situation is being monitored and a decision will be made in January

Loophole for killers

Susan Russell

THE DP's spokesman for justice, Douglas Gibson, has expressed concern about an apparent loophole in the Criminal Procedure Act, created by the scrapping of the death penalty, wherein the state forfeits the right to prosecute serious crimes after 20 years.

Gibson was referring to a letter from Wits University law lecturer Mervin Dendy published in the latest SA Law Journal

Dendy said the state's right to prosecute a crime lapsed after 20 years, except for a crime where the death penalty could be imposed

BO 10/11/95

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Business Day Reporter

MORE than 47 000 applications have been received by the office of Gauteng housing and local government MEC Dan Mofekeng from tenants who want to take ownership of state-financed houses.

To encourage the process, 31 housing transfer bureau offices were operating on the Witwatersrand and in the Vaal triangle as joint ventures between the provincial government and the local governments.

New housing offices were opening at a rate of one a week.

The Zola office in Soweto had received claims for 78% of the houses in the area, while in Meadows applications for 69% of houses had already been submitted.

Applications

Several other offices also had a high number of applications, with Tladi, Khutsong, Krugersdorp and Munsieville all receiving applications for more than 60% of the houses in those areas.

"However, the overall average in respect of former black local authority areas has been brought down to 31% because of the large proportion of offices which opened only recently, and because of the impact of labour strikes and organisational difficulties."

Initially the Gauteng government had allowed

Thousands apply to own state-financed houses in Gauteng

(127) BD 15/11/95
a three-month period for the submission of claims to each office

However, the expected slowdown in activity over the December holiday season and the need to reconstitute the bureau committees after the local elections had led to the decision to extend the deadline.

The closing date for claims, and objections in all housing bureau areas on the Witwatersrand and in the Vaal Triangle, had been extended to January 31.

Confirmation of housing claims and the adjudication of any disputes would then start, followed by sale and transfer, the office said.

Tenants of houses affected by the scheme could claim the right to buy the properties in which they lived by taking advantage of a R7 500 discount off the historic price — which in some cases would mean they would have nothing to pay.

This discount would not only be available to black tenants, but also to white, Indian and coloured tenants in respect of state-financed residential properties.

Additional offices had

also been established in other areas to facilitate the scheme.

Mofekeng's office said some tenants had failed to make claims in the belief that home owners would be singled out for service charges.

"Others are saying that they will not pay for services until they have been given a transfer."

"But whether a house is rented or owned, its household must still pay for services received in accordance with the tariffs applicable in the local government where these houses are situated," the office said.

Assets

These payments were essential for the restoration of normality and for progress with the reconstruction and development programme.

"People who obtain ownership will discover their homes are valuable permanent assets."

"Those who do not claim will lose the discount benefit and, as tenants, will have to pay market-related rents for the houses in addition to charges for all municipal services rendered," Mofekeng's office said.

'Us and Them' square up in North - and they are winning

(127) Shaw 17/11/95



Parktown, at the south end of the Jan Smuts Avenue/Nicol Highway axis to the north, is among the world's most attractive suburbs. But developers have other ideas.

The provincial government is unconcerned with the suburbs - especially, it would seem, those on the northern side of Johannesburg.

By JAMES CLARKE

The battle to save one of Greater Johannesburg's biggest assets - its characteristic northern suburbs - has settled into a stubborn pattern of "us versus them". It is the developers who are the aggressors. They are virtually saying "to hell with the public". One thing is clear: the new regional and



JULIE CLARKE

Bryanston .. its open spaces are under fire. Residents don't object to higher densities as long as open spaces are preserved.

local governments do not see it as a priority to save the region's leafy suburbs and their open spaces. And developers, many simply out to make a quick buck, are taking advantage of the situation. Oil companies are engaged in a frenzy of jostling for positions along the once jammy Jan Smuts Avenue/Nicol Highway axis stretching from Parktown, Johannesburg, to Fourways, Sandton. Six new filling stations, requiring the demolition of modern suburban homes, have been built this year - against the express wishes of local people. Another is being applied for next to Zoo Lake in Jan Smuts. Engen's newest station on Nicol Highway - it zapped four suburban homes - was built despite residents' opposition and even council opposition. The developers went architects' impressions and outlined their thinking, but have changed nothing to meet people's objections. The development will be larger than Epsom Downs regional centre 500m away and will dwarf Bryanpark Shopping Centre across the road. It will turn suburban roads into urban thoroughfares. A kilometre away, another part of Bryanston has locked horns with Shell, which wants to build an Ultra City in the

over their heads to the Pretoria-based townships Board. Now the filling station has resorted to giant billboards to attract trade. Its pump attendants stand on the verge flagging down traffic.

Bryanston, for decades the suburb for those escaping Johannesburg's chaotic planning and increasingly noisy traffic, is now a battleground between developers (often acting in a clandestine manner) and residents who see filling stations, shopping centres and chintzy office complexes popping up like mushrooms all around.

"Mass meetings" and hurried collections of funds from residents to engage lawyers to fight off unwanted and out-of-scale developments have become common.

On Monday at 7:30pm, Bryanston residents meet at St Mungo's Hall in Grosvenor Road to fight off plans for a massive shopping centre, large car-parks and strings of offices round the Bryanston Country Club which is selling the land because it needs cash.

Residents know that the turnout is poor on Monday. Anglo American's property division, Amprop, will give the nod to the development.

Anglo (whose SA Townships founded Bryanston 50 years ago), sold to the Bryanston Country Club the 30 or so hectares of land which the country club had been leasing. Anglo sold it for R60 000 in 1991 and it stipulated the land had to be used for country club purposes only.

But the club is now selling off five sections for around R24-million.

It plans high-density accommodation and shops and offices.

Developers want roads widened for more traffic.

Residents are opposing every aspect of the plan and are trying to collect from neighbours up to R200 a family to engage legal help.

Aaron Stanger, the attorney who helped Johannesburg residents get a reprieve for Zoo Lake which Group Five wanted to develop as a pleasuredrome, is advising the Sandtonians.

He told me: "Local and regional government does not care what becomes of the suburbs."

"The only chance residents have is to expose the developers who are taking advantage of the situation."

He believes that if residents fail to turn up en masse at St Mungo's on Monday evening then Anglo American, which has been silent while all this has been going on, will give the nod for the country club to go ahead and develop.

The country club has not allowed residents' representatives to see the details of the contracts - it has not even allowed its club members access to the full details.

The developers have shown residents ar-

suburb

The development was kept under wraps until the last moment, deliberately giving people as little time as possible to study the implications and formulate objections.

Shell - "This one's for you" - is working through a Pretoria developer.

The developer fueled the "us and them" conflict by saying in a television interview "It's the best thing for the area - there are no decent houses there."

In fact, several new homes will be destroyed to make room for the Ultra City's garages, filling-stations, toilets, hamburger joints and big truck bays.

Brian van der Merwe, who lives on the edge of the proposed complex, which will straddle the concrete highway, says he discovered Shell's plans after noticing a white piece of paper fluttering on a tree. The notice announced a change in land use had been applied for but was obscurely worded. The developers took another seven days to

place the legal notices in the press (they are legally entitled to wait seven days) and this gave residents three weeks to get the plans from the council and rally objections.

Residents have been told that they can get up a petition but the Pretoria-based Townships Board, which usually finds in favour of developers, deems 1 000 signatures equals only one objection.

Residents are now trying to raise R120 000 for legal fees to fight Shell's plans right through to the Supreme Court.

Van der Merwe says that when he saw the plans his house was labelled "buffer house".

"You can imagine my feeling. Shell will use private homes as buffers between their development and suburban homes but they steadfastly refuse to talk to us."

"They never approached me, they have not answered residents' faxes and I cannot get beyond their PRO lady."

"Yet they actually took the trouble to go to the deeds office to see what my bond was."

He said no environmental impact study was done and the developers said this was because they were waiting to see residents' reactions first.

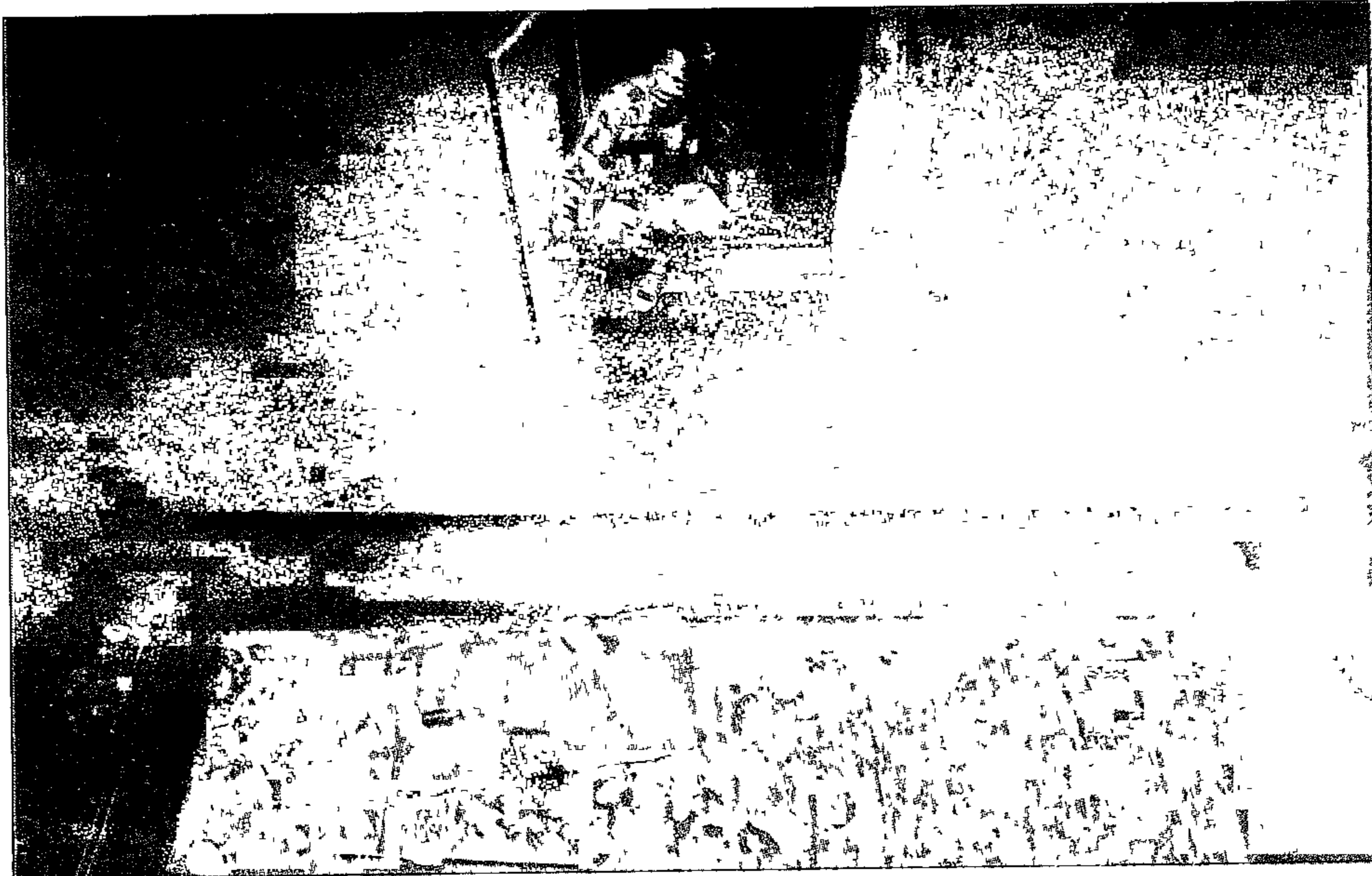
Aaron Stanger told The Star that suburban dwellers are getting a phobia about living near open space because of developers. He says developers tell people that if open spaces are not developed they will be soon be smothered by squatters.

"I do not believe this is true. The new Government is keen to show it is in control and my experience is that it will not tolerate wildcat squatting. The danger is greedy, undemocratic development."

Aaron Stanger and the residents' reaction committee will address residents at the short meeting on Monday at St Mungo's.

There are no decent houses there

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What a mess ... about 170 tenants living in the Red Cross Building in Johannesburg will be moving into Turkish Baths next year as part of a project aimed at providing transitional homes.

People living in inner-city squalor are to be given the chance of a better life for themselves and their children

By **BONGIWE MLANGENI**
Housing Reporter

An abominable smell from blocked toilets fills the air as one enters the Red Cross Building in De Villiers Street, Johannesburg

But Sheeba Ledwaba sits daily at the reception, making sure that no unauthorised visitors enter the building, apparently oblivious to the suffocating stench

He also pays no attention to the broken windows and the dark corridors, and has become used to the stagnant water, from a leaking pipe, which covers the ground floor

Ledwaba has been living in this run-down building for a year and proudly refers to it as a home, which is also his source of livelihood

Ledwaba gets paid by the tenants for acting as a security guard for them

He and about 170 other homeless people invaded the building last year, only to find it had been bought by Rotary Club who planned to turn it into a literacy education headquarters

"It stood empty for a long time and we needed a place to stay. Why should we have empty buildings when so many people are without homes," Ledwaba asks

Since the invasion, the club has been struggling to evict the illegal tenants until Johannesburg Trust for the Homeless (JTH) was invited to intervene

It is through an agreement brokered by JTH that tenants in the

building will be moving in January to Turkish Baths - owned by the Public Works Department - as part of a project aimed at providing transitional homes

JTH co-ordinator Mapule Sebone says transitional homes will be a temporary solution to the homeless, because they will manage their own buildings and be empowered with skills that will enable them to work and afford a place of their own

"They cannot afford high rents or to buy now. But this does not mean they do not want to pay a penny for a decent home. After finding their feet they will have to move and give others a chance," she says

Ledwaba is one of the fortunate few out of about 8 000 homeless people in Johannesburg to be the first to

participate in the project

When JTH introduced the concept this year, the Greater Johannesburg council was immediately keen to offer financial support

The Rotary Club also pledged their commitment in helping to renovate the Turkish Baths

About 14 of those occupying the Red Cross building are helping to renovate the Turkish Baths

Two other buildings have been identified to be turned into transitional homes, according to Sebone

Ledwaba is happy about the plan. "Here life is too harsh

"We have children living in this building and no nurses visit us

"The toilets are all blocked and there is no water except downstairs. We want a better life"

(127) Star 13/11/95

Sowetans slow to claim their houses

By ROCKY MOKOENA

(127)
CP 19/11/95

THE PROCESS of transferring former council-owned houses to the registered occupants has been slowed down in Soweto by the failure of occupants to claim their houses.

Since Gauteng premier Tokyo Sexwale launched the transfer process early this year, only 26 591 of the earmarked 65 000 houses have been claimed.

"The transfers have to go through three stages and only one stage is still incomplete," said housing committee chairman Nat Ramokgopa. He said there was a dispute committee to deal with issues such as more than one family claiming a single house.

Ramokgopa said the housing committee hopes to involve community organisations and political parties in encouraging people to claim their houses.

He said political parties have been slow to register their representatives to sit on the dispute committee.

"If organisations start giving their representatives to the housing dispute committee then they can start now to avoid pressure on the work load," he said.

The transfer of houses is part of the Masakhane campaign launched by President Nelson Mandela to encourage people to pay for municipal services.

Gauteng's acting director of housing, Ronnie Stephens, said the transfers have been slow because the community lacked information.

He said people who fail to claim their houses at one of Soweto's 12 housing board offices before the end of January next year will have to appear before a disciplinary committee before being allowed to proceed with their claim.

City Press spoke to two families who are both claiming a house in Dlamini.

The Mphofu family claims the house belongs to their father, who went into exile in Zimbabwe in 1969. The family followed him into exile.

The Tshabalala family says their father bought the house from the Soweto council in 1970. He died in 1993. The house is registered in his name and occupied by his daughter, who is now claiming ownership.

Stokvel makes dreams of own houses a reality

Star 20/11/95 (127) (127) (127)

95 Soweto women have been pulling together and saving

THYS DULLAART



A home at last ... Hilda Sekhute (centre) and her friends Lilian Makhotla and Lorinda Ntamela are proud of the houses they will be occupying soon.

BY BONGIWE MLANGENI
Housing Reporter

Hilda Sekhute's heart pounds with pride as she stands on a hill watching men in green overalls put bricks and mortar together to complete her dream house.

"It is my sweat and hard work that puts me here today," she says.

She shares this joy with 95 other women from Soweto who will soon occupy their houses and have been saving R200 a month with the Community Bank from July last year to make their dreams a reality.

When they came together in February last year to form a stokvel, their wish seemed unreachable.

"It was a new concept. Often we

form stokvels to assist us with burials. This time we thought that a proper house while we were still alive, would make us happier," she says.

Almost every day, Sekhute and other members of the stokvel travel to Ennerdale and Lowley, where 11 houses will be completed this week, to check on the progress.

It is their collective ambition that has kept them close despite the many hurdles, says Sekhute, who lives in a back-yard room.

She recalls how she used to fax letters to the Gauteng government every day, appealing for all kinds of help. However, no response was forthcoming from the authorities.

After several visits to banks and government buildings, the women

contacted the Urban Foundation, which introduced the group to the Community Bank.

Through the bank they were taught how to save, how much to save, how to get a subsidy and how to repay a loan.

Last month the first houses were built and all 96 will be finished by next month.

The prices range from R22 000 for a two-bedroom unit with a kitchen and a lounge to R35 000 for a three-bedroom house.

Most of the women are domestic workers and secretaries, while some are hawkers. "We did not wait for the Reconstruction and Development Programme to find us, we found it first," Sekhute adds.

Million bricks donated to rebuild Gauteng houses

(127) Law 24/11/95
Gauteng Premier Tokyo Sexwale will today accept a million bricks donated by Corobrik to repair houses destroyed during political violence in Soweto, the Vaal Triangle and Alexandra.

The donation will boost the government's initiative to rebuild all houses vandalised in the early 1990s

Sexwale said the contribution indicated the private sector's commitment to the principles of the RDP, which aimed at reconciling communities.

Renovations would happen in phases and local contractors would be used, he added

The bricks will be delivered from next month Corobrik invited other suppliers in the building industry to support efforts to normalise community life - Housing Reporter

Call to freeze tenders for Vaal projects turned down

(127) Star 25/11/95

By TEFO MOTHIBELI

The Gauteng local government and housing ministry will not undertake to freeze all the tendering processes for new development projects in Vaal Triangle townships as members of the Land Developers and Builders Organisation (Ladebo) have requested

Ladebo, consisting of black contractors from the area, appealed to MEC Dan Mofokeng to make sure that they were awarded all new development contracts in the townships without having to compete for them with established white contractors

Apart from arguing that they wished to develop their townships - Sebokeng, Sharpeville, Bophelong, Boipatong, Evaton and Orange Farm - on their own without white contractors' help, they strongly felt their demand was in line with the principle of the Reconstruction and Development Programme that calls for maximum involvement of local labour in the implementation of the pro-



DAN MOFOKENG:
Gauteng MEC for Housing

gramme

Thabang Mamoyane, a spokesman for the local government and housing ministry, told the *Saturday Star* that any form of intervention would be an infringement of state processes

This was even though the Government understood the argument advanced by the contractors,

Mamoyane said

He added that tendering was

a democratic process through which the Government was trying to make sure that the best person was chosen for the job, and urged members of Ladebo to take part

Mamoyane also said this process was to guarantee "assurance of good-quality work within a short time"

Ladebo said it would like to be awarded contracts for the building of two schools in Sebokeng and one each in Lakeside and Evaton North, as well as a clinic in Sharpeville

The organisation earlier indicated its preparedness to go to "any lengths" to achieve its objective.

Govt support centres will help people build homes

CT 27/11/95 (127)

BRITS: The government would soon help people in all provinces to build houses, President Nelson Mandela said during a visit to the Homeless People's Federation Project in Oukasi near here yesterday.

The first 27 housing support centres — three in each province — would be set up early next year, he said.

"This kind of government support is something new in our country. Rather than coming into communities and telling them what to do, the gov-

ernment is listening to the people and looking at what we can do to assist their initiatives"

The government also recognised the efforts people themselves had put into housing and was proud of how they used their initiative and labour, mobilised their meagre resources, and sharpened their skills to provide shelter for their families, he said

The federation runs savings and training schemes for its 20 000 members countrywide — Sapa

The Gauteng education department plans to introduce a pilot project.

Cheap medicine sought via India

Kathryn Strachan

SA PHARMACEUTICAL companies were setting up joint ventures with Indian manufacturers, who were able to produce extremely cheap medicines, Health Minister Dr Nkosazana Zuma said this week on her return from a visit to India, Taiwan, Cuba and Geneva.

India was unique in that it was able to supply medicines to the public sector at "very, very low prices", Zuma said. India produced the raw materials and the medical products.

Zuma visited pharmaceutical companies in India, some of which were in the process of setting up joint ventures with SA pharmaceutical companies. SA companies would benefit by getting the cheaper raw materials from the Indian companies, as well as learning from their valuable research and development expertise.

The health department was looking at importing medicines from India, as they were far cheaper than medicines which SA imported from Western countries.

These developments will be followed up when the Indian health minister visits SA next month.

However, Zuma said, SA would never be able to produce medicines as cheaply as India, because wages were much higher here.

The health profile of SA and India were very similar. Both suffered from diseases of poverty, such as malnutrition and water-borne diseases, alongside diseases of affluence, such as coronary heart disease.

India also had much information to share on how to deal with communicable diseases.

With SA poised to introduce a national health insurance (NHI) system, a look at the teething problems Taiwan was experiencing in its newly implemented NHI would enable SA to avoid making the same mistakes, Zuma said.

Like SA, Taiwan had the problem of over-servicing by doctors.

The Taiwanese had tackled this through random audits of doctors, which enabled them to detect irregularities and poor service.

As a result, the claims on their NHI had dropped dramatically.

Taiwan had also deterred unnecessary visits to doctors by making patients pay a certain amount for each visit, she said.

These measures would not necessarily be introduced in SA.

The minister said her visit to Taiwan had focused also on that country's successful nutrition scheme.

Of her visit to Cuba, where she signed an intergovernmental agreement to bring Cuban doctors to SA, Zuma said the country had also been able to keep down costs by producing 95% of the medicines it used. It also produced most of its vaccines.

As health was a priority in Cuba, there was an emphasis there on training doctors.

But admission to medical schools was subject to an unusual affirmative action policy.

The entrance requirement had been set lower for boys than for girls, "otherwise males would be extinct in the field of health", Zuma said.

Masakhane will be recharged

Normavenda Mathlani

THE success of the local government elections has prompted government to come up with new programmes for the Masakhane campaign.

Gauteng Masakhane co-ordinator Moeti Mporu said housing MEC Dan Mofokeng would announce the new schemes shortly. They would take advantage of the favourable conditions created by the elections.

The Masakhane campaign was launched by President Nelson Mandela last July to encourage payment for services in order to speed up RDP delivery.

The schemes will challenge the business sector to create favourable conditions for local economic development and help with the provision of "life skills" for local communities.

Mporu said the new programmes would be designed for the specific municipalities and their problems.

He said it was difficult to

judge the success of Masakhane because municipalities differed from each other. The payment of services was not the proper barometer to judge the success of the campaign, as the resumption of payments was not its only goal.

The new programmes would seek to raise payment levels while educating residents about what they were paying for and how much services cost. Municipalities' billing systems would be upgraded to ensure there were enough pay-points for communities.

He said the campaign had failed in some areas because councillors had not taken it seriously. In addition, transitional councillors had been unwilling to act because they had not known if they would be re-elected.

The amalgamation of white and black councils and the local government election process had consumed most of the councillors' time and energy, he said.

Alexandra house transfer scheme runs into trouble

By **BONGIWE MLANGENI**
Housing Reporter

Alexandra township faces the danger of being the only area in Gauteng that would not benefit from the Government's housing transfer scheme because up to 18 tenants living on the same property claim right of ownership to the land

Despite having launched several housing bureaux around Gauteng to transfer state-owned rented houses to tenants, the transfer of houses has hit a snag in Alexandra, said a spokesman for the Gauteng Housing Transfer Bureau

The department was negotiating with the Greater Johannesburg Metropolitan Council to resolve the land ownership and occupation issue in the area and the civic organisation would also be involved.

The bureau explained that certain properties in Alexandra were occupied

(127) Star 27/11/95
by up to 18 families who all have housing permits and claim right of ownership to the land

Although only one person could have been a property owner before the expropriation of land in 1963, sub-tenants who rented backyard rooms were given permits in the late 1980s

The problems facing Alexandra today are a result of long years of apartheid laws which were enacted in 1963 and forced owners of the privately-owned land to sell their land to government.

At that time, it was estimated that 95 000 people were living in Alexandra and property owners were renting out part of their land to tenants seeking work in Johannesburg

There were only 2 543 property owners in Alexandra

Expropriation of land followed a government decision to eliminate family ac-

commodation and introduce hostel accommodation in the area

Some tenants were paid for the houses only and not for the land while others never received any compensation from the government

Between 1989 and 1991, about 25 000 permits were issued to sub-letting residents and more shacks were built in the area

The Alexandra Property Owners' Association media liaison officer Keke Koalepe, said that original property owners could reclaim their land but that did not mean they had a right to evict the present occupants

"It is impossible to transfer houses in Alex because it means transferring one room, one window, one door which has been extended with shacks. The entire land cannot be given to one person as it means only the 2 543 original owners would be entitled to land," he said

Vaal dam filling fast but water curbs stay

(127)

Although level is poised to reach 25% today from 13% just a week ago, recent rains have not been nearly enough to put paid to water restrictions

BY TROYE LUND AND TARYN LAMBERTI

The steady rainfall over the past 10 days has boosted the Vaal dam's level to almost double its previous mark, but authorities have warned that the good news does not herald a lifting of water restrictions

The dam's level was at a critical 13% only two weeks ago, but Rand Water said yesterday the level stood at about 23,5% and was expected to reach 25% later today

More good news is that the rain has in places saturated groundwater reserves, so further falls will flow directly to dams instead of being absorbed into the earth.

"Water tables have been sufficiently increased for the majority of rain to come to runoff into the dams," a spokesman at Rand Water's Vereeniging pumping station said yesterday

But Rand Water dismissed talk of an early lifting of water restrictions, saying "above average rains need to fall in the coming summer months for the groundwater table to be maintained and to fill dams enough

to last Gauteng beyond next year"

It would consider relaxing present restrictions only once Vaal dam reached "a minimum of 50%"

A Rand Water spokesman said recent rains had definitely not been enough

"The water in the dams has to last until at least 1998 when the Lesotho Highlands project is supposed to begin supplementing Gauteng's water supply," the spokesman said.

'Minimum of 50% is needed'

He said at least another 200mm needed to fall in the catchment area before Vaal dam could get anywhere near 50%

The 100mm average recorded so far in the area has raised the level by more than 10%

Further proof of the improving situation at Vaal dam has led to the suspension of pumping water from Sterkfontein dam, which is a feeder for the Vaal. Rand Water said pump-

ing from the Sterkfontein would resume only if and when the Vaal dropped below 14%

The Bloemhof dam, which is fed by the Vaal, had risen in the past two weeks from 7 to 12,8% - and pumping would resume only if Bloemhof's levels dropped below 6%

Despite all the good news, the Rand Water spokesman warned against too much optimism.

"Although the Vaal's levels seem to be rising from runoff by about 1,5% each day, we expect this to drop off soon if there is no more rain. It took a while for the rains to start affecting the levels because most of the rain was being absorbed into ground with an extremely low water table"

Meanwhile, the Weather Bureau predicted rains over large parts of the country today

There is a 20% chance of thundershowers in Gauteng in the evenings until Thursday. But conditions should be considerably drier than they were last week.

Mpumalanga can expect cloudy and cold conditions over the escarpment today with fog and drizzle overnight. Thundershowers are expected on the highveld this evening

Star 27/11/95

R40-m for rebuilding of homes

Sowetan 28/11/95 (127)
Top brick manufacturer donates a million bricks for rebuilding project

By Joshua Raboroko

LOCAL BUILDERS are leading the R40 million project of rebuilding homes destroyed by political violence in Soweto, Alexandra and Vaal Triangle townships in Gauteng.

In addition to the involvement of local contractors the project is expected to create more than 200 jobs for local communities in the areas concerned.

Corobrick, a clay brick manufacturer, has helped the communities in the areas by donating one million bricks to the Gauteng's housing initiatives to repair homes which were destroyed in political violence, MD Mr Peter du Trevou said at the weekend.

Deputy general secretary of the National Black Contractors and Allied Trade Forum Mr Joe Magagule said that the programme would help local contractors to create jobs for their communities.

The move by Corobrick, he said, was part of the ongoing process taken by the private sector in an attempt to engage local contractors in the RDP

projects. He was optimistic that more companies would take part in similar or other building projects.

Du Trevou said that particular attention was paid to involving local communities in the programme. Local contractors were used for the project to empower them economically.

"This project is part of the Gauteng government's plan to restore life in the communities after the devastating effects of violence. We would like to facilitate the process of bringing people together as part of the community and nation-building programme," he said.

Gauteng Premier Mr Tokyo Sexwale said the contribution by Corobrick showed the private sector's support for the principles of the RDP to reconcile communities and provide affordable housing with basic amenities to all.

He said "We intend to do a survey in these areas to determine the most critical building needs and the reconstruction costs involved. As these needs will vary from area to area, a phased approach will be used to rebuild homes."

30 families stranded after being evicted

Sowetan 28/11/95 (127)

By Coudjoe Amankwaa

ABOUT 30 families, including young children, have been sleeping in the open following a Rand Supreme Court eviction order granted to the owners of Waverly Courts in Braamfontein, Johannesburg.

Tenants were shocked yesterday as armed security guards prevented them from entering the block of flats at the corner of Smith and Hoek streets.

The tenants were left stranded without accommodation after their belongings – ranging from videos, hi-fi's, beds and fridges valued at tens of thousands of rands – were damaged by heavy rain that fell last Friday.

Tenant Mr Jeff Mokoka said their families might be forced to spend the festive

season without shelter if they did not find alternative accommodation.

The Supreme Court order was executed after negotiations between the landlord and the tenants collapsed two weeks ago.

The problem started when the tenants refused to pay additional money for water and electricity. They complained that the R520 they paid a month was too much and opted to pay R270, which the landlord declined.

They also maintained that the building was old, did not have hot water and services were poor. They said the landlord was taking advantage because they did not have alternative accommodation.

A Mr Van den Berg, a lawyer acting for the landlord, said the tenants had reduced their monthly payments by 36 percent without consulting his client.

my snocked condemning crime, particularly hannesburg's people

Land and affordability delay houses

Mduduzi ka Harvey

BD 29/11/95 (127)

THE Gauteng housing department has used only R80m of R800m budgeted for providing for the needs of the homeless in the region

This was because of problems surrounding the affordability of housing, credit facilities, delays in land release schemes and the instability of service and bond payments, said department spokesman Monty Narsoo

At a seminar on housing for low income earners yesterday, Narsoo said there was a backlog of 1,5-million houses in Gauteng 500 000 residents needed housing and 200 000 were joining the housing market annually

To solve the backlog for 700 000 people, government would have to deliver 350 000 houses a year over a 10-year period and increase the housing budget by 2,5%

There was an affordability problem as 45% of the people in need of housing earned below R800

Other problems were that it took up to 18 months to establish a township, instability which discouraged banks from offering loans and lack of co-ordination between ministries

Cope Affordable Housing spokesman Cecile Arcand said the solution could lie in housing co-operatives, housing associations and public authority housing.

UNRESERVED AUCTION SALE.

ON: SUNDAY 3RD DECEMBER 1995

VENUE: 144 OXFORD ROAD (OPPOSITE THE HYATT HOTEL) IN ROSEBANK

TIME: 10:30 & 14 00 SHARP



Mercedes Sport S L 1994
1600km - Estimate
R370 000 - R360 000

IMPORTANT SOUTH AFRICAN, BRITISH (ROYAL ACADEMY) AND CONTINENTAL OLD MASTERS PAINTINGS # INTERNATIONAL LITHOS, WATER COLOURS, ENGRAVINGS ETCHINGS # VERY GOOD OFFICE FURNITURE # GEORGIAN-REGENCY-VICTORIAN ANTIQUE FURNITURE # CHINESE

CHING DYNASTY ANTIQUE FURNITURE # FAX MACHINE, TWO LARGE SAFES - OLD BAR STOOLS-ELECTRIC LAWNMOWER - 2ND HAND AIR CONDITIONER # 1994 MERCEDES 500S # COLLECTION OF SILVER CANDLESTICKS

THE SAME DAY AT (14H00) SHARP

UNRESERVED AUCTION SALE OF (16) SIXTEEN RARE & RARE AUTHENTIC PERSIAN CARPETS MADE BY RENOWNED MASTER WEAVERS OF FINE SILKS CLASSICALLY DESIGNED ALL CARPETS ACCOMPANIED BY CERTIFICATES ISSUED BY THE MINISTRY OF COMMERCE, INDUSTRY & MINES OF IRAN

ALSO THE PROPERTY BEING STAND 12&19 MELROSE TOWNSHIP APPROX.5600 SQ.METRES FACING OXFORD ROAD (EXACTLY OPPOSITE HYATT HOTEL)

ALL THE GOODS MENTIONED ABOVE EXCLUDING THE PROPERTY HAVE

Mofokeng unveils plan to relieve housing jam

BD 1/12/95

(127)

Mduduzi ka Harvey

GAUTENG local government and housing MEC Dan Mofokeng yesterday announced a five-policy strategy to hasten the delivery of housing to the 500 000 homeless people in the region.

Mofokeng acknowledged that the delivery of housing had not been at the desired rate and said his policy instruments had been designed specifically to unblock the delivery process.

He said subsidies would be made available to groups or organisations for the purchase of residential property and to their members or households which qualified for subsidies.

The Gauteng government had been pressing for this subsidy scheme to be implemented since the beginning of the year, and had to date received applications equivalent to 3 000 units in the Johannesburg inner city area.

The province has also initiated discussion on accessing working capital for emerging developers and contractors for the upgrading of hostel accommodation, which envisages a funding limit of R15 000 a family and R3 750 an individual.

Mofokeng said the ministry had revised the guidelines for the transfer of housing programmes. In terms of this scheme the ministry had received

56 996 claims for houses, which was 47% of the total number of eligible households.

The province had also identified five projects for implementation over the next nine months. These were making available 10 000 sites for development, making essential services available for 17 376 informal settlement sites, rapidly releasing 18 270 serviced sites to the homeless, releasing R50m for inner city rehabilitation and the repair of houses in the Katorus area.

Because of delivery delays by developers, Mofokeng's ministry had cancelled five projects which amounted to 3 346 sites, he said.

In terms of reconstruction and development projects in Katorus, Mofokeng said 7 740 jobs had been created and 10 hostels and 1 620 sites in informal settlements upgraded. In Vosloorus, 80 homes were being completed monthly and the area had been stabilised by the establishment of 34 satellite police stations.

The Masakhane campaign results showed the following rises in payment levels for September and October. Thokoza 13,3% to 17,1%, Wattville 16,8% to 31,8%, Johannesburg CBD 85,1% to 100%, Soweto 17,5% to 24,4%, Sebokeng 7,6% to 9,3%, Boipatong 10,5% to 15,8% and Sharpeville 1,3% to 4,5%.

Squeezed into corners of back yards, golf courses, under bridges, they make their homes. The city

Shack-dwellers change

Urban planners, white suburbs, and the homeless are locked in a struggle of competing needs, writes **Justin Pearce**

POLITICAL squabbling has halted Johannesburg's plans to house its homeless. Shack settlements have proliferated in the city while municipal and provincial authorities have failed to reach a universally acceptable plan to accommodate squatters in formal housing.

At the heart of the conflict are the opposing demands of planners who want to reshape a city that was designed along apartheid lines, and existing residents and bankers who fear low-income housing near established residential areas will deflate property prices in the existing suburbs — the nimby (not in my back

yard) syndrome. Plans by the Johannesburg municipality to provide land for the homeless are in danger of being blocked by a cautious Gauteng Provincial Housing Board (PHB) which appears to have been swayed by these fears.

According to senior local government sources, the Greater Johannesburg Metropolitan Council could withdraw from participating in the province's subsidised housing scheme if the PHB does not shift its position.

The Johannesburg TMC was due to meet with PHB representatives this week, to negotiate a way out of the impasse.

To make matters worse Johannesburg is full to bursting point, with a severe shortage of available land for new development.

In terms of national housing policy, responsibility for developing new housing rests ultimately with the nine provincial housing boards,

although decisions can be overridden by MECs responsible for housing and planning. In Gauteng, the provincial government asked local authorities to identify sites suitable for rapid development.

First in line for land in the new development areas are squatters living in areas which are dangerous or unsuitable for continued occupation — the river floodplains in Alexandra township, for example.

Development sites had to be found to give residents access to employment and leisure, and close to available transport, water and sewage facilities — in several areas of the city, in mainly white suburbs such facilities are there and underutilised.

The TMC duly identified five sites all surrounded by or bordering on existing residential areas. The sites are Bloubastrand, bordering on Randburg, Lombardy East, near

Alexandra on the eastern fringe of the city, and Marolajdal, Mispund and Liefde en Vrede in the south.

According to PHB chair Martin van Zyl the board is concerned that the TMC, in identifying the five sites, did not follow national housing policy guidelines, which require consultation with communities already in existence next to the proposed new developments. The board has also raised questions about the council's failure to provide a blueprint of the kind of development

'We need to convince people that it is okay to live next to low-income neighbours'

The TMC has deliberately kept quiet about which land has been earmarked for development, to avoid an outcry from local residents which could scupper the programme before it began. And according to TMC sources the urgency of the situation precluded formulation of cut-and-dried plans demanded by the PHB

Rather than presenting a complete proposal, the TMC intends allocating sites with water and sanitation laid out on which residents are to develop as best they can. Out of the R15 000 subsidy promised by the province for each house the TMC intends to spend R5 000 on infrastructure, and make the remaining R10 000 available as a starter subsidy to the homeowner, which can then be augmented by applying to the national housing subsidy scheme.

Van Zyl said the board "wants to see an integrated city, but we want to protect the rights of everybody". He pointed out the rights of existing property owners must be safeguarded as well as those of the homeless.

He emphasised the PHB had not rejected Johannesburg's five suggested sites, but that there were still problems.

"It is not for us [the PHB] to prescribe sites but Johannesburg should rethink the whole process," he said. "There was no consultation if you don't have a plan, how can you negotiate?"

But there are growing fears in local government that the PHB has been swayed by the interests of bankers and lobbying by established property owners. The PHB, a statutory body which exists in each province, comprises six representatives from each of three sectors: government, community organisations and commerce, including banks and building contractors.

People who have dealt with the Gauteng PHB have suggested certain interest groups on the board are better organised than others and that banks and property owners have a disproportionately loud voice. Bankers oppose low-cost housing development close to established residential areas, fearing this will devalue property and undermine the security of bonds.

Stuart Grobler of the Council for Banks of Southern Africa (Cobsa) said Cobsa favoured development that followed a gradual progression from high- to low-income housing rather than having high- and low-income areas side by side.

The TMC's position, conversely is to allow mixed-income development in the same area, and, in the words of one senior TMC official, "we need to convince people that it is okay to live next to low-income neighbours".

The issue is more than just a racial one — some established Soweto residents are uneasy about squatters taking up residence down the road.

While other Gauteng cities have had no difficulty in identifying land which meets national Housing Department criteria for development without treading on the toes of existing communities, Johannesburg's location at the centre of the Gauteng conurbation means the city has almost no room left for expansion.

Much of the vacant land to the south of the city is geologically unsuitable for housing development — to the west, north and east the existing built-up area borders on other municipalities. Cobsa argues the city is full, and that sites for low-cost development should be kept outside the city.

The city itself argues such a scheme will perpetuate the apartheid model which has low-income housing far removed from centres of employment, and is determined to accommodate its homeless within its own borders.

Born under a wandering star

Hazel Friedman

ARMSTRONG BADUZA (52) recalls the day Archbishop Trevor Huddleston arrived at his father's house in Soweto armed with musical instruments. "I was too young to play but those who managed became international stars," he says. "I became a wandering star instead."

He also remembers his father leading the residents of Alexandra Township — then a freehold area — on the historic rent boycott in the 1950s. "He marched with the people to Masaka which later became Moroka in Soweto, where they built a shanty town in protest against the government. My father was a leader of the homeless. That's why they banned him."

But proud memories of his father are soon replaced by recollections of crime-filled days and cold nights numbed by dagga and booze. "My father was called Baduza of the shacks. I was known as Half-and-half, because I used to buy half-a-jack brandy and half-a-dozen beers. If I hadn't got sick with ulcers, I would have been an alcoholic."

Since the age of 17, the son of Shreiner Baduza — an African National Congress activist and committed communist until he became a priest — has had a street-eye view of life. The only home he has known, apart from brief spells at his father's house and longer stretches in prison, is the Johannesburg's Drill Hall and Park Station, where he now sleeps.

Soon, when it undergoes refurbishment, he will be forced to leave. "I am fearful because there is nowhere else for me to go. But at least I have a job."

Baduza is one of the writers for *Homeless Talk*, a publication written and sold by the homeless and produced in partnership with St George's United Church, Central Methodist Mission and the Central Johannesburg Partnership.

He is also the paper's sales manager and represents the street sellers on the editorial board. This is Baduza's first job, apart from a stint as a hospital orderly, which he had



Have no home, will write. Armstrong Baduza is on a mission to help the homeless. PHOTOGRAPH: RUTH MOTAU

to leave "because if I didn't, I would never have stopped stealing from the hospital."

But how did the child of one of South Africa's most famous sons end up destitute? "I didn't want to learn I hated politics and religion. I wanted freedom, but my father was very strict. He used to tell me money was dirty. But that was what I wanted. And fast cars."

He recalls the time he stole a car and drove it to show his father. "I stopped myself because I was wanted by the police and I knew he was ashamed of me."

When his mother died in the Transkei, he stole money to attend her funeral. He arrived too late. Ten years ago, when his father passed away, Baduza was in prison. His voice falters, then becomes more measured.

In the muted light filtering through the stained glass windows of St George's chapel, Baduza looks

serene. He has the eyes of a priest who has seen too much pain. And he writes with the passion of a prophet about the homeless and the need for education, his achingly beautiful prose peppered with humorous anecdotes and quotes from the scriptures. "I only went up to standard three, and my mother knew I would never be educated, so she taught me to read the Bible. I also read James Hadley Chase."

And there are anecdotes. One of Baduza's friends, Linda Bakwana, has exposed the homeless gangsters who exploit "their own kind" by charging R5 per person to sleep at the army's Drill Hall. "Luckily I left before they killed me. Now apparently they force people to pay R50 for a tiny space."

He also recalls that "one day I was selling the newspaper in the street and this BMW bumped into me. Next thing the police come to ask me why I tried to hijack the madam!"

Another time he was collecting empty cans at a bus shelter. He leaned too close to an elderly woman, who clutched her handbag, yelling for help. "I was lucky I didn't get into trouble. My friend was selling *Homeless Talk* and this rich, white couple got into an argument because the husband said he wasn't homeless so he didn't need our newspaper. The wife began to shout at him, so my friend said that he didn't want the newspaper to a cause a divorce."

"I have never been married, I don't have children," says Baduza. "But now I want to settle down, to help my people and be at peace. When I was a youngster, freedom was my food. But Jesus told Peter to feed his lambs with truth."

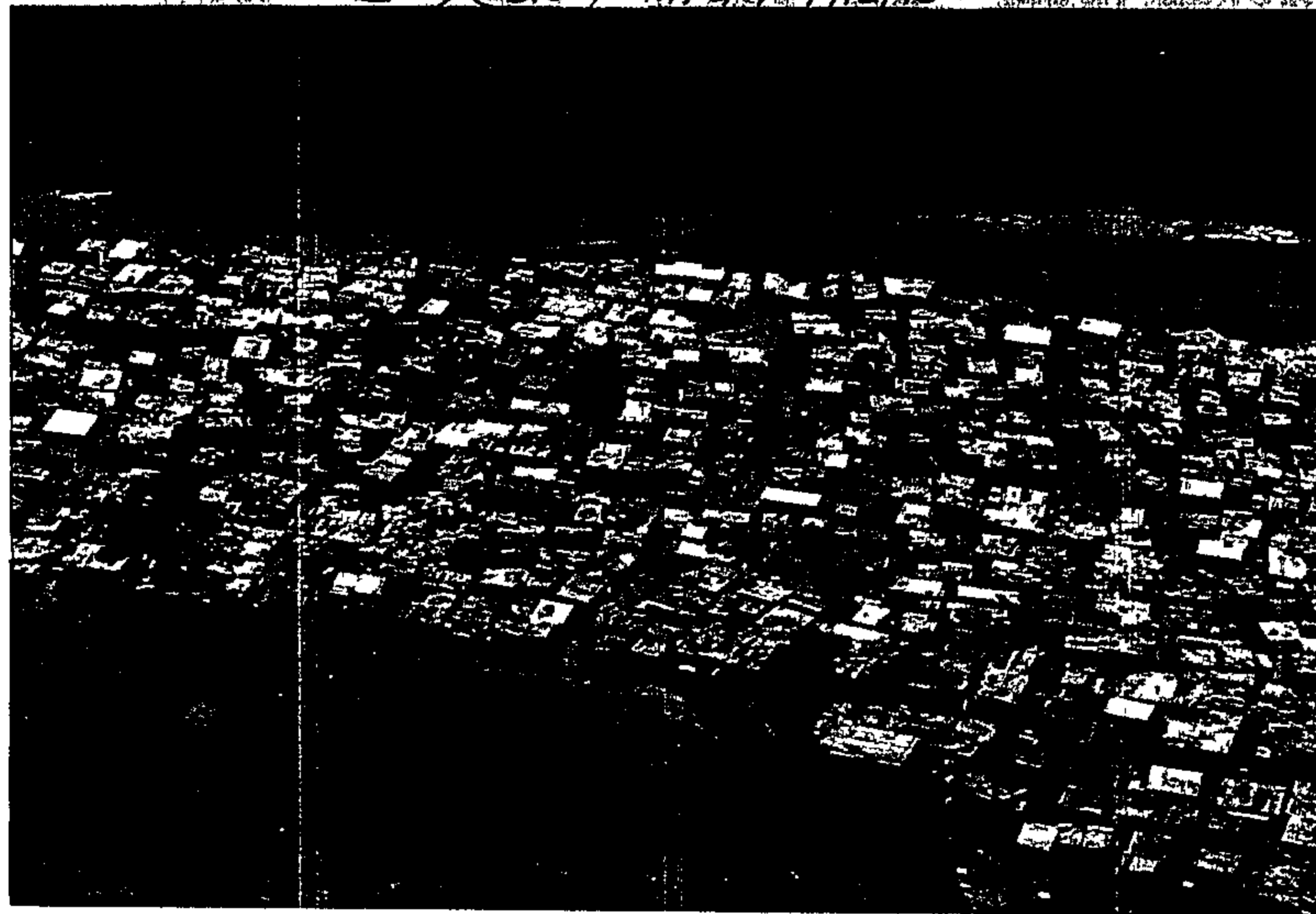
And he adds: "Are the lambs of Jesus not the youngsters?"

Suddenly Armstrong Baduza, street kid-turned street-wise sage, sounds just like his father.

is already over-full, say officials. But what is to be done about the problem of homelessness?

the shape of the city

(127) (310) M+G 1-7/12/95



Homes lost in civil war

Rehana Rossouw and Ann Eveleth

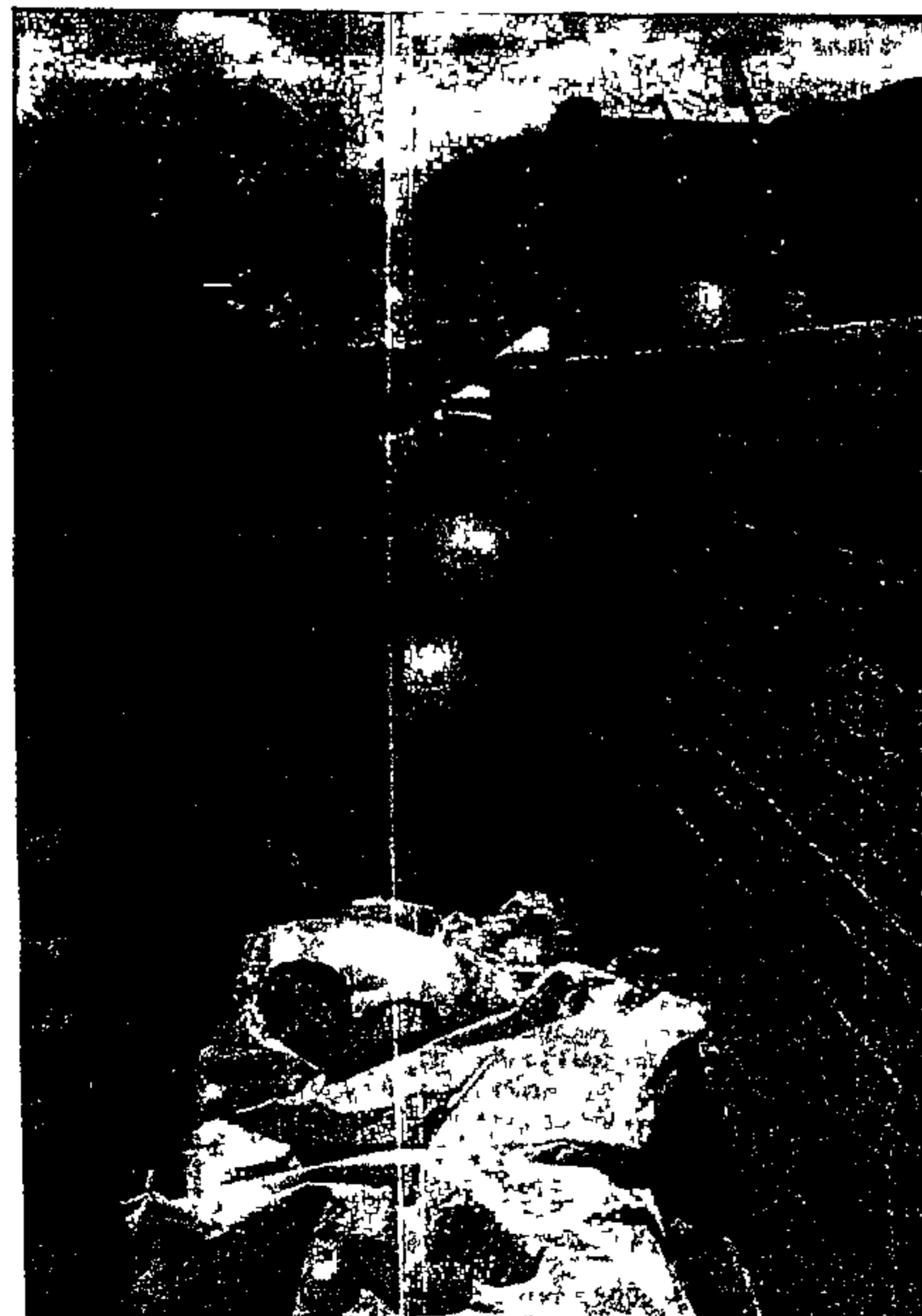
THE civil war in KwaZulu-Natal has created a destitute class of people who have converted pavements in the centre of Durban into an informal camp site

Most of the single mothers and children who have turned the crannies of the city into their home are refugees — over the decade 600 000 have fled from political violence in the province's rural hinterland

Durban's deputy medical officer for health, Greg Munro says it is impossible to estimate the number of homeless in the city as no proper surveys have been done. The number of street children could be as high as 3 000, he says

Crossroads and KTC squatter camps near the airport remain an unsightly welcome for visitors to Cape Town, but the city has escaped the CBD travails of Durban and Cape Town.

The flow of migrants into Cape Town is not as heavy as the streams going into the country's other major cities, and this has given planners some breathing space



Alley cat A homeless woman above, finds a small space in which to live — between the walls encircling homes in one of Johannesburg's plush suburbs. Others are squatting on some of South Africa's richest real estate — the Parkview golf course. At top, the sprawl of a squatter settlement alongside Alexandra township.

PHOTOS: HENNER FRANKENFELD

Solution for 'lost city'

(127) M+G 1-7/12/95

Hazel Friedman

'GOD has blessed us," says single mother Mavis Somdanyana

A year ago she was about to be dumped on the pavements. Today she and 434 tenants from seven buildings in the highrise slum of Hillbrow are home-owners through a unique scheme that could solve the inner city housing problem.

Called the Seven Buildings Project (SBP), the scheme entitles tenants to a R5-million subsidy through the National Housing Forum. This will help them buy the buildings and assist in reviving an inner city slum which many call "the lost city".

Somdanyana's new home is in Branksome Towers, which sits in the porn-pawn area of Joubert Park.

Somdanyana, who has three children, makes R500 — in a good month — from selling hot meals on the streets, 12 hours a day. But this home is the start of a new life. "It has been a struggle on many fronts — a struggle for a home and my dignity as a woman and mother."

We are sitting in her bedroom because the other room serves as a transit-stop for homeless friends and their baggage. The interior of her modest flat contrasts starkly with the dereliction and decay outside. Cloths prevent the wind from penetrating broken windows. Cushions cover the well worn couch and bright posters camouflage flage cracked and peeling walls.

Born in the Eastern Cape, Somdanyana came to Johannesburg to

1983. In 1987 she settled in Argyle Court, which was soon to become the nucleus of the SBP under the helm of resident and Actistop member, Pressage Nkosi.

With the breakdown of the Group Areas Act in the late 1980s, the racial demography of areas like Hillbrow and Joubert Park underwent a radical transformation. Fearful of the "grey gevaar", banks redlined the area and greedy companies operating under sectional title took over the buildings, forcing tenants to pay exorbitant rentals and encouraging ideal conditions for the creation of an urban slum.

Buildings were overcrowded, maintenance broke down and crime flourished, while the city

While they still had a roof over their heads, they were not considered poor enough for a housing subsidy. Yet they were not rich enough for bank loans

council sat back and watched Hillbrow become an open wound in a blighted urban landscape.

"Finally we took action by organising a rent boycott," says Nkosi, "which forced David Gorfil — who owns the seven buildings — to attend to our grievances."

By 1991 Gorfil, who had been running the buildings at a loss from huge water and effluent accounts wanted to shut the buildings. But he agreed to grant the tenants time,

to develop an alternative.

Although the tenants had resumed paying rent, they did not have leases and were therefore illegally occupying the buildings. Ironically, while they still had a roof over their heads, they were not considered poor enough for a housing subsidy. Yet they were not rich enough for bank loans.

But tenacity has finally triumphed. In January transfer of ownership will take place into a company owned by the SBP. Although the tenants will not be owners in the conventional sense — they will continue to pay rent — as sectional title shareholders their interests will be represented by a company director from each of the seven buildings. The SBP has arranged for affordable rentals to be paid in proportion to tenant income, of which a percentage will be allocated for building refurbishment.

As a member of the building's management committee, Somdanyana, along with other women tenants, is responsible for cleaning the building, while male residents are in charge of maintenance, rent collection and security. Nkosi says there is no safer place to park a car in Johannesburg than outside the SBP buildings.

"Maybe other homeless communities will now be encouraged by our success and assert their rights to decent housing and a clean neighbourhood. The city council won't do it for us, even our old comrades in the struggle who are living the good life can't help. We have to do it ourselves."

May you have a merry RDP this Christmas!

CP 3/12/95
(127)

Many to celebrate in homes rebuilt after violence

By PEARL RANTSEKENG

RESIDENTS of Meadowlands Zone One in Soweto will receive the best Christmas present in years – repairs to their violence-ravaged homes.

And thanks to a major brick manufacturer and the Gauteng government, their wish to be back in their homes before Christmas may be realised even sooner.

Last week Corobrik donated one million bricks to the project repairing homes damaged during violence in Soweto, Alexandra and the Vaal.

With houses now being repaired in the area, the few families who have dared to return to their ravaged homes are starting to hope that this Christmas will be like the good ones of old before the violence.

Jacob Sekhu, a resident in the area, says he moved back to his home three months ago after having fled the area during violence.

Sekhu said he had decided to return after seeing that things had cooled down.

Though he has almost finished repairs to his own home, he believes the project is of great importance to the people.

"I know many people who wanted to come back to their homes – but could not because of lack of money to repair the houses. Now, with this project, most people will definitely return," says Sekhu.

Speaking at the launch of the project, Gauteng Premier Tokyo Sexwale said the generous donation by Corobrik showed an understanding that the RDP would find its most useful expression in bricks and mortar – and not just in plans on paper.

Sexwale said his government had also allocated R12 million to the repair project.

"The reconstruction of our society lies in building both partnerships and the tangible walls and roofs of people's homes," Sexwale said.

Corobrik's managing director, Peter du Treuou, said he believed the rebuilding programme would actively contribute to bringing communities closer together in the nation-building process.

He said as an active participant in the housing industry his company had always been aware of its social responsibility to communities in despair.

"Many of the people hit hardest during the country's violence were innocent victims who never had any form of insurance or financial means to rebuild their homes," he said.

"One must hope that this rebuilding programme will stimulate the other building programmes of the RDP – because the building industry is a substantial employer of skilled and semi-skilled labour.



THANKS A MILLION ... Tokyo Sexwale signs for the first load of one million bricks to repair ravaged homes in Meadowlands.

■ Pic: ANDRIES MCINEKA

"This opportunity to provide employment will have a very positive effect on the reduction of crime – which in turn

will foster investor confidence and thereby more investment and more employment.

"In this way building

can be seen as a cornerstone to strengthening the economy and the country as a whole," said Du Treuou.

Mining house milch cow may be your home

By ROSS HERBERT

(183) (210) CT(BR) 5/12/95 (127)

Johannesburg — If Nelson Mandela wanted to build a toolshed or a granny flat in the back yard of his Houghton home, he would have to pay R8 000 to get permission from Johnnies Industrial Corporation (Johnnic).

If he wanted to subdivide his property, he would have to pay Johnnic about R20 000. To use his house as an office would cost him about R30 000. To add space for a business, he would have to pay about R50 a square metre.

Although Johnnic does not own or lease Mandela's property and has not for years, it still controls rights over many Houghton properties through obscure, decades-old conditions written into title deeds when vast areas were owned by mining houses

Owners have no right to open...any canteen, restaurant or place for the sale of wine or spirituous liquor without consent

COLONIAL RULES

These are direct quotes from property deeds still in effect in Gauteng

No kaffir eating house of any description

There are proper government bodies overseeing property and construction, but Mandela and thousands of landowners like him are unaware that they must get the permission of companies that act as shadow governments, controlling vast areas of economic activity.

Unless the law is changed, Johnnic and other companies like it will continue collecting fees for

activities occurring on properties across the country — thanks to rules written by those companies when the townships were being established.

Some call it "blood money". Some say it is totally legitimate. Critics say the practice is a form of feudal control and vow it must be stopped.

Special report on Page 16

Title restrictions outrage landowners

By Ross HERBERT

Johannesburg — In Baragwanath extension one, no outdoor advertising can be posted without permission of Rand Mines Property in Rosettenville, no liquor can be sold without permission of South Village Deep in Houghton, Yeoville, Berea and Westdene no liquor can be sold, buildings constructed, business conducted or property subdivided without the permission of Johannes Industrial (Johnnic) And permission means money, sometimes big money.

Across the country, homeowners and businesspeople are often stunned to learn that obtaining permission from local councils or government is not enough.

Beyond the public authorities that regulate advertising, building construction and liquor sales, but a second, corporate authority also wields control.

The control dates from the era when much of the nation's land was held by mining houses. That control does not come from any statute but from restrictive conditions written into property deeds decades ago.

In many locations, the companies that wrote the deeds have not owned the land for years. But the deeds say all subsequent owners must obtain the permission of the original owners for a wide variety of actions.

"These conditions exist from the Wild West days of South Africa when the rule was 'I have the gun and the power and get to set the rules' I don't think it's fair that they have the right (to collect fees) for the next 500 years," said Rick Raven, a town planner at Plan Africa who frequently negotiates

with companies granted restrictive rights through title deeds

Some deed restrictions require permission to engage in business. Others stipulate the type of materials that may be used for fencing, roofing or buildings.

There are deed restrictions against steel buildings, boarding houses, restaurants and more commonly, racial groups.

For example, property deeds for Roodeport West still contain a restriction stating that "no business or kaffir eating house of any description shall be conducted"

Most property deeds include bans on ownership by "coloureds" or "non-Europeans"

Explicitly racist provisions have been declared invalid, but many other restrictions are still generating income for major corporations. There are no statutory limits on how much they can charge.

"It's disgraceful, shameless monopolistic practice. How is a small businessman like me to create jobs if I have to pay R100 000,"

said Luciano Di Domenico, owner of Luchi's Pizzeria in Westdene. He obtained a proper liquor license, but Johannes said permission to sell liquor would cost him R100 000, nearly three years rent. He bargained the price to R10 000.

Johann Strauss, an attorney who handles such cases for Johnnic said various rights, such as mineral rights, are often separated from the right to live on a property. He said Johnnic pays rates on its rights.

"It doesn't in any way restrict your economic freedom. I understand the layman saying this is unjust, but the price of the property was far less way back (without the rights held by Johnnic).

"All we're saying is now you have 85 percent of the rights to the



FEUD(AL) DUES Luciano Di Domenico, owner of a small pizza shop in Westdene, Johannesburg, was shocked to receive demands for R100 000 from Johnnic for its permission to sell liquor. Restrictions written into property deeds decades ago give Johannes Industrial Corporation and companies like it the power to collect hefty fees from small businesses and homeowners forever

PHOTO: JOHN WOODROOF

panies, particularly Johnnic, charge vastly more than others for the same rights. RMP charges nominal fees for building approvals and liquor-related permissions. "ICI is notorious. They are very, very strict. They won't agree to anything without a fee."

Strauss said when a property is changed from residential to business use, Johnnic charges from 10 to 30 percent of the increase in assessed value. He said it charges from 1 to 3 percent of annual turnover for permission to sell alcohol and about R10 000 to remove the restriction completely.

The cost for liquor rights is disputed by Sean Snyman, an attorney who has negotiated with companies like Johnnic for seven clients trying to sell liquor. One client paid R50 000, another R5 000 a year.

But he said those amounts did not buy the right to sell liquor in perpetuity from Johnnic. As soon as those businesses were sold, the new owner also had to pay.

"The amount is completely arbitrary. They'll take what they think they can get."

"If you open a big liquor store, they'll say they want R100 000. If you open a five-star hotel, God knows what they'll ask."

Why can companies command such steep fees? "Because licences are valuable and you are shouting from the cheap seats. That's why it's absolute blood money. It's extortion," said Snyman.

Raven said such restrictions affect property nationwide. In the Johannesburg area they affect Booyers, Braamfontein, Orange Grove, Observatory, Park Town, Rowhul, Benoni, Westdene, Roodeport, Auckland Park and many other areas.

Companies holding these rights include Anglo American, Braamfontein Industrial Sites and Southern Life. But enforcement of restrictions varies widely.

Some restrictions in title deeds would be difficult to challenge.

RMP said when it sells a development, it continues to approve building plans for adjoining tracts. The purpose is to prevent low-quality construction or business usage that could harm the value of property it still holds.

Attorneys said they believed it would be impossible under recent laws for companies to insert restrictions such as liquor sales. Critics complain restrictions to property imposed by individuals die when the individuals die. But corporations don't die and thus pass on old rights forever.

Gauteng to customise Masakhane campaign

(127)

Mduduzi ka Harvey

BO 5/12/95
THE Gauteng local government and housing ministry has launched a publicity drive aimed at localising the Masakhane campaign and raising public awareness to ensure payment levels continue to rise to satisfactory levels

Local government and housing MEC Dan Mofokeng said payment levels were showing an upward trend, but nevertheless the situation still had to improve dramatically

The campaign is scheduled to run from December 5 and will culminate in a rally in Soweto on December 23. One of the aims of the campaign is to form a Masakhane strategic planning team consisting of government officials, civics, labour, business and community based organisations.

A Gauteng Masakhane summit has also been planned for early next year and will be attended by all political parties, non-governmental organisations and all other stakeholders

Those attending the summit would aim to devise collective strategic interventions to ensure the campaign delivered results

It would also look at setting up a tripartite working partnership between government, business and community based organisations

The key to the campaign will be an educational programme directed at the different communities, where different mediums will be used to inform the public

Capacity building for local authorities will receive priority to ensure that billing and administrative systems were upgraded and the number of paypoints increased. The campaign will cover the East Rand, Vaal, Pretoria and Soweto townships and the Johannesburg, Pretoria and Germiston regions

FSA finds salary gap widening

BY FRANÇOISE BOTHA

CT(BR) 6/12/95 (128)

Cape Town—The differential in salary increases for top executives and hourly paid and general office staff has decreased substantially, but the trend is starting to reverse, the results of an FSA-Contact survey reveal.

Research conducted by the company into salary and wage trends showed that the gap had narrowed from 33 percent in 1991 to 12 percent in 1993, but had increased to 18 percent this year.

Harriet Webster, the head of FSA-Contact's surveys division, said that the general narrowing trend could be due to efforts to redistribute wealth.

The increasing pressure on South African companies to attract and retain key executive skills was playing a role in reversing the trend.

Cumulative increases for lower-skilled workers over the past five

years slightly outpaced the inflation rate over the same period, while general staff were left a little worse off.

Executive pay, on the other hand, followed fluctuations in the consumer price index over the past five years, although it also generally outpaced inflation.

"The past two years have seen the gap between the CPI and the executive pay increases widening in favour of the executives," she said.

Webster said that this was because of strong competition with international companies to retain staff and the implementation of an affirmative action policy.

"As a result, actual top executive salary increases have risen significantly over the past two years.

"However, if the inflation rate continues to decline, it is possible that the top executive salary increases will be slightly lower next year," she said.

MPs want to overturn restrictive land deeds

BY ROSS HERBERT

Johannesburg — Restrictive property deeds that force property owners to pay substantial fees to former landholders should be overturned, political leaders and civil rights lawyers said in response to a special report in Business Report yesterday.

"We definitely should be looking at doing something about this in the constitutional assembly," said Wilhe Hofmeyr, an ANC MP and member of the assembly.

"I haven't heard of this before. This is almost a restraint of trade. It seems to me to be very much out of step with the broad thrust of this country."

"I would be very surprised if things like this could stand up under the new Bill of Rights," Hofmeyr said.

When much of the property in the country was developed around the turn of the century, major corporate landowners, principally mining houses, wrote a variety of restrictive provisions into property deeds.

These provisions mean that landowners must ask the permission of, and often pay substantial fees to, the corporations who wrote



LAND RIGHTS DP leader Tony Leon opposes deed encumbrances

PHOTO THEMBA HADEBE

the original deed restrictions.

Original property owners may not have owned the property for decades, but they can prevent property from being rezoned and block homeowners adding backyard cottages, operating businesses or selling liquor from their businesses.

In some areas of suburban Johannesburg it could cost R30 000 or more to buy permission from the companies named in deeds.

"I am a firm believer in property rights. But I do not believe one

should be able to encumber a property through four generations," said Tony Leon, leader of the Democratic Party. "I have had lots of complaints about it."

So far, restrictive title provisions have been upheld in the Supreme Court and held to be real, albeit intangible rights.

Companies holding these rights argue that when they originally sold land they held back these rights.

This left later landowners with most of, but not all, the rights normally associated with land.

In some cases these rights are designed to prevent property values from falling.

In others they are merely an income stream for their holders and effectively allow them to veto government town planning.

"We would be very interested in a client who would like to challenge this sort of thing," said Norman Abraham, an attorney at the Legal Resources Centre.

"I think this might constitute a violation of the right to economic activity. It's clearly discriminatory," said Urmila Bhoola, an attorney and constitutional law specialist at Thompson Cheadle & Haysom.

Township townhouses make dreams come true

(127) / STOW 6/12/95

THYS DULLAART

By BONGIWE MLANGENI
Housing Reporter

Mention the word "townhouse" to a Sowetan, and it means you have to be rich and move to the northern suburbs to own one

But this perception will not hold for long, after the first two-storey townhouses opened in Protea Glen yesterday

Built by Home Grow and Township Realtors, 20 units were officially opened and will be occupied by their owners next week

These form part of 11 000 affordable units that will be built over the next five years

Pat Macingwane (24) was one of the first to open the doors of her four-roomed house yesterday. Touching the walls with tears in her eyes, she said a dream had become a reality. "I did not want to wait to have a big family before I can own my own home. Here I will have my independence and be able to enjoy my privacy," she said.

The townhouses vary from one-bedroom to four-bedroom units, priced between R39 000 and R74 000.

The project has created employment for local residents



My own ... a delighted Pat Macingwane is among 20 Sowetans who will move into the first townhouses to be built in the area.

Own homes for hostel mine workers

(127B) (21B)

Highveld Steel says project in Mpumalanga town

signals new beginning in employee/employer relations / Star 7/12/95

HOUSING REPORTER

The days of living in hostels away from loved ones are over for 22 mineworkers who received keys to their newly built houses in Roosenekal, Mpumalanga, this week.

Employees of Highveld Steel, which is part of Anglo American Corporation, had their dreams come true after approaching their

company last year to assist them in finding better accommodation where they would be able to live with their families.

Building started in September this year and was finished last month, making it possible for the families to move into their two-bedroom houses this week.

Mpumalanga Premier Matthews Phosa handed over the keys to the houses and also

launched the first phase of an employer/employee initiative that aims at assisting employees to secure their own properties.

He said the project would contribute to a better lifestyle and standard of living for the workers.

Highveld Steel managing director Trevor Jones said the project signalled a new beginning in employee/employer relations.

"We recognise that it is unde-

sirable for employees to be separated from their families.

"This project is no normal township development, but the creation of a new rainbow community in an already established town."

The project's completion followed lengthy negotiations between the company, builders, financial institutions and the Government, Jones added.

Fewer and fewer 'heart's sob' at the plight of the homeless in Jo'burg

This sanctuary does not merely provide food, clothing and shelter but also love

By **BONGIWE MLANGENI**
Housing Reporter

Number 36 Davies Street, Doornfontein sounds like just another insignificant address in an industrial area of Johannesburg, but this old factory is a home offering love and food to 500 homeless people, including many evicted from Park Station.

However, it fails to attract much attention. The politicians have not visited the home and so far the media have largely stayed away.

Shelter co-ordinator Emelda Damane sums up the response of the public as "Not the homeless. We have seen too many. This is an attitude homeless

people are used to. They have become so common they no longer make heart's sob."

Damane, a novelist, has been a "mother" to about 240 homeless people for the past four years. Recently, when the homeless people at Park Station were asked to leave, most came knocking at her door, pushing the number she helps to 500.

Her flock includes returned exiles, people who lost their houses during violence in the townships, immigrants and street children who left home to escape abuse.

Despite having to care for more people than she can afford to accommodate, Damane finds it difficult to turn away people

who ask for help.

Damane says she uses the royalties she earns on several textbooks she has written to partly finance the shelter. She also receives occasional grants from various organisations. The factory was provided by the Johannesburg Metropolitan Council.

This sanctuary is not merely a place that provides food, clothing and shelter - it also provides love and peace.

On the floor where the men are housed there is no furniture. They are all forced to sleep on bare floors or use their belongings as mattresses and pillows.

On the other floor of the building there are

about seven beds shared by four women. Some use the carpeted floor where they sleep with their children. At night they eat supper before a hired television set. "At least, here we are sure of a plate of food," Lillian Mlungwane says.

She has faced more abuse in the streets that she can remember.

With tears in her eyes she tells her story. "I came to Johannesburg in 1976 with a white family that I worked for in Mdantsane in the Eastern Cape. I was sure of food and a place to stay."

In a few months, Mlungwane was dismissed, was penniless and had no place to stay. "They just told me that

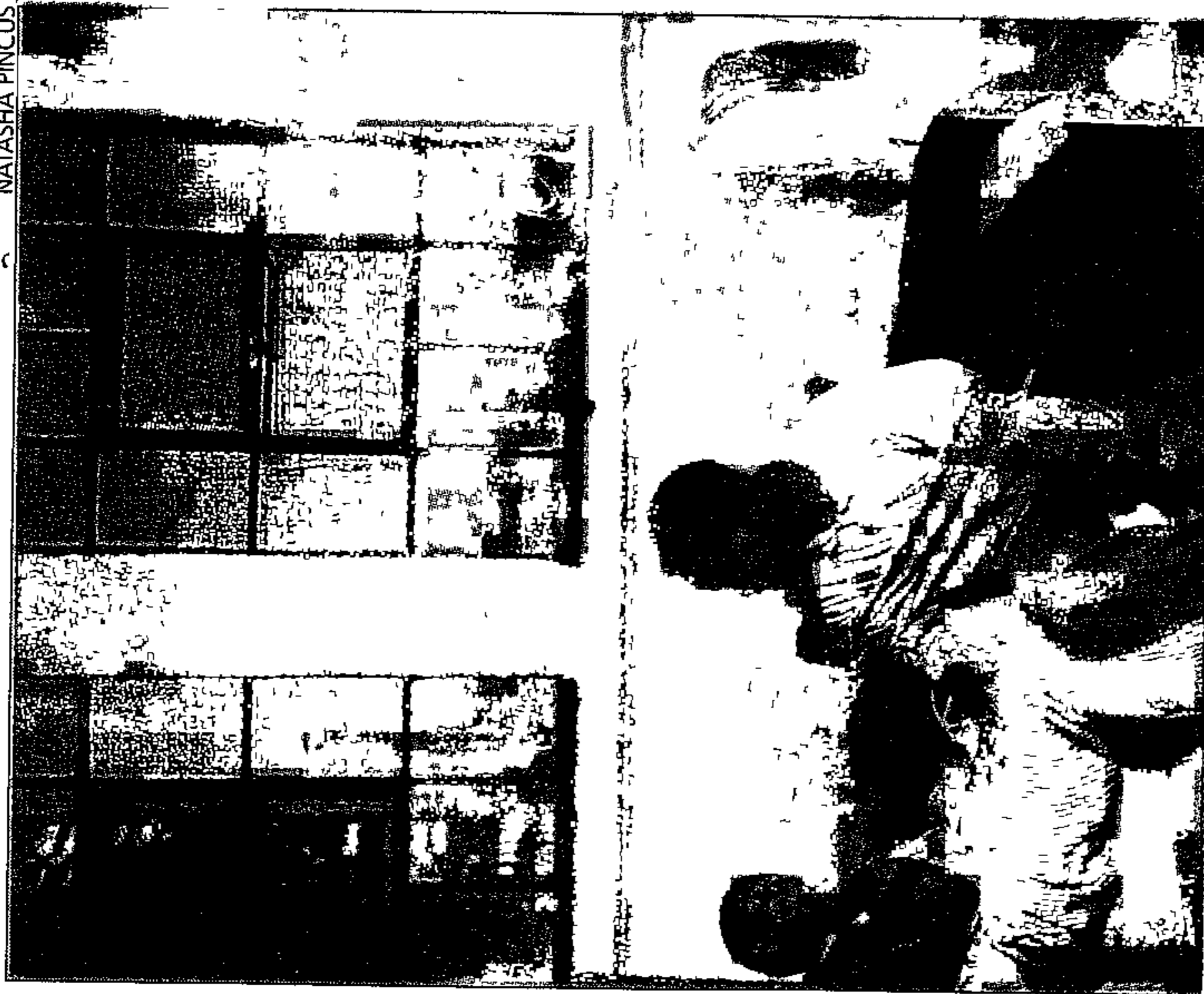
they were leaving for Witbank and I had to fend for myself," she says.

Since 1977 Mlungwane has been sleeping in the streets where she has been frequently assaulted. "I am happy since I moved in here," she says, adding that she has no intention of going back to the Eastern Cape.

John Shongwane is also not prepared to turn back. He came to Johannesburg two years ago from Giyani in Northern Province, looking for a job. But he has had no luck: "I cannot go back home empty-handed," he says.

Shongwane has chosen to live in the streets until he gets a job but he feels bitter about his treatment.

NATASHA PINCUS



Shelter from the streets ... the homeless who have been living at the Johannesburg Park Station find comfort and food in an old factory in Doornfontein.

Special SOS phone plan to bring services and savings closer to townships

By **HOPWELL RADEBE**
City Reporter

A free telephone service is being installed in the Katshehong, Tokoza and Vosloorus areas to fight crime and improve municipal services. Functional co-ordinator for Katorus project security manage-

ment, Albert van Driel, said the SOS telephones were being financed by RDP funds set aside for the Katorus Special Presidential Project designed by President Nelson Mandela to provide security housing and social and engineering services such as water, roads and drainage systems

The infrastructure of 56 telephones, 30 of which would be in operation by December 15, would cost about R8-million, including three operational centres to be established in the three townships. The SOS telephones are seen as the best way of improving the community's communication

with police and municipality. Van Driel said one benefit would be an end to water wastage from burst pipes often left unreported for a long period. Two of the operational centres have been established in Vosloorus and Tokoza and the third, in Katshehong, will follow early

next year. A console links each centre with municipal offices, SAPS, SANDF, the community security action group manager, and fire and ambulance departments. Van Driel said residents would be within a three-to five-minute walk of the special telephones

Star 8/12/95

(127)

Misunderstandings as tenants queue up to claim their homes

Long wait gives rise to impatience and suspicion among would-be owners

BY BONGIWE MLANGENI
Housing Reporter

From 7am, they start queuing outside the Orlando West municipal offices, where they used to pay rent, water and refuse removal services. Today, they wait to claim ownership of the "match box" houses they have been renting for decades.

The Soweto Housing Bureau is one several bureaux which have been launched around Gauteng to transfer state-owned houses to renting tenants. A R7 500 discount has been offered by government. There are 13 offices in Soweto which in total receive about 1 500 claims a day. Once all the claims have been investigated, tenants will have the houses transferred into their ownership.

Most of these tenants are now

old and the joy of owning a house brings them to their feet and prompts them to walk in their thousands to the bureau offices.

However, the fear of dying before the house can be transferred is another motivation.

"I have not much left here. Before I leave I have to make sure that the house is definitely in my son's name," says Dorothy Mazibuko (70).

Bureau co-ordinator Margaret Sono says many tenants have been coming in large numbers since they heard about the transfer process.

"There is no time to take breaks," she says. "From the time we open, we have to deal with huge numbers."

Papers are filled in in English and officials have to translate every word to the clients.

Buti Mabizela is not impressed

by the new transfer scheme

He explains: "I bought my house under the 99-year-lease which was introduced by the former government and gave tenants rights to the house and not land. I continued to pay rent even after buying. Now I want a refund."

"We are being cheated. How can the government give others their houses for free when we had to buy ours. We want our money to be refunded," he says.

He is not an unusual client, according to Sono.

"People think that because most tenants will be getting a R7 500 discount for their houses, which means they automatically get the houses for free, the money is given in cash."

She stresses: "No one gets cash. All we do is paper work, right up to a stage when the house

is transferred in the tenants' name."

Sono says most people come misinformed about the role of the bureau. Some think that the process of transfer only takes two weeks. "They just storm in and want everything to be done speedily."

Co-operation from civic association is vital at this moment, Sono adds.

All the bureaux are currently accepting claims from the tenants. After three months, all the names of those who claimed will be published and the floor will be open for disputes and adjudication.

Residents have to bring their identity document, marriage certificates and house permit, to avoid further delays.

Disputed houses could prolong the process of transfer, Sono says.

(127) Star 13/12/95

SA's wage gap 'no cause for legislation'

CT(BR) 14/12/95 (128) (255)

STAFF WRITER

Johannesburg — The wage gap between South Africa's highest and lowest earners is not excessive and attempts to legislate a narrowing of the gap would be disastrous

So claims Jim Steer, head of FSA-Contact's remuneration consulting division, who says the differential co-efficient between South Africa's highest and lowest paid is appropriate for a First/Third world country

"Our gap is higher than in countries like the United Kingdom, Europe, the United States, Australia and New Zealand. But we must question whether South Africa,

with its labour-intensive economy, can be compared to other capital-intensive economies, and whether the wage gap should be regarded as an economic or social issue"

Steer points out that South Africa has a huge oversupply of semi-skilled and lower-skilled labour and a severe shortage of qualified managers and executives

"While South Africa has one of the lowest levels of productivity in the world, wages of the lowest earners compare favourably with other labour-intensive economies

"Salaries and wages account for 60 percent of South African companies' total expenses, with executive

salaries accounting for only a tiny proportion of this."

Steer acknowledges that, from a social perspective, the gap between highest and lowest earners might be regarded as "unfair". But he warns that to use legislation to narrow the gap would be unlikely to succeed

"Zimbabwe tried it by capping executives' salaries. The result was an increase in the brain drain, a demotivated executive corps and a great deal of energy spent on finding loopholes in the legislation.

"As a result, Zimbabwe abolished the legislation and now allows natural market forces to determine executives' salaries"

Huge fines for breaking water

Inspectors will be sent out to make spot checks on consumers — imposing penalties of up to R1 000

By ANNA COX AND SHIRLEY WOODGATE

Johannesburg consumers who break water restrictions face penalties of up to R1 000 from today

New by-laws were promulgated in the Government Gazette yesterday allowing for a new fining system to be implemented

The Johannesburg administration's director of water and gas, George Keay, said inspectors would make spot checks and fines of R750 would be imposed on first offenders

Fines of up to R1 000 could be imposed on second or subsequent offenders, he said

The fines have nothing to do with water quotas, he said, but were only for breaking restrictions on watering gardens, washing cars and filling swimming pools

Greater Johannesburg's water consumers — both residential and industrial — reached their target of 20% saving for the first time during November since the imposition of penalties

Thus, it was largely due to the good rain during November, which meant domestic users were

able to save on watering their gardens

Statistics released by Rand Water show that penalties payable by the Greater Johannesburg Transitional Metropolitan Council for November will only be R33 630 compared to R4.2-million in penalties paid in October

In August, penalties amounted to R2-million and in September to R3.8-million

The cost of the penalties has for the past few months been passed on to consumers by an individual quota system and additional charges for exceeding individual quotas

Consumers can expect fines of up to R750 from January 1

Householders are only permitted to water gardens on alternate weekdays between 5pm and 7pm

It works out at even numbers Mondays, Wednesdays and Saturdays, odd numbers Tuesdays, Thursdays and Sundays

Sprinklers and hoses for washing cars are prohibited

Swimming pools may not be emptied without council permission and the filling of pools is prohibited except for the replacement of water through evaporation.

curbs
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RDP gets a kickstart in Katorus projects

Sewerage restored, houses and street lights repaired and free emergency telephone system installed

By **KARIN SCHIMKE**
Gauteng Reporter

Star 15/12/95

(24)

(127)

The Reconstruction and Development Programme is alive and well and thriving in the Katorus area where, in 15 months, residents have seen some major improvements in their surroundings, say reports by managers of the Katorus Special Presidential Project.

The improvements include restoration of the area's sewerage system, repair of 176 of about 1 500 houses damaged in political violence, the grading and grassing of sportsfields, renovation of the Vosloorus hostel, repair of 2 155 streetlights and 459 high-mast lights; and the installation of a free emergency telephone system that allows people instant access to emergency services.

Project manager Themba Maluleke yesterday told a media gathering he was satisfied with the progress of the Katorus project, which will last for the next

five years

The project was criticised earlier this year for having spent only a fraction of the RDP money allocated to it. By the middle of last month, only R46-million of the R645-million had been used in the townships making up the area - Vosloorus, Katlehong and Tokoza.

Finance and Economic Affairs MEC Jabu Moleketi said bitter accusations had been levelled at the project, "but we have been concerned to involve the community as fully as possible"

"One of the cornerstones of our work has been the belief that development must be underpinned by stability. Unless conflict is contained, spending on the renovation of buildings and the repair of infrastructure could be a giant exercise in waste"

One of the greatest achievements of the project had been empowerment.

"We have placed heavy emphasis on employing local workers and offering them training

where possible

"We estimate that about 3 000 residents have been employed on the project at one time or another, and contracts are increasingly being awarded to Katorus contractors," Moleketi said.

The project operated on several levels, with different people managing various aspects of the provision of services, housing, transport and social services, the development of recreation and business, and the stabilisation of safety and security in the troubled Katorus area.

Moleketi added that the goal of the project was to create a healthier environment for all the people of Katorus.

He believed this was achievable provided major political role-players reinforced stability in Katorus, that community organisations and the Government honestly fulfilled their responsibilities and that the private sector began to play a helpful role in reconstruction.

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Gauteng unveils plan to turn derelict offices into homes for needy

(127) Star 15/12/95

Bold scheme lays the foundations to hasten the delivery of dwellings and services to the thousands of homeless

By HOPEWELL RADEN
City Reporter

The Gauteng legislature has revealed its plan to embark on rapid land release and revamp derelict office blocks in Johannesburg inner city into residential buildings.

The plan forms part of renewed efforts by the government to speed up housing delivery and solve the problem of homelessness in the inner city.

Local government and housing MEC Dan Mofokeng announced his five point plan to provide thousands of homeless

people in the region with homes in the next year.

He said the Gauteng housing programme has identified six special projects.

The first pilot project was in Alexandra's Far East Bank area where land for about 1 500 homes was released in July for the first phase of the project, which aimed at providing homes for about 8 000 people. However, part of the land was invaded and only seven show houses have been made available for public viewing since August.

Mofokeng said 10 000 serviced sites with sewage, roads, water

and electricity would be made available to developers and emerging contractors around Gauteng.

The programme also aims to release 18 270 serviced sites and 5 000 units have already been approved by the provincial housing board.

A total of R50-million had been allocated to the institutional subsidies scheme as collateral for people who plan to build or buy.

The board will also create 1 500 transitional housing units by converting old warehouse and office space and upgrading existing residential buildings.

Loan will improve services

(127) (255)
Stephen Laufer

BO 19/12/95
The greater Johannesburg metropolitan council would finance a range of infrastructural measures with the R237m loan it had secured from Absa and other lenders, executive committee chairman Colin Matjila announced yesterday.

Basic services, including water and sewerage pipes, would be provided to the newly incorporated informal settlements of Orange Farm, Poortjie, Sweetwaters and Wheeler's Farm Roads, water and sewer-

age infrastructure, the electricity network and community facilities would either be built from scratch or upgraded in other areas, particularly other low-income housing developments.

Matjila said the loan brought "close to finality" the council's borrowing for the current financial year, which runs to June 30 1996 for local authorities.

The council remained concerned about the pressure rapidly advancing urbanisation was placing on its budget, Matjila said.

R3,8 billion for Gauteng housing

(127)
Sowetan
19/12/95

By Joshua Raboroko

THE GAUTENG LEGISLATURE IS to spend R3,8 billion towards low-cost housing projects in the next three years in an attempt to reduce the backlog in the province

Deputy director-general of local government and housing Mr Enos Ngutshane told a media briefing in Johannesburg yesterday that the money would be used to complete 67 housing projects, mostly in black townships

The province's housing budget for 1995-96 was R741 million, of which R300 million has been used to launch some of the 67 projects. He said the provincial government would release a report next month detailing all the local government and housing projects undertaken during 1995.

In a preliminary report, he said that R298 million from the inter-government fund had been granted to local authorities to train and develop local authorities and to ensure that residents paid for essential services.

For that purpose, Ngutshane said

Local authorities will get tough with those who do not pay for services

the government would intensify the Masakhane campaigns, starting on December 23 and continuing until the middle of next year. "The idea is to empower the new local authorities with skills that will make sure the people pay for services," he said.

R359 for infrastructure

He added that R359 million from the Reconstruction and the Development Programme had been provided for infrastructure to fund projects such as roads, electricity, sewerage, water and recreational facilities.

The government would provide these facilities to the informal settlements. In some squatter camps the projects would be permanent. However, the government would not tolerate land invasions. Problems of land invasion would be resolved by councillors.

Referring to Moffat Park squatter camp in Johannesburg, he said that the eviction order obtained by the local

authorities indicated that land invasion was unacceptable.

He conceded that the government had "burnt its fingers" when it applied for a court order to evict squatters at East Bank near Alexandra Township because the matter needed to be resolved by local structures.

Some of the areas where land invasions had taken place are Devland, Diepsloot, Zevenfontein and Moffat Park where more than 1 500 squatters were living.

The provincial government had several strategies aimed at providing homes for the disadvantaged. He added that the government hoped to deliver homes in the new year after the local authorities have been put in place.

There were problems, which would be tabled in the full report, detailing major areas that caused delay. Bureaucracy and applicants' lack of finance were among some of the problems he highlighted.

Training for councillors to boost Masakhane

By BONGIWE MLANGENI

The Gauteng government will implement a major training programme for the newly elected local councillors next year in an effort to ensure that the Masakhane campaign succeeds and stability is achieved

Speaking at a media briefing yesterday, Gauteng local government and housing deputy director-general Enos Ngutshane said the training of 559 councillors in the region would complement their plans to intensify service delivery and upgrade most areas next year

He said 37 projects, costing about R359-million, had been approved to build and upgrade infrastructure that would include roads, sewerage and recreational facilities

"Local authorities are the most important tier of government. Without them the RDP cannot deliver," said Ngutshane

Other plans include the revision of local government legislation that was formulated in 1939 and has limited local councils' ability to deliver. Ngutshane said the review of the legislature would be finalised by May

The provincial government

was also negotiating with financial institutions to offer municipal bonds so that local structures could have sufficient resources

To ensure that Masakhane succeeded, Ngutshane said, service delivery would be improved, but the billing system would have to be more professional and residents would have to have easier access to pay points

"We also need to make sure that residents do pay for the services they receive," he said

He added that water meter reading and garbage collection would be carried out more regularly

~~127~~ (127) Star 19/12/95

TOWN PLANNING

Who has ultimate authority?

A bitter power struggle is being fought between Greater Johannesburg Transitional Metropolitan Council (TMC) and the four substructures over a hastily prepared TMC report recommending the TMC control town planning

A TMC official says though the report has been adopted by its executive committee, until Gauteng premier Tokyo Sexwale issues a new proclamation on the division of powers, the matter is not a *fait accompli*

The report has been described as the "view of only one TMC member" who failed — as entrusted — to seek consensus in the TMC and the substructures before compiling it

Several metropolitan substructure initiatives are under way to come up with counter-proposals. The premier has been asked to grant an extension until the end of January for submissions and has said he will consider all proposals before deciding

The report, through the division of powers, would have the TMC handle rezoning and development applications. It seeks to relegate the substructures to informing the TMC about land, consent use, site development plans and illegal use

Substructure officials say the report has confused local authorities. One result is paralysis in processing developers' applications

Hofmeyr Inc partner Johan Latsky warns that serious repercussions could arise not only over assignment of powers but also ownership of municipal assets and substructures' entitlement to receive revenue

Local Government & Housing MEC Dan Mofokeng is keen to have the TMC and substructures thrash out their differences and present a proposal for proclamation. If they fail to do so, he says, he and the premier "will have to do the job for them"

The previous report met the November 28 deadline set by the premier — a week after Gauteng's Local Government & Housing deputy director-general asked for it

Independent legal experts say the report is misleading and the process by which it was compiled and its basis are flawed



Sexwale urged to get it right the first time

FM 22/12/95 (127)
Justifying the allocation of over-arching powers to the TMC, the report's author says rezoning and township applications have implications for bulk services (and transport planning). So they should be treated as the TMC's responsibility in terms of Schedule 2 of the Local Government Transition Act

The substructures counter that applicants meet the costs of services for rezonings and township developments

Critics also claim only one Town Planning Tribunal has operated at the TMC level for the past year and it has not coped with the workload. Because there are half (50) as many councillors on the TMC as were available in the past, fewer people will serve on the tribunal, the workload will be greater and delays are likely to increase

The report recommends tribunals at both levels of government but does not say much about responsibilities of substructures

The substructures say the TMC should dictate policy over the provision of bulk services, land use and transport — as the Local Government Transition Act states — but they, being closer to communities, should deal with the detail of land use changes and bulk service needs that flow from this

The legal experts say the report should be vetted by the TMC legal services department because the ultimate product will be a legal proclamation by the premier. They say Schedule 2, which is used as the basis for the assignment

of powers, is merely a list of TMC responsibilities such as abattoirs and bulk services. Local government functions are defined in a number of ordinances, by contrast

The report stresses that the TMC should be authorised to deal with the 1986 Town Planning & Townships Ordinance and Division of Land Ordinance as well as legislation such as the 1967 Removal of Restrictions Act, 1991 Less Formal Townships Establishment Act and 1986 Black Communities Development Act. If not, each local government function not specifically earmarked as a TMC function would automatically revert to the substructures

But the metropolitan substructures say an

interim proclamation issued by the premier in September, though flawed, also deemed both the TMC and the substructures be "authorised local authorities" for purposes of the Town Planning & Townships Ordinance

TMC legal advisers say the proclamation is binding and substructures can thus proceed with the full range of planning applications, including rezoning and township developments

HOTEL DEVELOPMENT

Bold claims?

FM 22/12/95
Hotel developer Mark II Projects has commissioned auditor Kessel Feinstein to reassess the projected investor returns on its proposed élan Park schemes

Mark II intends to sell rooms in the hotels on sectional title for 30-day periods. The rest of the year the rooms will be let. Last week, it signed an agreement with Sanlam Properties to develop an élan Park Hotel on the President site in Sea Point

The developer says buyers have been given an unconditional option of pulling out of the offer if they are dissatisfied with the new projections

Mark II sales literature promises investors 14,9% on their initial investment. But the return depends on occupancies and room rates

For A-type hotel rooms, 82% occupancy and a 15% annual rates increase is assumed over 10 years

Though demand for hotel rooms is growing, auditor John Awbrey of Price Waterhouse says "It's unrealistic to project room rate increases higher than inflation of 6,4%

"At certain times, occupancy will be 80% and at others substantially less. As a result, a reasonable average occupancy rate, based on Central Statistical Service calculations, is probably 65%-75%"

Mark Taylor of Mark II Projects says the original projections are optimistic but only for the last five years of the 10 "Buyers can pull out if they are unhappy with the new projections"

Gillian Saunders of Kessel Feinstein says the hotels will operate only in about three years' time "So the occupancy projections are accurate for year one at 65% and year two at 70%. After that, they need to be adjusted. The R251 room rate starting price, though based on today's prices, is low compared with what it will be in three years"

Jaco Du Plessis of Deloitte & Touche

No crisis, says MEC, as toxic dump closes

By NEWTON KANHEMA

One of only two toxic waste dumps in Gauteng will close next week, but authorities are convinced there is no crisis in the making

While public opinion keeps a newly developed site shut, MEC for Development Planning, Environment and Works Sicelo Shiceka said this week that contingency plans were in place the Holfontem site in Springs has been extended to accommodate the waste that would have been accommodated at the Margolis site in Germiston, which will close next week.

The waste was to have gone to the Chloorkop site in Kempton Park, but this site has not yet been opened because a public outcry forced a committee of

(127) (127) Star 23/12/95
inquiry into the placing of the site

A decision on Chloorkop is only expected towards the middle of next year

Holfontem management spokesman Alistair McLean said that, as from last month, his site had been accepting 600 tons of toxic waste a day, which constitutes 90% of Gauteng's toxic waste

Holfontem had extended its facilities to ensure that the province would be serviced for the next two years

Shiceka said his department was taking pro-active measures to ensure the province did not allow a situation where industries that produce toxic waste found it necessary to employ illegal dumping methods

"It is therefore not expected

that the closure of Margolis will result in a crisis in the province," said Shiceka

Waste-Tech spent R10-million on Chloorkop, which is situated between Tembisa and Kempton Park

Residents from both communities have registered their protest on many occasions through marches, petitions and sit-ins

It is estimated that a million people live within a 4km radius of Chloorkop

Some residents of Germiston have instituted civil claims against Waste-Tech because, they allege, they have contracted diseases due to emissions from the Margolis incinerator

The Margolis site was closed-down by court order after an application by the Germiston City Council

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@ ARG 28/12/95

Improved quality of life in Gauteng 'can be seen'

JOHANNESBURG — Most residents of Gauteng, including Tembisa, were able to see the services provided and improved quality of life made possible by the provincial government, spokesman Thabang Mamonyane has said

He was reacting to a call by a squatters' body, the Tembisa Committee Eleven, to President Mandela and Premier Tokyo Sexwale to fire two MECs for allegedly failing to address housing problems.

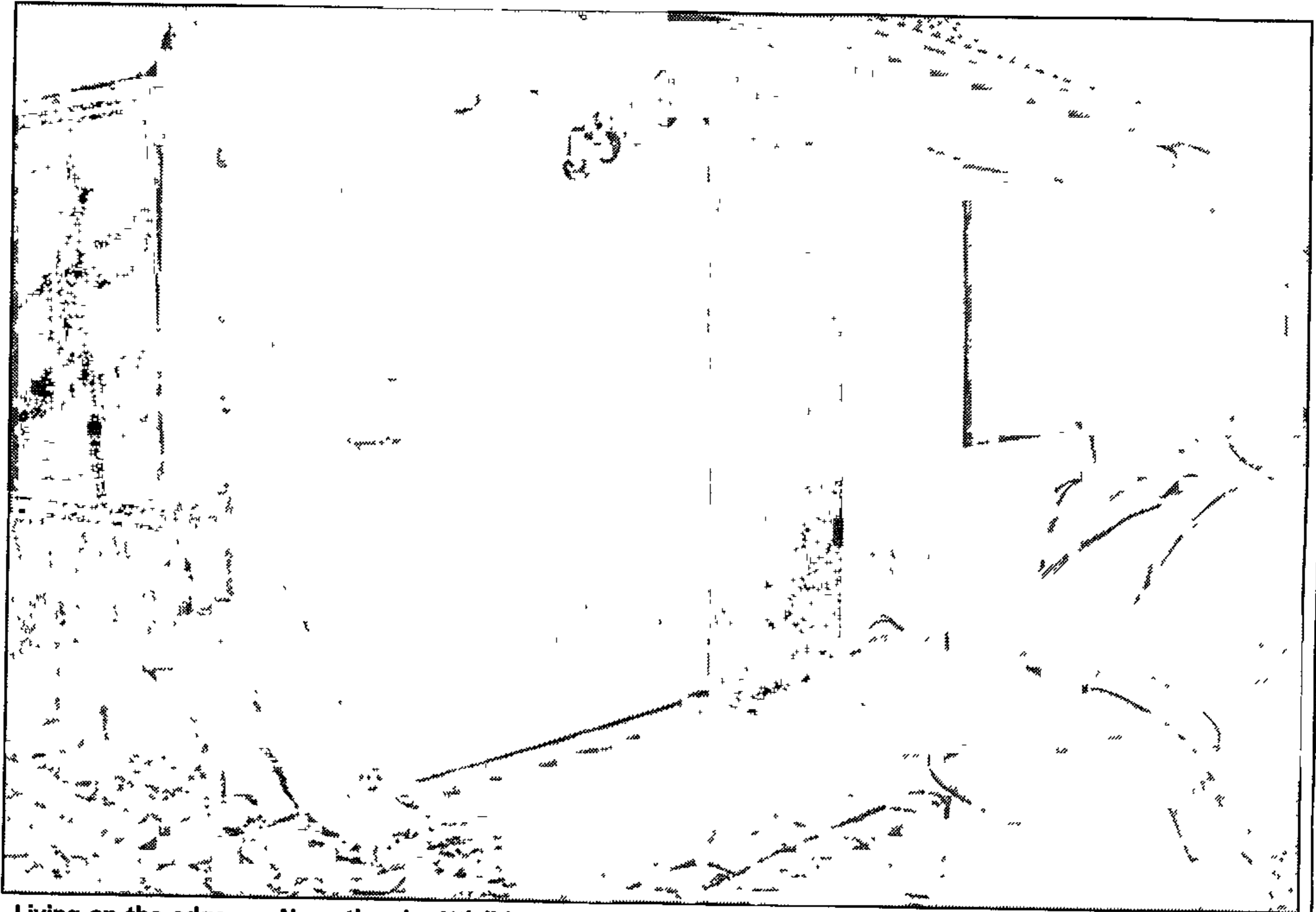
They are MEC for local government and housing Dan Mofokeng and MEC for urban and rural planning Sicelo Shiceka

"The call by those people (the committee) is devoid of any form of logic. It does not deserve response," Mr Mamonyane said — Sapa

HOUSING & HOSTELS - TRANSVAAL

1995

JANUARY - ~~JUNE~~ JULY



Living on the edge . . . Nomathemba Ntlali is convinced her house was not properly built, after it shifted off its foundations when a car crashed into it.

127 PICTURE THYS DULLAART
AA'SW 3/1/95

Our dream is falling apart, say Tembisa home-owners

BY BONGIWE MLANGENI
CITY REPORTER

The dream of owning a home has turned into a nightmare for Tembisa Hospital Gardens residents whose new homes already have cracked walls and leaking roofs.

At least one resident claims her house has started to sink after the recent heavy rains while another home shifted off its foundations after a car crashed into it.

Residents bought their four-

roomed homes in 1992 for about R50 000. Since then they have had to repair walls, roofs and plumbing "more than five times a year", residents' spokesman Peter Mthethwa said.

Mthethwa claimed the badly built homes were unsafe and dangerous.

He said residents had been promised facebrick homes with bigger yards. But this had not happened by the time they moved in.

Some residents had immediately rejected the homes, com-

plained to the developers and the bank, and were promised new homes in the same area. However, no new houses were built.

"We discovered that our houses were low class. The sand was of poor quality and there is no ventilation in the rooms," Mthethwa said.

He added that poor-quality material was used in the plumbing, and the floors were uneven.

Nomathemba Ntlali could not enjoy her first "democratic Christmas" at her home because

it almost fell apart after a car crashed into it. Her house was shifted off its foundations and all the walls cracked.

However, she said many of the walls cracked before the accident, and she believed this had contributed to the house being shoved off its foundations.

Mthethwa said residents would continue with a bond and rent boycott until their homes were reassessed.

The developers could not be reached for comment because they were on holiday.

House cracks:

govt to be
127 Star 4/1/95
approached

■ CITY REPORTER

Tembisa Hospital Gardens residents, whose houses have been cracking since they moved in, plan to take their complaints to the Gauteng government

Saambou Bank, the main financier of the development, has taken legal action against residents who stopped paying their bonds in 1991, said Saambou spokesman Dries Nel yesterday. He refused to give further details on the issue.

However, Tembisa Civic Association spokesman Peter Mthethwa said residents have vowed to continue with the bond boycott.

"The bank has refused to discuss our problems and we are not in the least bothered by their threats... they say they will evict us or arrest us. They must first attend to our problems," said Mthethwa.

Some residents said their homes were on the brink of falling apart and others complained about leaking roofs and cracking walls.

"The developer only puts on Polyfilla but the houses keep on cracking. The problem is not just about cracks, it's about the foundations disintegrating," he said.

The project developers could not be reached yesterday.

Service payment campaign kicks off

WILSON ZWANE (127)

A CAMPAIGN to persuade township residents in Gauteng to pay for services would be fine-tuned at a mass democratic movement summit meeting next month, the ANC's Gauteng region said yesterday.

Details of the campaign would be finalised at a meeting next week.

ANC Gauteng deputy secretary-general Obed Bapela said all mass democratic movement organisations would be invited to the meeting.

Delegates at the meeting would work out a programme which focused not only on persuading residents to pay for services, but which would also ensure that the delivery of services improved "visibly".

The ANC wants those who led rent and services boycotts to persuade people to begin paying.

Bapela said it was the ANC's wish to see "our people in all areas in the Gauteng province" paying for services this year. **BD 5/1/95**

Constitutional Development deputy director-general Thozamile Botha's Operation Self-Reliance, which was intended to accelerate the democratisation of local government, would be debated, as would the Boksburg agreement — in terms of which arrears totalling R1,5bn, accumulated to the end of January 1994, would be written off.

Bapela said next month's mass democratic movement meeting would decide on ways to disseminate the agreement in such a manner that its contents filtered down to the grassroots.

Nats prepa review poli

THE NP is set to engage in policy soul-searching at its federal congress later this month, with organisers expecting deep divisions on issues such as abortion and capital punishment.

Organisers said widely differing views were held by the 1 200 NP delegates to the conference on both issues, with strong lobbies for the re-introduction of the death penalty and against abortion on demand.

These debates would take place within a thorough review of NP policy, necessitated by the fact that the NP was for the first time in half a century not the sole governing party.

The NP is said to be keen to take the initiative on policy issues rather than simply react to issues raised by the dominant party in the government of national unity, the ANC.

NP information director Martinus van Schalkwyk said in the new constitutional context, the NP wanted to develop "detailed and comprehensive" policy on a variety of issues.

The NP intended using the congress to strengthen the policy basis of the party and to ensure that all NP participants were equipped to play an effective role in government.

Van Schalkwyk said NP policy on parental involvement and tuition language in schools was part of the "quite comprehensive proposals" the

party inter of the rete would also

Security be debated vinned the matter sui-

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Wieses fourth richest in SA

THE Wieses are now SA's fourth richest family after jumping three places in the ranks of SA's super wealthy, according to the Financial Mail's annual survey of SA's "seriously rich". **BD 5/1/95**

The survey, which estimated the wealth of SA's 25 richest families in 1994 at R19bn, showed the Oppenheims remained SA's richest family. They again beat Anton Rupert, who had robbed the family of its top place in 1992.

The Oppenheims, the Rupert/Hertzog families and Liberty Life's Donny Gordon entrenched their number one, two and three spots with fortunes estimated at R5,84bn, R3,03bn and R2,29bn.

The survey is based on the holdings that each of SA's super rich families have in their own businesses.

The Wiese family climbed to number four with a fortune of R912,37m. Last year Christo Wiese gained control of Boland Bank and added 63% of UK company Brown & Jackson to Peggro's assets.

The FM's list featured four new entries, including Bill Lynch of transport group Imperial Holdings. He was valued at R226,6m, which pegged him at number 16.

Other changes included the absence of former W&A joint executive chairman Jeff Liebesman. Last year he occupied 18th position with R105m.

MUNGO SOGGOT

The Oppenheimer fortune swelled about R2bn last year to R5,84bn after the group bagged "fabulous results" across the board of its holdings.

A slight drop in the Rupert/Hertzog fortunes to R3,03bn from R3,12bn in 1993 increased the gap between the Oppenheims and the rest of SA's super rich, while a R600m increase in the value of the Gordon family holdings brought the Liberty Life family holdings to R2,29bn.

Raymond Ackerman of Pick 'n Pay (R829,13m) jumped three places to oust the Krok brothers of Premier Pharmaceutical from the number five slot, forcing them down to number six with holdings valued at R743,4m.

Hot on the Kroks' heels was Bill Venter with holdings valued at R732,95m — which saw him demoted three places to number seven. Venter's hi-tech company Altron was awarded the 1994 President's Award for Export Achievement, after boasting a 300% jump in exports.

The other new entries included the Grindrod family of investment holding company Grindrod Unicorn Group (R118,7m) at number 22 and the Scharrighuysens of mining, engineering and construction group Scharrighuisen (R101,25m) at 24.

ANC plans a 'pay-up' campaign

The ANC and other mass democratic organisations will meet next month to decide on a campaign to get Gauteng residents to pay for services.

ANC Gauteng deputy secretary-general Obed Bapela said the organisation had resolved to launch an intensive campaign to persuade residents to start paying.

Resolve (127)

He said the ANC hoped to resolve the "payment or services first" debate as well as the issue of payments to pensioners and the unemployed.

Bapela said while the ANC believed people should start paying up immediately, it was imperative that the organisation went to the community with a common position and a cohesive strategy — City Reporter

Stan 9/1/95

Bond boycotters might lose their homes

10/19/91
11/15

BY BONGIWE MLANGENI
CITY REPORTER

Tembisa Hospital Garden residents, who have refused to pay their bonds on newly developed houses they claim are "falling apart", are now in danger of losing their homes.

Residents bought their four-roomed homes in 1991 for about R50 000 but claim that since then they have had to repair the

walls, roofs and plumbing constantly.

In a bid to elicit a reaction from the developer, some residents embarked on a bond boycott within months of moving in. Saambou Bank yesterday denied claims that it had financed the project.

General manager Charlie Mlome said the bank could not be held responsible for the construction.

"We only issued bonds to indi-

viduals and did not finance the development."

He added that the bank was in the process of buying back 100 homes to stop the spiralling arrears as these residents had not paid since 1991.

He said they were aware that repossessing the homes would leave many residents homeless but attempts to discuss arrears with individuals had failed.

"We have tried unsuccessfully for more than a year to set up

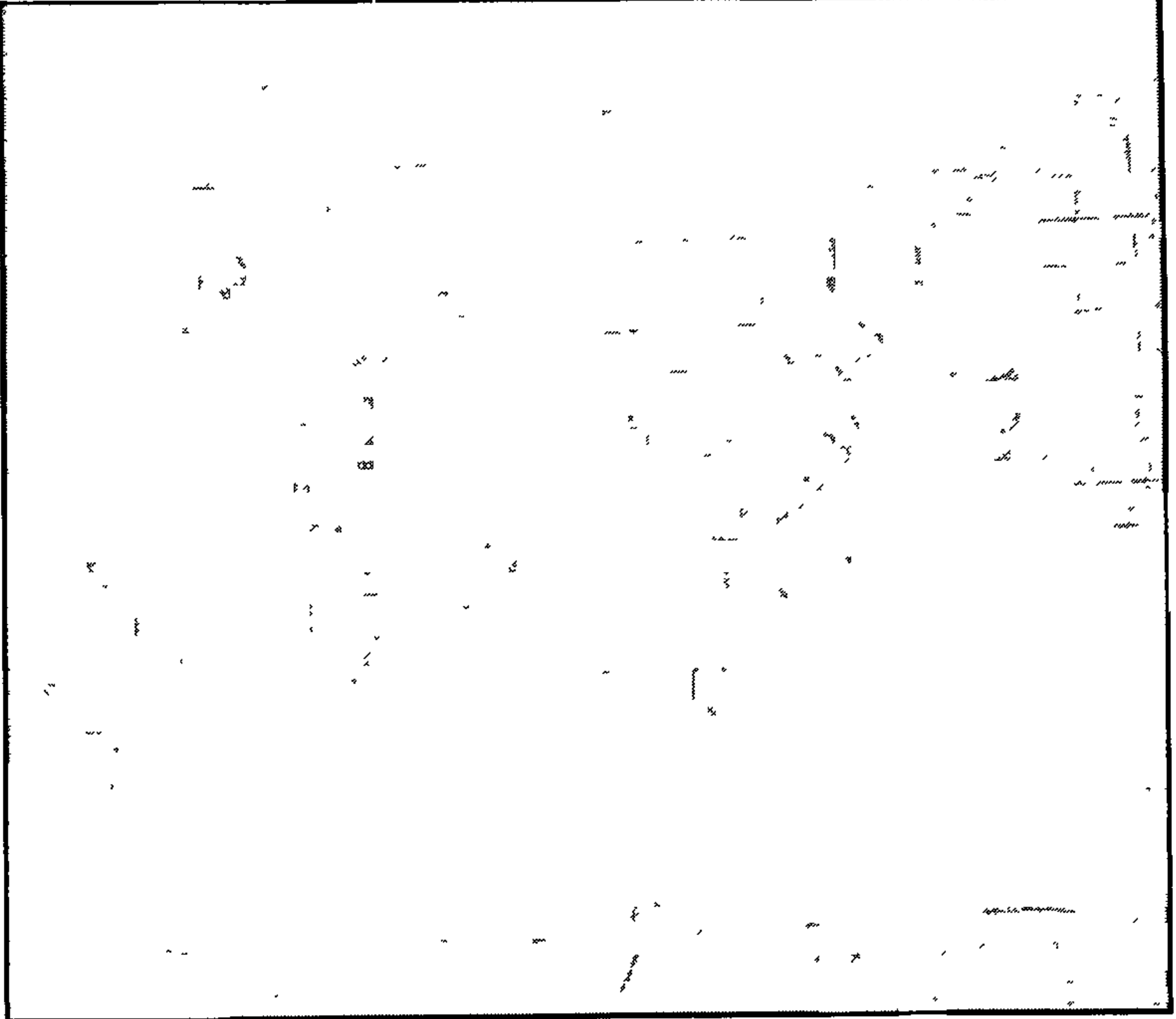
meetings with the Tembisa Civic Association to resolve any issues they might have," said Minie.

Hospital Garden Civic Association spokesman Peter Mithethwa yesterday still maintained the bank and the developer had refused to meet them.

He added they would continue with the bond boycott and would request help from the Gauteng government.

Developer Brigd Harding refused to comment.

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TRAPPED: Police and municipal employees are pelted with stones by hostel residents protesting at their electricity being cut off for non-payment. Residents, in turn, have accused the Actonville town council of corruption and mismanagement.

Township erupts as police, workers cut off electricity

The Argus Correspondent

JOHANNESBURG — Violence erupted in Actonville, Benoni, when police stormed and occupied a town council-owned block of flats in a military-style operation to enable council employees to cut off the electricity

Police could not confirm claims by residents that 11 people were injured in the violence yesterday

Trouble erupted when residents' electricity was cut off and some were evicted

Electricity department workers were pelted with bottles when they tried to enter Delhi Court, near Actonville's municipal offices

The council called police to protect its workers while the electricity was disconnected

The police were called again when rioting started as attempts were made to evict residents but they could not enter the flats because they were pelted with pet-

rol bombs

Finally a helicopter landed a squad of policemen on the high-rise building in assault style and residents were allegedly evicted

Earlier police allegedly used rubber bullets, dogs, teargas, birdshot and live ammunition. Residents claimed children were tear-gassed when they came home from school

Stones were thrown at firemen attempting to connect a hose to the water supply after some residents of a block of flats tried to burn the building

Stones were also thrown at Benoni traffic officers guarding the municipal offices

The officers fired back, just missing a girl walking along the road on her way home from school

The violence followed a four-month long rent dispute between Actonville residents and the town council

Residents alleged the town council was charging excessive

rates and that many earned too little to pay rent or were unemployed

Many residents claim they have paid off their flats and own them but are still being charged rent

A major contention is an apparent arrears charge of R1 600. Residents say this is excessive

They also allege the council is refusing to allow some residents to pay Eskom directly for their electricity

Residents accused the council of using excessive force and breaking a January 31 deadline to resolve the dispute they say was set by Gauteng Premier Tokyo Sexwale

They also accuse the council of corruption and of refusing to negotiate with the Actonville Crisis Committee

Police said later they did not know if any members of the public had been injured, but three policemen, a fireman and a traffic officer were slightly injured

Clash over (127) power cuts BD 12/11/95 BONILE NGQIYAZA

THREE policemen, a fireman and a traffic officer were among 12 people injured yesterday in a clash with Actonville residents when Benoni City Council officials tried to cut the electricity supply to flats in the area, police said.

Lt Deon Peens said police had been asked to protect council employees who had been prevented from entering the Gelu flats in Actonville while cutting off power supplies.

He said internal stability division members had landed on the roof of the flats by helicopter while the dog unit and several other police units had been sent in to provide protection.

Peens said residents had thrown petrol bombs, stones and bottles and police had responded with birdshot and rubber bullets. It was not clear whether any members of the public had been injured, he said.

East Rand Crisis Alliance spokesman Dawood Ismael said the council had taken a hard line by switching off the lights in Actonville and surrounding black townships when residents had been paying a flat rate for four months.

"We have now approached the provincial council to intervene and prevail upon the Benoni council," Ismael said.

However, Benoni town clerk Henne Botha said those residents who had made some form of payment had been given receipts and none of them had had their power cut.

Residents march over rent

■ BY VINCENT BENNELL

Power was restored to Actonville township yesterday after a march by 400 residents on the offices of the Benoni City Council to protest against high rents

The march follows rioting by residents on Wednesday after their electricity supply was cut

The protest was largely peaceful, but residents said there had been incidents of stone-throwing. Some shopkeepers claimed they were intimidated during the march.

The electricity supply was allegedly illegally reconnected on Wednesday evening when residents opened an electricity sup-

ply box. It was turned off again yesterday morning by officials, said residents (127)

Police were out in force yesterday, patrolling streets and guarding shops. One shopowner accidentally fired his 38 revolver after trying to force his shop door closed as residents charged by, but no one was injured

Permission for the march was not granted but, after deliberation, police escorted the 400-strong crowd to the Benoni Town Council offices

The demonstrators told town clerk Hennie Botha they were demanding reasonable rents and the right to pay electricity bills

directly to Eskom.

Meanwhile, police have denied allegations that they used excessive force and live sharp-point ammunition on protesters on Wednesday

Spokesman Lieutenant Leon van Dyk said police fired only two live rounds of ammunition. He denied allegations by the marchers that police used R-5 rifles, describing the R-5 cartridges found at the scene of Wednesday's protest as circumstantial evidence

The ANC has supported the "calls of residents for the implementation of affordable electricity tariffs", spokesman Naweed Hassan said yesterday.

Govt must now deliver on promises, say coloureds

4 Nov 17/11/95

(127)

Rent boycott suspended

BY PAULA FRAY

Residents of the former coloured townships around Johannesburg have decided to suspend their rent and services boycott and begin paying a flat rate, South Western Joint Civics Association (Sowejoca) chairman Basil Douglas announced yesterday.

Douglas said 3 091 residents had voted for the suspension of the boycott and implementation of a R45 flat rate during a mass rally at Coronationville at the weekend. Only 29 voted against. "People felt we should show good faith while negotiating with

local government by paying a flat rate," said Douglas. "We are not backing down," he stressed, adding that the payment of a flat rate for services was dependent on the Gauteng government showing good faith by negotiating with Sowejoca on affordable rates. "Any increase in payment depends on the government's ability to deliver on the promises they have made," said Douglas. These promises included the transfer of houses to residents who qualified and a firm commitment to the writing off of arrears before January 31 1994.

If local government intended writing off new arrears, this could not be limited to Soweto residents alone, he added. Douglas said Sowejoca would not recognise the Greater Johannesburg Transitional Metropolitan Council (TMC) which he called "undemocratic and opportunistic". However, a Gauteng government spokesman said yesterday afternoon the matter needed to be taken to local, not regional, government. "Whether they recognise the TMC's legitimacy or not, it is the body which is ultimately responsible for service provision and for setting rates," he said. Asked whether Sowejoca would contest the October local government elections, Douglas replied "I don't want to commit myself to that one in March/April we will be having a bosheraad to decide on our strategy for the elections". The organisation, which has declared 1995 the year of the aged, would hold various meetings around Greater Johannesburg, including Claremont, this week to discuss the latest development, said Douglas.

5 000 heed (127) sowetan 13/1/95 stayaway call

By Dan Fuphe

MORE than 5 000 angry residents in Actonville near Benoni yesterday heeded a stayaway call by the Actonville Crisis Committee while about 2 000 joined a protest march to the offices of the Greater Benoni Forum at the civic centre. The residents were protesting against the eviction of a senior member of the ACC from her flat and the cutting off of the power supply to non-paying tenants.

Mrs Jennifer Meyers, deputy chairwoman of the ACC, apparently had her furniture and other belongings impounded by the police.

On Wednesday night, at least 12 people were injured when police and other security units engaged in a shootout with the residents. The police had come to back up council employees so they could cut off electricity. Among those injured by police rubber bullets were Mrs Neermala Chitra (25), who sustained a fractured left elbow, Mrs Soreya Pillay (36), shot above the left kidney, and Mrs Celeste Lewis (50), who suffered head injuries.

Police spokesman Lieutenant Leon van Dyk yesterday denied allegations by residents that the police had used force. Yesterday morning protesters dumped rubbish in the streets and set tyres alight. Shop owners closed their doors around 9am after stones were allegedly hurled at store windows. The marchers dispersed peacefully later after a brief address by Meyers.

Home

are

By MARTIN NTSOELENGOE

PENSIONER Anton Metsoamere is fighting a losing battle to pay off his eight-year-old bond

He told City Press that after repaying the Permanent Building Society R54 869 on a loan of R24 850 taken out in 1987, he still owed R23 548

Metsoamere said whenever he paid more than his monthly premium his account went up rather than down. He suggests that this could be caused by the fact that some of the receipts he received from the PBS's Krugersdorp branch had no dates while others did not reflect the correct balance

By hand

Despite the fact that some receipts were printed, the balance was often written by hand, said Metsoamere

Things have not been

West Rand man is fighting a losing battle to pay off his home loan

going right for Metsoamere since January 8 1990, when he paid R540 and the balance was R24 485. He paid R540 the following month and the balance was R24 369

On August 31, he paid R610 but the balance was not indicated on the receipt

The PBS had not responded to City Press' request for clarification at the time of going to press. A spokesman said PBS was still investigating the matter and that it had been approached late. On

Wednesday City Press sent a fax to the PBS's Krugersdorp branch, where Metsoamere pays his account. There was no response and on Friday morning the branch's telephone appeared not to be working

Metsoamere took the R24 850 loan from the PBS in 1987 in order to add extra rooms to his four-room matchbox house in Mohlakeng on the West Rand

He said the agreement between himself and PBS was that he would pay R300 at the middle of each month

But because he wanted

to avoid paying excessive interest, he always paid more than the required amount

"The smallest amount I have paid so far was R320 - the rest was sometimes R700, R800 even R1 500 a month"

Metsoamere said although he had never missed his monthly payment, the PBS claimed he still owed them R23 548

Seriously wrong

Said Metsoamere: "There is something seriously wrong with my account. I have never skipped a single month and I have been paying more

"If PBS say I owe them R23 548, then it means I have only paid them R1 302 for the past 7 years, which defies logic and arithmetic. When I added the amount I have paid I discovered that I have already paid R54 896,



DESPERATE . . . Anton Metsoamere says the balance on his home loan is not decreasing - no matter how much he pays off each month.

■ Pic: THULANI SITHOLE.

CP 22/11/95

127

R1.5-m for squatter settlements

Greater Johannesburg's Transitional Metropolitan Council will spend R1.5 million to continue providing emergency water and sanitation services to informal settlements, it said yesterday.

The fund was started by the

former Central Witwatersrand Regional Services Council last year after research by the World Bank and other groups indicated that about 400 000 people in the area did not have adequate water and sanitation facilities. — City Reporter.

SKW 26/11/95

26/11/85
Service
payment
under
spotlight

(127)

By Josias Charle

A RESIDENTS' meeting organised by the Mamelodi Civic Association to discuss a wide variety of issues will be held on Sunday

MCA public relations officer Mr Sandy Lebesé said yesterday the meeting will be held at Moretele Park at 8am on Sunday

Rent is among the issues to be discussed. At present residents are paying a flat rate of R5 a month, which is hardly enough to cover basic services like water, electricity and waste removal.

"We have to urge our people to start paying for services they receive. However, the services will have to be on par with what they pay for. We cannot expect people to receive inferior services while paying high tariffs," Lebesé said.

Flat rate

He said it was difficult to get residents to move from the current flat rate to about R128 a month, which has been estimated as being within range to cover all costs.

The report of the Krugel Commission of Inquiry, which was held last year to probe allegations of maladministration within the Mamelodi City Council, will also be discussed.

"We will also discuss the newly established transitional local government structures with a view to getting residents involved."

Education will also be in the spotlight.

able electrical appliances and food supplies ruined by electricity cuts.

Villagers are upset by power cuts

(127) Sowetan 3/13/95

MAJANENG villagers near Hammanskraal are up in arms over the daily power failures in their area.

Villagers claim they experience power failures at least three times a week — in the evenings and mornings — and the authorities are doing nothing to rectify the problem. They say businesses in the area have stopped stocking perishable foodstuffs because they either rot or melt in the refrigerators.

A local villager, Mr Cecil Letsolo, said

scores of villagers had their electrical appliances damaged as a result of the power failures. "I have already had my television repaired three times because of damage caused by the power failures."

He said pupils could not study or do their homework in the evening when there was a power failure.

Saying the problem had been going on since early last year, Letsolo blamed poor workmanship for the daily blackouts. "Cables are hanging low in the streets

and the wiring from the mini-substations are not up to standard."

A spokesman for the Bophuthatswana Electricity Corporation blamed "bad weather" and occasional switch-offs to connect new power lines.

He said the disruptions might continue for some time because they were still busy installing electricity in other parts of the village.

Residents claimed that their neighbours in Temba, who draw electricity from the

same power station, were not experiencing power cuts. Residents interviewed accused the authorities of not taking residents' needs seriously.

They said if Beco was unable to render a better service, another competent electricity company should be allocated the tender to upgrade the electricity project in the township.

"We are sick and tired of being ignored even in the new democratic South Africa," angry residents said.

94-year-old man evicted

CPS/2/95

By LUNGA MASUKU

A NINETY-FOUR-YEAR-OLD man, Mnozuka Mashini, lived and worked on Vaalkop farm near Badplaas for 50 years of his life.

Then four weeks ago, he was evicted because he was reportedly too old to continue working.

Mashini and his family have since been forced to live out in the open veld, next to the road that leads to Badplaas.

ANC Badplaas spokesman Desmond Shongwe said Mashini, his aged wife and 10 children had been living on the road-

side for the last month.

"Six of Mashini's grandchildren have since also stopped going to school," added Shongwe.

Mashini and his family were evicted in terms of an order delivered by the sheriff of the Ermelo court on January 10.

The Ermelo District Commissioner, Colonel Japie van Wyk, confirmed that the farmowner, Adriaan Jacobus Van Zyl, had a court order empowering him to evict the family.

Van Wyk did not say why the court order had been issued.

Adding to Mashini's plight, 25 of his cattle went missing during the confusion of the eviction. He reported the case to the Badplaas Stock Theft Unit which is investigating.

Regional ANC spokesman Sunnyboy Maphanga believes that the eviction is part of a trend sparked by white farmers' fear of possible land claims under the Land Act.

The private secretary of the MEC for Local Government, Eddie Morgan, has expressed shock at the eviction of the old man.

Debonair Park residents launch rates boycott

127

By BLESSING MAMABOLO

ONE of the first residential areas to go "grey" under the Group Areas Act, has gone on a rates boycott.

Residents of Debonair Park in De Deur, south of Johannesburg, decided to stop paying their rates at a special meeting held in the area last week.

The boycott is the result of years of complaints by residents of being overcharged for services which "are not even rendered".

A spokesman for the residents' newly-formed action committee, Mac Njuze, said the last straw came with the establishment of the Vaal Metropolitan Sub-structure (MSS) from which residents' representatives were excluded.

The residents were simply told they would be represented by an official from De Deur, while the same official was previously accused of spearheading a racist campaign to keep blacks out of the suburb.

In a strongly worded statement, the action committee said it was clear from the outset that the "unreasonably" high bills charged on residents each month were meant to keep blacks out of the area, which now has a majority black population.

Njuze showed reporters copies of his monthly bills for November and December, which were R821 and R611 respectively. These excluded the bond repayments on the house.

"Before we moved in here, the residents paid no more than R200 - be-

cause they were white."

Another member of the action committee, Charles Matjokana, said it was unacceptable for residents to continue to pay high rates while repeated requests to get a proper sewerage drainage system (instead of septic tanks), proper roads, pavements and facilities such as schools were being ignored.

In recent years, the residents' elected representatives complained bitterly to the then Pretoria-based Local Government Affairs Council that they were not being taken seriously, "because we are black".

They quoted as an example the sale of a vast strip of land adjacent to the suburb, in which they were not consulted. Instead, the Civic Association of Evaton, which is near the suburb, stood to benefit by R2,3 m if the deal went ahead.

Speedy action by the residents' committee scuttled the deal and the would-be developer, Nic Daniels, undertook, instead, to plough the R2,3 m into the suburb.

The committee warned Pretoria officials that the iron-fisted approach to defaulters who struggled to pay the high rates, could lead to "disaster" in the area.

The hastily convened residents' meeting last week decided there was no moral justification for the residents to continue paying while their grievances were being ignored and while they were forced to fall under the leadership of "racists who threw us out in the first place".

CPS/2/95

(127) STAN 6/2/95
**'Gauteng has
built 1 house'**

The Gauteng government has still built only one show house under its proposed scheme of building 150 000 units a year, according to local government and housing MEC Dan Mofokeng.

He said that, by last September, the show house at Rooikop near Leondale was to have been expanded into a village of 20 homes.

But, Mofokeng said, the process of building houses could not be done overnight as several "mechanisms" were not yet in place.

They included the proposed housing finance corporation, the increased national housing budget of 5 percent and the Development Facilitation Act. — Sapa.



OUT OF THE ASHES: There's gold in them thar streets John Sithole makes his money cleaning up Alexandra

PHOTOGRAPH RUVAN BOSHOFF

Making a fortune cleaning the streets

GROWING up in squalid Alexandra, John Sithole had not the faintest idea of how much gold lay in the garbage that littered those filthy streets

Now, not only does he make a fortune cleaning up the township near Sandton, but he is helping other black entrepreneurs share in the multibillion-rand waste removal business

His new company, Ubhle Cleaning Services (Pty) Ltd, trains small township entrepreneurs to become refuse removal contractors — not a small leap for someone whose first job after matric was to dispose of waste paper for R11,80 a month!

The idea behind Ubhle is to provide township business people with the necessary skills, financial assistance and support to enable them to secure and maintain municipal waste removal tenders

AS PART of our series on small business success stories, **THABO LSHILO** looks at an Alexandra resident who has made a career of the township's refuse and rubble.

Sithole (42) says Ubhle carries out inspections to ensure that each contractor provides quality service

The Alexandra resident has been helping to keep the overpopulated township tidy since his other company, Bortumelong Refuse, was awarded one of three TPA tenders to clean up the township in 1990, after the collapse of municipal services

That the companies, of which Bortumelong is the largest, have been doing sterling work is borne out by Alexandra's now much cleaner

streets (127) 5/11/2/95

Bortumelong has created 45 permanent jobs for local residents. Another 15 workers are taken on as casuals from time to time

Entrepreneur Sithole also has a number of other businesses: he holds the biggest beer distribution tender in Alexandra, owns an outlet which sells 400 000 litres of sorghum beer a month and he distributes products for a large dairy company

Given his accomplishments, it's hardly surprising that he doesn't regret having left his job as a computer network specialist several years ago

"Performance appraisals always had me hopping mad and finally pushed me into realising the enterprising animal in me," Sithole says

R1m fees 'stolen from squatters'

JOHANNESBURG. — More than R1 million in fees is thought to have been stolen from about 10 000 families in the Winnie Mandela informal settlement in Thembisa near Midrand.

According to SABC television news, families have paid for a site and services. ~~SP~~ (127)

But, the news report said, the land on which they had built their shacks since last June was believed to be private. AR 6/8/2/95

Civic organisation representatives said they would investigate and appealed for help from the Gauteng government. — Sapa.

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Rude shock for house invaders

ARGUS 18/2/95
CHARMEELA BHAGOWAT
Weekend Argus Correspondent



JOHANNESBURG — The people who illegally occupied 263 houses in Lenasia's Extension 13 this week had hoped to repeat the past successes of mass actions

They did not expect to be confronted by a disapproving minister who ultimately would order arrests

In a rude shock on Wednesday — just a day after they invaded the houses — Gauteng Housing MEC Dan Mofokeng told them his administration would not tolerate their behaviour and ordered police to take action against those who had refused to co-operate

The invasions, by residents of Johannesburg's Emmerdale, Eldorado Park and Thembihle townships, breached a moratorium declared by all parties last year on invasions and evictions

In terms of the moratorium, the Gauteng government placed a hold on the eviction of squatters, while residents' organisations agreed not to invade land or properties

Tuesday's invasion of the empty homes elicited a strong response from Mr Mofokeng, who, after unsuccessful negotiations with the squatters' leaders, ordered police to evict and arrest them.

In a hard-hitting statement, Mr Mofokeng said his government would not condone invasions, allow anarchy to reign in townships, or allow people who had waited for homes for decades to be cheated of them by illegal occupants. Corruption and bureaucratic bungling within the defunct House of Delegates have been assigned most of the blame for the situation

Land and property invasions have been exacerbated by the emergence of new civic bodies now challenging the government



Picture JODI BIEBER, Weekend Argus Picture Services

□ **NO WAY:** A defiant squatter at his "stolen" home tells police he will not move. He is one of hundreds of people who invaded empty homes in Lenasia's Extension 13, where police battled to maintain control of angry crowds.

Disruptions force nurses' college to close

Rioting students have forced the indefinite closure of the Baragwanath Nursing College, hospital authorities said yesterday.

"A continuous performance assessment of the general conduct of the student nurses will be maintained to ensure that their behaviour has improved before consideration to reopen the college can be made,"

Baragwanath spokesman Hester Venter said.

During the suspension, students are expected to work in the wards for 40 hours a week. A "no work, no pay" policy will be observed. Student nurses reported for work without any problems yesterday.

A senior nursing staffer in the casualty ward said the return to work was probably pro-

ceeding smoothly because many of the students lived outside the hospital premises.

Student nurses, who have not attended classes since the beginning of the month, have been protesting against the scrapping of their course-completion bonus by the Government's Commission for Administration.

The students' protest came to a head on Febru-

ary 3 when they disrupted a nurses' graduation ceremony at the University of the Witwatersrand.

A tutor who declined to be named said students hijacked a bus, leaving her and some guests without transport.

Gauteng health MEC Amos Masondo said he hoped the crisis would be resolved soon. — Staff Reporter.

Diepkloof residents dump refuse at office

The dumping of refuse outside the Diepkloof administration offices by residents on Saturday has been applauded by Mululeke Kapeni, deputy chairman of Gauteng's Western Metropolitan Substructure.

Diepkloof residents on

Saturday dumped loads of refuse outside the Zone Two administration offices and accused the administration of not providing services.

Yesterday Kapeni laid the blame squarely on the shoulders of the Greater Johannesburg

Transitional Metropolitan Council. He accused the TMC of trying to delay the devolution of powers to the province's substructures which, he said, could easily have dealt with service issues.

"Our chief executive officer, Denis Rogers, has submitted a needs analy-

sis to the TMC in terms of materials and human resources, but all these efforts have been in vain," he claimed.

Kapeni accused some officials of having political agendas and of playing political games at the expense of people at grassroots level. — Sapa.

■ STAFF REPORTER

An emergency budget of R2,85 million has been allocated by the Greater Johannesburg Transitional Metropolitan Council for the cleaning up of blocked sewers in Alexandra.

This follows a report two weeks ago that bacteria counts in the Jukskei River, which flows past the township, were up to 12 million per 100 ml of water. The normal count for water for recreational use is 200 parts per 100 ml.

Engineers working in Alexandra said raw sewage was flowing into the river because drains in the township were blocked and this was creating a health hazard for residents, including those living downstream.

The TMC will also immediately provide chemical toilets where necessary until June 30. A contractor and a firm of engineers have been engaged to clean sewers and investigate the status of the sewer system and pump station as well as the rehabilitation requirements.

The TMC recently granted Work to Win, a community youth group that is training unemployed people in unblocking sewers and maintenance, R188 000 to clear drains in one section of the township. This service will now be extended throughout the township.

TMC communications consultant Charloor Holtzkampf said the sewerage system in Alexandra was overloaded and the cleaning up and unblocking would continue until long-term solutions were found.

The programme would be supplemented by the Alexandra administration which would take over full control with public involvement and education campaigns.

Urgent clean-up follows Jukskei River bacteria report

R2,8-m to go down Alex's drains

(127)

SKW 20/2/95



E Rand terrorised by former SDU members

BY ABDUL MILAZI

Residents of the East Rand townships of Tembisa, Katlehong and Tokoza live in constant fear of marauding former self-defence unit (SDU) members who have allegedly committed a spate of robberies and rapes since December.

Tokoza resident Maphisa Cebekhulu says residents feared that the October local government elections could be disrupted if the spate of criminal acts by these youngsters continued.

Cebekhulu said: "There are areas which have become no-go zones again at night, this time not because of fighting between the ANC and IFP, but because people who walk there at night

are robbed almost nightly.

"We can't even send our daughters to the shops at night. We want the ANC to know that the youngsters they authorised to protect us are now making life a nightmare."

In Tokoza, a reporter of The Star was threatened with violence by a group of youngsters in Khumalo Street for asking "too many questions".

Moses Tau, of Tembisa, said local gangsters, who had been SDU members not so long ago, had been robbing residents of their vehicles at gunpoint since May last year.

"They wake you up at night and demand car keys before driving away. They also raid shebeens," said Tau.

Star 21/2/95
Rosemary Mósala, of Tokoza, said some former SDU members were not from the township, which made it difficult to identify them and report them to the police.

Edna Mashiloane, of Tembisa, said the robberies and rapes occurred sporadically and moved from one section of the township to another. Residents were afraid to go to the police for fear of reprisals.

Gauteng ANC head of safety and security Robert McBride said he was aware of groups of gangsters committing criminal acts in Katlehong, but he said the situation was under control.

McBride said the people who were committing the acts were doing them as individuals and not as members of the ANC.

Residents' dumped garbage picked up

Star 21/2/95 (127)
Diepkloof administration offices, the scene of a protest by angry residents who dumped their uncollected refuse on the municipal grounds, were cleaned up early yesterday morning.

However, on the township's street corners, rubbish continued to pile up. Some residents

were seen dumping filled bins on the street corners. Other bins were placed on the pavement awaiting removal.

A spokesman at the Diepkloof office, who refused to be named, said facilities were not adequate to serve the entire area properly and there was minimal refuse

removal in the township.

He said only 40 percent of the residents were paying for services.

The Soweto Civic Association said it had not taken part in the dumping on Saturday and had no idea who was involved in it.

— City Reporter.

R92-m for new Greater Jo'burg services project

BY PAULA FRAY
CITY EDITOR

Greater Johannesburg has approved a R92 million budget for an emergency service delivery project to clean up, repair and maintain various services throughout the metropolitan area from mid-March.

A system to improve payments of rates and taxes as well as to streamline the transfer of council housing stock forms part of the project, which stresses the use of unemployed youth and focuses on disadvantaged areas in the metropolitan area.

Six strategic initiative teams, under the leadership

of an executive committee member, have been set up to facilitate the so-called self-funded reconstruction and development projects.

"We are facing a situation in the Greater Johannesburg metro where large sections of our people are living in unacceptable conditions — conditions which clearly are the legacy of apartheid in local government," said executive committee chairman Colin Matjila (ANC).

A recent bosberaad had identified several critical items which needed to be addressed urgently, committee deputy chairman Ian Davidson (DP) said.

Housing list saga

BY ZINGISA MKHUMA
CITY REPORTER

There are about 20 000 names on the old Johannesburg City Council waiting list for government housing, Gauteng housing director Ian Taitz said yesterday.

However, there is confusion about the existence of a single waiting list since the recent formation of the Greater Johannesburg Transitional Metropolitan Council.

A TMC spokesman said agreement was reached in 1992 that Johannesburg should merge its waiting lists, but Taitz said he knew nothing about a single list.

He said the council would create a single list but this process had not yet begun.

Metropolitan substructure chairman Corrie Smith said: "A new list will be given to Housing MEC Dan Mphahlele on Friday (tomorrow)."

(127)

Tug of war over Phola Park development scheme

Winnie-linked firm in trouble

(12:1) star
21/2/95

BY JO-ANNE COLLINGE

Co-ordinated Anti-Poverty Programmes (Capp), with which Deputy Minister of Arts, Culture, Science and Technology Winnie Mandela has links, is engaged in a tug of war with the New Housing Company (Newhco) over a 4 000-site development in Phola Park on the East Rand.

Newhco said that contrary to the picture created in the media, Capp could not take credit for digging a solitary pipe in the Phola Park redevelopment scheme.

All this work had been done under the auspices of non-profit company Newhco, which was approved as developer by the regional housing board in mid-1984.

But, with about 200 serviced stands already complet-

ed by Newhco, Capp had written to the Gauteng Housing Board asking that it be allowed to take over as the approved developer.

Negotiating

"Capp has been dealt a raw deal. It was there in Phola Park before Newhco," said Capp spokesman Dr Sydney Gata. "On that project, Capp has spent a lot of money and not got a cent in return."

Newhco MD Rod McGilivray made it clear that his organisation would not be happy simply to hand over the entire project.

He said, however, that before Capp's request to become developer of the entire project, the two organisations had been negotiating for Newhco to proceed with the servicing, while Capp would take over provision of top-

level structures.

Housing board chairman Martin van Zyl said the board had considered Capp's bid and decided to invite it to put forward a proposal on developing the top structures only.

He stressed that the board wanted to find a solution that was "violence-free".

This consideration was particularly pertinent in Phola Park, where Planact, the first private organisation involved in redevelopment of the area, was virtually driven out when members of the development committee were murdered.

It was after this that Capp entered Phola Park. However, Capp had insufficient resources to carry out the actual work, and its name did not feature on the subsidy application to the housing board last year.

The State subsidy scheme

required that developers had substantial working capital, since subsidies were paid only after completion of work.

In the wake of Capp's receipt of about R360 000 from the Pakistani government, spokesmen gave the impression that it was actually providing services and housing in Phola Park.

The Phola Park project is but the latest of several controversial ventures which have been associated with Deputy Minister Mandela.

Capp has been cited by the Registrar of Companies for failing to file financial statements required of close corporations.

It was alleged in a Sunday newspaper that Winnie Mandela had tried to influence a legal wrangle between local government and a private contractor known to her.

The police commercial crime unit, investigating multimillion-rand fraud and theft charges against businessman Martin Radloff of Professional Builders, says it has documents which could implicate Winnie Mandela.

Her invitation, on official stationery, to music industry representatives to meet two American promoters and deal with her daughter Zunzi's company, Simunye, caused outrage.

Yesterday, however, Deputy President Thabo Mbeki said the Government was not involved in any probe into her activities. "From the Government's side there was nothing to investigate," Mbeki told reporters at a briefing in Cape Town.

He added, however, that the Government had yet to consider media allegations made at the weekend.

Bribes for ~~the~~ houses claim

(127) ~~127~~

A NUMBER of former officials of the House of Delegates allegedly accepted bribes ranging between R5 000 and R10 000 to enable buyers to obtain houses in Lenasia Extension 13

Most potential buyers claimed they failed to obtain houses because of "corruption and mismanagement" sparked off by delays on the housing waiting list manned by local authorities

Sowetan 21/2/95

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Inmates invade hostel school

(127) WM 24/2-23/95

The battle for housing took a new twist when hostel dwellers paid R500 for a home — and destroyed a school in the process, reports **Annie Mapoma**

AN education success story for 300 Mzimhlophe Hostel children is turning into a struggle for survival as hostel inmates this week destroyed classroom facilities and Gauteng education authorities refuse to support the school

The Zamokuhle Primary School was set up by the Inkatha Freedom Party in an empty wing of the hostel in 1992, when the IFP believed it unsafe for hostel dwellers to send their children to township schools.

A volunteer teacher, Nonhlanhla Masondo, said the school had been running smoothly, with classes from pre-school to Standard Five, even though it was not registered or recognised by education authorities

But at 3am on Tuesday, hostel dwellers were awakened by the noise created by about 10 men forcing their way into the school wing and vandalising the classrooms.

Masondo said the intruders told her they had paid R500 each to alleged hostel committee members in return for permission to occupy the place. She said she did not know these committee members

Reports that the men were hostel dwellers who wanted the class-

rooms to be converted into family units could not be confirmed

One of the new occupants, Mussa Shange, had already started to set up house when the *Weekly Mail & Guardian* arrived at the hostel.

He said the place had been allocated to him by a certain Dumisane Ngema. Shange had not yet paid Ngema as they were to finalise matters that afternoon

Masondo, furious at the "committee members" lack of consideration, said the teachers were surprised that the community had decided to close the school without consulting them

"We will fight to keep it going. We have managed before, and still can"

Parents, she said, were not prepared to send their children to the township schools because they feared for their safety "The children won't be educated, and that's sad"

Gauteng Education Minister spokesperson Robinson Ramate said the department knew of the existence of the school and felt it should be closed "There are places available at township schools. There is no reason for them to stay away because there is no more violence"

However, David Mabalane, Diepmeadow acting town clerk, said the school would reopen as soon as its walls and windows were repaired. The Diepmeadow Housing Department has asked the Meadowlands police to patrol the hostels.

Diepmeadow housing director Jooste Mutapho is to meet *indunas* and hostel residents this week to resolve the problems. Ngema could not be reached for comment

Minister laughs off protesters

GAUTENG housing minister Dan Mofokeng laughed off the small crowd that took part in yesterday's march on the provincial legislature and said it showed the South Western Joint Civic Association did not have the support of the people it claimed to represent.

Lenasia Extension 13 squatters and other homeless people from the southwestern areas of Johannesburg marched on the provincial legislature yesterday to hand a memorandum to Mofokeng, who was not present to meet them.

Mofokeng said the association, with its stayaway call in tatters, should rather focus on the 45 people still in jail as a result of its actions in Lenasia.

The memorandum demanded a meeting with Mofokeng to discuss suspending housing allocations in Lenasia until the matter was resolved.

Mofokeng said on Monday the houses would be allocated today and a list of names would be made available.

Association chairman Basil Douglas said squatters had no intention of leaving

GAVIN STAFFORD

extension 13, even though Lenasia residents have threatened to forcibly remove them if government had not done so by today.

INGAPO SALGADO reports that when squatters returned to Lenasia yesterday evening, their shacks were being demolished by police. A police spokesman said the directive had come from Mofokeng. A heavy police presence was on hand to ensure no violence broke out.

However, Douglas said the squatters would not move. It was "immoral" for government to be taking down the shacks.

Inkatha Freedom Party MP Themba Khoza pledged his party's support to the marching squatters. **BD 24/2/95**

The association also demanded that housing waiting lists of all parties be reconciled, charges against evicted squatters be withdrawn, an all-inclusive housing forum be established and that the internal stability unit be withdrawn from Lenasia Extension 13. **(127)**

l squatters will start paying

Flat rate for Krugersdorp townships

127

Sowetan 24/2/95

■ **END BOYCOTT** Not fair that some

people should pay when others don't:

By Joshua Raboroko and Sapa

THE Krugersdorp Transitional Local Council yesterday approved a R69 flat rate for black townships, despite protests from rightwing councillors, who demanded the same treatment to be applied in white towns.

The council decided that the flat rate be paid by Kagiso and Munsieville townships from February 1 until June 30 this year. After that people will pay according to meter readings. The meters are still being installed. Thousands of residents have not been paying rent and service charges for the past four years, which has resulted in frequent water and electricity cut-offs.

Council chairman Mr Ioob Dinat said the ANC had urged residents to end the boycott because "it is not fair that some people should pay when others do not". He assured the council that residents, including squatters, would start paying tariffs because the fight against "social deprivation" had ended

However, councillor Wessel Cronjé opposed the council's decision to introduce a flat rate in the two townships, saying white residents demanded the same tariff to be applied to their towns.

"The time for discrimination is over," he said, calling the move apartheid in reverse. "We also have unemployed, poor and pensioners among the white communities who cannot afford to pay for their services."

It is only fair that they be charged the same for services rendered."

● Meanwhile the newly established Eastern Services Council has elected an eight-member executive committee, it was announced yesterday.

A statement said the inaugural meeting, held at the Germiston council chambers, was attended by 38 representatives from 19 local bodies.

MEC for Local Government and Housing for Gauteng Mr Dan Mofokeng said at the meeting the council was ideally placed to involve communities in reconstruction and development and stressed that people wanted visible delivery of services and a strong, viable regional economy.

New houses 'not acceptable'

(127) Sowetan 27/2/95

By Mokgadi Pela

A STANDOFF is looming between developers and the community of Dawn Park following the erection of new structures in the area

At a stormy meeting on Thursday night, residents told developers that "we will not accept any house that is less than 80 square metres in this area"

The meeting was a sequel to a succession of forums at which the community expressed dissatisfaction about new structures mushrooming

in Dawn Park

Residents said if the new structures did not comply with the "required standard", the value of their property could be adversely affected

One developer was shouted down after saying they had a track record of building good houses, and cited Bloemfontein and Venda as examples "Do you expect us to drive all the way to Venda or Bloemfontein to see proof of your claim?" a resident asked

Other residents asked the developers, numbering about seven, to leave the hall forthwith

"so that we can continue with our business"

The residents also mandated their interim committee to meet with the Boksburg Transitional Local Council to demand a moratorium on the building of "these match-box" houses

At previous meetings residents vowed to do all in their power to stop the development. They said if they did not get a positive reply from the TLC, they would apply for a court interdict. One resident went further last week and said if they did not get their way, they would "bulldoze" the structures themselves

NEWS FEATURE *Four years later some township homeowners still live in shacks*

Alex residents fast losing faith

sowetan 28/2/95

(127) ~~30~~

By Ruth Bhengu

HOPELESS *We have appealed to every govt official we can think of:*

FOUR YEARS AGO, at the height of political violence in the country, hundreds of Alexandra residents fled their homes and sought refuge in temporary shelters.

The battle between ANC and IFP supporters engulfed ordinary people leaving in its wake scores dead and maimed.

Most residents, who had owned property in Alexandra for generations, had to abandon their homes and escape with only the clothes on their backs. Overnight they became refugees in their own neighbourhood.

Municipal offices, school buildings and churches were packed with families who dared not even return to their homes to fetch their belongings for fear of IFP spear-wielding warriors.

As far as most people were concerned, this nightmare would soon be over and life would get back to normal. But they are still holed up in the temporary shelters and hopes of getting back to their homes are dwindling fast.

'We thought we would be able to go back to our homes as soon as the dust had settled, but we had no idea what was in store for us,' said Mrs Hilda Mohlomi.

'We have appealed for help to every government official we can think of. We have spoken to Minister of Police and Security Jesse Duarte, Minister of Housing Dan Mofokeng and Gauteng Premier Tokyo Sexwale among others.'

'We have staged protest marches to all the council offices including Randburg and Sandton. We have even marched in Pretoria, but all we have ever got were promises.'

'We spoke to President Nelson Mandela and Chairman of the Constitutional Assembly Cyril Ramaphosa, when they were touring Alexandra before the elections. They promised to do something. But we suspect they have forgotten about us.'

The 45-year-old Mohlomi owns property in Second Avenue, Number 122. But since the day she was forced to abandon her home in March 1991, it has been occupied by total strangers.

'When we left our homes we were escorted by police,' said Mohlomi. 'In some cases people were not allowed to take their belongings. The attackers demanded our house keys as we hurriedly bundled our things onto trucks. "The police were watching all this," she said.

Occupy one room

Mohlomi and her children and grandchild now occupy one room at what used to be Alexandra Council offices. This room is shared with another family. Mohlomi is lucky that she managed to salvage a few pieces of furniture when she escaped.

Most people have nothing. Others are grateful to find a corner where they can put their mat and blankets.

The building is so overcrowded that even corridors are divided into bedrooms. Some offices have been turned into male quarters while others are female quarters. This means that some couples are forced to live separately because there is no privacy.

The few toilets are shared by hundreds of people and there is not enough water to meet everyone's needs.

There is a permanent stench from the filth that residents battle against



Homeless many still waiting after promises

daily with little success.

'Sometimes we have electricity and other times we do not,' explains Jerry Matona (33), secretary of the Displaced Coordinating Committee.

'The Council has problems supplying us with electricity because we don't pay. But we don't want to live here anyway,' he says.

The committee represents the 250 families that are housed in 12 centres around the township. The DCC has at least 4 000 members.

Matona is having problems convincing those displaced not to give up the fight to repossess their homes.

'People are losing hope. They are beginning to think the Government does not care,' says Matona.

'During one meeting with Dan Mofokeng, MEC for local education and housing, he told us Government had set aside about R11 million for the reconstruction of Alexandra.'

But it seems that money is being used for other projects and no one is explaining what is happening, says Matona. While some properties were occupied by the attackers, most homes had been razed to the ground and replaced with shacks.

'Now some of those shacks are

being replaced with brick structures,' says Matona.

'This makes us suspect that those people have no intention of vacating our homes,' he says.

According to Matona, overcrowding has led to the breakdown of social structures. Respiratory diseases are common and substance abuse is high as people try to numb their emotions.

Teenage pregnancy and juvenile delinquency is very high. At least 60 percent of the displaced people are unemployed.

Quit school

'Most of the youth have quit school and parents are having difficulty trying to maintain discipline. The children just tell them to go and deal with the Zulus who took their homes away.'

Most elderly people are sick and infant mortality is high here. Fights break out all the time because people are irritable.

'We feel let down by the Government and we think it is time to expose it,' says Matona.

The general apathy among the displaced is heartbreaking.



Mamimi Makhubela and daughter Mapule now without a home

Displaced by violence

By Ruth Bhengu

DAVID Khumalo (39) is a lay priest. He is also a member of the local peace structures and an Inkhatha Freedom Party member.

A founder member of the Alexandra Residents Association, Khumalo has a working relationship with all the political and civic organisations in the area. His main aim is to achieve peace in Alexandra, he says.

Like most of his neighbours in what is known as Beirut, Khumalo lives in a house whose owners fled the area four years ago when political rivalry between the ANC and IFP was at its height.

'I moved into this house when the old lady who occupied it left for Zululand,' explains Khumalo.

House abandoned

'The house did not belong to her. She had found it abandoned by its owners. At that time people were leaving their homes because they said they were afraid of dying.'

'There was a rumour that the ANC was going to place a bomb in one of the pipes that supply gas to half of Alexandra, including the hostels.'

'The bomb was supposed to devastate the hostels and the area close to it which was occupied mostly by IFP supporters.'

Many residents from this area packed their things and left, he says.

Khumalo denies that the residents who fled were chased out by IFP members who were occupying their houses even while the police were watching. Those who left claim that IFP members sometimes demanded keys while the terrified residents were loading their belongings on trucks.

'I tried to persuade people not to leave because I knew what difficulties they would be faced with,' says Khumalo.

Khumalo himself fled from another section of Alexandra after kind neighbours had whispered to him that he was to be killed that same day. Khumalo, who was born in Kempton Park and grew up in Alexandra, was staying at Number 113 in 15th Avenue with his wife and two of his 18 children.

'The yard I was staying in was occupied mostly by Xhosa speaking people. This was the time when tensions between the Zulu and Xhosa speaking people was starting.'

'I had not involved myself in politics because I was busy with my church affairs. So people started to say I was not involved in community issues.'

'Then one day someone told me that the

comrades had decided to kill me because I had not attended a meeting of the residents.'

'They said I should not take anything to show I was running away. So I took a bottle of cold drink and pretended I was going to the shop.'

I went up to the Pan Am and telephoned my wife to not come home that evening. I sent messages to my children in their school and asked them to meet me at Pan Am.

'We went to squat at the hostel where there were hundreds of families living like cattle,' he says.

Khumalo says he cannot go back to his house because it has been occupied by other people who have renovated it.

'There is no way we can go back to our homes because it would start a war. What we are focusing on now is to get government to build houses for every one,' he says.

Martha Mhlanga (41) who lives on third Avenue came to Alexandra in 1990 after she stopped working as a domestic worker. Mhlanga stayed put when her neighbours were fleeing in panic.

I decided I would wait until someone actually came and asked me to leave,' she explains simply. But nobody chased me out of my house so I stayed.

For those who stayed behind things were difficult because those who left accused them of all kinds of things. But I had not stayed here anyway because I was working.

So I was not affected by the many of the things that were happening here, she says.

Fled her home

Mary Mthombeni fled her home in 13th Avenue because her husband is Zulu speaking.

One night we were sleeping when some of the people in the yard said we should leave because there was a group of people coming to kill the Zulus.

We came to 2nd Avenue and moved into an empty house. We did not know who it belonged to. It is not comfortable to live in someone else's house because you do not know when they will come back. You can't even make it look nice because you might have to leave.

I wish I had a house of my own. Mthombeni's wish is shared by thousands of people in Alexandra and the whole country for that matter.

JSE		Share prices on the Johannesburg Stock Exchange				
The Johannesburg Stock Exchange		These were prices at the close of the market NB: The JSE does not operate on public holidays Prices courtesy of Frankel, Pollak, Vinderine Inc				
Name	Buyer	Seller	Last	H	L	
1. Nail	R1,10	R1,20	R1,10	R2,00	R1,30	
2. Killmanjaro	R2,80	R3,00	R2,90	R3,50	R3,00	
3. African Life	R5,75	R6,10	R6,10	R7,35	R4,60	
4. Metropolitan	R34,50	—	R35,00	R37,00	25,75	
5. Corp Africa	95c	R1,00	95c	R1,70	R1,00	
Glossary						
Buyer Price at which the share was bought Seller Price at which the share was sold						
Last Last traded price on the share H Highest level share reached this year L Lowest level the share reached this year						

Ingamla' has future of Soweto in his

Cruising through Soweto in his flashy car and clutching a cellular phone, Denis Rogers is an obvious target.

Unknown to the community, Rogers cannot speak any African language. But he speaks English of the township-slang variety and the councillors who appointed Rogers as the Western Metropolitan substructure acting chief executive officer rave about him.

The metropolitan substructure (MSS) he oversees includes Soweto, Diepkloof and Meadowlands. Rogers is there to assist in making the township's dream a reality.

Western MSS mayor Dan Kekane said he was confident that they had made the right choice. "He is competent. Initially we were looking for a black acting CEO but we could not immediately find anyone fit for the job. We believe Denis understands the needs

Denis Rogers may not fit the picture of a Sowetan CEO, but he has the backing of his MSS, writes Bongwiwe Mlangeni

of the people."

Rogers undoubtedly feels part of the community, although he is labelled an *ingamla* — meaning a rich, white man.

In the past month, he has identified what should be done to make this substructure economically viable.

"We have to bring industry back into this MSS. We have to put forward a

marketing plan and make the substructure attractive to local and international investors."

He sees his plan as a stepping stone for the substructure which serves more than 3 million people, but Rogers emphasises security as the key to economic development.

But he stresses that if all the necessary resources are secured, Greater Soweto will be peaceful enough for businesses to start investing in it.

Resources are also urgently needed to uplift all services in the area. The finance needed for upliftment will run into billions, according to Rogers. Yet, Soweto, excluding the areas which were formerly under Johannesburg, only received about R450 million a

year and had about 2 000 workers.

"When you compare this to Johannesburg which has 20 000 workers servicing a population of about one million, you see a massive disparity."

"Some of the extreme factors facing us from the financial perspective are that the council is only recovering rent payment of approximately 23 percent — which means we are getting in R2 million a month and have to spend about R70 million a month."

"In terms of the old budget, repairs and maintenance were about R150 000 a month but we actually need to spend about R5 million minimum for that."

Rogers says that if the area

is to function properly, it needs a budget of about R2 billion annually and not less than 14 000 workers. The current budget is only about R800 million a year and there are 3 700 workers for the entire substructure.

Finance will be a major problem for the area as the Greater Johannesburg Transitional Metropolitan Council's (TMC) budget is approximately R6,3 billion for all seven MSSs, he says.

He points out that the Western MSS constitutes about one-third of the population of Gauteng. "It undoubtedly has the largest voting population and it is one of the poorest."

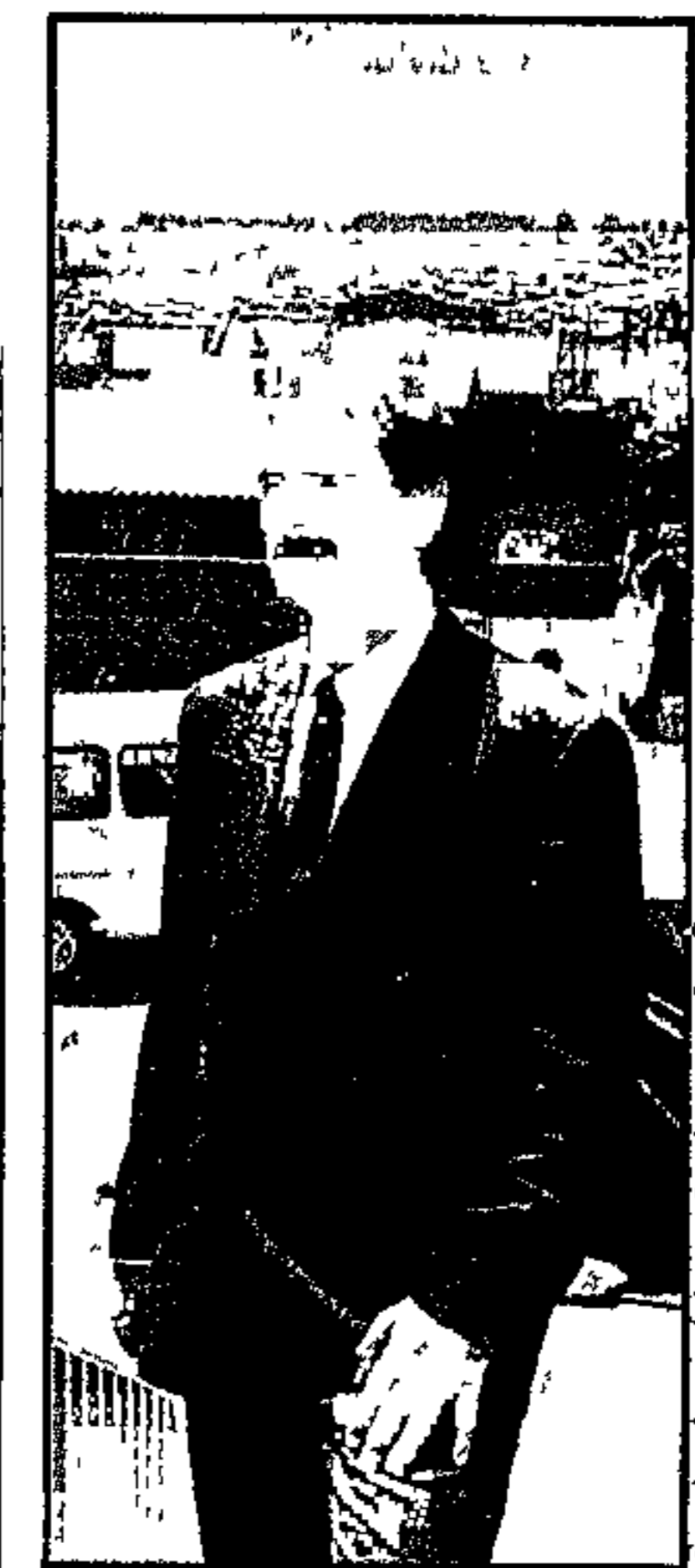
But the MSS will not be able to survive on TMC funding only, he says, adding that that

the Reconstruction and Development Programme (RDP) funding could alleviate some of the existing problems.

"The leadership has to concentrate on delivering service to this area. In this country, at the moment, we are only applying lip service to the RDP. There are very few RDP facilities in this area."

Rogers admits that heavy work lies ahead and he is only beginning a process which will take decades to bear fruits. About 17 000 tons of

refuse is removed from Soweto monthly but the actual generation of refuse is in excess of 25 000 tons, part of which means every single month we leave 8 000 tons of refuse behind and this is



Busy 'security essential to success,' says Rogers.

extremely unhygienic", he says.

To reverse the existing state of Soweto does not only mean bringing industry into the area and creating jobs, it also means upgrading existing facilities available to residents.

There are only 10 clinics in Soweto, says Rogers, and they are all understaffed. It has only six council creches and they have inadequate staff and resources.

"The recreational buildings are severely lacking. They are just shells of buildings. The paint is peeling, the floors and walls are cracking."

Rogers says resources should soon be available to bring in computer-based training centres, libraries, proper schools, recreational fields and halls.

Star 11/3/95

hands

(12-7)

NEWS Council to take tough action against defaulters

'No paying no services'

(127)
summary
2/2/95

FINAL WORD Ratanda residents have until March 15 to pay tariffs :

By Joshua Raboroko

THE HEIDELBERG TRANSITIONAL Local Council has given Ratanda residents until March 15 to pay their tariffs or have their services terminated

The council decided at its meeting this week that residents should resume payment of their services

Town clerk Mr Gustav Heymann warned yesterday that water and electricity would be cut off if the accounts were not paid by March 15

The residents have been refusing to pay rent and service charges, pushing arrears to hundreds of thousands of rands — a position the council could not cope with at the moment

Heymann said the culture of non-payment of services died with apartheid. Now, he said, a new structure representing all transitional local councils had been formed and for it to function, payment of tariffs must be resumed. He said the decision to urge residents to pay was in line with President Nelson Mandela's campaign, with which he called on Masakhane defaulters to start paying for services

Housing projects on shaky ground

~~25A~~ (127) STS/3/95
By RAMOTENA MABOTE

NOT a single home has yet been built at the Ironsyde development near Vereeniging — the building project at the centre of police investigations into Winnie Mandela.

But it was established on Friday that Mrs Mandela's alleged business partner, Vic Daniels, was granted a tender for the development of the land early last year.

Theresa Engelbrecht, an official of the Meyerton town council, confirmed that Mr Daniels had tendered for the development of the land on behalf of Professional Builders.

She also confirmed that up to 600 houses were to be built on the land.

However, Mrs Engelbrecht said there had been objections to the granting of the tender to Professional Builders and the matter

was now being reviewed.

She said that last week Mr Daniels had told her that he was no longer in a financial position to develop the property.

Meanwhile, NICOLA KOZ writes that Mrs Mandela has been given a last chance to deliver her long-promised housing plan for shack dwellers in Phola Park on the East Rand.

The Gauteng housing board has given her until Friday to present a workable housing proposal for the project — or it could come to a standstill.

The R55-million housing project, which began in May 1991, has fallen apart several times.

Now Mrs Mandela is launching her third attempt to find new backers for the project.

So far, 500 sites have been provided with services.

Ravaged homes to be rebuilt 'soon'

By THEMBA KHUMALO

GAUTENG MEC for housing Jabu Moleketi has promised to speed up the rebuilding of hundreds of damaged houses in Kaitshong, Thokoza and Vosloorus on the East Rand.

"The displaced families can rest assured that they will be in their houses by the middle of this year," Moleketi told City Press this week.

The houses were destroyed between 1992 and 1994 during fierce political violence between ANC and Inkatha supporters.

Thousands of families fled to seek refuge in community halls and churches.

After the general election last

April the warring factions signed a peace agreement but few residents returned to their houses.

Moleketi - recently appointed to head the Reconstruction and Development Programme in Gauteng - pledged to speed up the rebuilding of houses and to revamp the infrastructure which had collapsed during the heavy fighting.

"The main problem for the delay thus far was because of poor management of the project to reconstruct the damaged houses and infrastructure," he said.

"The money was there but it was important that the politicians gave legitimacy to the pro-

ject. Financial administration needs a team of experts in financial management.

"I've just come from a meeting with managers in the private sector who have joined hands with the provincial government to help it appoint these finance experts.

"I'm proud to say we are on the verge of appointing the new team. It's important that they swing into action immediately for the sake of accountability."

■ Moleketi's pledge came after residents in the three townships had expressed dismay at the lack of progress in the area.

The Katorus Task Group -

comprising representatives from across the political spectrum, including the police and army - was largely blamed for the slow pace.

Only a few damaged houses and streets are said to have been repaired since the group was formed during the days of the Transitional Executive Council just before the election.

Hostel inmates who occupied the houses of fleeing residents still live in them, despite promises by the authorities to evict them.

Disgruntled residents have formed their own RDP Forum in Katorus to replace the KTG.

(127) CP5/3/95

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Capp submits Phola Park housing plan

ROBYN CHALMERS

THE Co-ordinated Anti-Poverty Programme (Capp) submitted a R129,6m housing scheme for the East Rand's Phola Park to the Gauteng provincial housing board on Friday. (127)

This follows a tussle between a non-profit organisation, the New Housing Company (Newhco), and Capp over which company has the right to provide 4 320 low-cost homes in the squatter camp.

Capp, which is believed to have links with Deputy Arts, Culture, Science and Technology Minister Winnie Mandela, wrote to the Gauteng Housing Board earlier this year asking if it could become the official developer of the housing scheme. BD 6/3/95

The board responded by setting Friday as the final deadline for the proposed scheme to be submitted.

Architect Peter Malefane, who is advising Capp on the project, said he personally delivered the proposal to the housing board, and was hoping for a speedy response.

"We are planning to provide more than 4 000 houses at a cost of R30 000 a unit and are ready to begin construction as soon as the scheme is approved by the housing board," he said.

Significant infrastructural work in the area has already been undertaken by Newhco, which has indicated it is unwilling to hand over the project.

It was approved as developer of the scheme last year, and has completed servicing on more than 200 stands.

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Flat rates in Tembisa to stay for now

WILSON ZWANE

Roelf Meyer said central government was not prescribing to local authorities how they should encourage people living in their areas to pay for services.

Operation Masakhane, launched by President Nelson Mandela last week, was a national initiative aimed, among other things, at ending rent, service and bond boycotts, he said.

But the ANC has said the flat rate system should be done away with as it favours the rich.

Malebo said as part of the council's plans to improve services in the township, "Operation Clean-up Campaign" would start today R1,4m would be pumped into the campaign

Jail for non-payment challenged in court

SUSAN RUSSELL

THE validity of provisions in the Magistrate's Court Act which allow people to be jailed for non-payment of debt even in cases where the amount falls below R100, will be challenged in the Constitutional Court today.

Lawyers acting for two debtors, committed for not complying with judgments for debt, will argue that the Act violates a series of constitutional rights.

Sections 65a-m allow a debtor to be jailed for contempt of court if he or she does not comply with a judgment for payment granted against them.

According to written submissions forwarded to the Constitutional Court, it will be argued on behalf of Farieda Coetzee and N Matiso and others, that the provisions for committal for contempt of court are "an anomaly in our law and a thin disguise for civil imprisonment".

The lawyers argue that section 65 is a violation of sections 10 and 11 of the constitution, which states that every person has the right to the protection of his or her dignity and freedom, including not to be detained without trial.

It is also argued that that section violates section 25 of the constitution which gives every person the right to a fair trial within a reasonable period after being charged, to be sufficiently informed of the charges against them, to adduce and challenge evidence, to remain silent and to be presumed innocent.

The papers for Coetzee and Matiso argue that the provisions for contempt of court under section 65 are clearly a legislative fiction because control of the debtor's detention is controlled by the judgment creditor.

If the debtor's incarceration was actually for contempt of court, it is argued, only the court would have control over the period and conditions of imprisonment.

Coetzee and Matiso's lawyers also contend that civil imprisonment "is a medieval concept out of line with our constitution, which enshrines freedom and equality".

Included in the written submissions already before the court are statistics obtained by the SA Law Commission in 1986 for its report on committals for debt.

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Vlakplaas informer gives evidence

Pay up for services, is Sanco line

Sowetan 6/3/95 (123) (127)
■ **PRIORITISE NEEDS** Community

should take part to help RDP succeed:

By Mokgadi Pela

THE SOUTH AFRICAN NATIONAL CIVICS Organisation has urged Duduza residents to abandon the culture of non-payment of services in line with the wishes of the new Government

"Failing to pay for services can only serve to frustrate the Reconstruction and Development Programme," a speaker told a packed hall in the East Rand township yesterday

Another speaker, Mr Mandla Zwane of the Sanco East Rand sub-region, said all boycotts should be stopped so that there could be development

"We also need RDP area committees that will prioritise the needs of the community. We therefore urge members of the community to take part in these action area committees to ensure that their needs are taken care of," Zwane said

He added that the RDP relied on the budget of the country "Its success depends on how we as a civil society prioritise our

needs," he said

Turning to the October municipal elections, he said "We urge people to register for elections in their thousands. This will enable us to bring government closer to the people"

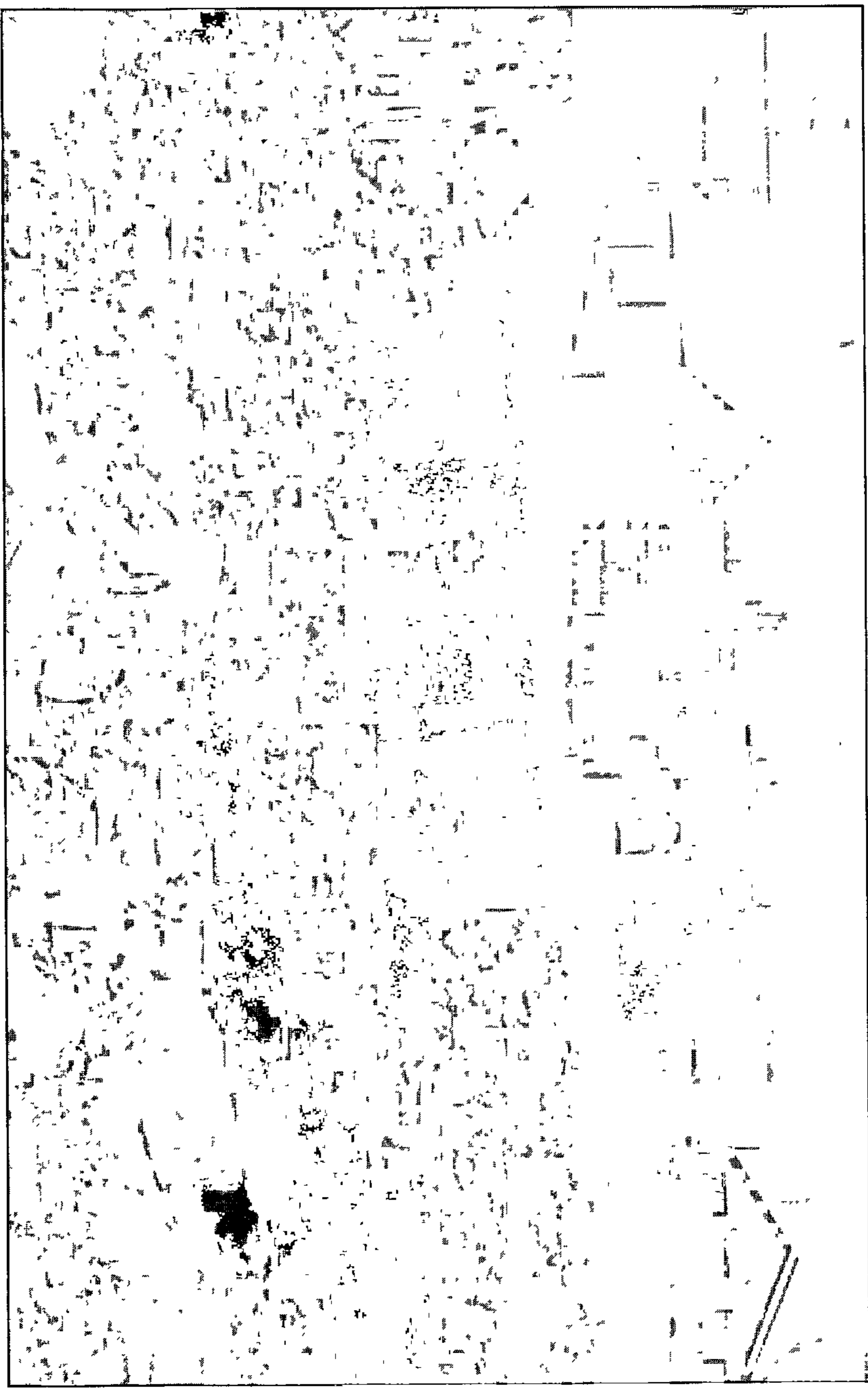
He said Sanco had changed from being a resistance movement to one that "sees to it that government delivers on its promises"

On the question of the electrification of the township, Sanco leaders announced that Phumla Mqhashi Section would be having its own power supply by the end of the week. The leaders however, bemoaned the confusion and "lies" being spread in the township about the electrification process

"Rumours are being spread that Sotho Section will not be electrified. This is not true and we call on all those spreading such lies to stop forthwith before we take action against them," they said

Sanco appealed to people seeking clarity about the electrification process to either approach action area committees or visit their local office

NEWS FEATURE *Small community tackles unemployment and health problems head-on*



It's not uncommon to find children playing in the middle of waste dumps. This leads to diarrhoea, TB, cholera and many other preventable ailments.

Keep South Africa Beautiful

By Mokgadi Pela

■ GREAT IMPROVEMENT Disease

has dropped since project was started:

WITH THE rampant unemployment ravaging South Africa, people are looking for more innovative ways of solving the problem

Indeed, Minister Without Portfolio, Mr Jay Naidoo, put it appropriately by saying that enemy number one of reconstruction was unemployment

South Africa's unemployment statistics currently stand at 50 percent This is of social and economic consequence to the country as family life is being torn apart Fathers lose their authority in the house and children have to fend for themselves

As a way of alleviating the unemployment crisis, the small community of Swetla squatter camp, outside Alexandra, has been involved in the one-man-contract system aimed at reducing litter

The benefits are dual, namely, creating jobs, although on a small scale and producing a healthy

environment

Dubbed "Keep South Africa Beautiful", the project partitions its municipal areas into zones, with each zone being apportioned approximately for 100 to 120 dwellings

Domestic refuse liners

Within each zone an unemployed local resident is given the opportunity to enter into a contract with the local authority to collect all the domestic refuse liners at a collection point in the area from where the waste contractor's vehicle collects the load

“This place used to be a hell of dirt like most squatter areas, particularly on rainy days. Our children would get sick”

To pursue its aim, the Swetla project employs local labour This was agreed after extensive consultations with the community and its leaders in line with the requirements of the RDP

Speaking about the project, Ms Marra Sefore, a

mother of three, says "This place used to be a hell of dirt like most squatter areas, particularly on rainy days Our children would get sick Diseases common to this sort of place are cholera, diarrhoea and TB

"However, since we were involved in this project, we have noticed a great improvement," she added

Other residents of Swetla applauded the project because "most of us were without any form of income until this project was introduced We are now able to buy ourselves some groceries and afford the necessities of life," one remarked

Education

Residents also told of bad old days when people would dump refuse anywhere without shame With education, the situation is slowly changing

The project also provides training to participants who in turn move from house to house educating people on the importance of taking care of their own environment Participants also speak about "the need to instill a sense of responsibility among residents"

Organisers of Keep South Africa

(127) *Sowetan 7/3/95*

“Once we have cleaned the area and provided such facilities, the community will ensure that it remains so”

Beautiful say the aim is to have litter receptacles all over the area "Once we have cleaned the area and provided such facilities, the community will ensure that it remains so They will also pass this on to their children"

Another resident, Mr Reuben Mawela, said "We would like to educate people in such polite ways as to avoid conflict The project also serves to strengthen the bond among the residents"

Regarding the future direction, organisers say they hope to have a recycling scheme which will teach people how they can re-use waste material

"This will be the most challenging thing not only for Swetla residents, but for the country as well," the organisers say

'The Green Team'

● Meanwhile, in nearby Soweto, a project called "The Green Team" has been underway for months now It is spearheaded by the African National Congress' Youth League and other youth structures

Managing director, Mr Thabiso Taaka, says while addressing unemployment,

ment, it also looks at environmental cleanliness

"The Green Team" distributes bags to householders in Soweto for the collection of recyclable waste such as plastic, bottles and steel or aluminium cans They also hand out cardboard boxes for the collection of newspapers, magazines and cardboard

The waste is collected by young team members in green tracksuits and riding large tricycles equipped with waste carters

Two-fold benefits

This trend is bound to spread to other areas judging by the success of the Soweto project as well as the desire of the Swetla squatter camp residents to graduate to that level Observers believe that with the proliferation of such schemes, the two-fold benefits can only become even more obvious

Although on a minute scale, the unemployment issue will be addressed simultaneously with the disastrous health consequences that go with dirt and rubbish dumps

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De Kock witnesses 'gave conflicting evidence'

BD 815195

PRETORIA — Two witnesses called by the State to testify about an alleged ambush in which four robbers were gunned down in cold blood by Col Eugene de Kock and his underlings, had given conflicting evidence about the event, the Transvaal Supreme Court heard yesterday.

De Kock's advocate, Filip Hattlingh, pointed out the discrepancies in cross-examination of State witness Ben van Zyl.

The former policeman is charged with 121 charges of murder, conspiracy, fraud, theft, assault and illegal possession of weapons and ammunition.

Van Zyl is a former murder and robbery unit detective turned private investigator and police informer. He has admitted to the court that he had participated in setting up the ambush.

Former murder and robbery unit Capt Chris Geldenhuys was the first witness called by the State. He admitted to participating in the ambush which took place outside Nelspruit in March 1992.

Comparing the testimony of Geldenhuys and Van Zyl, Hattlingh pointed out conflicting statements about whether De Kock had been noticed on the scene, the positions of Vlaspolder C10 unit members when the

STEPHANE BOSHMA

shooting took place, the time when the minibus in which the robbers had been travelling caught fire, the time when the ambush site had been identified and exactly who had been on the scene.

Van Zyl said he had been terribly shocked by the "number of shots" fired at the robbers, although he had expected them to be eliminated. "I never expected it to be so terrible." He said one could be a murder and robbery detective for 10 years and still be shocked by murder.

Van Zyl was also cross-examined about the payments he had received from the police for information. Throughout his testimony he denied having been involved in police action for financial gain.

To explain why his financial records for 1992 were not available, Van Zyl claimed that last year someone had twice broken into his home and that documentation could have been stolen.

He could not remember exactly how much and on how many occasions he had received informers' fees from the C10 unit, but said he believed he had received R7 500 for his part in the Nelspruit ambush.

PEANUTS

By Charles Schulz



Hostel residents warn of boycott

WILSON ZWANE (127)

HOSTEL residents would boycott the October local government elections unless government made funds available for hostel projects, the Transvaal Hostel Residents' Association said yesterday.

The association said no funds had been released for the renovation of hostels since the establishment of Gauteng's housing board towards the end of last year.

But a source close to the board said the organisation did not have money for hostel projects as no funds had been allocated to it yet for that purpose.

The R426m which had been approved by the previous government for upgrading hostels, had all been committed to various hostel projects by the now-defunct national hostel co-ordinating committee.

The functions of the committee had been transferred to the board, which expected to be allocated necessary funds in the 1995/96 Budget.

Hostel Residents' Association spokesman Joseph Kuhnke said the organisation would prevent voter registration from being conducted among hostel residents.

The Gauteng housing board source said there would be a meeting in Pretoria on Friday to discuss, among other things, national policy on hostels. The meeting would be attended by provincial housing ministers, chairmen of housing boards and representatives from hostels.

This coincided with an open letter from the National Hostel Residents' Association to Housing Minister San-kie Mhembu-Nkomo in which it requested an urgent meeting to discuss the upgrading of hostels.

Fewer illegals repatriated

TIM COHEN

CAPE TOWN — The number of illegal aliens repatriated fell to almost 91 000 last year, but was more than double the number repatriated in 1988, Home Affairs Department figures show.

In reply to a question in Parliament, the department said 90 692 people were repatriated in 1994 compared to 96 600 in 1993.

But this was the first time since 1988, when 44 225 were repatriated, that the number of repatriated aliens had fallen.

Most of the repatriations were to Mozambique. The figure increased steadily and peaked at 80 926 in 1993. It then fell to 71 279 last year.

The next highest number of repatriated aliens came from Zimbabwe. The figure peaked last year at 12 931. A large number of aliens from Lesotho (4 079) was also recorded in 1994, the figures showed.

Only 13 people were repatriated to Britain and three from the US between 1988 and 1994.

Immigration and visa issues were on the agenda in talks between President Nelson Mandela and visiting Malawian President Bakili Muluzi.

It was understood that the Malawian delegation asked for the re-establishment of a SA recruiting office for migrant workers in Malawi. However, the issue was shelved by Mandela.

The SA delegation said that labour mobility was an issue that had to be resolved by the region as a whole and its discussion would have to be allied to other discussions about regional industrial policy.

Sapa reports Mandela said afterwards the talks had been "very fruitful".

Discussions on labour matters would continue between relevant government ministries.

The visa issue was important considering the number of visits between the two countries, Mandela said.

Muluzi said trade agreements between Malawi and SA would be reviewed to improve trade conditions for both countries.

It was important for African countries to begin discussing matters other than politics, such as development and co-operation, he said.

Mokaba, and Zinzi promise to pay

Business Day Reporter

AN UPMARKET Johannesburg furniture store, which planned to sue MP Peter Mokaba and Zinzi Mandela-Hlongwane for failing to pay for goods they bought, has withheld proceedings for two weeks.

Summons for R38 788,16 were served on Mokaba on February 23 by Norman Miller, the attorneys for Bakos Brothers Interiors of Market Street. On March 2 the Johannesburg court ordered Mandela-Hlongwane to pay Bakos R31 062,29. Mokaba has since contacted the furniture store

and made arrangements to pay. Director Bernard Bakos said he had withheld the lawsuit for two weeks because his customers had negotiated deals.

He said Mandela-Hlongwane had told him she had not been able to pay because she had been travelling. Mokaba had said he had not received letters and statements relating to the account, but he had since promised to pay.

Court hears of AWB

people put the court in a state of...
...the court in a state of...
...the court in a state of...



Cleaning up . . . police help sweep up rubbish scattered by Johannesburg Tenants Association (Jota) members during the eviction of six families in Bok Street, Joubert Park, yesterday.

PICTURE DUF DU TOIT

Jota wins interdict

BY BONGIWE MLANGENI
CITY REPORTER (127)

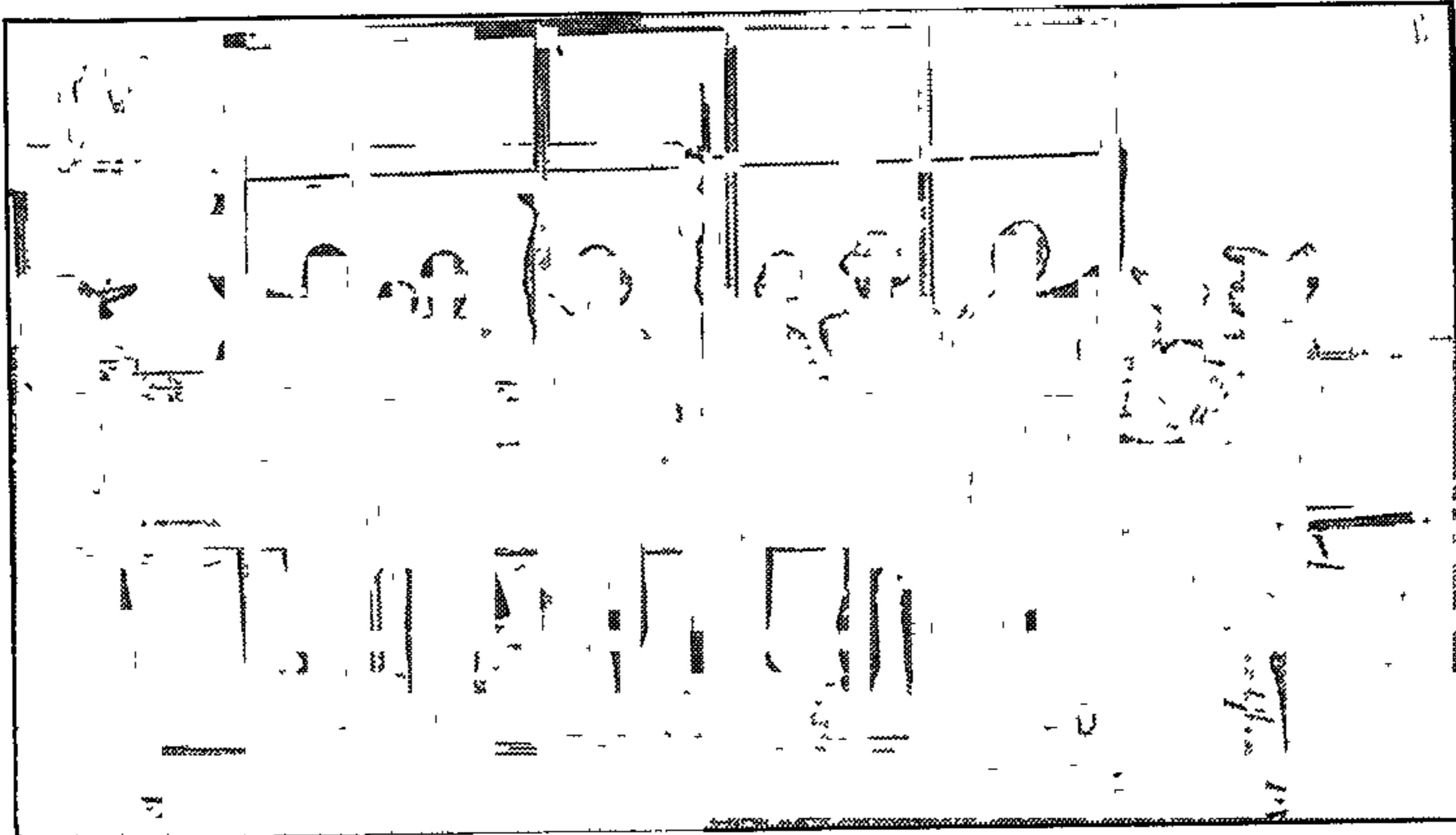
The Johannesburg Tenants Association (Jota) has been granted an urgent interdict by the Rand Supreme Court against the owners of La Grand Court, Bok Street, from which six families were evicted yesterday.

The families were evicted from the building because they had not paid rent since late last year, said Warren Goldblatt, a spokesman for the building's owners, Rapgo Properties.

Jota spokesman Moses Mashoeshe said the owners had not served notice on the evicted tenants because the address on the court papers was incorrect.

He said the tenants were living at 36 Bok Street but notice was served on No 26.

Goldblatt said that notice was served in good time. "The notices went to number 36. It is true that in the papers we had mixed up 26 and 36 but this was rectified in time." *Star 3/95*



Made to last ... unemployed Soweto residents are being trained to build timber houses instead of corrugated iron shacks. PICTURE NATASHA PINCUS

Plan to rid Soweto of shacks

■ BY BONGIWE MLANGENI
CITY REPORTER

The problem of corrugated iron shacks in Soweto, which have sprung up all over the township, could come to an end as residents are being trained to build affordable timber houses

About 36 people are trained during weekdays at the Freedom Square in Kliptown — where the Freedom Charter was adopted — to build two-roomed houses using sand and timber.

Project co-ordinator Dick Chiwala said the houses would cost less than R8 000 once they were completed

The project is run by the Department of Manpower and financed by First National Bank.

Chiwala said more people would be trained to build the timber houses and he was convinced the public would respond positively.

"In certain countries overseas the timber structures are common. We expect people to accept this form of housing even though

they think brick houses are the only route"

Trainer Vusi Mbatha said only three houses would be built at the square as showhouses.

"We use pine wood which is rain and termite-resistant. It does not burn or break easily. These houses will certainly be safer than the corrugated iron shacks. We use sand to make the foundation strong," he said

The training takes about 40 days. Interested people can visit the square during weekdays

SWAN 17/3/95

(127)

Soweto rally to encourage paying rent

(127)

■ BY BONGIWE MLANGENI
CITY REPORTER

17/3/95
The Soweto Civic Association (SCA) will use its 10th anniversary celebration next week as a platform to encourage residents to give up the culture of rent boycotts and start paying for services.

SCA spokesman Dassie Molemela said this week the civic association was moving away from the culture of resistance to that of development.

The celebration takes place at Orlando Stadium and the event has been timed to coincide with Human Rights Day on March 21.

"We are confident that people will begin to pay for services so that the new structures and organs of civil society can implement the Reconstruction and Development Programme," he said.

Molemela said residents would be encouraged to vote and would also be taught about the role of local government.

"Many people still do not understand why they should be voting and the celebration is just the beginning of an ongoing campaign. We also plan to come up with more strategies to make residents realise the need to register," he said.

Greater Johannesburg mayor Isaac Mogase and Gauteng Premier Tokyo Sexwale are expected to attend the anniversary celebration.

The SCA was established in 1984. It fought the establishment of black local authorities and was in a continuous wrangle with the former Transvaal provincial administration. It also successfully negotiated with the Government to write off R518 million arrears owed by residents.

SACP voices fears for non-governmental bodies

BD 20/3/95

WILSON ZWANE

THE SA Communist Party wants government to ensure that non-governmental organisations do not collapse as a result of a lack of funds, by integrating their projects into its own under the auspices of the reconstruction and development programme.

SACP Gauteng secretary Jabu Moleketi, who is also provincial finance minister, said at the SACP's Gauteng congress at the weekend that non-governmental bodies were crucial to the implementation of the RDP due to their expertise. However, these organisations were in danger of folding as donor funds were drying up.

It was for this reason that the party wanted projects initiated by such bodies to be "part and parcel" of the integrated planning envisaged in the RDP.

According to a SACP draft strategy and tactics document, the RDP has the capacity to lay the foundation for a decisive breakthrough towards socialism in our country.

"The RDP explicitly undertakes to measure its own success or failure in terms of its capacity to meet the basic needs of our people. Macroeconomic concerns, like the growth rate, the inflation rate or our inter-

national competitiveness are all subordinated to this critical objective," says the document

Meanwhile, Sapa reports that Moleketi told the congress the NP could not, despite its own efforts, represent anything other than the "preservation of white minority privilege".

The NP was having difficulty in dealing with its new role of junior partner in the government of national unity, and had even attempted to reflect government as a partnership of equals.

But the ANC, by introducing new policies and programmes, had led the NP to the "shock realisation" that it was "an ingredient, but not the essential ingredient" in the new SA government.

Many within the NP were now questioning whether the party would not be better off in opposition rather than in a partnership, he said.

Also addressing the congress, Gauteng premier Tokyo Sexwale warned that if the ANC-led government failed to deliver on its election promises, conditions would be created for the rise of neo-fascist forces in the country.

Ordinary people were not de-

manding everything as many thought, but wanted "at the very least to see a demonstration that we are attending to their problems"

It was, therefore, important for leaders in the democratic alliance to go out and meet people on the ground, rather than to just talk about their problems, Sexwale told delegates to the congress.

In his address, SACP central committee member Jeremy Cronin said capitalism had "no sustainable answers for the world".

Socialism had collapsed in eastern Europe, to be replaced by capitalism which had delivered unemployment, poverty and misery.

Cronin said the SACP was not a "small ultra-left organisation that believes in some sort of utopia".

"It is a party that feels uneasy about the disparities of wealth and poverty," he said.

"We are not satisfied with the idea that some people can be extraordinarily rich while others are extraordinarily poor."

The SACP had "grown massively" since 1991 and was now more unified than ever before, he said.

Call for township payments

THE Soweto Civic Association would mark its 10th anniversary tomorrow with a call to residents to pay for services and encouragement for foreign and local investment in Soweto, it said at the weekend.

The body, which spearheaded the rent and services boycott in the mid-1980s, had taken "From Resistance to Development" as its theme for the rally at Orlando Stadium, co-ordinator Dassie Molemela said.

In its campaign to help turn Soweto into a modern city, it would assure investors that anti-crime and anti-violence programmes were already in place to make the township a safe place for investment.

As the 43 branches of the group saw delivery on the reconstruction and development programme as their responsibility, residents would be told about forums set up to facilitate delivery of the programme.

(127) THEO RAWANA

"We will be working with the local and metropolitan councils to ensure delivery on the reconstruction and development programme. It is in that vein that the civics will be fully involved in facilitating voter registration," Molemela said.

Speakers would focus on payment for services, voter registration and local government. Residents would be addressed on such issues as community policing, and local and community development forums.

Speakers will include Minister without Portfolio Jay Naidoo, Provincial Affairs Deputy Minister Valli Moosa, Gauteng safety and security minister Jessie Duarte and Greater Johannesburg mayor Isaac Mogase, who is also president of the body.

President Nelson Mandela had also been invited, but had been received from his office on 20/3/95

Cape Town redesigned

BD 20/3/95 EDWARD WEST

CAPE TOWN — A long-term spatial development framework had been drawn up for the Cape Town metropolitan region, aimed at curbing future urban sprawl and decay and protecting the region's environmental assets, Cape Town Metropolitan Council regional planning director Francois Theunissen said at the weekend.

Theunissen said the plan, in the making since 1991, would be circulated for public comment before a final draft was prepared and submitted to new local authorities as a framework for planning and action and to provincial authorities for statutory endorsement.

MLH Architects and Planners spokesman Ken Sturgeon said Cape Town's metropolitan area represented one of the "finest apartheid cities ever to be devised," due to the separation between communities.

PAC threatens to pull out of local elections

THE East Rand branch of the PAC says the organisation will pull out of the local government elections if President Nelson Mandela refuses to meet its demands.

PAC member Jabalane Khumalo told Sapa on Friday the party wanted Mandela to proclaim its military wing Apla as part of the SANDF.

He said the PAC also demanded the unconditional release of all political

prisoners and "an end to the police harassment and arrest of Apla and Umkhonto we Sizwe members for activities they carried out during the armed struggle".

Khumalo said a "final demand" would be issued to the President at a Sharpeville Day rally to be held tomorrow at Kettle-hong's DE Williams Hall.

"We will rededicate ourselves to fight on for land issues," Khumalo said. — Sapa.

New hope for inner-city homeless

STAN 21/3/95

■ BY BONGIWE MLANGENI
CITY REPORTER

Johannesburg's inner-city homeless could soon have shelter as a newly formed trust investigates ways of providing transitional housing and employment for people living on the streets.

Central Johannesburg Partnership housing project co-ordinator Tudor Maxwell said the Johannesburg Trust for the Homeless was focusing on raising funds to provide shelter for the homeless.

"We are looking at affordable housing which would fall between the shelter homes and commercial housing. Most of the homeless people earn less than R800 a month and we want to find something they can afford," said Maxwell.

The trust was considering turning existing unused offices in the inner city into homes.

Maxwell added that funds were available to initiate the project but there was not enough money to provide homes for about 5 000 homeless people estimated to be in the city.

The trustees are from the homeless community, business, the city administration and community organisations. Maxwell said the trust would be formally launched at Johannesburg's Park Station in May.

(127) ~~127~~

Gauteng housing plan debated

STAN 21/3/95

(127)

■ POLITICAL STAFF

Denying that the Gauteng Housing Board was "sitting on monies", MEC for Housing Dan Mofokeng said yesterday that R898-million had been allocated in 1994/5 to subsidise the construction of 77 000 units in the province over three years.

The figures were provided during discussion of Premier Tokyo Sexwale's opening speech to the legislature. They inevitably drew remarks that the

achievement had fallen far short of the annual target of 150 000 homes, which Sexwale set during his first few days in office.

The PAC's 'Khoisan X' (or Benny Alexander) said that what troubled him was not merely that only 25 000 low-cost homes were to be produced each year, but the fact the ANC had originally conceived of the construction of homes as a key to revitalising the economy.

What alternative economic strategy had the Gauteng gov-

ernment devised, he asked.

Mofokeng said Gauteng had not turned its back on people's demands, but "Rome wasn't built in a day".

He also announced that 10 000 serviced stands would be allocated shortly to emergent builders to use for housing construction and that 140 000 State-owned rental homes would be transferred to their occupants as soon as special housing bureaux were up and running.

Laying bricks of RDP

(127)
CP 26/3/95

MORE than 500 Gauteng building contractors have formed an association aimed at having a big stake in the province's RDP housing programme

The new association was formed at a meeting at the World Trade Centre last weekend and was welcomed by the MEC in charge of local government and housing, Dan Mofokeng

He told delegates. "I have long waited for the launch of this organisation, and you will prove that emerging builders will contribute immensely to the realisation of one million homes by the year 2000."

The association will represent Gauteng on the National Building Contractors and Allied Trades Forum (Nabcat) and its objectives include

- The empowerment of black building contractors and allied trades,
- Ensuring all building contractors and allied trades take part in the economy,
- The promotion of high standards, quality and productivity and the enforcement of a code of conduct among members,
- Facilitating the supply of finance and insurance to members;
- Encouraging the unbundling of large construction concerns and working for the removal of material cartels

Victor Selane, elected as chairman of Nabcat-Gauteng, said the new association would seek an accord with the South African National Civics Organ-

isation (Sanco) and the Congress of South African Trade Unions (Cosatu).

Selane said. "Together with these two organisations, Nabcat-Gauteng is aiming to redress the imbalances of the past concerning emerging builders and at the same time to build quality houses for the masses.

"Preliminary talks have been held and we are looking to signing the accords in the very near future."

Selane said the new association would use the mass buying power of its members to secure materials at competitive prices

"We also plan to act together in getting finance and insurance for our members, as well as expertise and training where it is needed."

Mofokeng told the meeting that the formation of Nabcat-Gauteng meant that disadvantaged builders and developers were ready to take up the RDP challenge.

"Emerging builders are uniting to have a meaningful say in the province's economic affairs.

"For government to deliver the goods it must form alliances with, in particular, small and emerging entrepreneurs

"My ministry and the provincial housing board have committed ourselves to this support

"We are making 10 000 serviced sites available to small and emerging developers and contractors to build houses as soon as possible," Mofokeng said

Levels rise from 20% to 65%

127

BD 29/3/95

Payments for electricity soar in Soweto

ESKOM has reported a dramatic reversal of the electricity tariff boycott in Soweto, where payment levels have risen from 20% to 65% over a four-month period.

Households were now paying an economic rate as opposed to a R33,80 monthly flat rate in force until mid-1994, said Eskom executive director (distribution) Jacques Messerschmidt.

Payment levels had risen steadily since November last year and some residents were also paying off arrears.

Eskom's success in Soweto is good news for government's recently launched Masakhane campaign, a central aim of which is ending a 10-year township rent, service and bond boycott.

Messerschmidt said that Masakhane had been "a major contributory factor in turning around the mindset of Soweto residents".

Another critical factor had been an agreement with the ANC and the Soweto Civic Association, in terms of which Eskom began suspending the services of tariff defaulters.

He said the corporation was consulting civic organisations in all large black towns in Gauteng — where non-payment was most acute — with a view to similar payment drives.

Good results had been achieved in the West Rand township of Bakkersdal, while a "breakthrough" agreement was on the cards in Katlehong on the East Rand.

He said that since 1992, when Eskom took over electricity provision from the Soweto council, the prime emphasis had

DREW FORREST

been on upgrading services and billing householders. About R80m had been invested and the improvements had been independently audited.

While 40 000 complaints about power cuts had been received in the winter of 1992, services in Soweto now compared with those of any normal town, he said.

Negotiations between Eskom, the ANC and the Soweto Civic Association culminated in an agreement in July last year, in terms of which Eskom could proceed with selective service cuts.

It was also agreed that the flat rate should be scrapped in favour of normal metered tariffs.

From November, defaulters who had not paid since Eskom moved into Soweto had been targeted.

The programme was coupled with a publicity campaign in the media, using well-known local personalities including Soweto Civic Association president Isaac Mogase, he said.

Gauteng premier Tokyo Sexwale's backing had also "helped no end".

Eskom's role at the cutting edge of the reconstruction and development programme was underscored at the sub-Saharan oil and minerals conference this week, when chairman Johan Maree said the corporation planned to electrify 1,75 million homes by 1999.

This could generate 270 000 jobs and create up to 11 small businesses for every 100 household connections, he said.

© Comment Page 12

NEWS FEATURE *People with forged housing permits kick out elderly people*

Old people lose their homes

1211 (127) Sowetan 30/3/95

■ COURT

ORDER Small

claims courts help

to get residents out:

By Russel Molefe

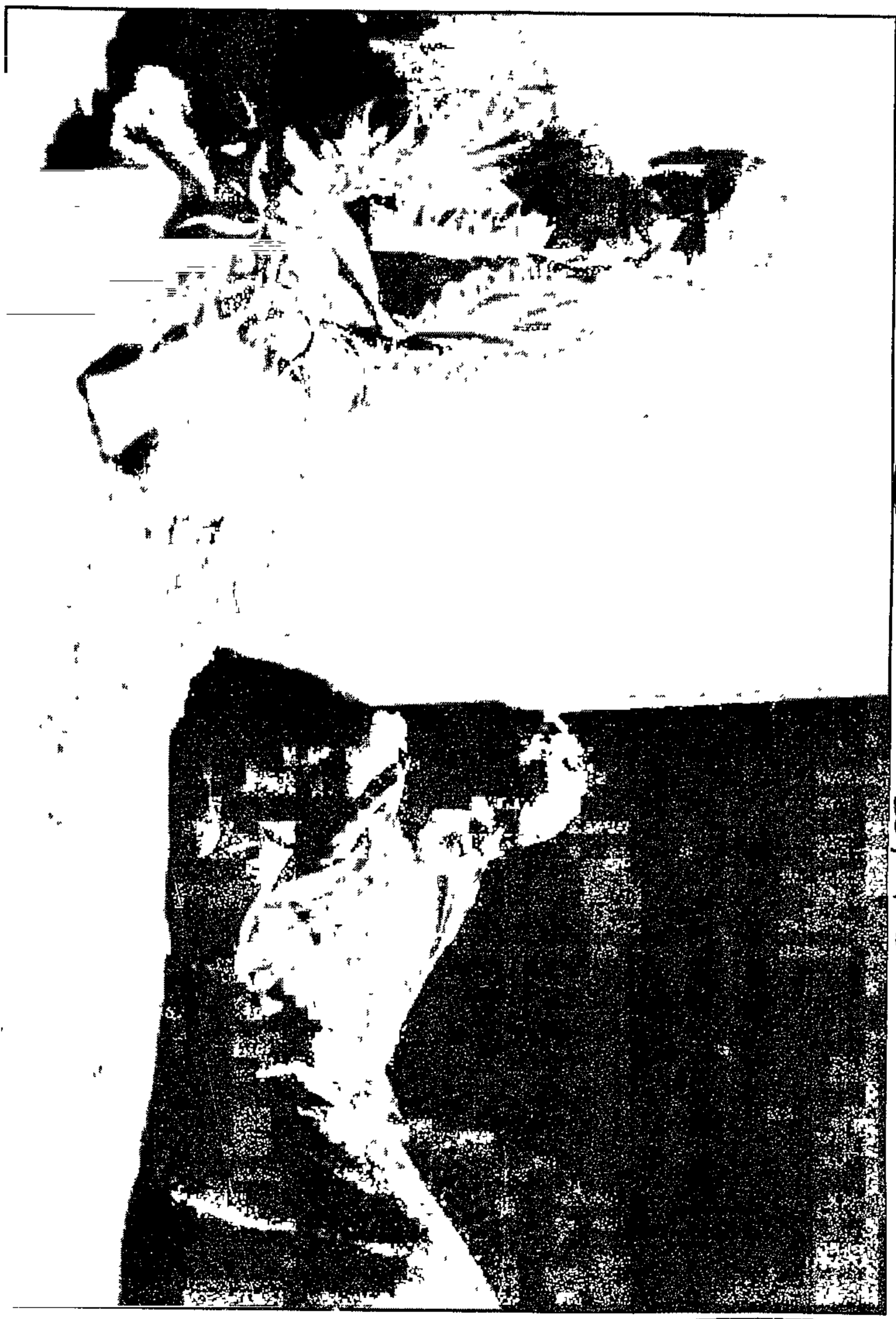
MRS ELIZABETH MOETH is a broken-hearted woman after being kicked out of her house by youths armed with forged housing permits

Moeth (59) goes to sleep a worried woman every night, not knowing whether the house which she has occupied with her husband in Orlando for more than 25 years is still intact.

Her husband has since died and her two children are now staying in their own homes. She was also happily staying in her house alone until she was forced to flee two weeks ago.

Another woman came to Moeth's house armed with documents showing that she bought the house in 1982 from her late husband. Moeth was later taken to the Small Claims Court where she was ordered to vacate the house.

Her sorrow at being left homeless is written all over the face. She is now staying with her daughter in Mapetla



Moeti is one of the many elderly people

in Soweto who have been driven out of their houses by younger people whose permits were found to be forged by the local civic association's investigation

"I've lived in that house for about a quarter of a century. Somebody just suddenly came and ordered me to vacate the house because she now owns it.

"I feel dejected. I've been left homeless overnight and I don't know where to turn to for help," Moeti told *Sowetan*. The problem of houses in Orlando

I feel dejected. I've been left homeless overnight and I don't know where to turn to for help

Several elderly people in Orlando West have been kicked out of their houses.

has left the area's senior township manager, Mr. Juda Mathebula, with lots of stress. He told *Sowetan* he would opt for early retirement if asked to do so.

Mathebula, who occupied the position since 1992, says he has lost count of complaints which he receives in his office on a daily basis.

The problem is aggravated by the fact that previous files on the disputed houses were destroyed during the 1976 uprisings when government buildings were set alight.

The local civic association estimates that more than 60 percent of houses in Orlando are being occupied illegally with the rightful owners kicked out.

Civic association secretary Mrs. Nokuthula Sithole said, however, that civic leaders were told to wait until the proposed Housing Board, which is also expected to resolve the housing problem in Orlando, was in place. Sithole said there were suspicions

that the kicking out of elderly people from their houses was being done with the connivance of some council officials. The suspicion led the civic association, top council officials and police to reach an agreement in September last year to launch criminal investigations into the matter.

All the parties at the time agreed that the Council will assist the state public prosecutor by providing factual information from files to avoid possible court action.

● The files will at all times remain in possession of a responsible council official.

● No contact will be made with officials at the local township offices for file information or consultation by the civic or the prosecutor; and

● No documents may be removed from the Council files. But the agreement still remains on paper as investigations have not started

Sithole, however, blames the council for delaying the investigations because it has failed to provide the prosecutor with the list of houses in dispute.

"There is no significant development now and the people affected are becoming impatient. We believe that council officials are implicated in this unscrupulous trend," she said.

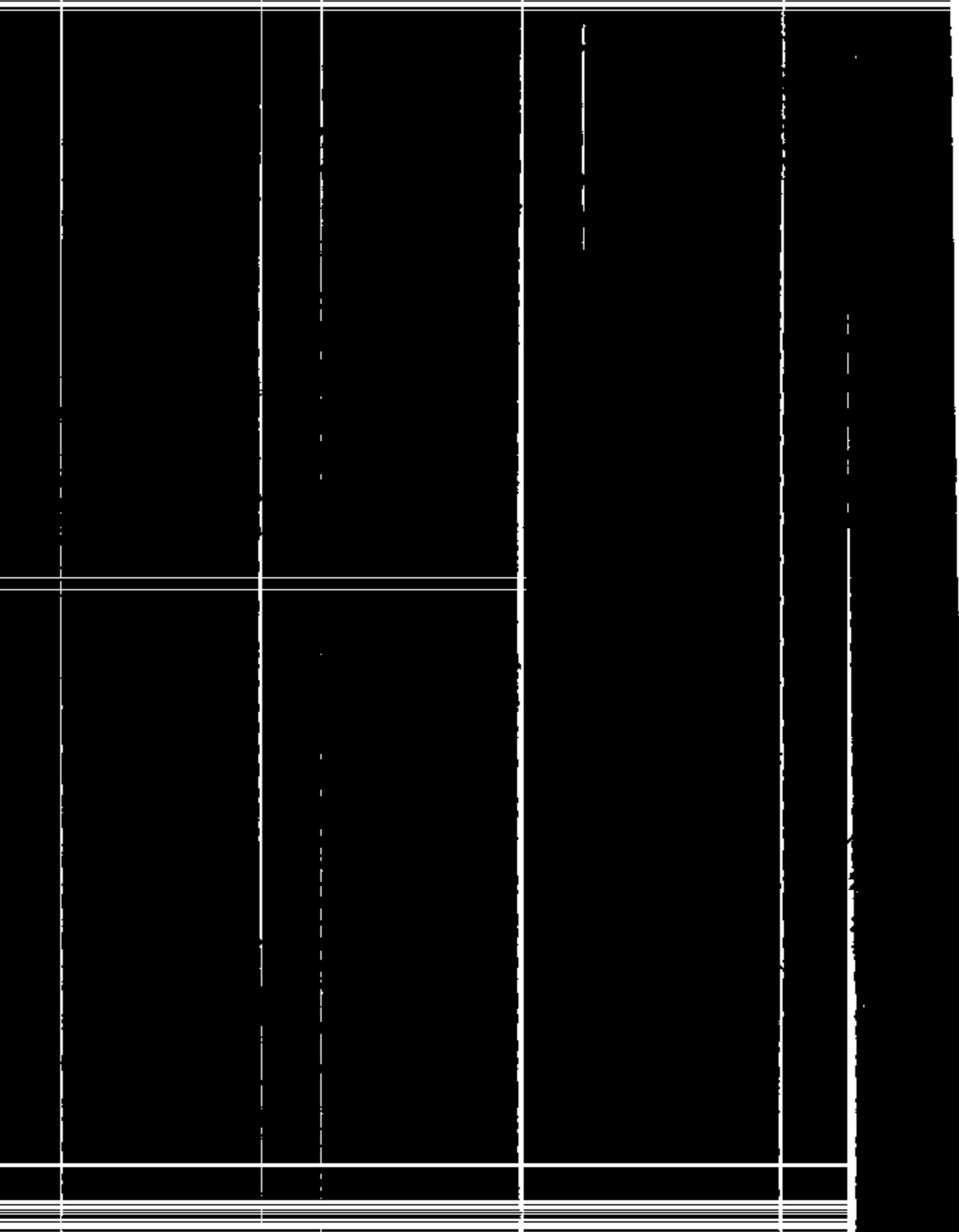
She warns that the problem might spark "an unpleasant situation" in the township if not resolved quickly.

Sowetan has established that numerous applications have been received by the Rand Supreme Court asking for occupants of certain houses to be removed.

Sithole says the civic association has asked the legal authorities to halt the hearings on such applications until the problem has been solved locally.

But for now, the problem still remains and hopes are pinned on the proposed Housing Board which is not yet launched.

The local civic association estimates that more than 60 percent of houses in Orlando are being occupied illegally with the rightful owners kicked out



Housing loan facility created

ROBYN CHALMERS

THE Transvaal Building Industry's industrial council for the construction sector in Northwest, Gauteng and Eastern Transvaal has formulated a R250m housing loan facility intended to assist members in financing houses.

Trustees of the Transvaal Building Industry pension and provident funds said about 30 000 fund members could benefit from the mobilisation of R250m worth of retirement fund assets.

Employer fund members included the Master Builders' Association and the Building Industries' Association, while employees were represented by four trade unions. These were the Amalgamated Union of Building Trade Workers of SA, the Building Construction and Allied Workers Union, the Construction and Allied Workers Union and the White Building Workers Union.

The pension and provident funds trustees collaborated with Fedlife to develop the housing loan facility which was aimed at meeting members' mortgage loan needs in a cost-

effective manner.

A spokesman for the trustees said the loan facility was motivated by SA's critical housing shortage which could be addressed only by a mass mobilisation of resources and manpower from the public and private sectors.

He said the minimum loan allowed in terms of the facility was R1 000. Up to 60% of a member's withdrawal benefit could be mobilised for housing purposes. An interest rate of 15% would be charged on loans.

Repayments were not obligatory on houses costing less than R45 000, but the loan would accrue interest and become payable when a member left the industry. Monthly interest repayments had to be made on homes valued at more than R45 100, he said.

"The anticipated consequences of this initiative highlight that the building industry and allied services have a leading role to play in SA's development and growth."

NEWS FEATURE Government of National Unity 'not doing enough' to solve housing

Sowejoca: What it stands for

By Sharon Chetty

LET DOWN New civic structure

taking on the ANC-led Government:

THE GRAFFITI PROCLAIMING "Viva Sowejoca" has recently replaced the faded "Viva ANC" and "Long live Mandela" slogans on walls in Westbury township

HE GRAFFITI PROCLAIMING "Viva Sowejoca" has recently replaced the faded "Viva ANC" and "Long live Mandela" slogans on walls in Westbury township

Throughout the eighties, his ANC-aligned group highlighted housing concerns, supported rent boycotts and opposed the local council

Sowejoca is the South Western Joint Civics Association, an alliance of resi-

Then disagreement with ANC representatives led to the entire project being halted "I think we are tired of the ANC they are in Government now but still they want to control things in the township

But disappointment and disillusion- ment soon set in, says Sandows, because the Gauteng housing structures did not seem to be interested in addressing the area's housing crisis

Sowejoca, he says, represents people of all political affiliation — from the "moderate" churches to the National Party.

Then disagreement with ANC representatives led to the entire project being halted "I think we are tired of the ANC they are in Government now but still they want to control things in the township

Unemployment Frustrations are running high, says Sandows. "In this area alone unemployment is at 60 percent.

and is now a member of He therefore left the WRAC

Township gets wise on rents

Residents of Heidelberg's Ratan-da township have responded favourably to the termination of the rent boycott (121)

A healthy 68% of the township's residents paid for their services in March.

This was 15% up on previous months, said Heidelberg town clerk Gustave Heymann

"President Mandela has launched a nationwide campaign to promote the resumption of payment for services.

"We support the initiatives taken by the president," he said.

Staff Reporter

SAW 31/3/95

79

ody 'was blown up five or six times' ● 60 000 have lights cut off

More township residents pay up

By Joshua Raboroko

HOUSEHOLDS in Gauteng have stepped up payments for electricity and service charges, it was learnt yesterday. Eskom executive director Mr Jacques Messerschmidt said there was an increase from 26 to 60 percent on payments for electricity bills.

South African National Civics Organisation president Mr Ali Mazarys said that about 60 to 70 percent of people in black townships were paying for rent, services and mortgage bonds. However, there were still problems in some areas and Sanco was investigating the reasons for the reluctance to pay.

The good results came from Greater Soweto, Randfontein, Bekkersdal, Kagiso, Munsieville — all on the West Rand — Katlehong on East Rand and portions of the Vaal Triangle townships.

Messerschmidt said Eskom did not believe in cutting off supply, although in some instances they were forced to. About 60 000 households have had their supply discontinued in the past six months. Some have paid their bills. He said the rise in payments could be attributed to cut-offs and pressure by the Government and community organisations on residents to end the services boycotts.

The Masakhane campaign launched by President Nelson Mandela could also be responsible, Messerschmidt said. Eskom was talking to civic organisations, the African National Congress and individuals about the payment of tariffs, he said.

(127) Sowetan 31/3/95

Sunday Times

SEMIWON ?

The people of Mookgophong have seen the light. And the entrepreneurs among them have been quick to cash in on the 'magic box' of electricity

The PROFITS of POWER

ST 2|4|95

(127)



SIGN OF THE TIMES: For Wilhelmina Tema and her family, the coming of electricity has opened a fridge door of opportunity — and she has wasted no time in advertising her flourishing little frozen-goods business

Pictures: CHRISTINE NESBITT

By CHRIS BARRON

ANNA MAGOA should be worried. They're building a national highway through her bedroom, and by July 1 the bulldozers will be there. Meanwhile the tumble-down structure she calls home is being dismantled brick by broken brick.

The funny thing is that she has never been happier.

In August last year self-taught electrician Steve Seroto hammered on her door.

By the time he left she had a meter box and three-point wall-plugs in the kitchen. Until then electricity in Mookgophong, a township of 15 000 people next door to Naboomspruit an hour's drive north of Pretoria, had been the prerogative of a privileged few. Apart from three local schools and the police station, only 61 homes out of 1 192 had it. For normal folk the costs were prohibitive.

As the chairman of the Local Government Co-ordinating Committee, Ruben

Kekana, puts it, the right-wing Naboomspruit Town Council bled them. He says they demanded installation fees of R1 200 and thereafter costs of R200 a month were about average.

For the likes of Mrs Magoa, with a husband working 100km away in Pretersburg and three children constantly bawling for food at home, the big E-word was an unattainable dream.

Then came an election and talk of something called Reconstruction and Development White Afrikaners with names like Poen Herbst and Andre Bonthuys, who are taking very seriously Eskom's RDP target of installing electricity in up to 250 000 homes in 1994 and 300 000 homes this year, told curious residents they had come to light up their lives. They erected poles and slung cables.

Mr Seroto, a member of the local civic organisation, explained that it would cost them only R45 for installation, and their lives would never be the same again. Two months later Mrs Magoa and her husband scraped their savings together,

borrowed a bit here and there and bought themselves a fridge.

Her husband had wanted a stove first, but she had a plan in mind. Ice.

With temperatures in the upper 30s and a school full of children down the road, it was the obvious way to go.

Now she has a sign outside her house and makes anything from R16 a day selling "ices". With the proceeds she has bought herself a freezer and expanded her business to tripe, fish and mango pickle, which she makes and freezes.

She has an assistant whom she pays R30 a week.

With Madonna belting out Slave To Love from a TV screen in the corner, she says she has been compensated R23 000 for her house and has been allocated another site close enough to her market area for business to continue thriving.

Another part of Mookgophong and 23-year-old Wilhelmina Tema leads the way proudly into the house she, her husband and four sisters have been building since 1991 at a cost, when finished, of R20 000.

She, too, has a sign up advertising "ices" — plastic bags of frozen homemade coldrink — and a newly acquired fridge working overtime to produce them. Not as conveniently placed as Mrs Magoa, her trade brings in some R20 a month at 20c an ice.

Not much, perhaps, but it has given her a sense of purpose she never had before.

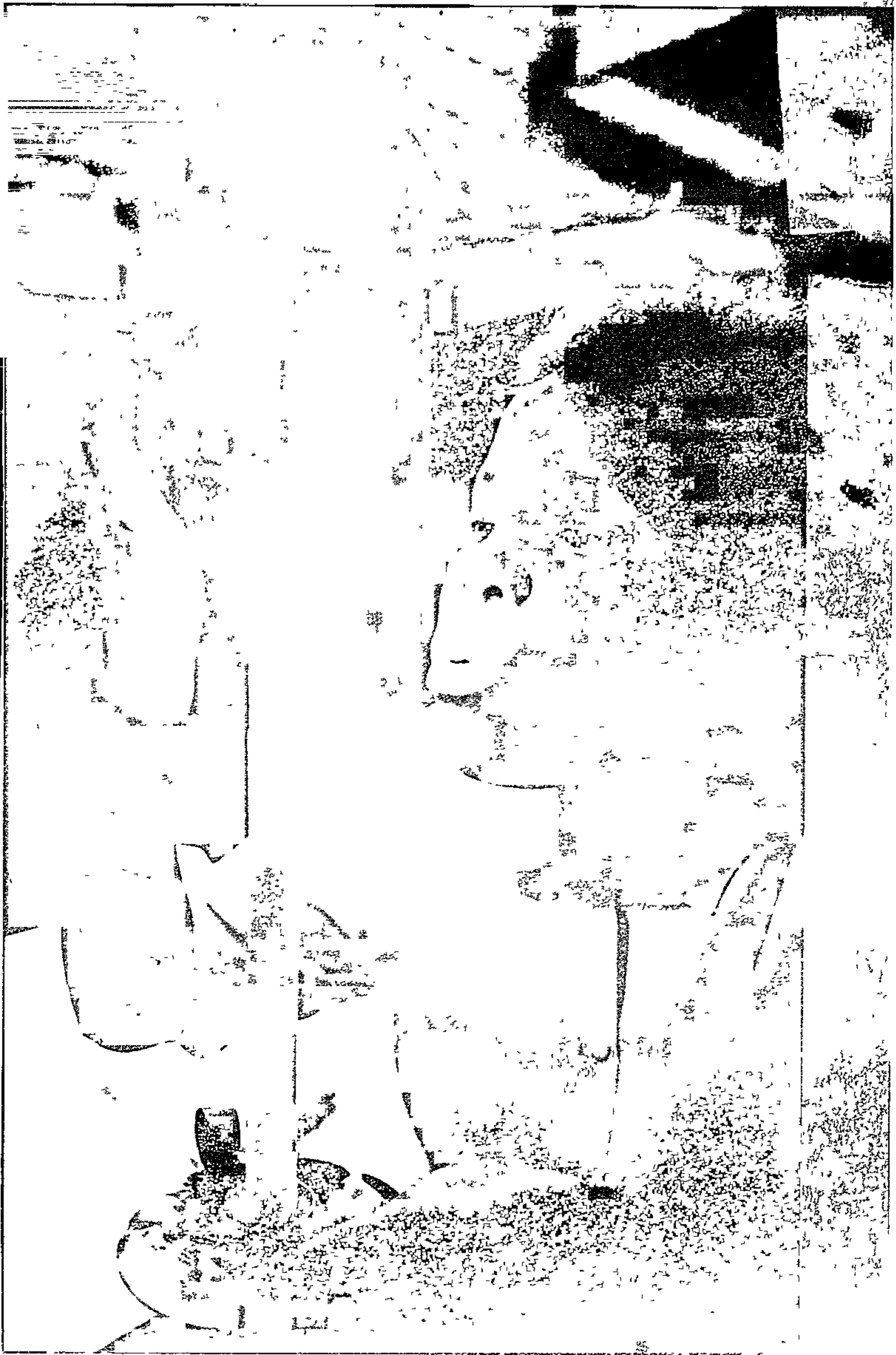
She remembers being in her grandfather's corrugated iron shack when it burnt to the ground after a candle was knocked over. Every night she thanks God it will never happen again.

Electricity costs her R40 a month. She saves R28 on paraffin, R4 on candles and R9 on batteries for her television.

Of the 1 192 dwellings in Mookgophong, 597 are tin shacks. Joyce Monyamaane has lived in one of them for most of her life, and had no intention of moving.

But since Mr Seroto came calling with his magic box, she's never looked at her home in quite the same way again.

"I want a fridge and a geyser for hot water," she explains. She still uses a pri-



mus stove and still finds herself lighting candles at night before she remembers that all she need do is flick a switch "My house is too small for those things, now I need a proper house"

Electricity, says Mr Kekana, has brought a sense of permanence, and with it a desire for a more substantial home than sheets of tin provide

All over Mookgophong shack dwellers

are building new brick-and-cement structures alongside their shacks There's no doubt that electricity has been the spur, says Mr Kekana

He is just back from the funeral of a (white) Naboomspruit councillor's wife

Two years ago he wouldn't have been allowed inside the church "Electricity", he smiles, "is not the only miracle"

OUT WITH THE OLD .. shack dweller Joyce Monyamane is still getting used to the idea that her candles have been replaced by a flick of the switch, but already she's beginning to think that perhaps she needs a bigger house, a geyser for hot water and a fridge

R92m services plan given green light

MDUDUZI KA HARVEY (127)

THE Greater Johannesburg Metropolitan Council approved a R92m project yesterday to provide emergency municipal services for areas under its control in the next three months.

Council chairman Collin Matjila said the funds had been raised from savings in Johannesburg's 1994/95 budget. Efforts would be focused on providing services in previously disadvantaged areas such as Soweto, Alexandra and informal settlements. *BO 5/4/95*

The project had six initiatives and would show the council's commitment to deliver proper services. Each of the initiatives would be headed by a local councillor.

The first initiative would entail a clean up operation in areas where removal services were lacking, as well as in the CBD.

Preventative and primary health care services would be provided to communities with little access to medical services through the second initiative.

The third, which would aim at maintenance and repairs, would be responsible for the provision of water, sanitation, roads, lighting and culture and recreational facilities.

In the fourth phase, the transfer of 65 000 council-owned houses in Soweto, Diepmeadow and Dobsonville, and 16 500 units in Johannesburg for tenants wanting to take ownership, would be set in motion.

A task group had been set up to develop equitable and fair formulas for tariffs and taxes, Matjila said.

The fifth initiative would focus on creating uniform tariff structures for refuse removal, sewerage, water and electricity services based on size, consumption and affordability.

The final initiative would give special attention to the provision of security in the CBD.



the Rand Easter Show outside Johannesburg yesterday
 30 people by 5pm. Since the show opened on Saturday,
 through the gates. Picture NICKY DE BLOIS

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Inkatha targets Ramaphosa

DREW FORREST

THE Inkatha Freedom Party is considering legal action to overturn a ruling by Constitutional Assembly chairman Cyril Ramaphosa which it said "sets the basis for a constitution-making process which isolates and excludes the IFP". **BO 5/4/95**

The ruling, made in the constitutional committee on Monday, relates to a report from the assembly's theme committee on the structuring of the new judiciary in the final constitution. **BO 5/4/95**

In the report, Inkatha differed from all other parties by arguing for a "split judiciary", where provinces would have judicial power over their own competencies. Despite Inkatha's dissenting view, Ramaphosa had ruled that the report should be classified "non-contentious", Inkatha said. As the proposal of a single judiciary was supported by all other parties, he had instructed that it be sent back to the theme committee to be translated

into constitutional text.

Ramaphosa's move reflects growing ANC impatience with what it sees as Inkatha filibustering of the constitutional process, and a heightening of ideological tensions between the parties.

In a statement yesterday, Inkatha described Ramaphosa's move as "illegitimate" and in breach of assembly rules. It said a new rule of "sufficient consensus" had been introduced, meaning that Inkatha's agreement was not needed in deciding which issues were contentious.

The ANC, it said, had "shown its true intention of imposing its constitutional vision without even allowing different views to be tabled and fully considered in the Constitutional Assembly."

ANC reaction could not be obtained last night, when the statement was released.

Some police support action | Commission on

Transvaal builders set up R250m housing loan fund

CT(BR) 5/4/95

(127)

By ROY COKAYNE

PRETORIA BUSINESS EDITOR

The Transvaal Building Industry pension and provident funds have launched a R250 million housing loan facility to assist their 30 000 active members with home finance

Developed for the two funds by Fedlife, the custom-designed facility has been launched in recognition of the industry's responsibility to the community

The trustees of the Transvaal Building Industry Retirement Funds have estimated R250 million may be mobilised

Master Builders' Association executive director Deon Crous said the estimate was fairly realistic

He said it was based on the pool of money currently in the fund — approximately R1 billion, which is not a fixed amount but a growing figure.

A spokesman for the trustees of the funds said the implications were enormously favourable

Not only will individual members be able to access funds to build or buy their own homes, but the release and employment of these funds will create new jobs within the building industry, actively pursuing one of the primary objectives of the RDP

The release of the funds will also help to build a stronger foundation for economic revival, the spokesman said

The spokesman said the trustees also hoped the scheme would improve relations between

employers, trade unions and members

The anticipated consequences of the scheme highlight that the building industry and allied services have a leading role to play in South Africa's development and growth, both now and in the future, the spokesman said

The trustees represent the employers in the building industry through the Master Builders' Association (Transvaal South) and the Building Industries Association (Transvaal North)

The employees are represented by four trade unions — the Amalgamated Union of Building Trade Workers of South Africa, the Building Construction and Allied Workers' Union, the Construction and Allied Workers' Union and the White Building Workers' Union

Loans will be made available to members of both funds, subject to certain conditions

In terms of legislation, loans via the funds may only be used to purchase or improve residential properties and these properties must be owned and occupied by employees and their dependents

The spokesman said the benefit improvement was an important way of assisting members' immediate housing needs

This was especially so in the face of the national housing crisis

The minimum loan allowed under this arrangement is R1 000, and up to 60 percent of a member's withdrawal benefit can be mobilised for housing purposes

Employment in the building industry is cyclical by nature. For this reason, arrears payments as a result of temporary breaks in employment can be made up at year-end through the Industrial Council's Holiday Fund system, the spokesman said

Features of the housing loan facility include

The funds stand surety for the loans made to members,

Members must be contributors at the date of the loan,

For members under age 55, the amount of the loan can be equivalent to 60 percent of his withdrawal benefits,

For members over age 55, the amount of the loan will be negotiated as a percentage of withdrawal benefits,

Since the trustees have a fiduciary duty to members who do not take advantage of the facility, the interest rate charged is the minimum prescribed by the Pension Funds Act, currently 15 percent,

If the purchase price or value of the property is R45 000 or less, there will be no repayments, but the loan will continue to accrue interest until the member leaves the building industry or retires, at which time it will be payable,

If the purchase price or value of the property exceeds R45 000, then at least the interest on the loan amount has to be repaid on a regular monthly basis by debit order,

The total loans outstanding may not exceed 25 percent of the actuarial value of the funds

The Bhilas put a smile on Slovo's face

(127) SAAR 6/4/95

BY JOVIAL RANTAO

Joe Slovo must have smiled in his grave yesterday when a Soweto couple who received keys to a new home — the first in the township built under a scheme he pioneered — said a posthumous thank you to the late housing minister

As they moved into their new two-bedroomed house in Protea Glen, Soweto, Cyril and Ellen Bhila were lost for words

"We thank Joe Slovo. Without him my children would not have a place they could call home," father of two Bhila said.

For the Government, the house represented a sign that the promised delivery of houses to the homeless was finally getting off the ground

Only about 800 houses have been built in Gauteng this year — with the target being 200 000 new homes in 1995

But for the Bhilas, it was the

first time they had a place they could call home. For the Community Bank, the house represented the first mortgage bond the bank had financed. For the homeless, the signs were clear — help is available

Yesterday, when 43-year-old Cyril Bhila, a hospital messenger, moved furniture into the house in Protea Glen, he wore a big smile

Despite the fact that he has to start paying R800 a month in bond repayments, he and his family have a home of their own for the first time, helped by a R12 500 Government subsidy

Before yesterday, Bhila and his wife and two children, aged 10 and 17, had been sharing a single room at the back of his mother-in-law's house.

For Ellen Bhila (48), a hairdresser in Northcliff, Johannesburg, the house represents the achievement of the dream of a lifetime.



Settling in . . . Cyril and Ellen Bhila tackle one of their first household chores in their new Protea Glen, Soweto, home.

New deal

FM 7/4/95

A developer in the low-cost housing market is looking for a way out of the impasse created by more than 10 000 squatters occupying its low-cost housing land in the East Rand

The company is negotiating with the Gauteng Provincial Housing Board to exchange the land invaded more than a year ago for State-owned industrial land nearby. The matter is being considered by the Gauteng Cabinet

But the provinces don't yet have the authority to buy or sell State land, a situation which precludes land swaps.

The Land Administration Act, expected to be passed by parliament within the next few weeks, will make it possible for Land Affairs Minister Derek Hanekom to devolve national powers to provincial level.

Hanekom is not in favour of land swapping. A Land Ministry spokesman says pilot projects launched in each province last month to "put housing in the hands of the communities" could resolve the land invasion issue without having to resort to swaps.

But Hanekom says, "In certain circumstances it might be the best solution after negotiation. This is not a matter on which to have one specific policy."

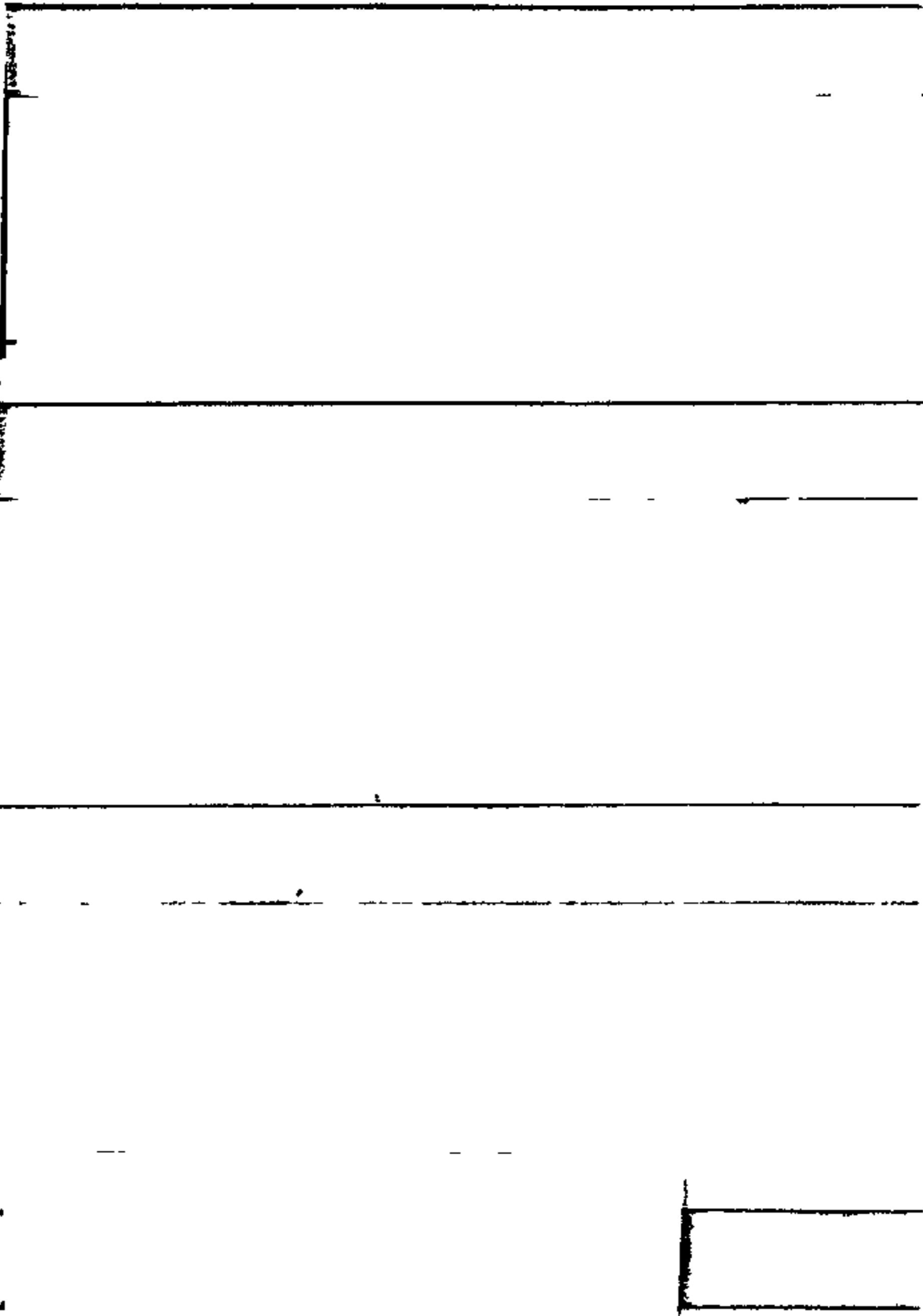
He points out that the restitution process allows for the granting of other land — in circumstances stipulated in the Restitution of Land Rights Act

Gauteng Provincial Housing Board chairman Martin Van Zyl, who is negotiating the deal, sees the arrangement as the best solution in this case

The developer, who does not want to be identified for fear of derailing negotiations, says the arrangement must be a voluntary agreement between the parties — usually the developer and the provincial authorities — rather than prescribed by policy or legislation.

The Development Facilitation Bill, scheduled to be tabled in parliament after the coming recess, will probably regulate aspects of the issue. This legislation should pave the way for fast delivery and development of urban and rural land by cutting bureaucratic red tape. The Bill will touch on all aspects of land development, including the reallocation of land now zoned as mining or agricultural for residential developments.

If accepted, land swaps will still be a lengthy process. Hanekom's adviser, Bahle



Hanekom . swaps in certain circumstances but not encouraged

Sibisi, says: "The rezoning procedure involves land subdivision, layout plans, opening up of a new registry and application of rezoning rules"

We need you to make it work, Sowetans told

(127) Star 10/4/95
 ■ BY BONGIWE MLANGENI
 CITY REPORTER

A R92-million project to uplift services in Greater Johannesburg will not succeed in its townships without residents' cooperation, according to the Greater Soweto Council.

Municipal workers were attacked while working, and council offices and property were frequently vandalised, it said

Hijacking

Western Metropolitan Substructure executive committee chairman Sophie Masite said residents should remember that it was also their duty to protect council assets.

The emergency service budget would upgrade services in areas such as Soweto and Alexandra, where services had almost come to a standstill.

"Residents should see council property as their assets and re-

member that council workers are part of the community. With the limited equipment and resources we have, we cannot afford to destroy our own assets," said Masite.

He said his committee was investigating ways of protecting council assets.

Soweto police spokesman Major Govindsamy Mariemuthoo said attacks involved car hijacking, stealing of equipment and sometimes assault.

Acting chief executive officer Dennis Rogers said they were planning to employ about 30 people from the community to protect council assets. "We might also need to provide protection for council staff when they visit trouble areas."

Greater Johannesburg Transitional Metropolitan Council councillor Reginald Dubazana said residents would have to cooperate so that services could be delivered.

Housing subsidies for 77 000 approved to date

Star 12/4/95 (127)

■ STAFF REPORTER

The Gauteng Housing Board has approved 77 000 applications for subsidised housing, amounting to R818-million, Gauteng Housing MEC Dan Mofokeng said yesterday.

Speaking at an Allied Bank/Smart Centre housing function in Johannesburg, he said: "The national Minister of Housing, Sankie Nkondo, recently disclosed in the Senate that SA's urban housing backlog is close to 1,5-million units, with the worst backlog being 566 853 in the Gauteng province.

"In order to redress this problem, the RDP policy intends to provide 1-million housing units over the next five years."

Mofokeng stressed, however, that the housing industry would have to make a contribution towards the massive housing backlog and job creation through labour-intensive projects with low import content.

There should also be a visible redistribution of income and community stabilisation, which implied a drastic reduction of crime.

Mofokeng said the commercial sectors of the economy must be harnessed through several key strategies.

These included the stabilisation of the housing environment through a national and provincial campaign, aimed at resumption of payment for goods and services.

Boost for small farmers

The Vulamehlo Project, an initiative aimed at educating and training small farmers, was launched at the Rand Easter Show yesterday.

About 2 000 farmers were bused in from around the country to see exhibits at the Vulamehlo (eye-opener) project, an initiative of the Witwatersrand Agricultural Society.

The project places an emphasis on assisting farmers in in-

creasing productivity and the quality of their products for greater profits.

A visitor at the launch was King Goodwill Zwelithini who had six of his cattle on display.

"Vulamehlo is about learning to work together in the interest of agriculture and our country," said Dr Stroebel Hofmeyr, chief director of farming development in the Department of Agriculture. — Staff Reporters.

NEWS Residents and officials make agreement • Cop kills girlfriend, commits suicide



Protest over power cut-offs on E Rand

Sowetan 12/4/95 (127)

By Russel Molefe and McKee Kotlolo

RESIDENTS OF REIGER PARK, near Boksburg on the East Rand, used burning tyres to barricade roads and electricity meter boxes yesterday after power cuts to about 600 homes

Power to the homes was cut because occupants had not settled their bills since the beginning of the year, *Sowetan* was told

About 200 residents later marched to the Greater Boksburg Transitional Council offices, where their representatives met with senior council officials to resolve the problem

Most of the residents, who waited outside the council offices while negotiations were in progress, were abusive to the small contingent of soldiers guarding the entrance to the offices

The residents have been paying an "interim rate" since September last year. However, the occupants of about 600

■ ARREARS ISSUE Residents

threaten to cause havoc in townships:

houses have not paid this rate
The residents threatened to cause havoc in the township if the arrears were not written off and power restored to their homes

However, senior council officials and representatives of the residents reached an agreement yesterday which defused the situation

Both parties agreed that those residents who have been in arrears for the past three months should negotiate with the council on how to settle the arrears before power can be reconnected. The parties also agreed that those who have been in debt since last year should settle their arrears before they can be reconnected.

Meanwhile a strike by workers of the Bophuthatswana Electric Corporation has led to power cuts for residents of

Majaneng and Makapanstad in the Hammanskraal area.

Angry residents told *Sowetan* they had been without electricity since last week, as a result of the labour action by Beco employees over wages.

According to Mr Cecil Letsoalo, a resident, electricity in Majaneng went off last Wednesday and locals incurred unnecessary expenses for coal, firewood, paraffin and candles.

A spokesman for Beco confirmed that a number of residents and business people had complained about the power cuts.

He said the fault had finally been located and promised that power would be restored soon "It's a technical fault and our technicians are working on it," he explained

Six-pronged bid to improve lives

Greater Jo'burg poised for clean-up

Star 17/4/95

(127)

■ BY PAULA FRAY
CITY EDITOR

Greater Johannesburg's R92-million project to clean up the metropolitan area starts in earnest this week with its public launch at Chicken Farm on Wednesday.

The clean-up operation will be the most visible part of the six-pronged emergency services initiative.

Other informal settlements in Soweto will be targeted on the same day and the operation will then spread to areas such as Ennerdale/Lenasia, Denver, Alexandra, the CBD, Diepsloot, Zevfontein/Zandspruit and Greater Soweto.

The emergency services project also entails a preventive health programme in informal settlements, emergency maintenance and repair programmes, the transfer of about 80 000 houses to existing residents, the creation of uniform and equitable rates and tariffs, and the clean-up of the CBD.

"The more involved and complex initiatives such as the transfer of housing stock and the creation of an equitable and fair rates and taxes system require further planning and research

PROJECT will be the most visible part of an emergency services initiative in various informal settlements and the CBD

which is already under way," said metropolitan service delivery head Dr Emile Horak.

"The CBD upgrade is a continuation of previously initiated efforts," said Horak, stressing that it was a kick-start operation intended to meet all the metropolitan's needs within time and budget constraints.

The launch of the clean-up operation is being preceded by a public awareness campaign, including the distribution of 450 000 pamphlets to households in the areas involved.

Several low-key projects are already under way.

■ Roads and stormwater: Access gravel roads to informal settlements in the south (Finetown/Lawley) have almost been completed, the resurfacing of roads in Soweto has already started, and plans for new roads have been completed.

In Alexandra, general maintenance work has also commenced, and in Doornkop, work has started on the regravelling of bus routes.

■ Water and sanitation. Investigations concerning water and sanitation in Orlando East and West, Jabulani and at Chiawelo station started last month, maintenance work on sewerage and water reticulation in Doornkop started last week, as did maintenance of the water scheme in Protea Glen.

■ Electricity. In Soweto, work has started on various initiatives, such as the installation of new traffic lights, the repair and maintenance of existing traffic lights, street lighting repair and maintenance, repairs to internal wiring in municipal buildings, and repairs to reticulation and internal wiring at hostels.

Similar projects are being tackled in Diepmeadow and the installation of street lights in Alexandra's London Road has started.

■ Culture and recreation. Work on repairs to and restoration of public facilities such as libraries, clubhouses and recreation centres in Soweto and Diepmeadow has started.

Special attention on upgrading CBD

■ CITY EDITOR

Johannesburg's ailing central business district has been earmarked for special attention within the transitional metropolitan council's R92-million emergency services project.

Greater Johannesburg TMC executive committee chairman Cohn Matjila said the CBD was economically central to the metropolitan area. The upgrading also formed part of the long-term inner city urban renewal strategy.

Matjila said the CBD upgrade was a continuation of previously

initiated efforts and the existing plans would focus on critical areas in the CBD that could be addressed in the short term.

These included:

■ Emergency repairs and maintenance to basic services such as sanitation, water supply, pavements, security and street lighting.

■ The upgrading of existing taxi ranks and facilities.

■ The cleaning and "greening" of public spaces and facilities.

The initiative formed part of the existing inner city upliftment programme and the emergency

CBD activities would focus on the Kerk Street Mall and the city blocks between Mam and Jeppe streets and Von Wielligh and Rissik streets incorporating the parliament precinct — at present part of the police's "superblock" security zone.

The provision of trading stations for hawkers in Jeppe and Commissioner streets was also being planned over the next four months as part of longer-term projects within the defined areas, said Matjila.

According to Matjila, consultation with interest groups has already started.

Guide for urban tenants, landlords

GAVIN STAFFORD

THE ACCELERATED urbanisation in Johannesburg's inner city has led to tenants misunderstanding their rights and obligations and exploitation by some landlords, but a new guide launched recently aims to avoid potential conflict by providing both parties with a simple understanding of each position.

The booklet, titled Residential Rental A Guide for Tenants and Landowners, was published by the Central Johannesburg Partnership, which has previously mediated in dis-

putes between tenants and landlords. Partnership executive director Neil Fraser said topics in the booklet included the rights and obligations of tenants and landlords relating to lease, finance and eviction. There was also information on who was responsible for maintenance and repair of rented properties.

A section listing organisations where additional assistance could be sought was also included.

(127)

BD18/4/95

Services 'will not be cut back'

THE Gauteng provincial government will not have to cut down on essential services because of the potential R1,2bn shortfall in this year's budget, says finance committee chairman Leon Cohen.

Cohen, who presented the committee's report on the Provincial Appropriation Bill yesterday, said the province would have enough money to last until February, when the next allocation from central government was due. **BD19/4/95**

If regional government funds dried up before then, it could resort to an emergency allocation from central government. However, this was unlikely.

Plans announced by Gauteng finance and economic affairs minister Jabu Moleketi to address the potential shortfall were

SELLO MOTLHABAKWE

innovative and workable, Cohen said. The committee had endorsed Moleketi's plan to get R500m from the reconstruction and development fund for specific projects. Another R300m had been accessed from this fund.

The region would be able to raise about R100m through the sale of movable assets such as government vehicles and nearly R60m through gambling licences.

A R200m carry-over from the previous financial year was available to the province's treasury and a further R200m-R600m could be accessed by borrowing against the province's capital expenditure

To Page 2

Services

(123) (127)
BD 19/4/95
budget of R580m. Concerted waste-cutting exercises by all departments were certain to save at least R200m this financial year

Cohen said the regional government's approach to budget-making deviated significantly from that of past administrations. An example was the practice of full consultation with heads of departments and delivery agencies in determining needs, rather than randomly selecting a

cut-off point at which services could not be met by budget constraints.

The government said it was collating information from the private sector and labour to compile an economic strategy for the region.

A document expected two weeks ago had been held up by slow feedback from the private and labour sectors, Cohen said

From Page 1
● See Page 3

NEWS FEATURE 600 RDP-linked houses handed over

RDP's shining example

sowetan 19/4/95 (127) (277)

■ MILESTONE

A region that's ahead of Gauteng in delivery of housing:

By Isaac Moledi

THE FREE STATE PROVINCE has emerged as a shining example when it comes to RDP-linked housing provision, training and job creation

It achieved a major milestone when 600 new houses were handed over to owners in Kutlwanong, near Odendaalsrus

The houses were part of a development programme involving 747 housing sites in the area. The project was initiated last June by the provincial government, Kutlwanong community and Freegold mining company

The handing over ceremony was attended by, among others, premier Patrick Lekota, local MEC for housing Vax Mayekiso and chairman of Anglo American Corporation Gold and Uranium Division Clem Sunter.

The houses bring to 925 the number of new homes completed in the Free State since April last year — putting the region ahead of Gauteng — where about 800 new houses have been completed

The remaining Free State houses still under construction will be completed at the end of this month. According to Freegold, the project is a response to the growing need to house its employees at Freddie's Number 1 Shaft

Discussions were held with the local representatives of the provincial government and the community, resulting in the establishment of a steering committee to oversee the implementation of the project

Half of the houses will be allocated to Freegold employees who, like many Kutlwanong residents, live in squalid conditions in the township's squatter settlement.

The settlement has no sewerage system, electricity or running water.

Land for the project was made available by the Kutlwanong community



There contractors are racing to complete the remaining houses.

while Anglo American provided the R3 million working capital required for the development of the stands

The Free State government, through the Provincial Housing Board, agreed to provide subsidies to qualifying buyers

The delivery of houses in the area is linked to the provision of the much-needed skills training and job creation to alleviate the community's unemployment crisis

Freegold and the local civic association provide bricklaying courses to serve as a model for the builders' training centre in Kutlwanong

Freegold supplies trainers, equipment and materials. Accreditation for the course is secured from the Building Industrial Training Board

More than 200 people

have completed the nine-week course and have, together with other 600 local residents, been employed by contractors carrying out the project

At its peak the project was able to employ more than 800 people

Small local contractors have scored handsomely from the project. They have been allocated 20 percent of the building contracts while 80 percent remained with big companies

Each small contractor received an initial allocation of five houses at reduced capital. To date they have completed 59 houses worth R1,6 million

Co-ordinators of the project are investigating methods such as the manufacturing of concrete

doors and window frames on site to boost job creation

Lekota described the project as the first successful project in the country

"In the Free State good progress has been made towards the delivery of houses, the building of schools and clinics, investment from abroad and the establishment of industries to stimulate job creation," he said

"In declaring the RDP a people-driven project, we try to make our population not just passive recipients of Government benevolence, we want them to be masters of their own future," Lekota added

He promised to establish a vehicle through which projects could be launched effectively

Massive housing plan for Gauteng

By Joshua Raboroko

THE Gauteng legislature is to launch a massive housing campaign that will deliver homes and address problems in needy areas, including squatter camps.

Gauteng MEC for housing Mr Dan Mofokeng said yesterday the campaign, to be launched within weeks, would be aimed at mobilising housing credit and resumption of payment for services.

The move to deliver homes is expected to run alongside the Masakhane campaign, which is aimed at ending rent boycotts and stimulating enthusiasm from financial institutions to invest in townships.

It also comes after National Housing Minister Ms Sankie Mthembu-Nkondo allocated R323 million for housing in Gauteng. Nkondo has allocated R1,8 billion from the present budget for housing to all nine provinces.

Mofokeng said the Gauteng housing department was committed to achieving the national target of building 1 million homes within five years.

South Africa's housing shortage is close to 1,5 million, with the worst backlog of 566 853 in Gauteng.

Mofokeng said the provincial housing board had approved 77 000 applications for subsidised housing amounting to R818 million.

The provincial government has asked

local authorities to identify land to settle thousands of squatters.

Facilitating the speedy release and servicing of land was a further priority, Mofokeng added. He has invited the private sector and financial institutions to throw their weight behind attempts to reduce the housing backlog. It is understood the ministry of housing will run the campaign with the banks. He said the Gauteng Legislature would debate its budget vote on housing on May 30.

R92m project to improve conditions

SENIOR Johannesburg officials wore overalls and gumboots over their suits yesterday to launch a R92m emergency project to improve living conditions in the city's most needy areas.

The Greater Johannesburg Transitional Metropolitan Council intends to bring water, health care and sanitation to squatter camps and neglected residential areas. It wants to build roads, erect street lights and create "green spaces" in target areas, among them informal settlements in greater Soweto

and Alexandra. "We want to make a cleaner and safer world for our people and to make life more bearable," said council chairman Collin Matjila as he picked up litter from a stinking sewer in a Soweto squatter camp, where the project was begun

The three-month project is financed by savings from the 1994/95 capital budgets of various Johannesburg administrations

Among work to be done is the cleaning of areas where waste removal is inadequate, including the

central business district.

Preventive and primary health care for communities with little access to medical services will be provided by mobile clinics offering immunisation, family planning, and basic diagnosis and treatment.

An emergency maintenance programme will focus on water supplies and drains, sanitation, roads, recreational facilities and street lights

A housing team will investigate the transfer of state housing in Alexandra

— Sapa. *BD 20/4/95*

Report must be reworked

FIM COHEN

CAPE TOWN — A preliminary report on privatisation to the Cabinet committee on economic affairs needed "considerable reworking" and had been referred back to its drafters, Cabinet secretary Jakes Gerwel said yesterday.

The report, referred to by government members as the report on the "reorganisation of state assets" was considered to be "turgid" *BD 20/4/95*

Gerwel said the drafters were asked to present a considerably shortened document setting out the immediate issues that required attention

The document is understood to have dealt with the policy options facing government on privatisation.

Gerwel said that a separate process, involving the auditing of all state assets, was under way, in line with a decision at this year's Cabinet "bosberaad"

SA establishes links with African education forum

MDUDUZI KA HARVEY

SA officially joined the African education community this week, as one of 54 states belonging to the African Higher Education Forum.

The forum was established to support the efforts and development of employee associations, unions and academic staff unions throughout the continent

Through the forum the delegates plan to draft a continental policy on higher education

Collaboration among institutions would be encouraged. This would involve the exchange of staff and students, joint research programmes and combined evaluation and planning.

The establishment of a continental data bank was in the pipeline to store information concerning higher education, the state of human rights in higher education, various research findings, literature and the

other disciplines

Academic freedom violations were highlighted by delegates who suggested setting up a fund for the support of African scholars and academics

This would aim to assist financially, legally and morally individuals and groups who had suffered because of intellectual or political beliefs

Delegates also viewed the World bank and the International Monetary Fund with scepticism, saying their structural adjustment programmes had been counterproductive

The forum would therefore review financing of higher education and urge African governments to put their respective national interests first, rather than responding to structural adjustment programme conditions.

Councillors all muck in together

Star 20/4/95 (256)(127)

■ BY BONGIWE MLANGENI
CITY REPORTER

Greater Johannesburg councillors exchanged their expensive suits and shoes for overalls and gumboots at squatter camps in Soweto yesterday to launch a R92-million clean-up operation

They swept streets and picked up garbage at the Freedom Charter and Chris Ham squatter camps in Kliptown

It was also an occasion for the councillors to explain to squatter camp residents the type of services the council intended to supply

Greater Johannesburg Mayor Isaac Mogase said the Kliptown area was the first to benefit from the project "We chose this place because it has a rich history, and we understand that you need basic services such as toilets and water"

Mogase emphasised that residents should be able to maintain the services delivered

Later, Greater Soweto Mayor Danny Kekana encouraged residents to register for the November local government elections

"That we voted last year for the national government does not mean we should not vote for the local government. The local government is just as important for all," he said

The councillors also referred to low-key projects which were already under way in Greater Soweto. These included

- Resurfacing of roads, which had started. Plans for roads were being drafted
- Investigations for a water and sanitation project in Orlando East and West, Jabulam, and Chiawelo station
- In Soweto, implementation had started on electrification plans, which included installation of traffic lights, the repair and maintenance of existing traffic signals, street lighting repairs and maintenance, and repairs to the internal wiring at municipal buildings
- Repairs and restoration work to public facilities such as libraries, clubhouses and recreation centres in some parts of Greater Soweto had started



At work . . . residents and Johannesburg councillors clean up. PICTURE MOTLHALEFI MAHLABE

BRIEFING

Greater Johannesburg's initiative to bring much of the disadvantaged communities kicks off this week, but more than R92-million to shift the backlog, reports (

Relieving the great se



Roll up their sleeves . . . Greater Johannesburg councillors join local residents in cleaning up Kliptown this week.

PICTURE MOTLHALEFI MAHLA

h-needed services to
 ut it will need a lot
 ity Editor Paula Fray

Services logjam

~~123~~ (127) star 21/4/95

The decision by the Greater Johannesburg Transitional Metropolitan Council (TMC) to allocate R92-million for a six-pronged emergency services initiative has raised hopes that pot-holed roads, suburban rubbish dumps and overflowing sewers are a thing of the past in the city's townships.

The initiative heralds the beginning of a "new era of delivery", says TMC executive committee chairman Collin Matjila.

He adds "R92-million sounds a lot but it isn't. It can't solve all the problems. The three-month time frame for delivery is too short.

"We have taken this as the first wave of capital expenditure in what we envisage to be a continued series of waves, specifically earmarked for the disadvantaged areas.

"We are also making provision in the '95/'96 budget for the continuation of this type of project so that we sustain the entire initiative."

Some projects, especially those requiring huge capital outlays, will overlap into the next financial year. Others, such as cleaning-up, could be completed this year.

"We are changing and reviewing management structures and putting in stringent controls over the contractors that have been engaged by various administrations. We are also reviewing contracts.

"The transfer of council houses — to all existing residents who qualify irrespective of race — will start during this financial year with those homes where ownership is not in dispute.

"The health services will be a continued project because we

may have to build clinics in the next few years, particularly after land has been released by province and people have been relocated to other areas.

"Obviously, the motivation for embarking on this is political. We need to win back the confidence of our people.

"The changes that have taken place have not really been acknowledged by the majority of our people... there is despair that nothing has really changed.

"So this is to jack up our communities up to say 'Local government is important, I must play a role. I care about the quality of services I receive and therefore I must pay for those services'."

Service payments

Matjila says the initiative complements Campaign Masakhane which urges residents to resume service payments.

But, he is quick to note it is not a prerequisite for payment. "We are not saying services will be provided and then you must pay. We are saying pay now for those services that you are currently receiving."

Matjila hopes the project will also impact on the elections and rouse voter interest in the process by raising "the consciousness of people as to why they should register and why they should vote."

The six initiatives have been chosen because they are achievable, visible improvements in areas identified as being without service provision or with inadequate service provision, says Matjila. These areas include Soweto, Alexandra, informal settlements and Johannesburg's central business district.

"The CBD is economically very central to even the upgrad-

ing of other areas — including Soweto, Alex and informal settlements. Unless we focus on the CBD, we will not be able to generate the necessary income to enable us to develop the outlying areas," says Matjila.

Security in the CBD would also be tackled and the concept of a metropolitan police force was being assessed, he adds.

The project is the start of a shift of emphasis of resources from advantaged areas to the disadvantaged areas. Already fears exist that this shift will be to the detriment of serviced areas. But Matjila says this is not so.

As the money comes from savings, the emergency initiatives should not affect the budgets of councils, he says.

But Matjila acknowledges that, in some cases, resources are being redeployed. "Sometimes it may mean reducing the regularity of a service in one area to enable the TMC to produce at least a minimum of services in an area that had none at all."

Residents have an important role to play in ensuring delivery of services to their areas by getting actively involved in the local community forums — comprising of residents and council officials — within the various metropolitan substructures, says Matjila, describing local government as being "the people" with administrations acting as facilitators for delivery.

"We need to be very cautious that the expectations raised by this don't exceed what is realistically possible within the short period we have between now and end of October," says Matjila. "We are merely building foundations for whoever the communities elect."

Paying for misery

CP 23/4/95 (127)

WHEN City Press visited Worcester Court in Smit Street, Johannesburg, this week they soon understood why hawkers at the main entrance advised them to buy a box of matches and a candle. From the ground floor to the fourth floor, all was in darkness.

The landlord, Wama Vanga, who collects about R1 000 in monthly rental for a room, is allegedly unwilling to renovate the building and provide necessary services.

Tenants have no privacy as there are about ten to a single bedroom - each paying R200.

To crown it all, they have to buy water from the nearby service station. A petrol attendant who refused to be named told City Press he was selling buckets of water for R1 each and, at the end of the day, he has enriched himself by more than R100.

One of the residents interviewed by City Press, Otshela Mtshali (36), said she started staying at Worcester Court in 1991.

"We used to pay R150 for one bedroom, includ-

ing water and electricity charges. But since Vanga took over this building, we started paying exorbitant rent without electricity or water and for lifts which do not function. I have no option but to continue staying here, paying R600 every month for

services which do not exist. We have reported the matter to Actstop, but to date nothing has happened," Mtshali said.

She said they paid their rentals at the bank and their receipts are usually looked at by a Douglas Dube from Zimbabwe.

LIGHTS OFF ... A matchbox is indeed your best friend here.

■ PICI EVANS MBOWENI

Should a tenant lose the bank receipt, Mtshali said, an opportunity was created for Dube to break into the room and evict the tenant.

Repeated attempts to speak to Vanga proved futile.



Bid to make Jo'burg economic powerhouse

New plan to fight inner-city decline

(127) star 26/4/95

■ BY PAULA FRAY
CITY EDITOR

Gauteng and Greater Johannesburg yesterday joined forces to fight the decline of the inner city and restore the status of the provincial capital to a regional economic powerhouse

At the signing of a record of understanding between Gauteng and the Greater Johannesburg Transitional Metropolitan Council (TMC), the two pledged to establish an integrated urban renewal strategy for the inner city

An Inner City Summit on May 12 will be preceded by a public workshop and a business workshop early in May. The aim of the summit is to develop a common vision, and identify projects and strategies which can prevent further decline and stabilise the situation in the short term.

In time for the Rugby World Cup, the TMC had pledged R8-million towards cleaning up and upgrading the city centre and would launch a mayoral anti-crime drive, according to TMC executive committee chairman

Collin Matjila.

Technical convener Monty Narsoo said the immediate focus of the campaign would be to stop crime in the inner city

Four technical teams consisting of TMC and Gauteng officials, as well as outside experts, have been set up to look at housing, local economic development, public safety and security, transportation, environmental management, education, recreation and social amenities.

They will present their ideas to the summit, where a stabilisation strategy will be drawn up.

Premier Tokyo Sexwale said the agreement was directly linked to the decision to make Johannesburg the seat of provincial government.

"It takes us one step closer in our campaign to rejuvenate our capital city. We have come here today to breathe the new life into Johannesburg," he said.

Sexwale said Gauteng was the financial and commercial centre and an economic gateway to the rest of the subcontinent.

"But our capital city is not in good shape. Years of neglect,

changing demands and capital flight to the north have led to the decay of the CBD. Investment has declined, crime has soared in some areas and the inner city has been characterised by squalid residential conditions. We want to reverse this," he added.

The integrated strategy being formulated by the record of understanding aimed to:

■ Promote economic development within the inner city as part of a broader strategy for economic development of the province as a whole.

■ Maintain existing housing stock and make available new accommodation.

■ Establish the infrastructure which is necessary to ensure an adequate quality of life for all inner-city residents.

"The Johannesburg inner city has great importance as an economic centre... we need to ensure that the inner city continues to serve the needs of all its users — be it residents, commuters, business or visitors. By fighting decline we can prevent a great loss," said Greater Johannesburg mayor Isaac Mogase.

icle lives on

h Africa

Lighting up their lives

(127) ~~55~~

BY JUSTICE MALALA

Star 27/4/95
The autumn sun hangs on the horizon, painting the village of New Eersterus, Hammanskraal, a brilliant amber, then dips and disappears as I ride in a minibus taxi into my hometown.

Until two months ago, the end of day meant the end of almost all activity here. But now, as the passengers alight at their various locations, the winking of the stars is not the only light that greets them.

The village is an explosion of light, from its oldest parts to the latest shacks built last year.

Soon after the April election an electricity project was started here and in four other adjoining villages, and in February this year every household was lit up.

"It was miraculous. Everyone just had electricity and people were visiting each other just to see how our houses looked inside with electric lights on," says my mother.

My friend and ANC Youth League leader Joseph Mohale says the bringing of electricity is a matter of great symbolism. Forcefully removed from north of Pretoria in 1965, the people of Eersterus never had anything done for them by the central government or the Bophuthatswana regime that took over in 1980. They themselves built the area's five schools, set up the water pumps and built the roads.

But electrification is not the only tangible evidence of the new dispensation that these people are seeing. The 3km of unpaved main roads, full of gullies formed by continuous erosion over the years, have been filled in and will soon be tarred.

Schoolchildren are also receiving a daily ration as part of the Government's school feeding scheme and most of the unemployed youth are now working on some local government project or other.

The new Government is a real and powerful force which the people here have seen at work. They are satisfied

Trooping the colours proud

BY SHIRLEY WOODGATE

More than anything else, the new national flag has been the one tangible reminder to millions of South Africans of their newfound status — a unifying symbol that works.

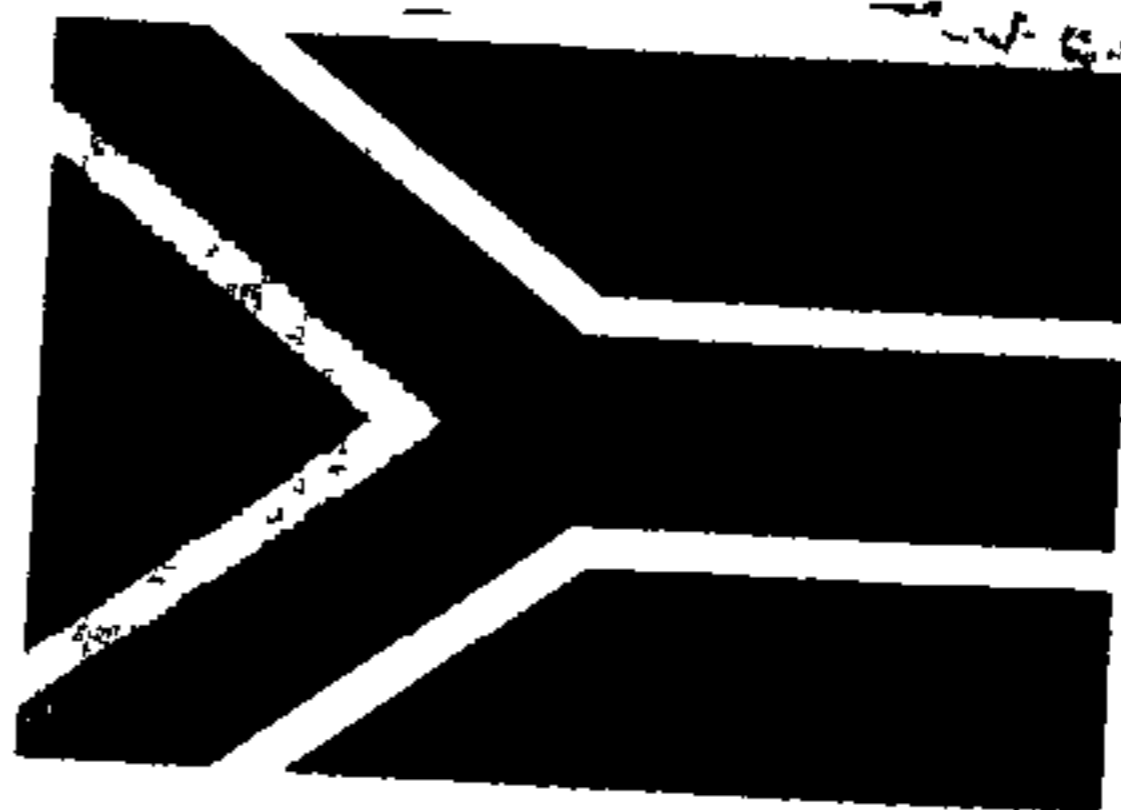
Politicians wrangle and the crime rate soars while people daily live out their future fears and hopes — but the flag flies proudly from the top of Mount Kilimanjaro, the summit of Mount Lenin in Kirgistan, on the south lawn of the White House and in Addis Ababa alongside those of the other African nations that were at last year's OAU meeting.

Nearer home, the nation's multicoloured thumbprint adorned the shorts of rugby Springboks when they took on England, a 45m by 30m version covering nine storeys was lowered down the side of a Johannesburg building for the launch of The Star's Business Report and hundreds of minibus taxis were quick to add the flag sticker alongside warnings that "This vehicle stops anywhere, anytime".

Flag manufacturer Tony Hampson-Tindale dubbed the national flag "the adult equivalent of what teddy bears are to children: everyone loves it".

State Herald Fred Brownell, who designed the flag, successfully incorporated virtually every colour in the country's history in it.

A recent survey showed 82% support for the new flag. "This is probably one of the major successes of the whole democratisation process. People like it, they are proud of it and the hopes of all South Africans soar with it," said a satisfied Brownell.



(127)

Eskom grant for Soweto

■ BY PAULA FRAY

The Soweto Civic Association recently received a powerful boost for its From Resistance to Development campaign. Eskom donated R100 000 to the project, aimed at facilitating the back-to-payment drive.

SCA president Isaac Mogase said the utility's contribution was one of several from companies supporting the organisation's serious message underlying its 10th anniversary celebrations.

The SCA council decided in October that these celebrations would not just call people to party, but would mean some-

thing. We decided to address the issues of voter registration and the payment of services, and look at development of the organisation and of Soweto under the theme From Resistance to Development," he said.

Mogase said SCA and Eskom negotiations to resume payments had pre-empted Campaign Masakhane, bringing payments up from a lowly 20% to almost 70% ~~but~~ star 9/5/95

Eskom's acting executive director (growth and development) Dawn Mokhobo said the corporation would like to join forces with the SCA to explore constructive ways to encourage people to pay for services.

No clear plan for local elections

Gauteng falters on demarcation

Star 9/5/95

■ BY JO-ANNE COLLINGE

The Gauteng Demarcation Board has failed to come up with a clear plan for dividing the Johannesburg metropolitan area into primary local authorities for the November 1 local government elections.

A well-placed source told The Star that the Gauteng cabinet was under pressure to finalise the boundaries of local authorities this week. But, when it came to Johannesburg, the best the demarcation board could do to guide the cabinet was to offer it five different models

Provincial MECs considered

the options placed before them at Wednesday's cabinet meeting but were unable to make any decision.

It is understood that the present interim configuration of seven metropolitan substructures under the Greater Johannesburg Transitional Metropolitan Council is highly unlikely to be confirmed by the cabinet

The model for the elections is likely to include fewer substructures, although not as few as the ANC punted for in negotiations for the transitional period

It also seems likely that the vast site-and-service development of Orange Farm will be in-

cluded in the Johannesburg metropolitan area, rather than in the Vaal.

If MEC for Local Government Dan Mofokeng and his cabinet colleagues do not act decisively to determine a plan for Johannesburg within days, the entire timetable for the elections could be thrown into disarray.

The national Local Government Elections Task Group has reckoned on starting the demarcation of wards in about a week.

This will start as soon as data on population distribution becomes available from Central Statistical Services and the Department of Home Affairs.

VE Day cards

The Post Office yesterday issued a set of six postcards to commemorate the end of World War 2

They are based on wartime propaganda posters at Johannesburg's National Museum of Military History

Sets cost R10,80 each from post offices or from Philatelic Services, Private Bag X505, Pretoria 0001

For details, phone (012) 328-7911 or fax (012) 311 6042 — Sapa

► **More VE Day reports — Page 4 and 17**

Eskom grant for Soweto ⁽¹²⁷⁾

■ BY PAULA FRAY

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Housing backlog in Gauteng

By Pamela Dube (127)
Political Staff

GAUTENG has a housing backlog of more than 400 000, MEC for housing and local government Mr Dan Mofokeng said yesterday

Opening a four-day International Conference on Planning Legislation, Housing and the Environment in Africa in Johannesburg, Mofokeng said his government was saddled with more than 400 000 families who demand houses annually

"If we are to solve the housing problem over a 10-year period, we have to deliver more than 100 000 houses a

year," Mofokeng said, adding that his department was faced with many constraints relating to resources available to government and the private sector

However, he announced that the government was planning to create up to 10 towns a year

"The planning elements of such a programme are enormous. That we have to deliver is obvious. The 'how' is what we are grappling with."

The conference, which drew attendance from 12 African countries, urban planning experts from Cuba, Sweden and the United Kingdom, representatives of the central Government and the nine provincial housing departments, is the third to be held in a Southern African

Development Community member state. The first two were held in Maseru, Lesotho, and Windhoek, Namibia

The conference's objective is to share ideas on how to employ better strategies of planning and providing housing, while addressing the conservation

Director-general of both the ICPLA and the Swedish Board of Housing, Building and Planning, Mr Gosta Blucher, said the conference theme was timely because planning had in recent years "been given a strong, new international decision-orientated dimension"

He said the 1993 Rio Conference on environment and development and the debate on sustainable development was one indication

cowetan 9/5/95

Alex's services

get a clean up ⁽¹²⁷⁾ ^{SPAN 11/8/95}

An allocation of R92-million by the Greater Johannesburg Transitional Metropolitan Council for emergency service delivery in the seven local authorities has had an effect on the lives of residents of Alexandra.

A total of R15-million will be spent in the township before the end of next month.

Already blocked sewerage pipes have been cleared, streets cleaned and electricity installed in certain areas.

Helen Molaudzi, a resident of 17th Avenue who shares a sink and a single toilet with eight other families, has lived with blocked drains for months but these have now been cleared

"We had a terrible smell all the time because the toilet was blocked and it was overflowing into the sink where we used to do our washing.

"Now we can wash and drink fresh water," she said.

Work to Win, a youth organisation which was granted R188 000 to clear blocked drains, said the project had been very successful.

Co-ordinator Raymond Msize said there was a vast change in many streets.

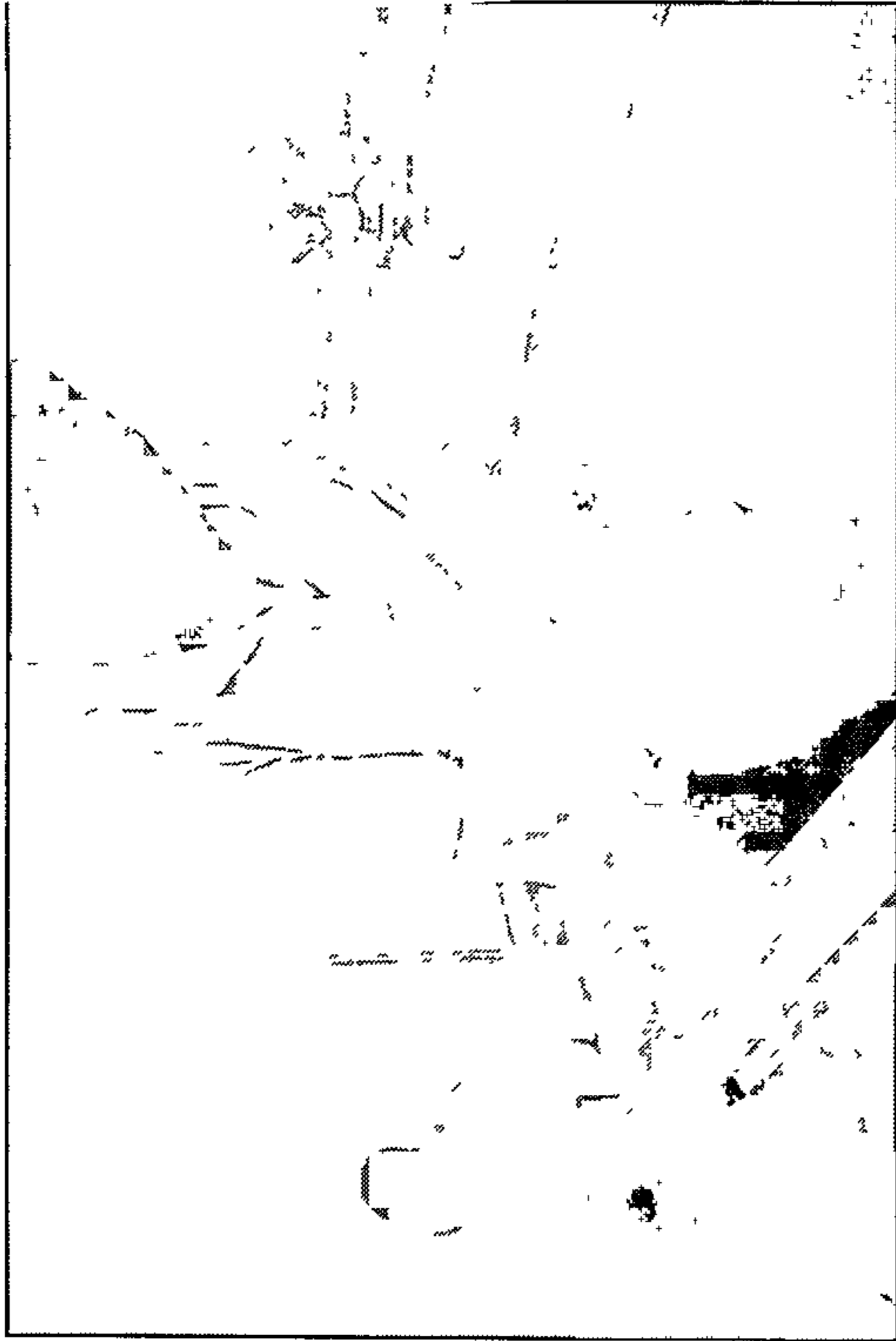
"There used to be sewage, water and rubbish flowing through them accompanied by a terrible smell.

"Now that the drains are unblocked, the streets are spot-

lessly clean. We have conducted an education campaign among residents, teaching them how to use the services properly, and this has helped in many streets," he said.

The money which was identified as a saving on capital budgets from the various administrations has to be spent within the current financial year before June 30 on areas where basic municipal services were critical.

Dr Emle Horak, acting head of metropolitan service delivery, said "This money has been used as a kickstart to demonstrate the capacity and commitment of local government to proper service delivery." — Staff Reporter.



Water at last . . . Prudence Molaudzi (15) does the washing in a proper sink for the first time in months. Until last week the drains were so badly blocked sewage was spilling into this sink.

PICTURE JODI BIEBER

Three Newclare protesters held

POLICE arrested three men yesterday morning in Newclare, west of Johannesburg, when protesting residents blocked a road

Witwatersrand police spokesman W/O Andy Pieke said that rubbish had been piled in the road and set alight by the angry protesters early in the morning.

Members of the Newclare Civic Association were yesterday holding a protest in support of a campaign that the same flat rate for services as applied in townships elsewhere be applied in their area

Pieke said that Internal Stability Division members of the police had been moved into the area which was reported to be "stable"

Patrols were continuing

Police and soldiers were also called to Reiger Park on the East Rand twice yesterday to restore order when demonstrations against planned electricity cuts got out of hand.

They were called for the first time when residents of a block of flats tried to stop Boksburg municipal officials cutting their electricity supplies because of non-payment.

The demonstrators were dispersed with teargas and security forces left.

However, demonstrators reappeared in the late afternoon and troops and police were recalled.

When they withdrew for the second time they left police in two vehicles to monitor developments in the area.

Boksburg Town Council called off attempts to cut electricity supplies. — Sapa.



Police take on a protester in Newclare, Johannesburg, yesterday after demonstrators blocked a road in the suburb.

Picture: NICKY DE BLOIS

Disaster

□ From Page 1

happen again.

Golding said the "tragic incident" called for urgent action in implementing the recommendations of the Leon commission report into mine safety released on March 30. The company should also consider a fund to assist families of the deceased.

Sunter said Anglo was doing all it could to improve safety on mines, a matter "which needed the commitment of both management and employees" Anglo would seek to implement the Leon commission's recommendations.

An NUM spokesman said it was the first time the union had been involved in investigating a mine disaster from the outset.

The Labour Ministry urged "parties including government to consider the implementation of these recommendations"

families and dependants of mine workers killed would be paid out 36 times the monthly salary of the individual.

NUM president James Motlatsi said in this instance a penalty should be imposed on the mine.

In the case of the Kinross disaster, when 171 miners died, the plate welder found guilty of causing the methane explosion was fined R100 or R50 for two contraventions of the regulations of the then Mines and Works Act.

Production at No 2 shaft, which has the highest grade of ore of all Vaal Reef shafts; has stopped and will probably resume only in three to four weeks' time. This will result in the loss of millions.

Vaal Reef mine manager Mike Pringle

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Power cut angers Reiger Park residents

127 Stan 12/5/95

BY BOBBY BROWN

Residents of Reiger Park, Boksburg, were up in arms yesterday when Boksburg municipal officials, escorted by police and soldiers, attempted to cut their electricity a second time after the residents had reconnected it during Wednesday night. Residents claim the municipality had reneged on an agreement on a R35 flat rate for electricity, which they say they

had been paying. Police, assisted by members of the SANDF, were called in when residents of a block of flats tried to stop Boksburg municipal officials cutting their electricity supplies.

The demonstrators were dispersed with tear gas when they started to stone security vehicles and charge policemen and soldiers.

Reiger Park Crisis Committee chairman Dawood Ismael said the municipality had cut the

lights of more than 700 council flats and houses in Extensions 2 and 3 on Wednesday.

This was done unfairly, he said, since an agreement had been reached at a meeting in September that a flat rate of R35 would be paid by residents for electricity.

"People were paying these rates, so I don't understand why they came to cut the lights. Bringing the police here just stirs up conflict," he said.

Reiger Park residents

toy-toyed in the streets yesterday after talks with a police official who promised them a meeting with town council officials within half an hour.

The officials failed to show up and the police left the scene under a hail of stones from cheering residents.

The angry crowd then barricaded the corner of Archie Jonas and St Anthony streets by lighting bonfires with rubbish from a nearby dumping site.

R50-m boost for central Jo'burg

JO-ANNE COLLINGE

AN UNPRECEDENTED government boost for housing in central Johannesburg was announced by Gauteng MEC for Housing and Local Government Dan Mofokeng yesterday.

Subsidies totalling R50-million are to be allocated for inner-city housing — in the area from Fordsburg to Bertrams — over three years, Mofokeng told delegates to a multi-sector summit on strategies to check the decline of Johannesburg's central areas.

The subsidies, which will be channelled through the Gauteng Regional Housing Board, will allow for the development of 5 000 housing units for families earning less than R3 500 a month.

"To have sustainable development in the inner city we need to demonstrate this kind of concrete commitment," Mofokeng asserted.

He also announced that the non-profit developer, NewHco, which has struggled to put inner-city housing on the development agenda, had secured

financing which would enable it to begin to meet the huge demand for low-cost rental accommodation in and around the CBD.

The Flemish regional government has granted NewHco a total of R15-million over three years, while the French Development Bank has agreed to a soft loan of R11-million.

By combining this finance with state subsidies, NewHco hopes to establish a substantial social housing programme which would enable

communities to form housing associations.

Through these organisations NewHco would take control of the letting of units, the maintenance of buildings and the general management of the properties.

As a start, NewHco will be refurbishing some existing buildings in the central business district to create 240 rental units which will house about 2 000 people.

The French and Flemish governments will be funding the training of

housing association workers in the various aspects of building management.

NewHco chairman Ishmael Mkhabela, who also heads the National Housing Board, greeted the announcement of foreign and local public sector funding as the first distinct signal "that our programme to take people off the streets of Johannesburg and give them decent housing can now start in earnest".

It is estimated that 6 000 people live around the main railway sta-

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housing

(127) SAN 13/5/95

tion and on the pavements of the city during winter-time and about 2 000 more in the warmer months.

Many developers besides NewHco, as well as individual families, will have access to the Gauteng Housing Board's allocation for inner-Johannesburg.

These subsidies will be available for a wide variety of housing — from individual purchases to cooperative ventures and conventional private developments.

Bloody clash over power

(127) Saw 13/5/95

RESIDENTS in Reiger Park are angry because their electricity arrears are not being scrapped as they have been in black townships. They gave violent vent to their fury yesterday when they clashed with police. KURT SWART was there.

COMMUNITY policing in Reiger Park outside Boksburg received a 'bloody' nose yesterday when fury over a council electricity switch-off sparked off violent confrontation between residents and police.

Five people, including three children, were shot yesterday morning when police opened fire on the protesters. All were admitted to hospital briefly before being discharged.

A policeman was also injured. He was struck by stones hurled by members of a crowd angered by the presence of Boksburg Town Council officials sent to switch off the electricity of account defaulters.

Half-bricks

Tension remained high during the day and 300 people began a march in protest against the cut-off and the shooting.

"We want policing for the community, but this is policing against the community," shouted one angry marcher.

A youth carried half-bricks in each hand, but the mood was peaceful until a police car drew up and two lieutenants began talking to march leaders.

"We have to handle a volatile situation. The crowd is excited," one of the policemen said.

"We are not being unreasonable,



FIGHT FOR RIGHTS: A Reiger Park man hurls insults during a tense day in which five residents were shot in clashes with police in the Boksburg suburb after council officials arrived to cut the electricity of account defaulters

PHOTOGRAPH MYKEL NICOLAOU

able," responded march leader Peter Petersen.

Angry shouts and taunts ensued as the two policemen were forced back to their car.

The policemen turned their

backs and a marcher shouted "Moer hom (hit him)".

Two plainclothes policemen armed with a pistol and a shotgun ran to help their colleagues, and temperatures rose higher when the

driver of the police car revved his engine and accelerated towards the crowd before reversing away at speed.

Stones bounced off the roof of the car, and the crowd scattered, diving

behind cars and walls away from the expected volley of shots.

None came. But within moments dozens of policemen, armed with shotguns, R-4 rifles and pistols, appeared from the nearby police sta-

"You disperse first," demanded East Rand Crisis Committee member Enver Williams. "I promise we will disperse if you move your police away — you are using the might of the state to injure us — this is unnecessary."

Fed up

Police vehicles then moved off to jeers and taunts from residents.

"I am a card-carrying member of the ANC," said resident Thomas Esbend. "The ANC asked us to stop paying for services to bring down the apartheid government. We did that and that's why we are now in arrears."

"Now they refuse to scrap arrears in coloured areas like they have done in black areas. That's why I'm so fed up."

The result of the failure of police and the community to see eye to eye, was summed up by sad-faced pushover Anne Lombard.

"My grandchild was shot in the leg on her way to school this morning. I feel so upset and sore inside, but I'm old. There's nothing I can do."

R90m requested for urban renewal

RDP IS/5/95

(127)

AN AMOUNT of R90m had been requested from the reconstruction and development programme (RDP) fund to kickstart urban renewal in Johannesburg, Gauteng planning minister Sicele Shiceka said on Friday.

At a conference on renewal in the inner city, Shiceka and a range of speakers said it was imperative that the decline in infrastructure and services in Johannesburg be halted.

Gauteng premier Tokyo Sexwale said his government was not shirking its responsibility towards "rescuing" Johannesburg, as its commitment of funding to the city showed.

Sexwale said the decision to move the provincial administration to the city meant more than 100 000m² of office space would be occupied, with rental payments of more than R2m a month being made.

He said the flight of some businesses from central Johannesburg was the result of racism, and the time had come to halt this trend.

Gauteng housing minister Dan Mofokeng announced that the provincial housing board had set aside money to develop 5 000 accommodation units over three years.

Mofokeng said the Flemish regional government had granted R5m a year for three years and the French Development Bank a soft loan of R1m to create housing for 2 000 people.

His department was working on new legislation to protect the rights of both landlords and tenants, whose adversarial relationship was identified as one of the major factors in inner city decline. Properly security and protection against exploitation of tenants would be included in the new regulations, which would be produced within six months.

Conference delegates agreed to set up an inner city development forum, comprising

MICHAEL MOON

formal and informal business, residents and local and provincial government representatives. The forum would be established within two weeks and would discuss a "stabilisation strategy" drawn up jointly by the province and the Greater Johannesburg transitional metropolitan council.

Earlier, business representatives at the summit criticised the stabilisation proposals, and said business had not been sufficiently involved in the drawing up of the document.

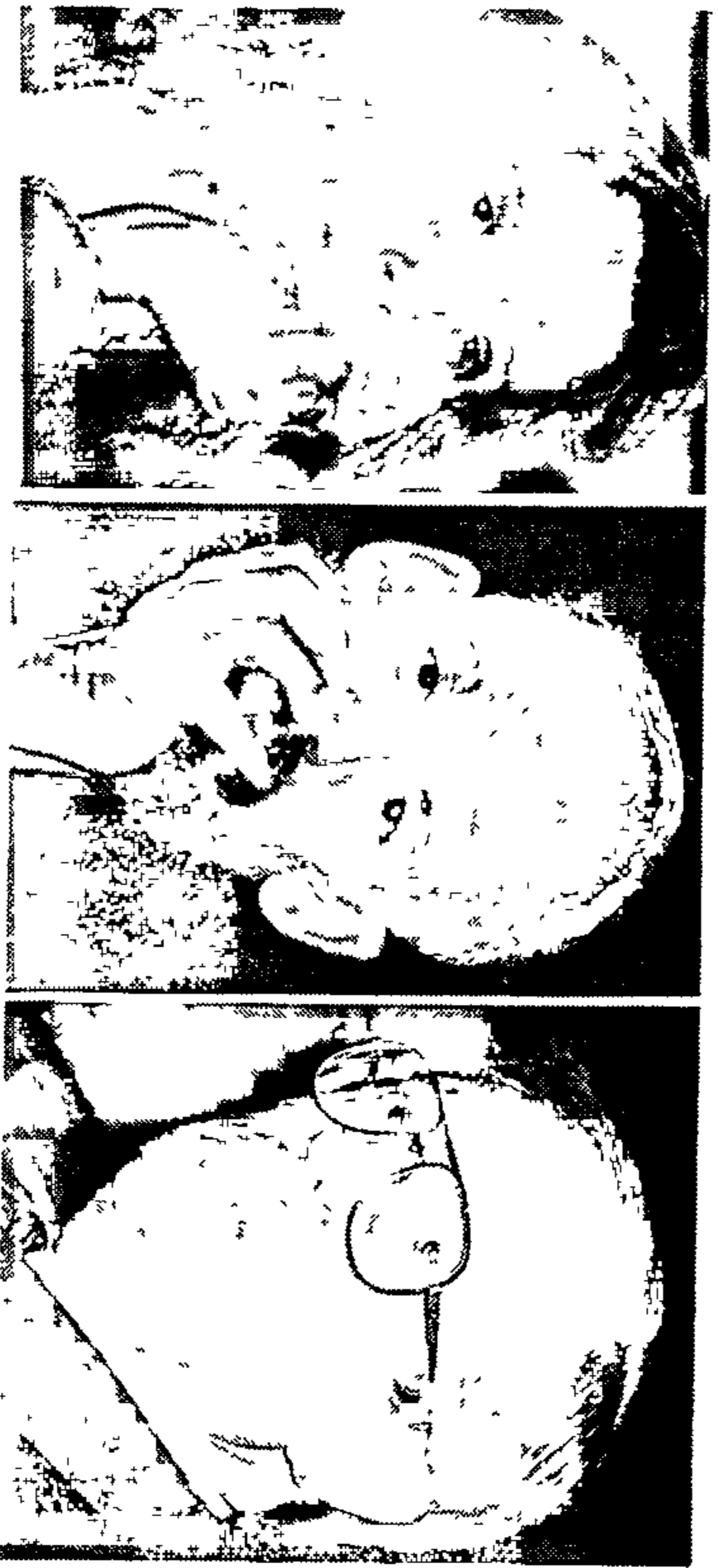
"The Johannesburg Inner City Business Coalition is willing to participate fully in the future of Johannesburg's inner city. This means we will contribute senior personnel and raise money for policy and project initiatives, but we will do so only if we receive a commitment from the public sector that any future policy making or other interventions are made after consensus is reached in a new public/private policy making partnership."

Businessmen also attacked the stabilisation approach, saying what was needed was an emphasis on economic growth to stop urban decay. Stabilising stagnation would not turn the situation around, said one.

In response, Shiceka said business and community groups had been approached to be part of drawing up the document, but had not been able to agree on who should represent them.

He agreed it was important to gain consensus on a short-term strategy to halt decline in the city, and then to formulate a long-term "vision" for Johannesburg.

"We must reclaim our street from the drug lords and the bag snatchers, and create a clean environment that will attract investors and tourists," said Shiceka.



Gauteng premier Tokyo Sexwale, top, and from left, Greater Johannesburg Transitional Local Council member Lindsey Bremner, Ampros MD Gerald Leisner and Gauteng transport minister Olaus van Zyl at a conference on the revival of the inner city at the City Hall on Friday. Pictures: ROBERT BOUTHIA

Claims of embezzled funds to be investigated

DURBAN — KwaZulu/Natal government

FAROUK CHOTHIA

Committee to
DURBAN — Gauteng leaders of the Inkatha Freedom Party (IFP) would appear before a disciplinary committee to respond to allegations that they were involved in financial irregularities in

Waste-tech closes Gauteng units

Kathryn Strachan

(127) (EP)

SA's leading waste management company, Waste-tech, has been forced to close its hazardous waste and medical waste disposal business in Gauteng following threats of criminal prosecution by the Germiston city council.

Water Affairs Minister Kader Asmal late yesterday negotiated with town clerk Anton Kruger temporary reinstatement of the Margolis landfill site.

The Minister said hazardous waste was piling up and there was a distinct possibility of danger to the public.

Last year the council was granted an

interdict against the acceptance of hazardous waste at the site because of public pressure and complaints about the smell.

However, Waste-tech, by agreement with council officials, continued to accept hazardous waste. The arrangement was withdrawn yesterday.

Waste-tech MD Ken Bromfield warned that his company's forced withdrawal from the industry could result in pollution of the region's rivers. National, provincial and local authorities had been briefed on the possible consequences of Waste-tech's closure, he said. **BD 17/5/95**

Continued on Page 2

Waste-tech closes units

(127) (EP)

Continued from Page 1

At least 70% of SA's industrial hazardous waste is produced in Gauteng, mainly on the East Rand. **BD 17/5/95**

The company managed more than 50% of the province's industrial waste.

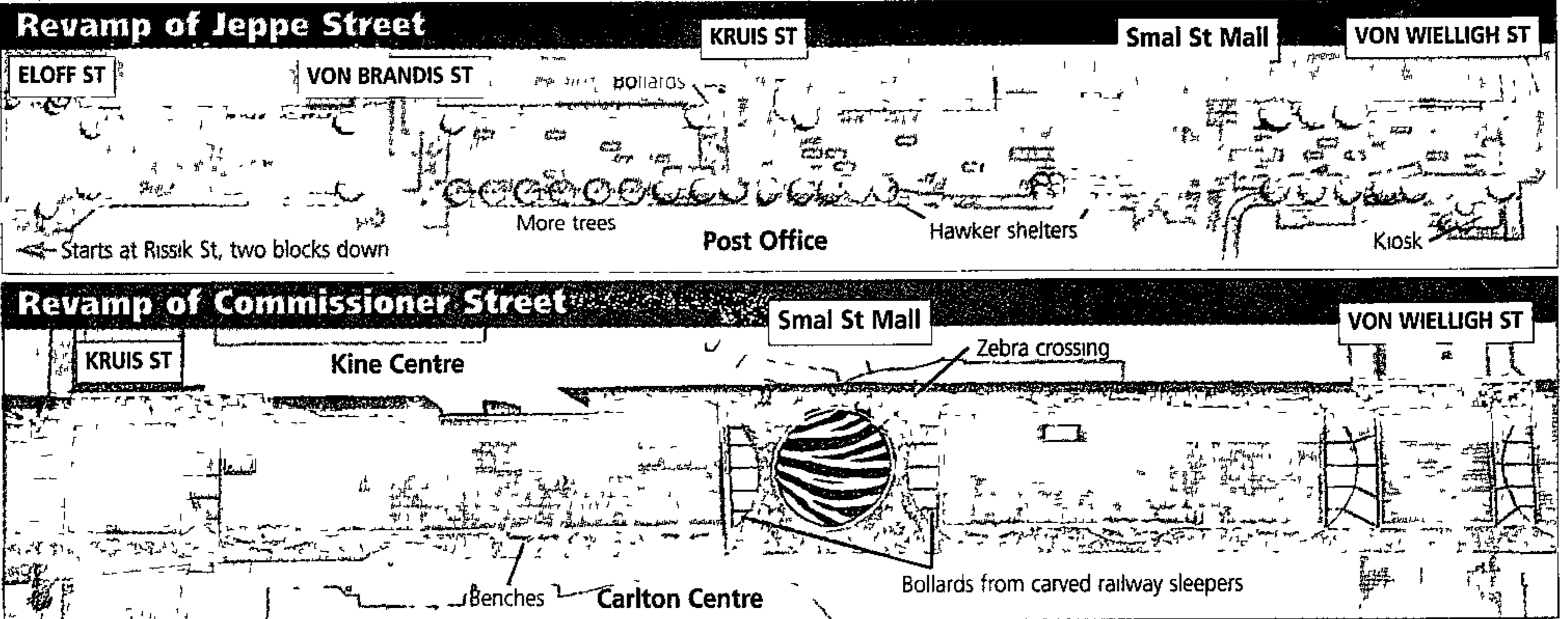
Waste-tech's R12m state-of-the-art site at Chloorkop, completed two years ago, has not been able to open because of community protests. The company is awaiting

recommendation of a committee appointed by the Kempton Park council to consider the future of the Chloorkop site.

Bromfield said the company would continue to operate its non-hazardous sites in Gauteng and the full range of services at its operations in KwaZulu/Natal, Eastern Cape and Western Cape.

Asmal said he had told the town clerk a long term solution to Waste-tech's problems had to be found as soon as possible.

NEWS



CBD upgrade central to district as a whole - Davidson

BY PAULA FRAY
CITY EDITOR

Johannesburg's central business district is receiving a major R8,5-million facelift as part of the Transitional Metropolitan Council's R92-million emergency services project

"The well-being of the CBD, as the area's main rates base, is central to the upliftment of the area as a whole. Its capacity to attract and keep investors' interest will determine our capacity for the upgrading of disadvantaged areas in future," said TMC executive committee member Councillor Ian Davidson, who is driving the CBD project

However, the upgrading will not be completed before the Rugby World Cup kick-off on May 25. Davidson said planning had been done and tenders were being put out. The upgrading is expected to take up to eight weeks.

The CBD activities will focus on completion of the Kerk Street Pedestrian Mall and the urban upgrading of parts of Commissioner and Jeppe streets

Davidson said the much-maligned Civic Spine was not in-

Ageing lady Jo'burg is owed facelift

(127)
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cluded but there were moves to examine its "inhospitable nature"

The TMC said Commissioner Street was an example of a street with a declining environment where short term intervention could have an immediate impact

"The upgrade initiatives in Commissioner and Jeppe streets are used as pilot projects to address the decline of the urban environment, to regulate the hawker industry and to address taxi needs in those areas," said Davidson.

Artistic flair will be shown in the tourist-attracting Commissioner Street where measures include hawker facilities, bins

and bollards. Here, the specially designed hand-carved bollard will be made from railway sleepers

A pedestrian crossing painted in a zebra skin motif will be created at the Carlton Centre.

Changes in Jeppe Street are being designed to facilitate the area's high hawker activity — about 125 traders within five blocks — on the street's narrow pavements.

The council proposes to remedy some of Jeppe Street's ailments by widening the pavements and improving street lighting to enhance security

Pedestrian crossings at most intersections would be implemented and enlarging the exist-

ing Smal Street crossing to accommodate greater numbers of pedestrians is envisaged.

In addition, bollards will be introduced on street corners to ensure pedestrian safety.

To enhance the general appearance of Jeppe Street, benches and trees, together with new paving, will be introduced along five city blocks. More bins will be provided, and roofed and non-roofed structures are being envisaged for informal trading areas

The on-going initiative of the Kerk Street Pedestrian Mall Project — to create a strong east-west pedestrian boulevard linking the Newtown Cultural Precinct and the new financial district in the west to the Eloff Street retail spine and law courts to the east — will also be tackled with the completion of the last eastern link.

The outstanding western section, between Diagonal and Sauer streets, was being planned and constructed in partnership with local businesses.

Urban decay, said Davidson, was a reality. The challenge, he added, was to halt it.

Site's closure highlights waste disposal dilemma

BY ANITA ALLEN
SCIENCE WRITER

(127) (S)

The disposal of hazardous waste in Gauteng will be seriously disrupted following the closure yesterday of one of only two dump sites in the province

Waste-tech, which manages the Germiston City Council's Margolis site, was given notice yesterday that all disposal of hazardous waste had to cease, failing which legal action would be taken.

Waste-tech said it would be withdrawing from the hazardous waste disposal business

The company currently serves 745 industrial waste clients and 1 242 medical waste clients, and disposes of more than half the hazardous waste produced in the province

Waste-tech has no option but to withdraw from the hazardous and bio-hazardous medical waste disposal business in Gauteng until such time as alternative sites can be commissioned," a Waste-tech statement said.

The company has invested about R10-million in the construction of a state-of-the-art hazardous waste landfill site at Chloorkop, which lies unused following public protests. The site should have opened in July 1993 but the matter is still bogged down in hearings by a committee that began 18 months

ago, and has failed to take a decision.

"Time will tell if the sole remaining hazardous waste disposal site and the limited number of licensed medical waste incinerators in Gauteng are able to cope with more than twice the amount of industrial and medical waste they are now handling," Waste-tech said. "Industry, hospital services and the medical profession must decide for themselves whether it is desirable to depend on only one disposal facility."

Waste-tech managing director Ken Bromfield said councils in Gauteng had a responsibility to industry to provide hazardous waste disposal sites.

"If a decision had been made on Chloorkop then we wouldn't be in the position now where one medical disposal facility and one hazardous waste facility have to cope with nearly treble what they are currently handling," he said.

"The trouble is that the decision to license a hazardous waste disposal site is not a popular decision for politicians. It won't win them votes."

Envrosolve, which manages the only other dump site in Gauteng, said that for the time being it was coping.

"But the situation is not desirable and authorities must act," said marketing manager Yolanda Young.

SKW 17/5/95

958 houses for Vosloorus

(127) Sowetan 17/5/95

By Johannes Ngcobo

THE Transitional Local Council of Boksburg, Spoornet, Chamdor Training Centre and the Gauteng government are soon to build 958 houses in Vosloorus

Boksburg acting Town Engineer Charles Kroon said the TLC would contribute R1-million towards building the houses over a period of three years

Kroon said the project, named Compact, would be monitored by three people. About 100 people would be trained in various disciplines in the housing field

He said the first phase of this project would be the training of the jobless people of Vosloorus

He said Chamdor Training Centre and

Spoornet Esselen Training Centre in Kempton Park had offered to conduct the training

He said the council had invited tenders for the job creation management position for this housing project at Extension 28 phase II and phase III in Vosloorus

He said these followed an application by the TLC to the Gauteng Housing Board to give subsidies for this project to people earning below R800 a month

A Gauteng Housing Board spokesman said their board had approved the Boksburg TLC subsidy project

The spokesman said the board policy was reviewed in February and it was agreed that people earning under R800 a month would be subsidised to the tune of R15 000 for a house

There have been many failed attempts to revive Johannesburg's ailing CBD. This time, however, the key players are willing to put their money where it counts, reports City Editor Paula Fray

Johannesburg — in transition

Johannesburg is an unfriendly city to those who live, work, shop and visit it. Premier Tokyo Sexwale says it becomes a ghost town after hours.

Despite this a new influx of local and international investors is taking place and business continues. Some experts question whether the perception of a crime-ridden declining city actually matches reality or whether Johannesburg is not merely a city in transition.

The city is a melting pot which encapsulates South Africa's need to rebuild a nation across race and class divides.

It is clear that while cosmetic changes can be made in the short term the achievement of a common vision and the true revival of the inner city is a long-term project.

At last week's Inner City Renewal Strategy summit in Johannesburg a public sector draft document outlined the key elements of the stabilisation strategy for the inner city as being the

- Establishment of legitimate local government

- Maintenance of good local government administration, improved city management and effective enforcement of regulations

- Restoration of decent public services to the former levels

- Restoration of the due process of law

- Establishment of institutions involving key government and non-government stakeholders in planning and implementing a growth strategy for the inner city of Johannesburg

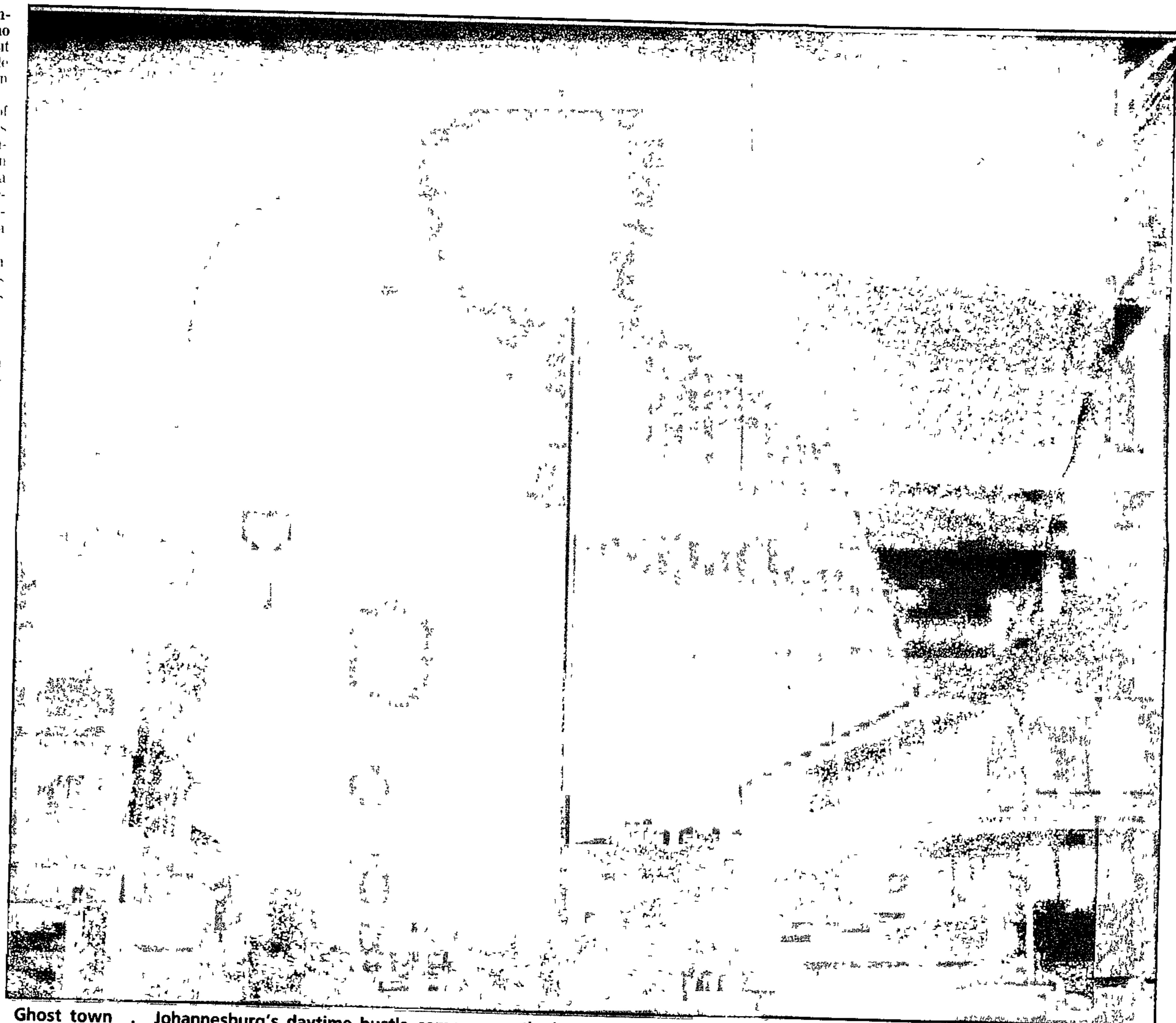
The challenge to local and provincial governments, communities, hawkers, tenants and businesses is how to make the city conducive to investment to provide public transport which meets the real needs of people coming to work and play in the city, to provide an environment that is attractive and user-friendly to those who work, shop or visit the city and to provide housing in an area where there has been virtually no new residential development over the last 20 years.

To achieve this, however, public and private sector investment partnerships must be developed to ensure that development takes place in a complementary, co-ordinated fashion.

It is also essential that a regulatory framework should be established, or reiterated where necessary, to stabilise the inner city environment.

Institutions comprised of key public and private stakeholders must be set up to ensure that development is developed. This is expected within two weeks.

But it is in identifying specific problems and solutions that the draft document sometimes falls short and further discussion is anticipated among the stake-



Ghost town . Johannesburg's daytime bustle compares with the that of world cities, but after hours, it sleeps.

PICTURE THYS DULLAART

holders once this public/private partnership has been set up to drive the process.

Although this forum has yet to be formed, stakeholders are confident the process, being convened by the province and Greater Johannesburg Transitional Metropolitan Council (TMC), can succeed this time round.

Gauteng director of housing policy and administration Monty Narsoo stresses that the province is committed to investing in the city and facilitating an environment conducive to private sector investment.

In demonstrating his department's commitment to the inner city, Housing and Local Government MEC Dan Mofokeng has said the Gauteng Provincial

Housing Board had set aside R50-million for the development of 5 000 inner city housing units over the next three years.

Within the next six months, the department will also produce legislation to "protect the rights of both landlords and tenants with regard to protecting security of tenure and to stop exploitation of tenants and vice versa".

Other commitments include the non-profit developer, the New Housing Company (Newhco), which has set up a Social Housing Association to refurbish and manage social housing schemes in the inner city.

Newhco has received a R5-million grant per year for the next three years from the Flemish regional government in Belgium as

well as a low interest loan of R11-million from the French Development Bank in order to develop 420 units.

Greater Johannesburg TMC executive committee chairman Collin Matjila said the council had already set aside R8,3-million to upgrade and clean the CBD as well as to improve safety and security in its environs.

"The TMC has made provision in the current financial year for significant financial resources for inner city projects such as R4-million for facilities and sites for informal trading, R19-million for environmental upgrading, pedestrian malls, parking and job creation projects. Substantial funds have also been made available for grassroots sporting facilities.

These projects aim to improve the quality of the public environment for city users, and to stimulate investment and economic growth to the benefit of the city as a whole," said Matjila.

In the draft budget for the next financial year, an amount of R4-million has been proposed for public transport projects, particularly for taxis and commuter facilities. An amount of R8,6-million has also been budgeted for cultural projects.

Matjila said the revitalisation of the inner city could not be sustained by public funds investment alone. "We need to draw in the resources and energies of the business and community sectors in order to ensure the ongoing growth and success of the

inner city and the sustainability of a good quality of life for all the city's users."

Business has pledged conditional support.

According to Central Johannesburg Partnership executive director Neil Fraser the Inner City Business Coalition will contribute senior personnel and raise money for policy and project initiatives if it is given a voice in the policy making process.

"We are concerned that we do not repeat the errors of the past where initiatives were public sector driven with little or no consultation with other stakeholders, especially the business sector, resulting in little or no progress," said Fraser.

BY ANITA ALLEN
SCIENCE WRITER

Reopen dump site temporarily — Asmal

(127)

Despite attempts by Water Affairs Minister Kader Asmal to resolve the hazardous waste disposal crisis yesterday, no decision has been taken to reopen one of only two dumps in Gauteng.

Earlier this week Germiston City Council gave notice to Waste-tech, the company which manages its Margolis site on the East Rand, that all disposal of hazardous waste had to cease.

Waste-tech serves more than 2 000 clients

and disposes more than half the hazardous waste produced in Gauteng.

Asmal held discussions with Germiston town clerk Anton Kruger and issued a statement that the Margolis dump could be reopened on an emergency short-term basis

"The proposed temporary solution could entail the emergency reinstatement of the medical waste incineration facility and, secondly, the reopening of the Margolis

landfill site in the short term," Asmal said

However, Germiston deputy town secretary Kees Verhage told The Star there was no legal way of reversing the Margolis decision except at a meeting of the management committee, which would take place today

The issue was on the agenda, he said

In the interim, Waste-tech has given notice to its clients that it has no option but to withdraw from the hazardous

waste disposal business

The company has invested about R10-million in the construction of a state-of-the-art hazardous waste landfill site at Chloorkop, which has unused following public protests The site should have opened in July 1993 but is bogged down in legal proceedings which began 18 months ago

A spokesman at Asmal's office said an emergency meeting to discuss long-term solutions to the

hazardous waste problem would be held in Cape Town today The Chloorkop dump site would definitely be part of the discussions, he said

"If a decision on opening the site cannot be taken, then alternative hazardous waste sites will have to be found," he said

Waste-tech managing director Ken Bromfield said the company was delighted that the minister realised the consequences to industry of

the Germiston City Council's decision

"A long-term solution needs to be found, otherwise the waste industry will be in a mess for years to come," Bromfield said

Rod Ball, president of the Institute of Waste Management, said his organisation had been forecasting the crisis for a long time

"The matter must be taken up by Minister Asmal. We would like an audience with him, which we have tried to arrange, but have not had any success at this point," Ball said

Star 18/5/95

NEWS

Two-year queues for eye and other surgery

Star 18/5/95

Scandal of Jo'burg Hospital

BY JO-ANNE COLLINGE

If you went to Johannesburg Hospital tomorrow needing eye surgery, you would find yourself at the bottom of a 2 000-strong waiting list. Your turn for an operation would come only after about two years.

The waiting period for other forms of surgery in the ophthalmology department is even longer, Gauteng Health MEC Amos Masondo has disclosed.

At the moment, the waiting list for cardio-thoracic surgery is

140. Although it is a lot shorter than the queue for eye surgery, it takes longer to get to the head of the queue — anywhere between two and three years.

In the orthopaedic department there are about 100 people in line for knee operations at any given time and another 100 waiting for hip operations. The waiting period here is also between two and three years.

The information was disclosed in a reply to a written question by Democratic Party MPL Jack Bloom this week.

Bloom yesterday described the waiting lists — and the suffering they represented — as "shocking".

"Sharp budget cuts in Gauteng could well mean that such lists will become even longer unless we are able to realise significant savings from more efficient management of resources," he commented.

The health budget is due to be debated in the Gauteng legislature today. Nowhere in the Gauteng administration is the gap between the amount actually al-

located in the budget and the amount required to meet real needs greater than in health.

Finance MEC Jabu Moleketi put the "potential shortfall" for health at R579-million. However, R300-million of this should be covered by a special transitional allocation from the RDP Fund.

This is intended to assist Gauteng to build up its primary health care facilities without simply abandoning its expensive tertiary services, which are supposed to be gradually reduced.

FOR THE RECORD

Important details were omitted from the free ticket giveaway for the Walter Matthau romantic comedy *IQ*, as printed in Tonight on Page 14 yesterday.

The cinemas where tickets can be collected and where the film will be screened were inadvertently omitted. The tickets (two per person) can be collected today from noon at Nu Metro Bedfordview and Nu Metro Hyde Park. Tickets will be issued on a first-come-first-served basis, but remember to present a clipping of yesterday's article. Screenings are on Sunday at 8pm.

Alberton residents get 4 years to pay up

BY CHARMEELA BHAGOWAT
CITY REPORTER

Residents in the Alberton municipal area have been given four years to repay service-charge arrears accumulated over the past year.

John Welman, community services head of the Alberton Transitional Local Council, said yesterday the arrears up to February 28 1994 had been written off by the council in keeping with the agreement between then president F W de Klerk and ANC leader Nelson Mandela.

Welman said outstanding ar-

rears accumulated between March 1 1994 and February 28 1995 could be paid off over four years, beginning in July.

Those residents with accounts outstanding between March and May this year could make arrangements to pay off the money to the council, Welman said.

He stressed, however, that the onus was on residents to ensure their accounts were paid and suggested they approached the council to make arrangements.

Welman said residents would now have to pay their current accounts in full each month, in

addition to a fraction of the arrears from the past year.

He said that in view of the concession being granted to residents, the council would take strong action against defaulters. "Should municipal services accounts not be paid, the transitional local council will unfortunately have no alternative but to cut electricity supply."

The council would begin disconnecting from Tuesday, he said.

Residents and ratepayers would be informed of the council's move and reminded to pay their accounts, he added.

Council to decide on waste problem

Kathryn Strachan

BD 18/5/95
The fate of Waste-tech's hazardous waste and medical waste disposal business in Gauteng is to be decided at a meeting of the Germiston City Council's executive committee today.

Waste-tech had to close its operation earlier this week after threats of criminal prosecution by the council. However, there was a temporary reprieve on Tuesday when Water Affairs Minister Kader Asmal negotiated with town clerk Anton Kruger temporary reopening of the Margolis landfill site in Germiston.

(127) (58)
The Minister said hazardous waste was piling up and there was a possibility of danger to the public.

However, the final decision remains the prerogative of the council.

Waste-tech MD Ken Bromfield said it was "unfair and unreasonable" to expect the council to make a decision in the national interest. The council had to balance the interests of the public, who have complained of the smell, with the interests of the company and the environment.

He blamed much of the controversy on the lack of a hazardous waste policy at national or local level.

R240m push gets housing going (127)

BD 19/5/95
Robyn Chalmers

GAUTENG's housing programme will get under way this month with a R240m investment to provide emergency services and low-cost homes, local government and housing minister Dan Mofokeng said yesterday. Mofokeng said 30 000 families would be provided with emergency services at a cost of R90m, and more than R150m had been budgeted for building basic dwellings on 10 000 serviced sites.

Phase two of the scheme was expected to be announced towards the end of the year, and would include plans to redevelop hostels and rebuild houses damaged by violence.

Mofokeng said the programme revolved around the creation of new cities and was aimed at controlling land invasions, catering to areas without basic services and establishing pocket developments.

He said the Gauteng regional housing board was identifying sites for five or six new cities in the province which would be provided with services, schools, clinics, police stations and other amenities.

There would be preferential settle-

ment of families living in high-risk or dangerous areas to ensure the effective management of land invasion.

The provincial government had identified areas under pressure where emergency services should be provided urgently. State-owned sites would be released soon for the construction of homes.

Mofokeng said the involvement of small and emerging contractors would be the key to the success of the housing programme and local authorities would be encouraged to play a major role through the supply of services.

Gauteng regional housing board chairman Martin van Zyl said current subsidy projects were being evaluated and renegotiated to suit the overall provincial plans.

Several serviced-site projects would receive subsidies under phase one of the programme, including Alexandra, Phola Park, Lenasia, Mamelodi, Tembisa, Ennerdale and Atteridgeville.

Van Zyl said by the end of April, more than 77 500 project-linked subsidies had been allocated with 614 houses delivered and subsidy payouts totalling R3,9m.

R240-m to kick-start housing in Gauteng

SPAN 19/5/95 (127)

■ BY BONGIWE MLANGENI
CITY REPORTER

About R240-million has been allocated to kick-start a plan to build 10 000 homes, provide services in non-serviced areas and create new "cities" while effectively managing land invasion in Gauteng

Gauteng Local Government and Housing MEC Dan Mofokeng yesterday announced that this was the first phase of the housing investment plan which would benefit areas in need of emergency services and those with serviced vacant sites

About R150-million would be used to build new homes on state-owned serviced land and

R90-million would provide emergency services such as water and sanitation to communities without any services

The second phase of the plan would involve upgrading hostels and renovating homes damaged during violence

Mofokeng said a priority would be to identify land for low-income residential development while basic services were delivered to all communities, especially in informal settlements

He added that the serviced sites would be made available through local governments which would be encouraged to play a major role in all housing developments

This housing plan could deliver more quickly than other de-

velopments under the subsidy scheme because the government would hand over sites that were already serviced

Another focus was to identify five or six new "cities" in Gauteng which would be upgraded and industrialised, he said

Meanwhile, Provincial Housing Board chairman Martin van Zyl said Gauteng had allocated 77 543 state subsidies to individuals but only 324, to the value of R3,9-million, had been claimed

Serviced areas which had been identified to receive subsidies were Alexandra, Phola Park, Lenasia, Rietvallei, Mamelodi, Stretford Extensions 9 and 10, Tsakane, Tembisa, Ennerdale, Atteridgeville, Klipfontein and Krusfontein

URBAN RENEWAL

Imperfect, but a start

PM 19/5/95

(127) 28

(216)

The Gauteng provincial and Johannesburg local governments have tried to devise a renewal strategy for inner Johannesburg. With appropriate modesty, the authors of a hastily assembled report on this strategy have described it as a "first, imperfect step in a long process".

Business agrees the step is imperfect.

While welcoming the initiative to devise an urban renewal strategy, it has attacked government for not consulting it in the process that led up to the report and the summit on urban renewal held in Johannesburg last week.

The report titled *Johannesburg Inner City Urban Renewal Strategy* was released at the summit. Though it refers to future partnerships between the public and private sectors, the strategy presented was public-sector-driven and dominated, says Anglo American Properties chairman Gerald Leissner.

Invited to speak, a few days ahead of the event, Leissner said "We are concerned that we do not repeat the errors of the past where initiatives were public-sector-driven with little or no consultation of other stakeholders, especially the business sector, resulting in little or no progress".

The business community is also worried about the content of the document. It refers to a "stabilisation" strategy to halt the social, economic, residential and (public) environmental decline of the city.

It proposes to achieve this in three ways.

The first is to seek finance from the private sector to match public-sector investment. The second is to establish a regulatory framework. New legislation may be passed or amendments made to existing legislation where necessary. The third prong of its approach is to set up institutions comprising key public- and private-sector stakeholders to develop policy. A common vision and longer-term growth strategy would emerge from this, it says.

These are all issues of interest to the private sector. But business criticises the concept of stabilisation. Leissner says the private-sector approach to the inner city is a positive one based on economic growth and development.

Government also aims to promote economic growth and development, as it states in the report, and its choice of wording is perhaps more at fault than its intent. The report is not well written and is ambiguous on many points.

Business decries government's proposal to establish more than 20 ad hoc task teams. "In our view, this approach lacks the coherence and integration to realise sound processes to revitalise the inner city and implies no limit to resources.

"Further, the proposed task teams appear to be a public-sector-driven approach rather than the required true partnership with the private sector," says Leissner.

Leissner is supported by an inner business coalition consisting of three broadly based business organisations. These are the Johannesburg Chamber of Commerce & Industry, the Johannesburgse Afrikaanse Sakekamer and the SA Property Owners' Association.

He says these bodies, together with the Central Johannesburg Partnership, which represents business interests in the city, will continue to focus on current and future issues affecting the inner city.

The work group should be mandated to establish a new policy-making structure. This should comprise six members from the business coalition, six from the public sector (senior officials and political leaders) and six community leaders.

The work group should present its proposals to Gauteng's premier and the chairman of the Greater Johannesburg Transitional Metropolitan Council by June 15.

According to TMC city planning director Jean-Luc Limacher, such a work group will be set up within two weeks to influence and prepare policy and initiatives for the inner city. But he says government cannot remove its ultimate decision-making power. ■

OFFICE RENTALS

Exit route

Brokers and developers are noting a swing away from office renting to buying. This is due to expected further rent increases on the back of building cost rises. Rentals in Rosebank are already around R43/m² gross in one new building and this level is now being sought in Sandton.

To peg occupation costs over the longer term, many tenants have decided to buy their own office buildings. This is initially more expensive because of high interest rates. But once these peak — possibly in two years' time — buyers will see the comparative benefits.

In contrast, renters will continue to be at the mercy of annual rental escalations, usually a few percentage points above inflation. Property economist Erwin Rode says rentals are likely to double in five years.

Renting is cheaper now. An example is to be found in Sunninghill, one of Sandton's fastest growing office nodes. Hilton Cohen is developing an 8 000 m² Sunninghill office park. He is targeting owner-occupiers, though half of his sales (around 2 000 m² of space) have been to investors. There could be as many as 32 buildings in the park when it is completed.

Sunninghill marketing agent Richard Webber of 5th Avenue Properties says that if the 320 m² offices in Sunninghill Office Park were to be let, the monthly rental would be R9 296, including parking. By comparison, a buyer would pay a monthly instalment of R8 440 (This assumes an 80% bond of R565 000 at 17,25% interest). Add to that a further R1 500 for rates, insurance and maintenance and the total monthly payment is R9 940.

But Stan Arenson, director of Russell Marriott & Boyd Trust says the com-



Limacher



Leissner

On a more positive note, he says the inner city business coalition is willing to participate fully in the "future of Johannesburg's inner city". This means, he says, it will contribute senior personnel and raise money for policy and project initiatives.

"But only if we receive a commitment from the public sector that any future policy-making or other interventions in the inner city are made after consensus is reached in a new public/private policy-making partnership".

The business coalition last Friday recommended to the Gauteng provincial government and Greater Johannesburg Transitional Metropolitan Council that a work group should be set up within two weeks.

NEWS Gauteng government begins major

R240-m for local housing

Sowetan 19/5/95 (12T)

■ FIRST PHASE No stated number

of houses or time frame from Mofokeng:

By Pamela Dube
Political Reporter

THE Gauteng government is to spend R240 million on building houses in squatter settlements throughout the province

This process is expected to begin within two weeks

It will be the first phase of the provincial government's housing investment plan announced by MEC for local government and housing Mr Dan Mofokeng

The main focus of this multimillion rand plan is to develop sites on empty land and to provide basic services in areas that lack

Mofokeng also announced a further R900 million development project, which aims to monitor current subsidy allocations, identify problems causing delays in the delivery of houses and services and to make available State-serviced sites for disadvantaged builders Mofokeng said there was already a plan to identify and develop five or six towns in the province

In the first phase, the government plans to build houses and provide basic services, such as water, electricity and roads in the lower income communities

Targeted areas for this phase are Alexandra Township, Phola Park,

Lenasia, Rietvallei, Mamelodi, Stretford Extension 9 and 10, Tsakane, Tembisa, Ennerdale, Atteridgeville, Klipfontein and Krusfontein

The national Government has already started releasing state land to local authorities for development, Mofokeng said

"Local authorities will be encouraged to play a major role in all developments, including the supply of services and recovering these costs from beneficiaries," Mofokeng said

Mofokeng could not commit himself to how many houses would be built in the first phase, and could also not give any time frame "What we hope to achieve in the next five years is to reduce the housing backlog in the province," he said

Two weeks ago, Mofokeng told an international conference on housing and environment that Gauteng had a housing backlog of over 100 000

He said yesterday that "by the end of this year, we will know whether to proceed with the second phase This phase will include the redevelopment of hostels"

However, by the end of April, the Gauteng government had already paid out R3 902 million of the R77 543 million housing subsidies allocated, Mofokeng said Contracts for housing construction will be given to small emerging contractors, Mofokeng said

Inkatha men allegedly informers for C10 unit

Stephane Bothma *BD 22/5/95*
PRETORIA — Senior Inkatha officials were paid informers of the now defunct Vlakplaas C10 unit, a former C10 member testified in the Transvaal Supreme Court on Friday.

Key State witness in the Eugene de Kock murder and fraud trial Chappies Klopper testified that prominent Inkatha officials received payment for information supplied to C10 under fictitious names.

The Inkatha officials' identities were not disclosed. Klopper was responding to questions by defence advocate Flip Hattingh SC.

De Kock, the former C10 commander, has pleaded not guilty to 121 charges including murder, fraud, theft, attempted murder, assault and the illegal possession of weapons and explosives.

In a preliminary indictment served on De Kock late last year the State alleged that the former policeman had supplied firearms, hand grenades, ammunition and homemade bombs to "prominent" Inkatha members since August 1990.

Although these charges have not appeared on De Kock's final indictment, sources at the Transvaal attorney-general's office earlier said investigations into the Vlakplaas-Inkatha connection relating to train and other violence on the Reef continued. De Kock could still be charged with these alleged crimes.

The preliminary indictment stated that some of the hand grenades supplied to Inkatha by C10 had been used in 53 separate terror attacks throughout the country.

Role of Bank debated

Adrian Hadland *BD 22/5/95*

CAPE TOWN — While all political parties have agreed the constitution should enshrine the SA Reserve Bank's impartiality and independence, the degree of the Bank's independence continues to worry constitution-makers, Constitutional Assembly discussions on Friday indicated.

At the centre of the debate is the specific relationship between the Finance Minister and the Bank's board of governors.

Section 197 of the interim constitution states the Bank shall exercise its powers and perform its functions independently "provided there shall be regular consultation" between the minister and the Bank.

The ANC has argued, however, that this phrasing gives the Bank too much leeway to determine broader monetary policy issues.

More than regular consultations, the Bank and the Minister should concur on decisions before they are implemented, the ANC said. It proposed that decisions should, therefore, be made "in consultation with" the Minister.

This was rejected on Friday by legal advisors to the Constitutional Assembly.

In a document put before the assembly the advisors said the change would "effectively neutralise" the independence of the Bank and was therefore unconstitutional.

The ANC explained that it had not intended to compromise the "operational independence" of the Bank but wanted more ministerial involvement in the institution's longer-term "goal independence".

"The Bank should be free to exercise its powers and functions without ministerial intervention but within broad policy objectives or guidelines determined by the Bank 'in consultation with' the Minister," the ANC said.

The legal advisors said such a formulation, "while a purely political matter," could be included without affecting the constitutional principle which protects the Bank's independence.

They suggested a new formulation: "The Bank shall discharge its powers and functions with due regard to a policy framework determined in the interest of the maintenance of effective public finance and administration by the Bank in consultation with the said Minister."

The ANC withdrew the entire report on the Bank, which was tabled but not discussed.

The chairman of the committee dealing with the report, ANC MP Rob Davies, said the proposal needed further discussion.

He described the issue as the last outstanding matter to be resolved before multi-party consensus could be declared on the way in which the new constitution should deal with the Bank and its role in government and the economy.

Hazardous waste buildup averted

AN EMERGENCY arrangement to avert a buildup of hazardous waste of crisis proportions in Gauteng, was agreed upon on Saturday at a meeting called by Water Affairs and Forestry Minister K. M. Asmal *BD 22/5/95* (127)

The waste buildup could have led to illegal discharges of hazardous waste into sewer systems and onto the veld, eventually leading into the Vaal Dam which is already low and supplies the bulk of Gauteng's water, a spokesman for the Minister said. *BD 22/5/95*

He said the waste, including medical waste, had been building up for some time and posed a potential hazard to the public.

Asmal flew to Johannesburg after calling the meeting of provincial and national government representatives, local authorities, waste disposal experts and other organisations.

The meeting agreed to recommend the waste disposal company Waste Tech restart and upgrade two incinerators at the Margolis waste site in Germiston as a temporary measure.

The site has been inoperative for some time due to a Supreme Court order following public objections. The Minister insisted the site be closed by the end of the year.

The meeting agreed to make arrangements for careful waste monitoring and compilation of a register of medical waste. — Sapa.

● See Page 8

Project brings 1 000 homes to Vosloorus

(127)
Robyn Chalmers

BD 22/5/95

BOKSBURG'S Transitional Local Council has teamed up with Spornet and the Gauteng government among others to build almost 1 000 low cost homes in the war-torn township of Vosloorus on the East Rand

Boksburg acting town engineer Charles Kroon said the council would contribute R1m to build the houses in Vosloorus over a three-month period, with construction expected to begin next month

Vosloorus was one of the trouble spots on the East Rand during the 1980s and early 1990s, which led to an absence of construction activity. As a result, people were desperately in need of shelter, he said

Kroon said the construction of the homes would be

undertaken in conjunction with the homeless people in Vosloorus and it would be monitored by three nominated council members

He said the first phase of the project would involve the training of jobless people, which would be undertaken by Spornet and construction group Chamdor. The council had already invited tenders for the project management of the scheme.

It had applied to the Gauteng housing board for project-linked subsidies in order to supplement the R1m contribution it had made to the scheme.

A Gauteng housing board spokesman said the board had received the application for subsidies and if it was approved, prospective homeowners earning below R800 a month would receive a R15 000 subsidy.

Germiston ¹²⁷ waste site to reopen

■ BY ADAM COOKE

Emergency measures to avert a hazardous waste build-up of crisis proportions in Gauteng were agreed upon at a meeting called by Water Affairs and Forestry Minister Kader Asmal at the weekend. *Star 22/5/95*

The crisis meeting, attended by provincial and national government representatives, local authorities, and waste disposal experts, recommended that waste disposal company Waste-Tech restart and upgrade two incinerators at the Margolis waste site on the East Rand as a temporary measure.

This follows the Germiston city council's decision last week to give notice to Waste-Tech, which manages the site, to cease disposal of hazardous waste.

Waste-Tech serves more than 2 000 clients and disposes more than half the hazardous waste produced in Gauteng.

The meeting also agreed to make arrangements for careful waste monitoring and the compilation of a register of medical waste.

The Margolis site has been inoperative for more than a year due to a Supreme Court order following public objections. The minister insisted the site be closed by the end of the year.

But despite the interdict against Waste-Tech, the Germiston Transitional Local Council decided on Thursday to waive the clause in the interdict which prohibits incineration of medical waste. This was done in order to diminish public health hazards which would result from the pile up of hazardous medical waste.

Ken Bromfield of Waste-Tech said his company was not interested in short term solutions but would restart incinerators in the public's interest.

Hostel inmates asked to pay service fees

(127) SLOW 22/5/95

■ BY BOBBY BROWN

The Germiston Transitional Local Council (TLC) met hostel residents at Tokoza's Kwesine hostel yesterday to finalise an earlier agreement on the payment of service fees

The meeting aimed at establishing a good working relationship between residents and the council.

Individual hostel dwellers will be required to pay R10 per month for services, compared to the R20 per month levy charged to households in the area.

IFP councillor Deon van Deventer told the residents that R2,5-million had been granted from RDP funds to the Germiston TLC for emergency upgrading of hostels. Another R11-million is expected soon.

He said residents were not being forced to pay. "We want the people to get used to paying for services and in about three months we will review the amount."

IFP Gauteng vice-chairman Themba Khoza said the council would have to provide certain services first before it could expect any significant number of residents to pay up.

"The TLC must prove to the people that they will provide unbiased service promptly."

Houses approved (127)

THE SA Housing Trust yesterday launched Ebony Park, a housing development in Midrand which would deliver 2 700 low-cost homes over the next few years.

The development would be released in two phases and the project had been approved by the provincial housing board and first time home ownership and government subsidies had been secured.

REPORTS. Business Day Reporters. Sapa.

BD 2/15/95



This is the house ... Ebony Park resident and small contractor January Madolo stands proudly in front of the house he built.

PICTURE ANDREAS VLACHAKIS

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Midrand housing plan launched

SPW 24/5/95 (127)

■ BY MANDLA MTHEMBU

A project to address the housing backlog and provide employment opportunities was launched at Ebony Park, Midrand, yesterday

The first phase of the development will consist of 500 homes, costing R2,2-million, with a total development potential of 2 700 units. Stands will range in size from 250 to 625sq m. The second phase, of 1 000 houses, will cost

R4,1-million. About 242 local builders have been employed.

The project was approved by the Provincial Housing Board and a social compact has been signed with the community and stake-holders. First-time home ownership and Government subsidies have also been secured.

Speaking at the launch, the Gauteng MEC for Housing Dan Mofokeng said the Government's

contribution to the project indicated its commitment to "liberate the homeless from squatting and bondage"

The general secretary of the SA National Civic Organisation of Ivory Park, Enoch Dlamini, said the 2 700 houses "may not address the housing crisis" but were a step towards it

Infrastructure for water, sewage, roads and electrical services has been provided.

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Upgrading to cost R90-m

Boost for hostels

Star 25/5/95 (127)

■ BY MANDLA MTHEMBU

Three East Rand hostels are being upgraded at a total cost of R90-million

The Ehlanzeni hostel in Tembisa and the Nguni and Sotho hostels in Vosloorus are the beneficiaries of a project launched by the former National Housing Forum to improve living conditions in hostels

Wade Adams African Life Homes has been awarded the contract, which allocated R20-million to Ehlanzeni, R48-million to the Nguni hostel and R22-million to the Sotho hostel, general manager Rob Newberry said. "Some units have been upgraded, refurbished and handed over

to enthusiastic residents."

Construction in Tembisa is expected to be completed in September, while upgrading in Vosloorus is expected to be completed next year.

With most of the hostel residents being unemployed, the project has also created jobs

The company started temporary colleges and provided training to upgrade the workers' skills, said Wade public relations consultant Gail MacGowan. Certificates of competence were awarded on completion

"This would enable artisans to secure employment elsewhere or start their own businesses," MacGowan said

Newberry, also a mem-

ber of the Katorus Special Presidential Committee, attributed the success of the project to consultation with local authorities and hostel resident representatives.

A residents' committee member, Sol Ntombela, said the better conditions have led many residents to bring their families to stay with them.

He added the developments have also changed the attitudes of the people. "We now go freely to the townships and they also visit our hostel," Ntombela said.

Of the 45 hostels in the Gauteng region, only six are being upgraded. The upgrading of other hostels has been suspended, pending the adoption of a policy on hostels

Gauteng waste collection resolved after discussion

Jan 25/5/95 (127)

■ BY ANITA ALLEN
SCIENCE WRITER

Full medical waste collection and incineration services have been resumed in Gauteng, following arrangements brokered by national and provincial authorities to resolve the crisis

Waste-tech, the company which runs one of only two privately owned medical incinerators in the province, received the necessary permit to recommission its plant at Rietfontein yesterday

It also received written permission from the Germiston City Council (GCC) to resume incineration

Under the terms of the agreement, Waste-tech will upgrade its spare incinerator at Rietfontein, to comply with requirements published in January this year. Once the spare incinerator has been installed, the existing unit will also be upgraded

Waste-tech said it was once again offering a full medical

waste disposal service to its customers in Gauteng. However, it was still unable to offer landfill disposal services for other classes of hazardous waste

Waste-tech withdrew from the hazardous and medical waste disposal business last week, following threats of criminal prosecution by the GCC if any further hazardous waste was disposed of on its Margolis landfill site in Germiston

Waste-tech has indicated that it will re-enter the hazardous

waste disposal business in Gauteng only if a permanent solution can be found. This means that an alternative landfill site would have to be made available to replace Margolis which is due to close in December

Waste-tech's hazardous waste landfill site at Chloorkop, Kempton Park, was completed in July 1993. It has not been commissioned because of rezoning hearings which have been ongoing for 18 months but have failed to reach a decision

R25-m housing deal

(127)

■ BY THABO LESHILO

Construction group Stocks & Stocks and small builders in the Gauteng province have formed a joint R25-million company, Gauteng Residential Development Company, to develop and build RDP homes in the province

Also known as Homes for Gauteng, the unlisted company is a 50/50 partnership and has 20 000 subsidies in the area.

At the launch in Johannesburg yesterday, Dan Mofokeng, Gauteng MEC for housing, praised the joint venture as a great opportunity to develop the capacity of small and emerging contractors

Mofokeng also urged corporations to invest more in housing in a province that was seen by many "as their last hope of getting employment"

SMALL builders and Stocks & Stocks come together in unlisted company

The private sector should also create new financing mechanisms to empower small builders, thus helping solve unemployment

Victor Selane, deputy chairman of Homes for Gauteng, said the company intended building 40 000 houses a year within five years

This would create 30 000 new jobs in the construction industry and be a catalyst that would support an investment of some R350-million per year in the RDP in Gauteng

Selane, also from the National Black Contractors and Allied Trades Forum (Nabcap),

challenged participating builders to ensure they produce highest quality houses

Bart Dorrestein, chairman of the newly formed company, said initially only competent builders and specialist contractors would be able to take part in the company's projects. Emerging builders would take part as trainee builders. Once qualified, the trainees would then qualify to become shareholders.

He said plans were to list the new company within five years to enable greater public participation

"It certainly is an ambitious programme but if we are to develop the full potential of the country and meet the aspirations of the people, an initiative like this is an absolute necessity," said Dorrestein

Jan 26/95

NEWS

Gauteng govt identifies land for homeless

(127)
 STAR 29/5/95

■ BY JO-ANNE COLLINGE

In response to the province's call to head off land invasions, local authorities in Gauteng have identified land suitable for rapid development and capable of accommodating 6 000 to 7 000 households.

The stands are located in six or seven localities under the jurisdiction of different municipalities, a senior official in the Gauteng department of development planning and land told The Star.

The province has specified that the land needs to be relatively well located with regard to work opportunities and community facilities.

It also must have access to existing bulk service systems, so that the servicing of individual sites can go ahead as rapidly as possible.

The idea is that standards of service should not be compromised by the need for the government to move fast to keep ahead of the homeless in their quest for land.

The rapid land release programme is separate from and complementary to the Gauteng department of housing's recently announced scheme to make 10 000 serviced sites, which it currently owns, available for development by emerging builders.

The planning department official conceded that the rapid land release programme had not been as rapid as hoped.

In early April the authorities announced that the land release plan was likely to see 15 000 families actually settled on sites before July.

Now officials are talking about the process of servicing individual stands getting going in July.

Before then the locations will have to be given final planning approval; developers will have to be invited to apply for the work and the choice of developers made; and the Gauteng Housing Board will have to approve developments for subsidy purposes.

It is understood that the housing board has agreed in principle to expedite these applications.

End to inner city grants

saga 'soon'

(127) 31/5/95

■ CITY REPORTER

The Seven Buildings Project saga which has dragged on for years, leaving in limbo thousands of residents who want to buy their inner city flats, is set to be resolved soon.

The residents have been trying to obtain subsidies to buy the buildings for nearly four years but have been blocked several times.

Gauteng Housing Board chief executive officer Hanhe Botha said yesterday the issue would be resolved in the next few days.

She said the board had been reluctant to grant subsidies before because the residents did not have the resources to upgrade the buildings and that it had wanted to ensure the subsidies were put to good use.

It is believed that the board is now willing to grant these residents subsidies, subject to the assistance which is expected from the Greater Johannesburg Transitional Metropolitan Council and other willing parties.

In a report this month, the TMC Health, Housing and Urbanisation Committee recommended that the council encourage the Inner City Housing Upgrading Trust to find financial support for the project.

BONILE NGQIYAZA

(127)

BD 31/5/95
INNER city development could not be a state-driven process only, but should involve all elements of civil society, according to a document tabled to the Greater Johannesburg Transitional Metropolitan Council and the city business community recently

The document on urban renewal strategy for the CBD, which took six months to complete, was prepared by

Joint plan for urban renewal

four joint task teams from the Gauteng provincial government and the Greater Johannesburg Transitional Council

A stabilisation strategy involving partnerships between private and public sectors was essential in arresting inner city decay, said the report

The stabilisation strategy would include investment — particularly by the public sector — in housing, social services, the public environment, the res-

toration of the physical environment and the delivery of services

The document recognises, however, that the private sector could play a critical role in housing

It was said at the meeting that proper city management would be enhanced by the restoration of regulations governing contractual obligations and the enforcement of minimum standards in regulating the public environment and housing

Bid to boost bond repayments

■ STAFF REPORTER

A National Joint Task Force aimed at normalising bond repayments was formally launched on Wednesday by the SA National Civic Organisation (Sanco), the SA Housing Trust (SAHT) and its funding wing Khayaletu Home Loans

At a press conference at the Sanco offices in Johannesburg, both Sanco and the SAHT acknowledged that the bond boycotts had been a historical tool for achieving democracy and demanding rectification of product defects.

However, home-owners, finance institutions

and builders now needed to work together in a transparent process to meet the objective of housing as many people as possible, the two organisations said.

The NJTF's purpose would be to assist in the resolution of disputes and the achievement of normal bond payments

(127)

SPAR 2/6/95

Some success achieved in drive for service payments

Star 2/6/95

(127)

Rates arrears reach R352-m

BY PAULA FRAY
CITY EDITOR

Residents and businesses in Greater Johannesburg owe the various administrations about R352-million in outstanding rates, statistics released by the council have shown

Johannesburg residents and businesses alone owe R81-million to the council

Already, R1,3-million in outstanding rates and service accounts has been written off as irrecoverable by the Johannesburg, Sandton, Randburg and Roodepoort administrations during the current financial year

This includes R508 482 for general service accounts which is being written off as irrecoverable by the Johannesburg administration

According to Johannesburg administration's director, rates and services, Andries van Zyl, outstanding rates accounts form a small part of the metropolis' unpaid bills

FLAT RATE system can't go on indefinitely, says Soweto's city treasurer

This was because house owners needed clearance certificates when selling and because the possible sale of the property during the legal process of debt collecting was a strong deterrent

"Overdue service accounts are normally recovered by demanding payment of such amounts with the discontinuation of electricity supply as the alternative," he added

"Rates collection in the administrations where rates are levied is keeping very much on an even level," said Van Zyl

The council had also recorded a slight increase in service payment levels in the metropolis' townships. But, said Soweto city treasurer Fred Viljoen, the total debit raised

by the council was R3,8-million whereas its salary bill was R10,5-million and its water bill about R5-million.

"Even if the total potential income is generated, we will still be in trouble," said Viljoen, who acknowledged that the system of a flat rate could not continue indefinitely

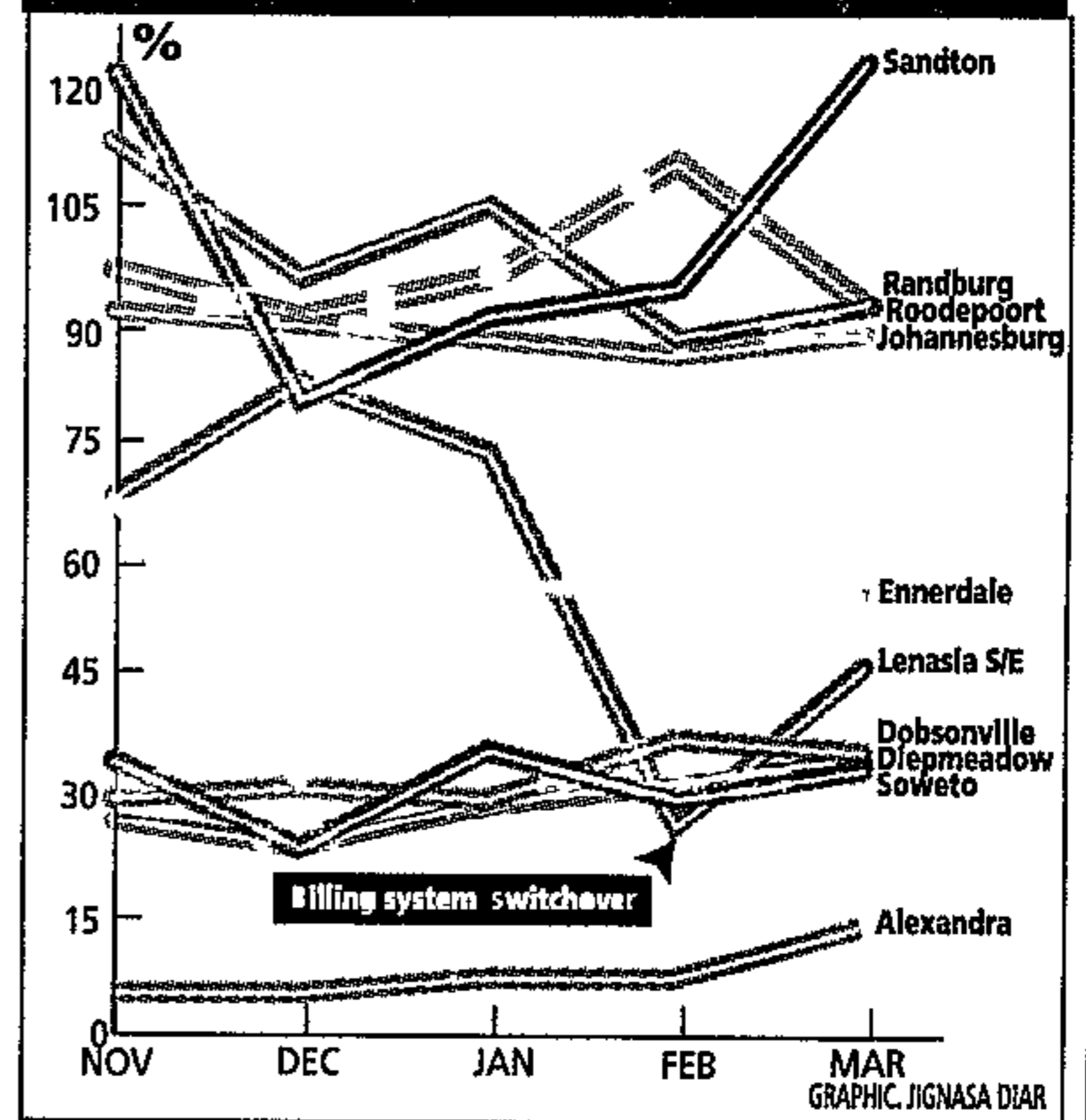
The township was also unable to implement punitive measures as electricity was provided by Eskom and the council's main service, water, could not be cut off as this posed a health risk.

Johannesburg deputy director, research and forward planning, Grant Easton said the council was working closely with province to fulfil the goals of Campaign Masakhane which encouraged residents to pay for services

However, the possibility of a metropolitan payment system was one of several options being considered at present

Although Soweto's billing system was not yet

PAYMENT LEVELS IN GREATER JHB TMC



interlinked, the system was working and, he added, it would take up to two years to install a new computer billing system in the area.

In order to facilitate improved payment, the

council is considering proposals to employ mobile cashiers and administrative clerks in outlying areas

Post offices are also being investigated as possible collection points

NEWS FEATURE *Authorities are trying to stop the decay of the Johannesburg's inner city*

Can anything save city from dying?

(127) source from 2/6/95

■ MANY PROBLEMS Crime and overcrowding are among the main

problems facing the inner city:

By Joshua Raboroko

THE JOHANNESBURG inner city is faced with declining social services, a declining economy and political bickering. It is also being ravaged by high levels of crime, violence, unemployment and poverty.

The most glaring crimes include mugging, car hijacking, theft, fraud, assault and murder. In most of the crimes unlicensed firearms are used.

These problems were highlighted at a recent summit called by the Gauteng provincial government and the Greater Johannesburg Transitional Metropolitan Council.

The conference was convened to discuss strategies to renew the Johannesburg inner city.

Other issues discussed were public transport, informal trade, improving the economy, building homes, education and the improvement of recreational facilities.

So serious is the problem of crime and violence that the MEC for safety and

security Mrs Jesse Duarte indicated she will raise the matter in Parliament.

Gauteng premier Mr Tokyo Sexwale also warned "Our society cannot tolerate lawlessness or lack of respect for the rights of others."

The housing backlog has also reached alarming proportions with more than 10 000 people living and sleeping in streets, doorways, bus shelters and railway stations.

As the chairman of the Gauteng Provincial Housing Board, Mr Ishmael Mkhabela, put it "People live in squalid and unhygienic conditions. They face crime and insecurity each day. The streets are unsafe."

"People cannot buy homes, even if their income permits them to do so because of the policy of red-lining."

"Many are living in overcrowded places that were never designed for residential use."

"This pattern of living is exacerbated by residual racialism, which forces people away from certain desirable properties into so-called black blocks."

Mkhabela added "We have to create conditions that will make our city a



Gauteng MEC for housing Mr Dan Mofokeng

desirable place to live in

"Our single-minded task must be to get our people off the streets."

His suggestions include

● Introducing a government subsidy programme, a mortgage indemnity scheme and outlawing red-lining by banks.

● Making the city affordable to the very poor and providing accommodation.

● Introducing legislation to stop the exploitation of the poor by rackrent landlords; and

● Protection against crime

There is a ray of light, however. The Gauteng Government and the GJTM have presented various reports aimed at upgrading the inner city.

Gauteng MEC for Housing, Mr Dan

Mofokeng, said a grant from the Flemish Regional Government granted his ministry R5 million annually for a period of three years.

He also announced a low-interest loan from the French Development Bank of R11 million. This will be used to develop 420 houses and provide accommodation for 2 000 people.

Mofokeng's ministry has also set aside money for the development of 5 000 homes over a period of three years. Subsidies totalling R50 million will be allocated for inner-city housing — covering the area from Fordsburg to Berrans — over three years.

It will introduce legislation to protect the rights of both landlords and tenants.

Sexwale said his government was committed to the reconstruction and development of the inner city.

He said the decision to move the provincial administration to the city meant that more than 100 000 square metres of office space would be occupied.

The flight of some businesses from central Johannesburg was the result of racism and it was time to stop this trend. Conference delegates resolved to set up an inner city development forum, made up of formal and informal residents and local and provincial government representatives.

The forum will discuss a "stabilisation strategy" drawn up jointly by the province and the GJTM. This will look into taxi disputes and violence in the inner city.



Gauteng provincial housing board chairman Mr Ishmael Mkhabela

In the interim, the GJTM will erect rank facilities and develop appropriate policies to improve policing, control and management of taxis in the inner city.

Policing forums have already been established in some parts of the city.

Already hundreds of residents of Johannesburg's north-west suburbs have demonstrated against soaring crime in their areas. They marched to the City Hall to voice their grievances.

The Johannesburg Inner City Business Coalition is willing to participate fully in the future of the city.

Gauteng planning minister Mr Sicelo Shcelela also announced a R90 million request from the Reconstruction and Development Programme fund to kick-start urban renewal.

New centre will provide services for forgotten Alex

(127) Star 5/6/95

■ BY NIKKI WHITFIELD

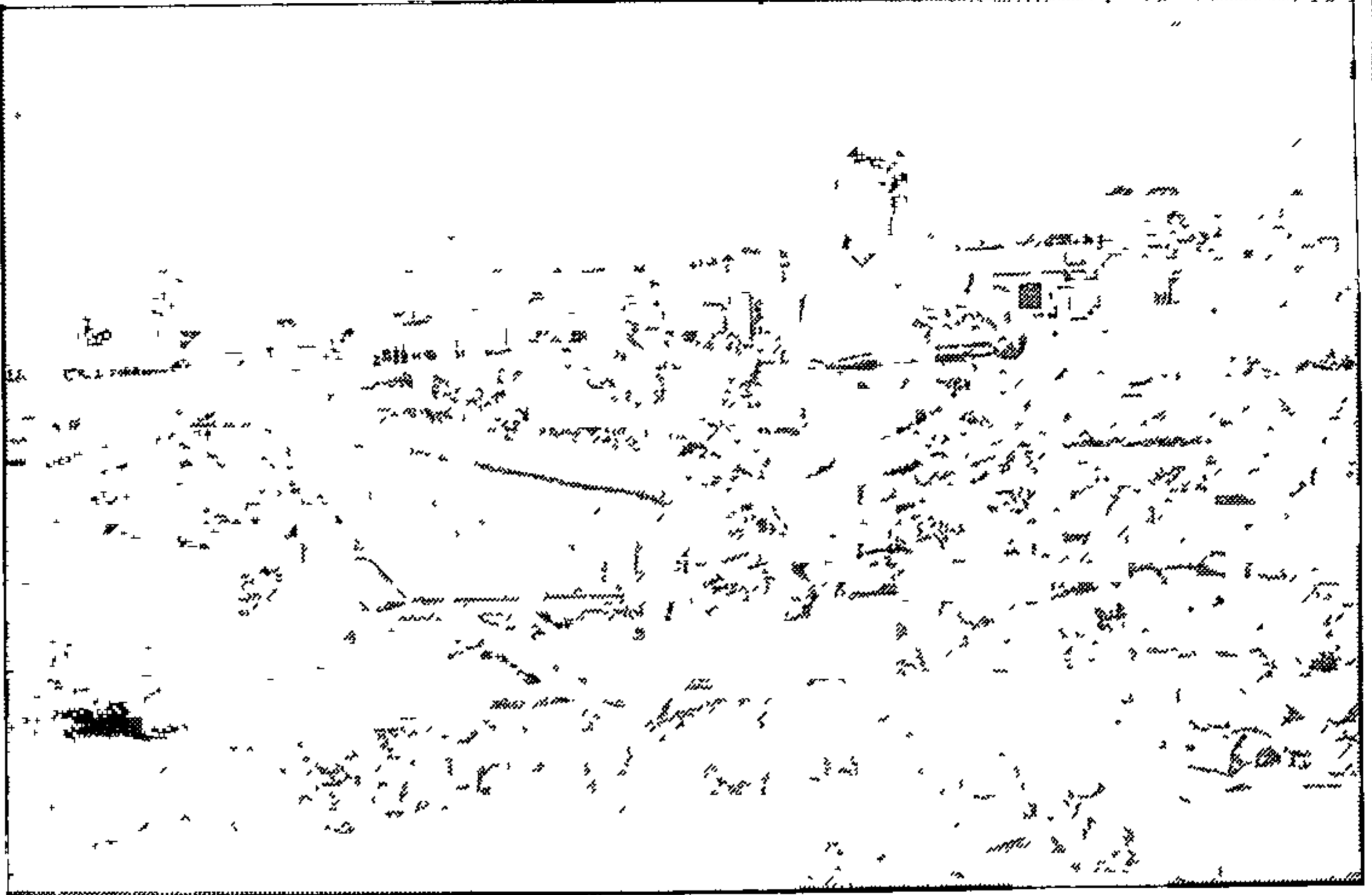
Ravaged by the apartheid years, economically deprived and squalid, Alexandra is home to hundreds of thousands of people living virtually a stone's throw from some of Johannesburg's most comfortable suburbs

But, although the atmosphere can be vibrant and the people colourful, there is practically nothing there, besides the dilapidated shacks and the comparatively opulent homes of the East Bank. There is no shopping centre, and not many places of entertainment

In short, Alex is a forgotten community. But a history book could be written about the township's past, and it is near and dear to the hearts of many of South Africa's prominent people

Now a public-spirited former advocate is hoping to change the face of Alex. A plot of land called Freedom Square, the site where Albert Luthuli once burnt his pass and a piece of land which saw many protests during the apartheid days, has been targeted by Cobus Potgieter and his board of trustees, among them prominent members of the community, as the place to develop the Alexandra Community Development Centre

Potgieter has formed the Alexandra Community Development Centre Trust with the dream of transforming the dusty, barren square into a vibrant centre for the people administered by a



Digging in the sun . . . little Andile Khahla (4) fills a barrow with rubble on Freedom Square in Alexandra, site of a proposed development centre. PICTURE THYS DULLAART

body called the Comserve Buro

It is envisaged that the square be transformed to make way for a centre providing financial and professional services, administrative assistance, supplies, health care, an entertainment area and child care facilities

The project is still in its infancy and much work must be done and funds sought and found to get it up and running. But the

support is there, according to Potgieter — the people of Alexandra are more than keen to get it off the dry, dusty ground

It is all a risk, but Potgieter has had success with similar projects in the past. He was responsible for developing the Brown's Farm shopping centre in the Western Cape, an attractive building housing several essential services along with

stores on a piece of land that was once a dump for the squatters living in the area.

That development has paid off, and he is hoping the Alex project will follow suit, along with similar plans for Rustenburg and GaRankuwa. A tour is to be arranged soon when representatives from several embassies will be shown the three sites in a bid to drum up support

Talks on payment of services⁽¹²⁷⁾ *Sowetan*

By Dan Fuphe 5/6/95

IN AN attempt to resuscitate the culture of payment, the Transitional Local Council of Greater Nigel has called a meeting of all structures to be held in the town hall today.

Those invited to attend include various stakeholders representing communities from Duduza, Alra Park, Jameson Park and the Nigel Ratepayers Association.

According to the chief executive officer, Mr J van Rensburg, this meeting is a culmination of many failed attempts by the TLC to have the groups come up with a blueprint to resolve the problem of non-payment of services in the area.

The problem has continued unabated despite the formation of a working committee by the TLC to encourage the residents to pay the services rendered.

Van Rensburg warned that, should the relevant stakeholders fail to attend this crucial meeting, then the council would be left with no option but to proceed and take decisions to "recoup monies owed to the council" without consulting them.

Those invited to the meeting are

- Members of the local development forum,
- Local structures from Alra Park, Jameson Park and Duduza,
- Members of the SA National Civic Organisation in Duduza and Alra Park, and
- Concerned residents and representatives from the Cerutville informal settlement

Project keeps settlement neat

Ingrid Salgado

A CONTINUOUS community-owned waste management programme in Alexandra township's Stswetla squatter camp north of Johannesburg had ensured it was one of the cleanest informal settlements in SA, community leaders said yesterday.

The project, One Man Contract, contracts individuals to maintain designated zones, streets and public spaces in a litter-free condition. It also encourages residents to plant vegetable and flower gardens.

Residents of the once polluted and litter-strewn settlement celebrated World Environment Day with the programme's initiator, Keep SA Beautiful, and funders United Bank and Plastomark.

Also present were Minister without Portfolio Jay Naidoo and Deputy Environ-

mental Affairs and Tourism Minister Bantu Holomisa, who together planted the tree of the year — a river bush willow.

Naidoo urged the community to register for local government elections since elected leaders would be accountable for electricity and clean water.

Environmentalism was about addressing poverty and making better lives for all, he said. Government money should be devoted to meeting needs and creating jobs. If change was slow, it was because government was laying "proper foundations".

Holomisa appealed to the private sector to continue supporting such projects until service delivery had been normalised.

Environmental affairs and tourism select committee chairman Peter Mokaba told residents they should plan housing allocations and road sites together.



Environmental Affairs Minister Bantu Holomisa and Keep SA Beautiful Campaign CE Raymond Byrne, top, inspect the results of a community-driven waste management project at Alexandra's Stswetla informal settlement yesterday while residents mark World Environment Week. Picture GARTH LUMLEY

Department suspends water subsidies

PRETORIA — The water affairs department yesterday suspended further subsidies to local authorities pending a revision of the subsidy system aimed at providing first for the basic needs of everyone — particularly rural people.

The department said payment of subsidies for works approved before the date of this announcement would be phased out.

"The existing subsidy system previously gave financial support to local authorities to expand existing services but ignored the

needs of the large rural population — areas outside the local authority boundaries.

"The department is working in close collaboration with the office of the reconstruction and development programme to formulate a common approach to the funding of these water and sanitation services."

The RDP-funded programme had already given capital subsidies for projects aimed at supplying water within 200m of households and providing each with "a safe sanitation system". — Sapa.

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Picture GARTH LUMLEY

Waste-Tech accused of illegal dumping

Deborah Fine

GAUTENG hazardous waste removal company Enviroserv has accused another waste removal operation, Waste-Tech, of unlawful competition and illegally dumping toxic materials at other sites not intended for such waste

The allegation was made by Enviroserv director Alexander Mclean, who has asked the Rand Supreme Court to interdict Waste-Tech from collecting or removing hazardous wastes and disposing of the toxic materials at any site in the former Transvaal province. Mclean has accused Waste-Tech of illegally dumping toxic wastes at sites in Rosslyn near Pretoria, and Nuffield in Springs.

He said in an affidavit before court his company and Waste-Tech were the only two operations in the former Transvaal province involved in the disposal of hazardous waste.

Enviroserv had government permission to dump such waste at a site in Holfontein, Springs, while Waste-Tech previously had been granted a temporary permit to deposit toxic materials at the Margolis site, in Germiston, he said.

Waste-Tech's permit had been withdrawn in 1993, however, after the Germiston town council secured a Rand Supreme Court order interdicting Waste-Tech from using the Margolis site for toxic wastes following complaints from Germiston residents about noxious smells and gases. Mclean alleged that Waste-Tech had

still been dumping oil, phenol, phosphate sludge, heavy metals and iron hydroxide filtercake at the Margolis site as late as May last year.

He accused Waste-Tech of continuing to dump toxic wastes at the Germiston site in contravention of the 1993 interdict, as well as depositing the wastes at the other sites.

The Margolis site was officially closed last month.

Mclean said his allegations were based on the fact that Enviroserv had only 40% to 50% of the hazardous waste disposal market, and had failed to secure more customers after withdrawal of Waste-Tech's permission to use the Margolis site.

"I submit it is inconceivable that the balance of hazardous waste generators dispose of the wastes generated by their activities unlawfully. I contend the only reasonable conclusion is that the balance of the market is being serviced by Waste-Tech," he said.

Mclean accused Waste-Tech of unlawfully depriving Enviroserv of a larger portion of the hazardous waste market through its allegedly unlawful conduct.

He said the total potential annual turnover of the toxic waste market in the Transvaal was about R100m a year. Through its unlawful competition and alleged illegal dumping, Waste-Tech was depriving Enviroserv of about R10,5m a year.

Waste-Tech is expected to file answering affidavits next week.

The matter was postponed indefinitely by Judge R Zulman.

Abortive secret deal lost SANDF \$1,6m

CAPE TOWN — The SA National Defence Force had made a \$1,6m loss after a 1992/1993 covert overseas deal went awry, the joint public accounts committee heard yesterday.

The covert project involved the purchase of "very sensitive chemicals" from eastern European institutions, SANDF chief Koos Meiring said. Attempts to recover the money were still continuing.

Asked by Freedom Front MP Piet Gous to elaborate, Meiring said he would require special permission from Cabinet to disclose further information.

The matter was under investigation by the Office for Serious Economic Offences, which had requested permission from Justice Minister Dullah Omar to continue investigations abroad, office head Chris Swanepoel told the committee.

The request had been made in September last year, but no response had been received from the minister as the matter was still before Cabinet.

The agent responsible for the loss had made a statement at the SA embassy in Bonn, acknowledging full responsibility for the disappearance of the money and promising full co-operation, Meiring said.

An intricate delivery and payment structure had had to be created. There had been adequate control over the transaction "up to a certain time."

The SANDF's stock — nearly R37bn — was scrutinised by the committee, with

some members suggesting the state's tied-up assets could be put to better use.

Chairman Ken Andrew (DP) noted that if the stock was reduced by 15% then SA's total budget deficit could drop below 5%.

Meiring told the committee that in many cases stock was below a "desirable level for a defence force of this size." Reserves had already been eaten into as a result of these cuts and SANDF stock was at far from an optimum level.

The committee also called for an independent investigation of the acquisition, renovation and sale of property for an SA mission in New York. The building, intended as office and residential accommodation for the mission and consulate, was later sold for an eighth of the purchase and refurbishing costs.

In its report to Parliament, the committee expressed "serious concern" at the procedures used to acquire the property.

It urged the auditor-general to appoint an independent legal expert to investigate the matter locally and abroad to "determine the facts, possible culpability, and whether there is a basis for further legal action to recover losses."

The committee further recommended that responsibility for the refurbishment of buildings abroad be clearly assigned, and that the foreign affairs department ensure that its officials act strictly in accordance with procedure when renting, acquiring or refurbishing buildings overseas — Sapa.

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Demolition man loves job

Star 9/6/95 (127)

■ BY ABBEY MAKOE
SOWETO BUREAU

His job involves destroying people's property and even ordering their arrest, but Soweto's assistant housing director Gawie van der Merwe wakes up every morning looking forward to going to work.

Last week he led his team of men armed with pistols, iron bars, spades and picks to Pimville, where 18 squatter families were an hour later wondering where to sleep after their shacks had been demolished.

On Wednesday the heavily built man, who is about 2,3m tall and has a face covered with a veld of brownish beard, did it again.

With his team of about 30 men, mostly in brown overalls and boots, he demolished shacks in Orlando east and left 54 families stranded in cold, winter weather.

"This is not my personal decision. No, no. See here, a Rand Supreme Court order. It was granted on May 19," he said.

As the first batch of shacks crumbled and a woman's screams filled the air, Van der Merwe whispered: "You know, I have two residents who just walked past, thanking me for what we are doing."

Captain Jaya Naidu of the Orlando police tried to intervene "Sir, these people say they are asking for two more days to



All in a day's work . . . Soweto's assistant housing director Gawie van der Merwe explains why the police have to supervise his shack demolition missions. "It's an order from above," he says. PICTURE NAASHON ZALK

pack their things and go"

Van der Merwe interrupted. "Captain, captain. You know we have given these people two chances to do the same, but they haven't moved. I can't go back to my bosses empty-handed, captain. No. Besides, I will also have the community looking for my head."

As the squatters milled around helplessly, Van der Merwe said. "There is another squatter camp that side of Orlando east where we are going to demolish, I think next week. I

just hope these people aren't going there because otherwise they'll meet with me again. And it won't be a nice encounter.

"The demolition has gone very well. I must say, I am happy at the way in which everybody is playing their role," he said.

■ Yesterday, the squatters, after negotiating with Soweto Administration officials, began rebuilding their shacks despite having undertaken not to do so. Van der Merwe was notified about it. He warned that he and his team would move in today.

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Plans to solve inner-city housing crisis

Mduduzi ka Harvey

PLANS are under way to try to rehabilitate, employ and house central Johannesburg's estimated 10 000 homeless people in a bid to solve the mushrooming squatter problem.

The Gauteng government has announced a R150m housing investment plan which it expects will

20 14/6/95
lay the basis for housing the poor in the province

Land identified for low-income residential development would be allocated R60m. An additional R90m would be used for pocket development, it said. This would be aimed at monitoring current subsidy allocations and making available state serviced sites for disadvantaged builders to

build houses (127)

The programme would also aim to develop flats in the inner city to provide low income housing schemes. The first of these was unveiled last week, when 81 low income group flats were made available at a cost of R4m.

Actstop members have meanwhile started working with the Gauteng government and the greater Johannesburg metropolitan council to implement the inner city strategic renewal scheme and have formed the inner city housing trust to provide bridging finance for the homeless.

Actstop publicity secretary Cas Coovadia said the organisation would initially

embark on a programme to provide transit facilities for the homeless and in the long term would convert office blocks into flats.

Problems affecting the programme, he said, included the establishment of mechanisms to encourage private sector funding.

Another scheme underway was the formation of the national urban reconstruction and housing agency, one of the 22 presidential reconstruction and development projects. The agency was in the process of receiving funds from overseas donors. The money would be put up as a guarantee for mortgages and would also be used to guarantee working capital.

Mduduzi ka Harvey

THE incorporation of extensive underdeveloped rural areas by the recent demarcation process and a failure to instil a culture of payment for municipal services will create a heavy burden on the Eastern Services Council's 1995/96 budget, which is expected to reach R327m.

The council covers large parts of Germiston, Katlehong, Tokoza, Benoni, Boksburg, Duduza and Nigel.

But the council's new boundaries mean it has lost to neighbouring councils important parts of the old urban areas, resulting in the loss of a significant portion of the old East Rand Regional Services Council income base. The loss of the income base has resulted in a proposal by the council to

East Rand council fails (127) 0015/6/95 to instil payment culture

borrow about R200m over the next three years to try and speed up the delivery of essential services.

Council co-chairman Leon Ferreira said R16,5m would be allocated to rural areas and would be used for planning and design, municipal services, development of the infrastructure and setting up of communication systems.

The increasing urbanisation and population growth on the East Rand will also create demands in housing and infrastructure.

The demand for low-cost housing in the area amounts to R1,8bn so the

council will have to consider the shortage of serviced sites and backlogs in the provision of services.

Since 1992, the council has provided R162m towards underdeveloped local authorities for the funding of operating expenses and with the normalisation of services, the same scenario is expected to be avoided by the normalisation of services.

But services will be normalised only when the "user-pays" principle is restored. To this end R84m will be used for infrastructural upgrading in townships.

Mduduzi ka Harvey

East Rand council fails to instil payment culture

(127) 2015/6/95

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Inkatha

STAN 15/6/95
Clarity on service charges

arrears expected today
~~128~~ (127)

■ BY PAULA FRAY
CITY EDITOR

Confusion regarding the write-off of arrears in the Greater Johannesburg metropolis is expected to be cleared up today during an urgent transitional metropolitan council debate on the issue

At stake are arrears accumulated prior to January 31 1994, totalling almost R570-million in Greater Johannesburg alone, and the subsequent enforcement of uniform credit control.

The debate comes amid rising anger and fear in white communities that they have been excluded from the Government's write-off of service arrears accumulated before the cut-off date of January 31.

However, in an urgent report submitted for debate by executive committee chairman Collin Matjila, the metropolitan council says a minmec meeting, attended by the minister and nine MECs charged with local government, had agreed that all communities had to be

treated similarly up until January 31 1994.

In the original Kempton Park agreement signed in January 1994 by then ANC leader Nelson Mandela and then president F W de Klerk it was not clear if the write-offs extended beyond the former black local authorities

Minmec later clarified this by advising transitional councils to write off service payment arrears for coloured, Indian and white local authorities.

It also said that arrears accrued from February 1 1994 were current and residents should start making the necessary arrangements with their transitional councils to pay off these arrears accrued after January 31.

The arrears in question are domestic service charges for houses, townhouses and flats, and include assessment rates.

The report says there is still no legal authority to write off these amounts or to issue clearance certificates.

400 000 new

homeowners

(127) Sowetan 15/6/95
House transfers in Gauteng will progress in stages starting on Monday

By Joshua Raboroko

OWNSHIP of more than 400 000 homes in Gauteng is to be transferred to the present tenants in different stages starting on Monday

A spokesman for the Jeanne Bestbier Consultancy, acting on behalf of the province, yesterday said the first of the transfers would be announced in Krugersdorp today

Gauteng MEC for housing Mr Dan Mofokeng and Minister of Housing Mrs Sankie Mthembu-Nkondo will open the first housing transfer offices in Krugersdorp

A spokesman for the consultants said ownership of more than 4 000 homes would be transferred to the tenants in the Krugersdorp Transitional Local Council townships. The townships include Kagiso and Munsieville

The spokesman said the government would open the offices in Krugersdorp to kick-start the "transfer operations" from Monday-June 19

The offices will be manned by officials from the provincial housing department, the Transitional Local Council, independent people and attorneys

A spokesman for the housing consultants representing the province, said the transfers would take place in other parts of the province in different stages

Dates for the take-overs would be announced in the next few weeks, he added. Details of how tenants' homes will be transferred will be explained by both Nkondo and Mofokeng

The transfer of homes is part of the government's policy of the Reconstruction and Development Programme

The RDP's aims on housing include providing homes for the millions of destitute people and reducing the housing backlog, a spokesman for the consultants said

boost

(127) Star 16/6/95

Transfer of 140 000 state-owned homes to tenants begins

Gauteng housing

FIRST Housing Transfer Bureau opens in Krugersdorp and more to follow soon

BY BONGIWE MLANGENI
CITY REPORTER

Gauteng's pledge to transfer 140 000 state-owned houses to long-term tenants began in earnest yesterday with the opening of the first housing transfer bureau in Krugersdorp by Housing Minister Sankie Mthembu-Nkondo

The delivery of houses in the province was also boosted with Housing MEC Dan Mofokeng's release of developed land in Alexandra on which 820 new houses will be built

The opening of the Krugersdorp Housing Bureau would lead to the sale and transfer of about 4 000 homes to Kagiso, Munsieville and Apple Park residents who had been renting state-owned homes

Similar bureaux, including one in Greater Soweto, would be opened soon to facilitate the sale and transfer of 64 000 houses there.

Next month, bureaux will also open in Carletonville, Brakpan and Heidelberg Mofokeng expects bureaux to be established across the province by October

Krugersdorp residents Gloria Radébe and Manoke Morgan became first-time homeowners yesterday when the houses they had rented for more than 50 years were transferred into their names

Mthembu-Nkondo said the transfer would give the first-time home-owners pride in

► To Page 3

Boost for Gauteng housing drive

◀ From Page 1

ship and the free transfer of their homes

However, residents who wished to take ownership of houses rented after July 1983 would get the R7 500 discount but would also have to pay the balance of the house's value

Such tenants could apply for a mortgage loan or pay off the house in instalments, said Mofokeng

The discount does not apply to residents who have already taken transfer

At Alexandra's East Bank, jubilant residents who qualified for the Government subsidy of up to R15 000 for first-time home-owners earning

less than R3 500 yesterday celebrated the provincial decision to release land for 820 houses

The houses form part of the Alex Building Project

Construction was expected to begin in October and the second phase would involve the building of flats and townhouses, said civic organisation spokesman Philemon Machitela.

He said each resident would be allocated 300sq m to build a home.

The civic and the builders would hold workshops over the next few weeks on how to implement the plans and to find a project manager, said Machitela.

Star 16/6/95

Tenants to own homes

(127)

Sowetan 16/6/95

By Joshua Raboroko

TWO ELDERLY RESIDENTS of Munsieville near Krugersdorp — one a pensioner and the other a schoolteacher — were the first tenants in Gauteng to take over ownership of houses under the new Government scheme launched yesterday.

Mrs Gloria Radebe, sister of Anglican Archbishop Desmond Tutu, signed a contract entitling her to have full ownership rights of the house in Munsieville. The five-roomed house once belonged to Tutu.

The second house belonged to Mrs

Elsie Manoke Morgens, a teacher at Legau Public School. Both Radebe and Morgens, who had rented the houses for more than 30 years, said they were happy to own their homes at last.

They were the first among 4 000 families in Munsieville, Kagiso and Apple Park in the West Rand area to have their houses transferred to them.

Gauteng's first housing transfer bureau was officially opened by the Minister of Housing Mrs Sankie Mthembu-Nkondo and the province's MEC for housing Mr Dan Mofokeng yesterday.

Speaking at the occasion, Mthembu-Nkondo said "the housing transfer project" was an important milestone in

the history of home-ownership.

"For the first time blacks will be proud to stay in houses of their own," she said.

Transferred to tenants

Mofokeng said there were 140 000 state-financed houses under the province's former black local authorities that were to be transferred to tenants.

Similar bureaus would be opened next month for Khutsong near Carletonville, Tsakane in Brakpan, Ratanda near Heidelberg and for the Lekoa-Vaal Triangle area.

Other bureaus would be opened in Greater Soweto where about 64 000

houses would be transferred in August and September, he said.

Residents wishing to buy and transfer of their homes could benefit from a state-granted discount of up to R7 500 off the listed price of each property.

Mofokeng said families acquiring properties would not need to pay anything more. If the price exceeded R7 500, arrangements could be made for the balance to be paid on affordable terms. The scheme had many benefits for the community such as availability to race groups, redressing historical grievances and developing pride in home ownership, he said.



National Housing Minister Mrs Sankie Mthembu-Nkondo congratulates Mrs Gloria Radebe, one of the first residents of Munsieville, Krugersdorp, whose state-financed house was transferred to her. The second resident, schoolteacher Mrs Elsie Manoke Morgens, was complimented by Gauteng MEC for housing Mr Dan Mofokeng. The event took place at the opening of the housing transfer bureau in Krugersdorp yesterday.

I had slashed her throat from

It's my home!

By WALLY MBHELE

127
CP 18/6/95

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UP TO 140 000 rented state houses in Gauteng's black townships will be transferred to their long-time tenants as the government moves to meet its massive housing promises.

This was announced on the eve of this year's June 16 celebrations by Gauteng's MEC for Housing and Local Government, Dan Mofokeng, at a ceremony in Krugersdorp where National Housing Minister Sankie Mthembu-Nkondo officially opened the province's first Housing Bureau.

However, Mthembu-Nkondo stressed that the transfers will not apply to blacks only, but to all population groups who qualify.

"This work is to be done through housing transfer bureaus in co-operation with the transitional and metro-

politan councils," said Mofokeng. According to Mofokeng, Krugersdorp was the first council to complete all stages of the approval of the necessary arrangements.

"That is why the very first housing transfer bureau is being opened here today, in respect of properties in Kagiso and Munsieville," he said.

Mofokeng promised that more bureaux will be opened in July in Carletonville for Khutsong, Brakpan for Tsakane and Heidelberg for Randa as well as parts of Lekoa/Vaal

"Many other councils are far advanced with the process - among them the Greater Johannesburg TMC with 64 000 rented houses in Greater Soweto," said Mofokeng.

A report adopted by the Metropolitan Chamber proposed that the method of allocating title should be fair and

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'I still don't believe it'

Long wait for first home is finally over

(127)

SHOW 19/16/95

■ BY BONGIWE MLANGENI
CITY REPORTER

On a small hill, overlooking the ramshackle houses of Alexandra, Busi Mavuso proudly surveys the land where her first house will be built.

"It's like a dream I still don't want to believe it. I will only believe it when the four walls come together," she says, struggling to hide her excitement.

But her dream will soon be a reality. Last week Gauteng MEC for Housing Dan Mofokeng released a serviced site near East Bank — an extension of the old Alexandra township — and announced that residents could start building houses.

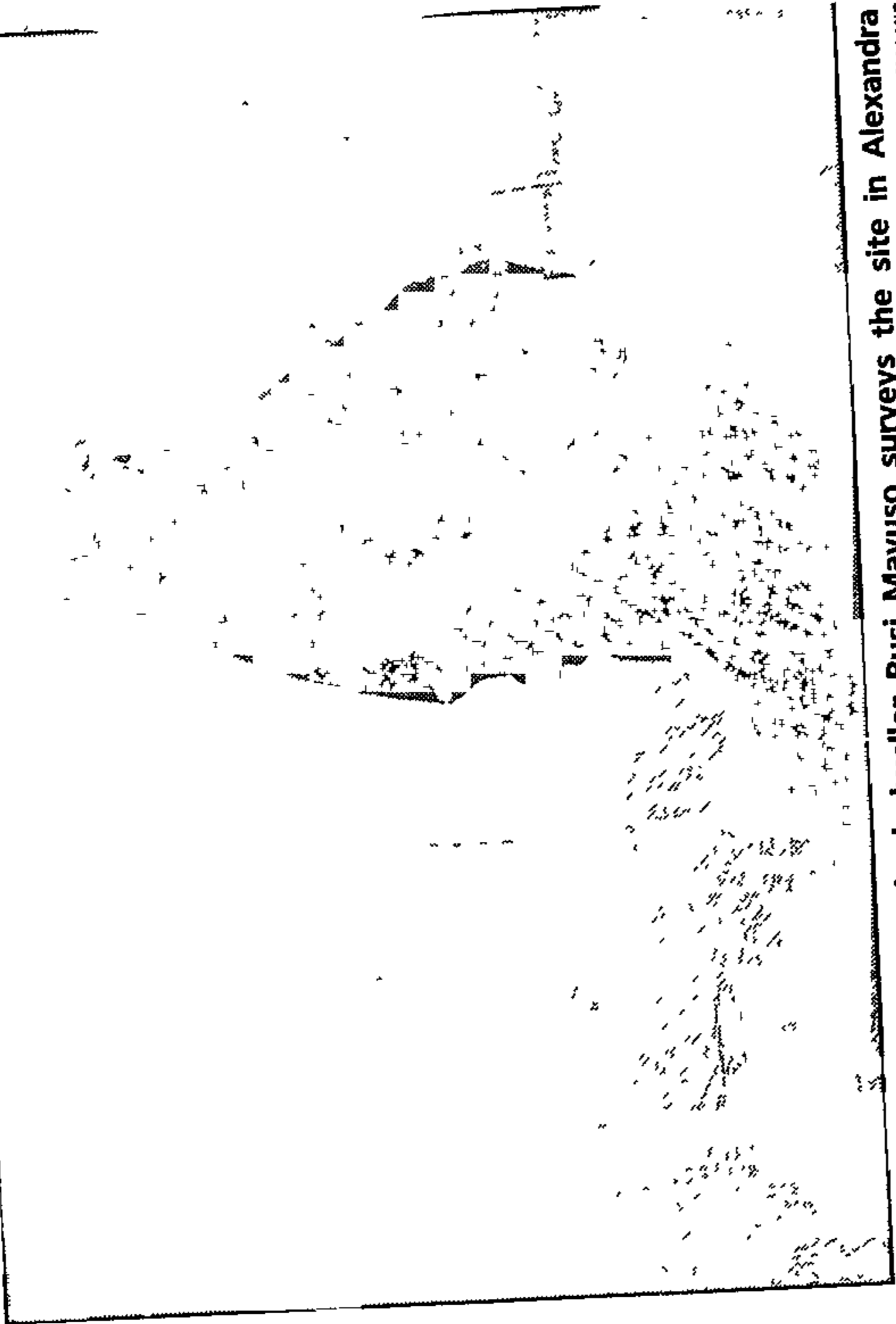
Like thousands of homeless people who are now living in shacks, Mavuso has been waiting to own a home. For more than 20 years she knocked on every door of the local authorities and each time her name would be added to the long list of

home-seekers, she recalls.

Mavuso, who will soon be receiving a government subsidy, has grown reluctant to believe everything she is promised. But her doubts are now fading. "This time I don't think they are cheating on us — unlike before when sites would be developed and nothing would happen."

Mavuso says she is also encouraged by the Alexandra Civic Association's commitment to ensure that all members of the community get a quality house.

"You will never know when a real thing is about to come your way. We are now part of the planning stages and our houses will be built by the community. There is more reason to believe that our dreams will soon come true," she says. "The sooner we start building, the better. I cannot stop imagining myself opening an inside tap, using a bath, clicking the lights on and off and flushing my own toilet."



She just can't wait ... shack-dweller Busi Mavuso surveys the site in Alexandra where her house will be built soon.
PICTURE ANDREAS VLACHAKIS

New era as tenants get home ownership

(127) source from 2/16/95

'Now we have legal rights like other citizens'

By Joshua Raboroko

THE first black Anglican priest to become Archbishop of Cape Town, the Reverend Desmond Mpilo Tutu, was only 12 years old when his family moved to a home in the Krugersdorp township of Munsieville

His home was as sordid and run-down as most of the other houses — just rows of identical boxes

Tutu's home was nearer to the white areas than many houses built later when black areas were out of sight of white eyes

His family of five lived in a typically crowded house — Tutu's bedroom doubled up as a sitting room and dining room — and there was no sewerage system or electricity

His younger sister Mrs Gloria Radebe lives there now, in the same deplorable conditions, even though she pays rent and for services

For many years she could not buy the house because of apartheid laws which declared that blacks were temporary sojourners in urban areas

Last week Radebe became one of the first people in Gauteng to be granted the right to own her house. The provincial government announced that the tenants of 140 000 rented houses in black townships

- May claim the right to acquire ownership of those properties (the land and the house on it),

- May purchase this at a discount, and

- May get full registered ownership, thus meeting the demands for the "transfer of houses to the people"

The transfer of homes to black people will also dispel fears of a white *volkstaat* in Krugersdorp, a former Conservative Party constituency

Radebe said "I am happy to be one of the first people in the area to have the right to own their house. My family moved here when I was still young. We shared the house with my brother Desmond, who has emerged as a towering symbol of the anti-apartheid struggle in South Africa

"For scores of years, Munsieville residents applied to own their houses, but white officials told us 'Your place is in the homelands' "

Radebe said "Our home was not beautiful. Despite the fact that many people thought we were better off than most, times were often hard "

In some areas, black people were forcibly moved from their areas to barren land, far away from their



Mrs Gloria Radebe and Mrs Manoke Morgans of Munsieville were the first Gauteng residents to be given their houses by the Government.
PIC MBUZENI ZULU

workplaces "The system of uprooting blacks from their place of birth to wasted land was an indication that whites never wanted us to own land," said Radebe

"This (transfer) is an important event in our history. I am happy this has happened. We fought hard "

Residents of two other areas, Kagiso and Apple Park, have also been informed that they can now own their houses. About 4 500 homeowners in the two townships will benefit from the scheme once they apply to the government for transfers at a bureau established last week

First transfer bureau

This was announced last week by the Gauteng MEC for housing Mr Dan Mofokeng when he opened the first housing transfer bureau in Krugersdorp

The second tenant to be granted the same rights as Radebe was school-teacher Mrs Manoke Morgens, who has lived in her house for the past 65 years. Morgens, who took over the house from her late parents, said that Munsieville residents battled for many years to own their homes

"We even embarked on a boycott of paying for services to show our indignation," she recalled

Morgens said a Government commission in 1922 first expressed the attitude that black people were temporary sojourners who should only be

allowed to enter urban areas to work. A succession of laws from 1923 onwards then erected a system of influx control based on that assumption

Passes allowed black people to live in rented council houses, hostels or in the backyards of their employers. They could rent properties but not buy them. If a black man lost his job, he could be endorsed out of the area and his lease was cancelled. For a long time, women were not allowed to enter into lease agreements

The National Party government's apartheid policy also discouraged the construction of new houses, contributing to the serious shortage which exists today. In the few places where ownership rights were allowed — like Sophiatown and Alexandra — blacks were systematically removed

Morgens said a commission of enquiry identified a lack of secure housing as a contributing factor to the uprisings in Soweto in 1976

The uprisings rapidly spread to other areas. It made the NP government understand that blacks were indeed permanently in the cities and that they constituted the majority

When the new Government under President Nelson Mandela came to power, drastic changes were introduced to empower blacks

"Now we have the legal right — like all other citizens — to hold property rights in full and unrestricted ownership," said Morgens



**Dan Mofokeng, Gauteng Minister for Local Government and Housing, in
THE LANCET GETS SELF PROFILE**

The lumbering lateral thinker

(127) WM 23-29/6/95

ONE of Dan Mofokeng's colleagues, who clearly has other things on his mind at the moment, describes the Gauteng Minister for Local Government and Housing as the prop-forward of the ANC team in the province. "He is not the most skilful or the quickest, and he doesn't stand out as the tallest or brightest, but he keeps driving forward. He is not shy and he is willing to run with things."

The metaphors Mofokeng inspires are of a lumbering kind. In a particularly acrimonious debate over demarcation in the Gauteng legislature last week, one African National Congress member called the National Party a "cat" sitting on the back of the "elephant" that is the ANC. Johan Killoan, who is the NP's sharpest claw in the ANC hide at the moment, could not agree more. "Yes! Dan is an elephant! He walks like an elephant over everyone else because he is big and he's got the majority behind him, and so he just stumbles forth, unaware of the sensitivities he leaves battered in his wake."

Killoan is a member of the provincial committee that is withholding approval of Mofokeng's demarcation plans for Johannesburg and thus forcing the issue to arbitration by a special electoral court. The latest accusation against Mofokeng is that he doctored the minutes of a cabinet meeting before passing them on to the committee. If this was deliberate, the action was nothing short of thuggish. If it was a bona fide mistake, as the Simmonds Street spin doctors are suggesting, then there is even more ammunition in the arsenal of those who claim he is incompetent.

Many — including a significant slice of his own caucus — cannot understand what the



In the eye of controversy: Gauteng Housing Minister Dan Mofokeng has been accused of trampling willy-nilly over his opponents in his enthusiasm to get housing in the province off the ground

of the most sensitive portfolios in provincial government. Certainly, he is an experienced political organiser: he has done his time in the labour movement and the civics, and is responsible for setting up the first South African Communist Party branch in the country, in his native Khatlehong.

But this is the man who, as the Southern Transvaal's general secretary of the South African National Civic Organisation, called upon black communities to "resist" any attempts by the NP or the Democratic Party to hold campaign meetings in townships. This is the man whom Joe Slovo felt compelled to quash twice: first over Gauteng's grandiose claims that 600 000 formal homes could be built in the province in five years, and then over Mofokeng's promise to write off arrears on rents as well as services in all non-white communities — a promise that would have cost the state R1.5-billion.

Despite the Stocks & Stocks fairy tale that once drove Gauteng's housing policy, there is still little sign of activity in the sector. Mofokeng has, in fact, done at least as well as any other provincial MEC for housing: the problem, though, is that he promised much more.

Now he stands accused of delaying the local elections by putting onto the table a demarcation plan for Johannesburg that his opponents claim does not take into account the years of negotiation that preceded it. Kilian says he has become "power drunk" — he thinks he is God! Another member of the provincial legislature says he is "the worst kind of populist" — Tokyo Sexwale without the brains! Mofokeng, true to form, fights it with all his opponents are racists, empty and anachronistic little mandarins with no popular support, trying to ensure their political longevity.

The Dan Plan replaces the current seven substructures with four, grafting a hefty chunk of Soweto onto the white northern substructure, and giving the Central Business District to the vast — and black — southern substructure. In an interview, Mofokeng throws various figures about to explain that his demarcation plan is viable. They make little sense.

The other side screams and shouts about the financial invariability of Mofokeng's plan. They make even less sense.

The truth is that cities have the power to

decide whether the tax base is to be set at a metropolitan or a substructural level. In other words, the income generated from the wealthy white north could flow to the poor black south regardless of the boundaries of the substructures.

What the dispute comes down to is politics, plain, simple and dirty. One of the by-products of multiparty democracy is that the ruling party demarcates to suit itself, and South Africa is no exception: the Nats are doing it in Cape Town, Inkatha in Durban, and in Gauteng the ANC has come up with a plan which will render it victorious in all four substructures.

But while Mofokeng has displayed the finesse of, well, Babe Swart in a china shop, for once his knee-jerk cry of "racism" is not simply a canard. He goes to the Special Electoral Court with the law — which insists that all local structures be integrated — on his side. In the seven-substructure plan he rejected, there are almost no non-Africans in Soweto and no Africans in the north. By changing the boundaries, he has rectified that.

But the harsh reality of South African politics is that black people vote ANC. Integration thus cannot but bring about the downfall of the still-white NP and DP in Johannesburg. So it all comes down to semantics: if it works for you it's "integration", if it doesn't, it's "gerrymandering".

Simply put, Mofokeng and his opponents have already begun fighting the local government elections, which are only four months away. Quite deliberately,

Mofokeng turned a press conference on the demarcation issue into a DP-bashing stump, answering questions on technicalities with seeming non-sequiturs about the DP's abuse of power in council.

Earlier, Mofokeng had told me he had been reading pop-psych guru Edward de Bono. There's a thin line, though, between De Bono's "lateral thinking" and the minister's sometimes wilful evasiveness. Another inspiration is — now here's one from left field — Rosa Luxemburg. "She is a good example of a woman who

is not popular, but she pushes her way round until people accept that this is a force to be reckoned with."

He admits, openly, that that is how he sees himself: there is something perpetually embattled about Dan Mofokeng, but perhaps that has as much to do with his portfolios as his personality. It was Mofokeng who had to confront the violent anger of coloured communities when they felt they were being discriminated against because they could not have their homes transferred or their arrears written off.

It was the hardest thing I had to deal with in my first year," he recalls, and he remains hurt by the way central government refused to back him up. "I was in the front line, thinking on my feet, and I interpreted an existing agreement. Rather than helping me, central government just shot me down. Here you are like a soldier on a battlefield facing the most testing and crucial time, and as you're doing it, people start fighting you from the other side and so you find yourself in the middle, waging war on two fronts, against incensed communities and central government."

To understand his sense of embattlement, remember where he comes from. He is a home-

A member of the provincial legislature says Mofokeng is 'the worst kind of populist' — Tokyo Sexwale without the brains'

boy from Khatlehong, the son of a construction worker who got himself to university (Tur-floop) by asking his dad's boss to pay for him. "He agreed, but on condition that I didn't join the UDF," I replied. "The UDF! Never! Those troublemakers! I won't even go near them!" The deceit

worked, even after an expulsion, but "when I got detained, I could no longer pull the wool over his eyes. There was a parting of the ways." He wishes his father's boss could see him now, "so he could see the results of his generosity." But he can't. "The poor guy was killed in Soweto in 1987, shot and robbed when moving through there, paying his workers."

Mofokeng tells the story with an understanding of the pathos and the absurdity, the complexity and the horror of history, a history, in his case, that also meant learning to live in a

township where it became hard to sleep without the fusillade-lullaby of gunfire. He is an empathetic man — even his opponents attest that he is affable and approachable — and one gets the feeling that his blunders are often the result of misunderstanding or over-eagerness rather than malice.

A senior source in the housing sector makes the point that Mofokeng "has excellent instincts. He is very good at picking up impulses on ground, but it terms of translating and managing it there's a gap. He tends to telegraph instincts ahead of whether they are worked out or not, and that leads to an uncertainty in the sector which is the very worst thing for development."

He will not be drawn on his rift with Slovo, and there is an unmissable "Hamba Kahle Comrade Joe" calendar in his secretary's office. Later, though, when asked about whether his relationship with the national Housing Ministry has improved, he ventures that "Comrade Sanke is doing a good job. As a political leader she is very gifted and above all, she has experience on the ground. She grew up in a township like the rest of us. So no one can cheat her about living conditions. She understands that perfectly well."

The consequences of what he is saying are unavoidable. Joe Slovo and national Housing Director General Billy Cobbett might be comrades, but the result of their leadership is that "we have a housing policy document more than 100 pages long, and no houses! What ordinary person is ever going to be able to make sense of that? Why can't we learn from our good neighbour Namibia, where the policy is no more than 10 pages long, but it works?"

After trying to wade through the arcana of how to apply for a housing subsidy, I have some sympathy for Mofokeng's point of view. But although he fancies himself as an intellectual (he has a degree in administration), there is an anti-intellectualism to the man that sometimes seems to be the result of paranoia, of an anxiety that better-educated people — white people — look down on him and judge him as wanting. And the logical defence is the essentialist one, the authority of knowledge that is inherent rather than acquired. I'm from there. I know

Township flat rates to fall away

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127

Uniform tariffs are expected from July

4/26/95

BY PAULA FRAY
CITY EDITOR

Township flat rates will fall away when uniform tariff structures for services are introduced on July 1 if budget proposals debated in the Greater Johannesburg Transitional Metropolitan Council (TMC) today are accepted.

Informal and semi-formal settlement residents will also start paying for services, with basic charges being levied in the absence of meters.

The metropolitan's budget has increased by about 10% to R6,5-billion this year and financial resources are expected to be reallocated to invest in infrastructure in underdeveloped areas.

The TMC executive committee has recommended uniform tariff structures for electricity, water, sewerage and refuse removal services.

Consumers will pay for what they use, but in a bid to assist poorer residents, the starting tariffs (life-line tariffs) are set at a reasonable level with rates gradually increasing according to consumption.

A consumer who uses the amount charged under the life-line tariff will pay about R56 for sewerage, refuse and water services.

This benefit will not be extended to electricity services as the National Electricity Regulator has recommended a single rate of 17,1c/kWh.

Non-domestic users

A uniform electricity tariff will also not be applicable to non-domestic users who will have to pay 11,5% more.

The stepped tariff structure proposed for domestic water consumption is aimed at making "this essential but very scarce commodity affordable throughout the metropolitan area and also penalise the use of excessive quantities", said executive committee chairman Collin Matjila.

The water domestic tariffs range from R1,20/kl for the first 10kl and less per household each month, to R2,90 for every kilolitre consumed in excess of 40kl per month.

The tariffs for non-domestic

water consumption are recommended at R3/kl, irrespective of quantity.

Domestic sewerage service tariffs are based on property size with stands up to 300 sq m qualifying for the life-line tariff of R15. Informal settlements will be charged at R3 a month.

The average stand of up to 1 000 sq m will be charged R30, as will flats and townhouses.

The charge for other domestic type holdings such as schools, hospitals, churches and welfare organisations will be based on potable water usage at R2/kl. Non-domestic sewerage service will also be based on unpurified water usage at R2,35/kl.

The life-line tariff for domestic refuse removal is also set at 300 sq m with charges, including the supply of two bin liners per week for all informal and formal households, set at R12. Residents in informal settlements will be charged R1.

A household on an average stand of up to 1 000 sq m will be charged R22.

Non-domestic refuse removal will cost R41 (85 litres bin) and R82 (240 litres bin).

Campaign Masakhane is the challenge behind Johannesburg's R6,5-billion budget drawn up on the assumption that all residents would pay for the services they consumed, reports City Editor Paula Fray

Partings with yet more on rates

(127) Star 30/6/95

It was the first and last budget of the Transitional Metropolitan Council (TMC) But for many Greater Johannesburg residents, the historic single budget approved this week signalled yet another call to part with hard-earned cash. Although the tariff increases to be introduced next week average out at 15%, the actual impact on residents varies as the different TMC administrations had varying tariffs. Acting head of metropolitan fi-

financial services Lucas Opperman explained that the impact would depend on consumption levels, stand size and property values. "Because the assessment rate is a flat 15% increase across the board, it will impact equally on everybody. "The impact of restructuring the major tariffs for sewerage, refuse removal and water will depend on the stand sizes and consumption." The effect of the electricity in-

creases, said Opperman, depended entirely on existing charges. "It goes down in some cases and it goes up in others." In short, the new charges mean all Greater Johannesburg residents being served by the TMC will pay 17,1c/kWh for electricity, while rates will increase by 12%.

A "line-line" tariff has been introduced for sewerage, refuse removal and water, with stepped tariffs where costs increase with consumption. This line-line tariff is set for property stands below 300 sq m and water consumption below 10kl.


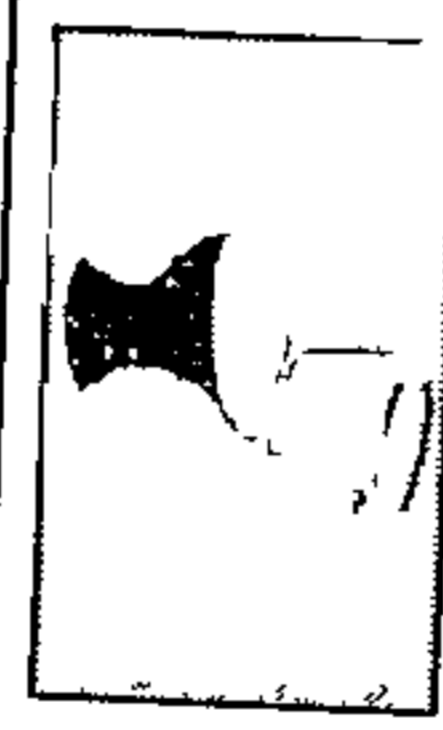

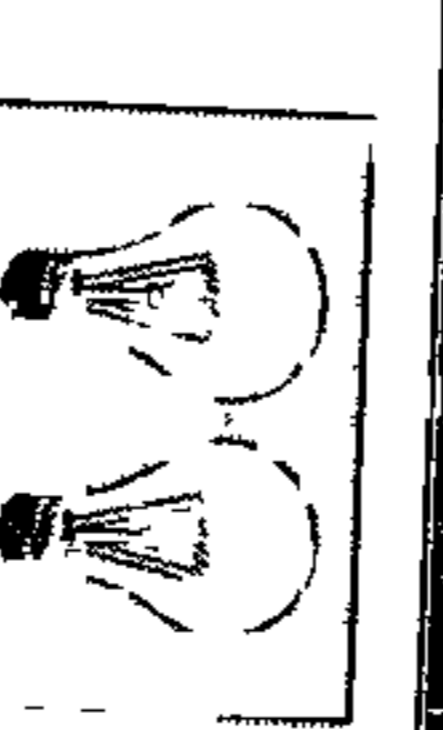
For township residents, the uniform rates mean they will soon be billed for what they consume, while residents in informal and semi-formal settlements are also being drawn into the ever-widening income base.

"Uniform tariffs go hand in hand with uniform delivery of service," said NP Councillor Yacoob Makhda, noting that township payment levels were "alarmingly low".

At present, township payments average 35%, with 14% payment in Alexandra and 23% in Soweto. However, the Department of Finance requires that the budget be drawn up on the assumption that everyone pays for services.

According to DP caucus head Ian Davidson, the TMC faces a deficit of R190-million if existing levels of payment in the TMC's townships continue. This would push up next year's expected increase for services to at least 29%.

THE IMPACT OF GREATER JHB'S NEW CHARGES

NEW TARIFFS	FOR ALL AREAS	Old Tariffs:		
 REFUSE	R22 at 1000m ² *	JOHANNESBURG R17.60 RANDBURG R14.27 SANDTON R20.75 ROODEPOORT R11.97 *an average household		
	 SEWERAGE	R30 at 1000m ² *	JOHANNESBURG R35.10 RANDBURG R40.36 SANDTON R52 ROODEPOORT R32.05	
		 WATER	10 @ R1,20 /kl next 10 @ R1,70	JOHANNESBURG R1.65 RANDBURG R1.29 SANDTON R1.38 ROODEPOORT 10 @ R1,60 next 10 @ R1,46
			 ELECTRICITY	171 c/kWh

	RATE in Rand (Cents/Rand)	
	1994/95	1995/96
ADMINISTRATION		
JOHANNESBURG	5,739	6,4277
RANDBURG	3,37	3,774
ROODEPOORT	7,4865	8,385
SANDTON	2,36	2,65
ENNERDALE	5,739	6,4277
SOUTH EAST LENASIA	5,739	6,4277

If payments increase to only 50%, the deficit would be R140-million and the minimum increase needed would be 16%, "and that is before inflation is taken into account," said Davidson.

"There has to be a quid pro quo. This is our challenge. To persuade people to pay. But our challenge is also to provide people with services."

Campaign Masakhane is not just about asking people to pay, says TMC executive committee

chairman Collin Matjila. "Its central focus is to normalise governance and ensure effective rendering of basic municipal services. Its specific aim is to end the culture of non-delivery and non-payment of services."

"The success of Masakhane must, therefore, be measured not only in terms of increased payment levels that are already being recorded but also in our ability as a local authority to render affordable, efficient and effective service to the commu-

ties that we serve," said Matjila. Davidson noted that capital expenditure had shifted dramatically from the former white administrations to disadvantaged areas. Soweto, for example, was granted R434-million against an income of R142-million, compared with Johannesburg and Sandton where income exceeded expenditure. Capital expenditure was up 99% in Soweto and 67% in Alexandra, but down 34% in Randburg and 29% in Roodepoort.

Income generation would be a major challenge in the future, said Davidson: "We cannot and must not just look at existing resources. We must look at growing and widening the resource pool."

Next year, the introduction of a metropolitan-based valuations roll will bring on board new ratepayers in townships such as Soweto and Alexandra where there is no valuations roll. Matjila says surveys in informal settlements have shown

there is a willingness to pay for services consumed. Already the TMC's billing system is being improved and plans are afoot to install payments.

CP leader Jacques Theron, who voted against the new budget, welcomed the scrapping of the flat rate but expressed concern that some consumption services were still being subsidised.

"Unless Campaign Masakhane succeeds, this metropolitan is starting disaster in the face."

The slowly changing face of Gauteng's drab hostels

(127) Spar 22/7/95



FROM OLD: Conditions in the old barracks-like blocks at Ehanzeni hostel in Tembisa were crowded, cramped and cold. Lack of comfort may have been a source of notorious hostel violence.

PHOTOGRAPH JODI BIEBER



TO NEW: Renovated and upgraded rooms give hostel residents more comfort and privacy. A happier home environment, although mainly intended for migrant workers, creates a less violent community.

PHOTOGRAPH ANTON HAMMERL

A new approach in upgrading and improving SA's hostels should create happier

communities, writes
CHRISTINA STUCKY

The wind huris bits of paper into the air and sends trampled tins scuttling across the arid ground. Here and there a twisted bedframe sits abandoned beneath a tree. So far the scene is familiar — the rubbish-strewn, unfriendly courtyard of a hostel in Gauteng.

But beyond the rubbish, important changes are being made. For many years, the word "hostel" conjured up a number of images, none of them good. Now the news out of Gauteng's hostels is positive.

Here alone 51 publicly owned hostels are registered for upgrading at a cost of R51-million. An additional R130-million has been earmarked by the provincial government for next year. Eleven are already in the process of renovation.

Although no one argues that hostels are not the ideal form of accommodation, they are a reality in migrant labour life. In the spirit of the newly democratised country, the hostels are to be lifted out of the dark ages of apartheid neglect to a standard tolerable in the new SA. One of them is Ehlanzeni hostel, owned by the local Tembisa council.

The contrast is remarkable. On one side the old barracks-like dormitories' cold, dark,

(121) \$605 22/7/95
Community participation in renovations brightens the reality of migrant labour

overcrowded, ablution blocks overflowing — pre-renovation. Opposite are the post-renovation housing units, glowing with a fresh coat of paint. Yet upgrading is more than a mere coat of paint.

"We started with run-down, unhappy conditions," says Peter Frasier, contracts manager for African Life Homes, the company awarded the task of upgrading Ehlanzeni hostel as well as Sotho and Nguni hostels in Vosloorus. "There were communal toilets, no privacy. We've made them far more friendly."

Consultation

The key to the renovation process — and an important step away from the old days, — was consultation with the hostel residents. The residents voiced their wishes and, within budget limitations, the wishes were granted.

Rooms were made lighter with skylights, ceilings were built and old wood stoves were replaced with newer electric ones that still serve the dual purpose of heating unit and cooking facility. Most importantly, the units were designed to house 12 or 13 people, instead of between 16 and 32.

At Ehlanzeni, new units were built to supplement the existing blocks. Although they barely differ from the renovated ones, resentment was avoided by giving the indunas the task of de-



GRADUALLY IMPROVING THINGS: More than 200 residents at Ehlanzeni hostel have been hired to modernise and upgrade their own homes with additional financial assistance provided by the Gauteng government.

PHOTOGRAPH ANTON HAMMERS

ending who moves in where after the renovation was completed.

This method of integrating the residents into the renovation process goes beyond asking them for their wishes and patience while construction is under way. More than 200 residents were hired to participate in the renovation.

A temporary training college was established for the duration of the construction to train workers in various disciplines ranging from bricklaying to electrical work. At the end of their training, the graduates receive a certificate which will allow them to pursue employment elsewhere once the construction at the hostel is completed. Given that a large percentage of the hostel residents are unemployed, this training is no mean boon.

The block that is currently undergoing a facelift is bustling with workmen. Nearby, residents have already moved into the refurbished blocks. Children play outside at the feet of women hanging up washing. A small-town atmosphere prevails. Although the residents' committee of the hostel told representatives from African Life Homes that they do not want family units, some residents have moved in with their wives and children.

"As the hostels become more peaceful, more families come to live here," says Rob Newberry, general manager of African Life

Homes. "The more often I come here, the more families I see it's a great sign."

The budget for the Ehlanzeni renovations is R20-million. Per bed, about R6 000 is being spent for the upgrading. In future that figure will be drastically reduced. In a recently passed hostel redevelopment policy, the per-bed expenditure was set at R3 750.

The policy's aim is to bring "equity" to those who are also seeking better housing, such as squatter camp residents, says Tom Botha, deputy director of technical services with the Gauteng government and the man in charge of its hostel redevelopment projects. "With only half the money available for hostel renovations, less can be done," Botha says.

No five-star hotel

"We'll have to place a 'shopping list' in front of the residents and they will have to choose what they want given the limited funds," he adds.

"Hostels, renovated or not, are not the ideal form of habitation. It's no five-star hotel," says Newberry. But tearing them down and replacing them with single family homes, as some would suggest, is not feasible, given that thousands of men would have to be housed.

"Upgrading the hostels, at this point, remains the only viable option for the near future. Hostels are here to stay," Botha says. "But they may become more transitional. People will stay until they can afford to buy a house."

Banks continue with 'red-lining'

Sowetan 10/7/95
(127)

By Joshua Raboroko

HUNDREDS of low-income potential homebuyers in at least 40 black residential areas, including Soweto, have been "red-lined" by banking institutions because of political instability in their areas

The banks have also pulled back their resources in some of the areas, because of the poor quality of services and the continuing rent and bond boycotts.

The areas where banks have refused to grant loans include the rest of Soweto

but Protea Glen has been exempted.

Estate agents in Gauteng said Sebokeng, Bophelong, Sharpeville and Boipatong have been affected by the "ban" Mortgage Indemnity Fund acting manager Mr David Porteous said that areas were assessed, among other factors, on their previous bond rate payment records, quality of infrastructural services, and stability. The provincial housing boards, banks and local authorities were presently reassessing various areas, including Soweto, and a decision was expected within weeks.

Water crisis hits South Africa

(127) sowerap 17/95

Sowetan Reporters and Sapa

NATIONAL water restrictions on bulk users and domestic consumers were announced yesterday as the water crisis started to bite deeper.

But the most serious crisis affected many parts of Soweto.

Lack of interest among Soweto councillors and in the Greater Johannesburg Transitional Metropolitan Council's engineering committee, has caused a water-supply crisis in the township.

This is alleged by Transitional Metropolitan Councillor Ms Nokuzola Sithole, at a time when faulty pipes have left residents in Jabuifant, White City Jabavu, Orlando West and Orlando East without water for three days.

Sithole said at the weekend that a huge amount of clean usable water was flowing from Jabulani reservoir and going to waste. The strong flow had caused potholes in an adjacent tarred road.

Contractors meant to repair the damage were nowhere to be seen and could not be contacted, she alleged.

In another development, more than 30 000 families in some areas of Soweto have gone without water for about a week, and in desperation some have tried to use water from storm water drains.

The interruption of the water supply to some areas was first experienced last Wednesday while the council was carrying out essential repair work on the water reticulation system.

Angry residents complained that



Many Soweto residents had to travel long distances to draw water yesterday following a three-day water shortage in the township.

PIC: LEN KUMALO

they had been without water for more than five days and feared the water shortage in some parts of Soweto could cause an epidemic.

A spokesman for Rand Water told *Sowetan* yesterday the water shut-down was caused by the installation of new water pipes.

He said the Jabulani reservoir was emptied and the water supply dried up last Wednesday because of repair work to the pipelines.

He denied allegations that the public was not informed about the impending

predicament. He said the pipe was expected to be fixed by last night.

The affected areas are Jabulani, Senaoane, Central Western Jabavu and Molapo.

Residents said they were forced to fetch water in buckets at various shopping centres. A Molapo resident, Ms Zodwa Lephoto, said she had to walk about 3km to fetch water.

Meanwhile, the Department of Water Affairs and Forestry yesterday announced national water restrictions to bulk users and domestic consumers be-

cause of the erratic rainfall pattern over a three-year period in the country.

This comes after news that the Vaal Dam level was being maintained at 16 percent of capacity through the Sterkfontein Dam feeder system, while the consumption rate averaged one percent a month.

A 40 percent limit was imposed on agricultural irrigation, while urban areas are restricted to a 20 percent limit.

Mining, industrial production and intensive livestock feeding schemes have a 10 percent restriction.

Township residents who pay a flat rate will now be charged R29 in keeping with the revised tariffs.

GEORGE KEAY
Director of water
and gas for Johannesburg
Metropolitan Council

Rand Water, meanwhile, has established water quotas for the Greater Johannesburg Transitional Metropolitan Council and called for stricter conservation measures.

The council's budget meeting, in an attempt to curtail wastage, has introduced a new sliding scale tariff structure which came into effect on July 1. Director of water and gas for Johannesburg Mr George Keay said township residents who paid a flat rate would now be charged R29, in keeping with the revised tariffs.

R12-m arrears written off

(127)
By Joshua Raboroko

THE Greater Randfontein Transitional Council has written off more than R12 million services charges arrears owed by local residents.

This was disclosed to *Sowetan* yesterday by the GRTLC's senior accountant, Mr Hentia Prinsloo, who said the arrears were from 1986 to January 1994.

The areas affected are Mohlakeng, Toekomsrus and some former white suburbs in Randfontein.

Mohlakeng and Toekomsrus owed more than R12,5 million, while arrears owed by white residents amounted to R250 000.

Sowetan 7/7/95
The decision to write off the arrears was reached after consultation with local civic associations and the mayor of GRTLC, Mr Thomas Seshoke.

However, Prinsloo said arrears accumulated from February to November last year had to be paid in instalments over 10 years.

During that time residents were expected to pay a flat rate of R50 a month. He encouraged them to help stimulate the Masakhane programme proposed by President Nelson Mandela. He said residents should pay their service charges from last December to date in full.

23 000 to own homes soon

By Joshua Raboroko (127)

MORE than 23 000 state-owned houses in Vaal Triangle townships are to be transferred to the present occupants in a bid to end 11 years of rent and service charges boycott.

The transfer of houses in Sharpeville, Boipatong, Bophelong, Sebokeng and Evaton comes after years of resistance from residents to paying tariffs. Speaking at the official opening of the Gauteng's second Housing Transfer Bureau in Vereeniging yesterday, MEC for housing Mr Dan

sowetan 11/7/95
Mofokeng said more than 17 000 state-financed houses would be transferred to tenants. Ownership of a further 500 houses in Rust ter Vaal and Leeuwenhof has been transferred in the campaign aiming to enable all people who have lived in rented state houses to own property.

Tenants wishing to claim their rights to ownership are invited to visit the housing transfer bureau offices and investigations will be made.

Similar bureaus will be opened in Carletonville, Heidelberg and Greater Soweto during July.

Two townships still without water supply

Sowetan 7/7/95 (127)
By Sibusiso Mabaso

TWO areas in Soweto — Jabulani and Orlando East — are still experiencing water supply problems

The supply in parts of Soweto which had been without water since Wednesday last week was restored on Tuesday night

Spokesman for the Greater Johannesburg Transitional Metropolitan Council, Mr Jake Mbazo, said Jabulani and Orlando East were the only areas presently having water shortages

The water supply crisis in Soweto, particularly in Jabulani, Orlando East, Senoane, White City Jabavu, Molapo, Central Western Jabavu, Orlando West

and Orlando East, started last Wednesday apparently because of repair work on the reticulation system

Acting Soweto town clerk Mr Louis Geldenhuys said yesterday the problem had been resolved with the introduction of a new system supplying the affected areas. The crisis was so serious that residents had to walk distances of three kilometres to fetch water from other townships. Others tried to use water from stormwater drains

In some areas water tankers were made available to supply water to residents

"Every effort is being made to restore the supply to the affected areas as soon as possible," Geldenhuys said

He urged those residents who were

still having water cuts to contact the Customer Services Centre in Soweto on 08-01-116-264 for more information regarding the water tankers

In another development, the GJTM Council warned yesterday that the Gauteng provincial government would in future be stricter in preventing a further decline in the misuse of services provided to residents.

Gauteng MEC for housing and local government Mr Dan Mofokeng said "In order to achieve the objectives of the Reconstruction and Development Programme and implement the policy set out in the White Paper on water and sanitation, all sectors of the South African society would have to be involved in partnership with the government"

NEWS NATIONAL

(127)
Sowetan 21/7/95

Development of housing halted

By Russel Molefe

Occupants accuse Bipac Developers of providing poor quality buildings

DEVELOPMENT OF HOUSING IN Mabopane, Pretoria, has been halted after a wrangle involving the Transitional Local Council, North West Housing Corporation and a developer

The problem in the area began when the TLC questioned the agreement entered into between the old Bophuthatswana Housing Corporation and Bipac Developers

The agreement gave sole rights to Bipac to develop land in the former Bophuthatswana townships. The TLC also took Bipac Developers to task

over the houses built about a year ago, which occupants have complained were "already in a state of decay"

However, Bipac Developers said the housing development had been grounded because the Mabopane TLC wanted the money for the land to be paid directly to it, and not the North West Housing Corporation

"The TLC is now refusing to approve plans for houses to be developed in Unit S, known as Sun Valley, because we did not pay them. We have paid the Housing Corporation,

as we did in the past," a spokesman for Bipac Developers said

Mayor of Mabopane Mr Malotse Lehube refuted Bipac's claims and said the dispute centred on the "decaying" houses and the agreement entered into with the old Bophuthatswana Housing Corporation

The housing and development ministry in North West said the problem of housing development, which was allocated solely to Bipac, had created problems in almost all former Bophuthatswana townships

Demarcation talks 'on track'

■ BY PAULA FRAY

Top level tripartite talks on the Greater Johannesburg demarcation dispute are producing results, according to Gauteng ANC secretary-general Paul Mashatile.

The talks are scheduled to continue tonight. (SEE)

Mashatile said the around-the-clock talks ending at 2.30am on Friday had resolved differences regarding Midrand and the number of seats for each of the transitional councils in the province.

He refuted NP accusations that the ANC was blowing "hot and cold" over the issue after cancelling a Saturday night meeting. (SEE) 11/7/95

He said the talks had been an ANC initiative and although it had agreed to meet on Saturday the party had to postpone in order to report back to its full provincial executive on Sunday.

Yesterday, the NP questioned the ANC's motives in first "saying it is urgent and then seeming to drag their feet".

NP local government spokesman Johan Kilian said the ANC had failed to turn up for talks on Saturday and had called to post-

pone the meeting 45 minutes after the scheduled start

DP spokesman Peter Leon said there had been a "deafening silence" from the ANC after last week's rush to talk.

However, he stressed that while they appreciated the ANC's initiative, the DP was insistent that talks looked at "the number of substructures in Greater Johannesburg's TMC"

Mashatile said the ANC was prepared to get the dispute resolved so that it did not need to go to the Demarcation Board. This, he said, would depend on what happened at tonight's meeting.

Meanwhile, a date for the Special Electoral Court hearing on the issue is expected to be set only once all parties have sent in their submissions. A provincial official yesterday confirmed a date had not yet been set.

But time is running out for Gauteng's election preparations as the wards and seats have to be formally proclaimed by next Tuesday. Already, the July 4 deadline for the Demarcation Board to submit its report on ward delimitation has passed with the dispute unresolved.

Second housing bureau

■ BY BONGIWE MLANGENI
CITY REPORTER

The transfer of state-owned houses in the Vaal area was put in motion yesterday when Gauteng MEC for housing Dan Mofokeng launched the second housing bureau in the region.

The first claim for home-ownership was submitted to the Lekoa/Vaal housing bureau which will transfer approximately 17 000 houses in Sebokeng, Boipatong, Tshirela and Bophelong. (127)

This follows last month's launch of the Krugersdorp bureau which has to transfer 4 000 state-owned houses.

Speaking at the launch, Mofokeng said the housing bureaux would also be responsible for mediating on disputes related to home-ownership.

Mofokeng reiterated the Government's commitment to deliver houses to the community, adding that the community was also expected to assist in the transfer of ownership.

"Our right as Government is to make decisions, make laws and policies. Our responsibility is to deliver and ensure that there are health, education,

housing and economic opportunities for people," he said.

A R7 500 discount is offered to residents who claim home-ownership through the bureau.

The discount differs from the government subsidy as it assists residents to acquire the state-owned rental homes but does not help them to buy a new home, said Mofokeng.

Only residents who lived in low-priced houses and who moved in before July 1983 could claim ownership and get free transfer of their homes.

11/7/95
Claims

However, residents who wished to take ownership of houses rented after July 1983 would get the R7 500 discount but would also have to pay the balance of the house's value. Such tenants could apply for the mortgage loan or pay off the house in instalments.

Mofokeng said the discount did not apply to residents who had already taken transfer.

Claims should be made within three months of the opening of the local bureau and every claim will be investigated through a public process.

Bans and price hikes could follow

Tough new water restrictions on way

SAW 4/7/95

(127)

BY SHIRLEY WOODGATE

Strict water restrictions, backed up by heavy tariff increases aimed at households with large gardens, will be introduced next month in drought-hit Gauteng and all other areas served by the Vaal River System

The restrictions could result in a partial ban on garden hoses such as last seen during the tough four-year water cuts from June 1983 to November 1987

Water Department spokesman Hennie Smit said the intention was to target mainly garden irri-

gation as well as leakage and wasteful water practices, not to curtail industrial production or primary water supply

The move has been initiated by the Water Affairs Department and handed down to bulk supplier Rand Water, which in turn processes and distributes to municipalities, mines and industries within its jurisdiction

Johannesburg's new water tariffs, which came into effect at the weekend, are R1,20 per kilolitre for 10Kl or less, R1,70 for between 10Kl and 20Kl, R2,30 for between 20Kl and 40Kl and

R2,90 for more than 40Kl

The city has warned consumers that additional punitive tariffs would be implemented by the month's end unless water consumption dropped drastically.

Other city and town councils are soon expected to announce details of their sliding scale tariffs which will have to be combined with restrictions

The latest restrictions are because of the failure of consumers to effect the savings quota

With the Lesotho Highlands Water Project now expected to come on stream by 1998 and to alleviate the situation only until 2006, Smit warned that all hopes of any improvement in the current water situation were focused on above-average summer rainfall, even flooding, in the coming summer rainfall period starting in October

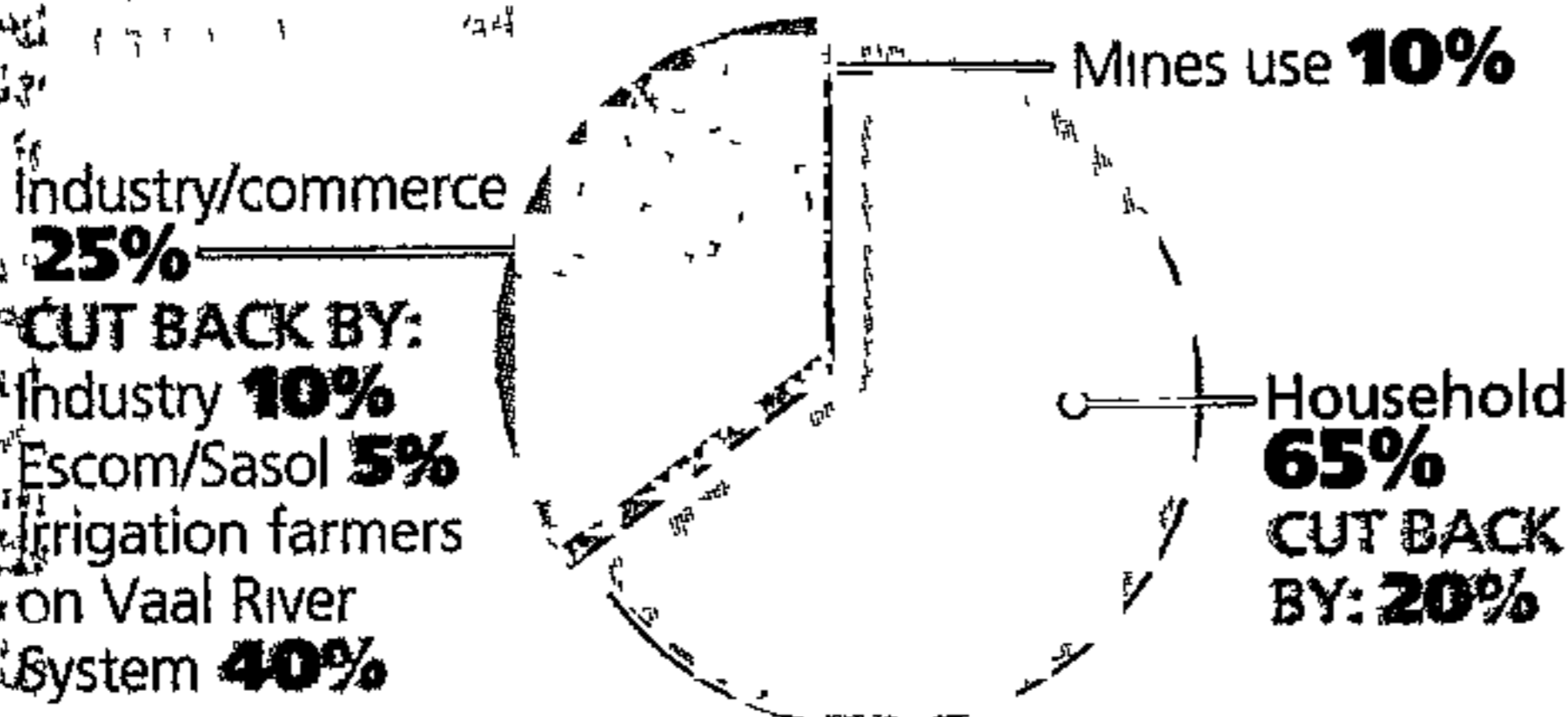
These were the only chances of breaking the four-year-long drought which has forced the level of the Vaal Dam down to 18% from 44% at the same time last year

The current level has been artificially maintained by booster supplies released from the Sterkfontein Dam

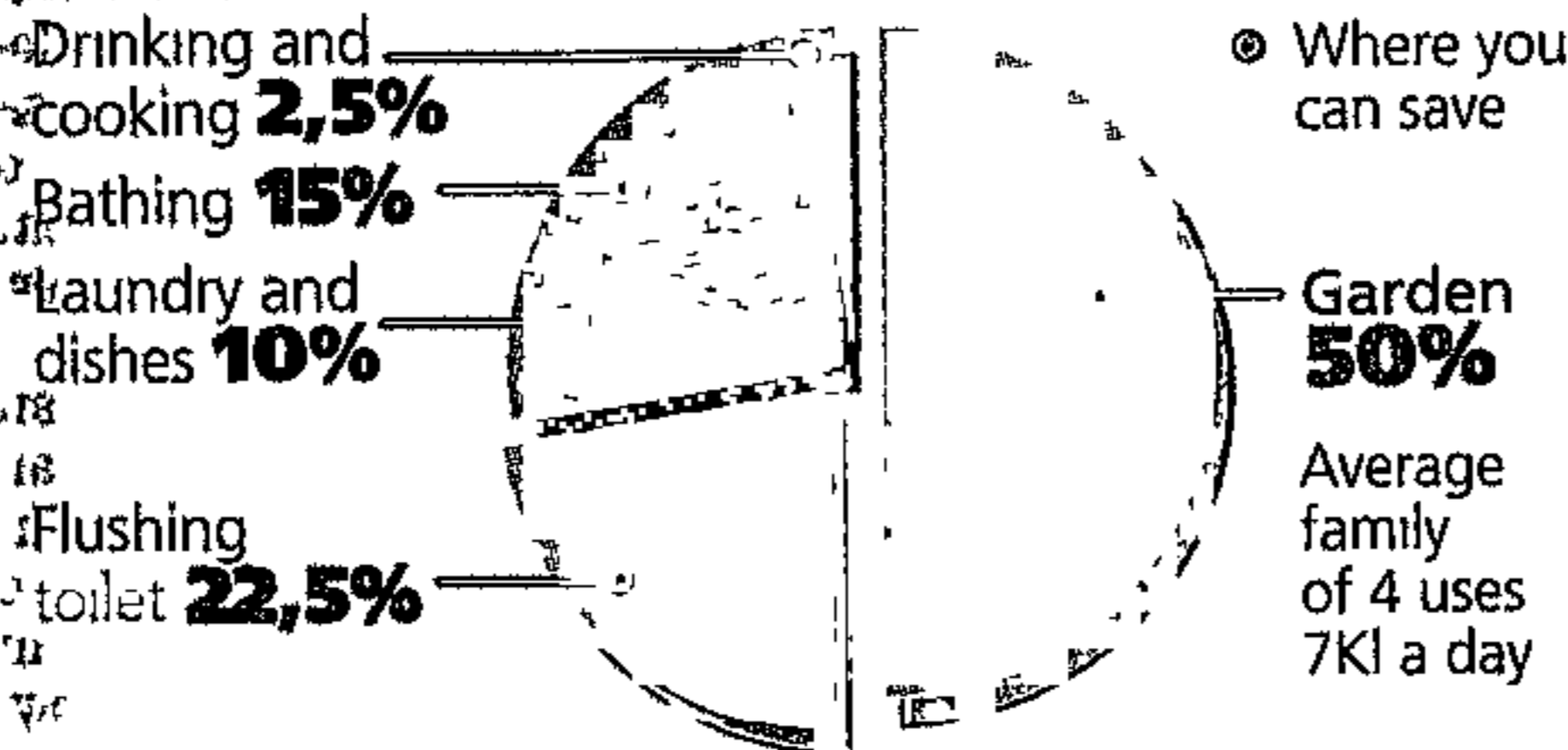
"The Vaal Dam is not supplying any water of its own at the moment. The boost from the Sterkfontein is responsible for all supplies," Smit said.

Rand Water chief executive Vincent Bath predicted the board would have to double up on its present supply of 2 800 megahres a day by 2015, when the present Gauteng population of 9-million would have expanded considerably

GAUTENG WATER USERS MUST SAVE



AVERAGE HOUSEHOLD WITH GARDEN



Gauteng on the brink of a desperate thirst as dam levels keep falling

(127)

Star 8/7/95

Unless radical water savings are achieved, our taps will run dry and industry will die, writes **NEWTON KANHEMA**. Our reserves are way below critical level

It's a case of little water anywhere . . . and soon there might be not a drop to drink. That's the warning from the authorities unless we start conserving water seriously — by at least another 30%.

The entire country is facing a major crisis. The Gauteng region has enough water to last another 60 weeks, which sounds marvellous until one considers that reserves should be maintained to last at least three years.

Water restrictions which will come into effect next month are not an environmental conservation exercise but a desperate attempt to save water until 1998.

"The exercise is purely for our survival and nothing else," says Rand Water spokesman Johan van der Merwe.

"We are in this situation mainly because we are in a drought cycle.

"The levels of water reserves today are comparable to those of 1983 and 1987.

"If we don't save water we can run only for 60 weeks and that will lead to the closure of industry and dry taps in our homes.

"Can you imagine what will happen if the Vaal runs dry?"

"If we have a normal rainy season it will, at most, maintain current levels in the dams.

"We need close to flood conditions or abnormally high rainfall to fill our dams to sufficient levels to have enough water in storage," says Van der Merwe.

"We have only a third of what we require in savings, so 60 weeks' supply is not enough.

"Some people in Soweto have just had an experience of what it is like to be without water because of burst water pipes in their areas."

Construction

Gauteng's water supply is expected to get a boost once the Lesotho Highlands Water Project is completed.

The project was expected to be completed by 1997 but because of tunnel construction problems, Gauteng can expect water from Lesotho only in 1988.

"That, coupled with expected normal rainfall this coming season, will require enforced water restrictions, probably until 1998," Van der Merwe says.

The Department of Water Af-

fairs is to introduce punitive measures to avoid a serious water crisis. The measures will take effect on August 1.

Rand Water, the bulk supplier to Gauteng's municipalities, will introduce a quota system.

If a town or city council exceeds its quota, it will be penalised. The council, in turn, will pass the penalties on to the consumer — whether household or industrial.

Currently water use per person per day varies between 36 and 600 litres.

"People who save water will not pay more for their water, but those who do not will pay more.

"Those who abuse water could pay up to 500% more for their water," Van der Merwe warns.

"We cannot penalise a person who saves water.

"To penalise a person who uses 36 litres a day would be unfair, but it would be equally unfair not to penalise those who abuse water.

"We are looking at an average consumption of 200 litres per person per day as a reasonable quota."

If Rand Water did not see a 20% reduction of water consumption following the introduction of punitive measures it might have to prohibit the use of sprinklers and hosepipes.

No help with asbestos roofing for Soweto's new home owners

STW 11/7/95

■ BY BONGIWE MLANGENI
CITY REPORTER

Soweto residents, soon to have their houses transferred into their names, should forget about having the roofs of their homes replaced by the Soweto council despite the risk of disease from asbestos covers.

About 65% of council-owned houses had asbestos roofs which the council would not replace with alternative roofing, said acting town clerk, Louis

(127)

Geldenhuis.
"The houses will be transferred in the their present condition and the new owners will be responsible for the roofs," he said.

Geldenhuis said the council was aware of the dangers presented by asbestos, but no investigation had been carried out in the township to check cases of asbestos-related disease

Although it has been proved that lengthy expo-

sure to asbestos causes several incurable diseases, thousands of Sowetans have been risking their lives in houses roofed with asbestos

According to the Environmental Occupational Health Organisation (EOHO), inhalation of asbestos can lead to thickening and scarring of the lung tissue, lung cancer and cancer of the pleura or perineum.

The EOHO warned residents not to disturb the materials.

Waste not, want not: cutting back consumption not as hard as it sounds

Rand Water has compiled some practical advice on saving water so that Gauteng can avoid running dry, writes **NEWTON KANHEMA**

(127) *KAN 8/17/95*

Residents of Gauteng need to cut by 30% their daily water consumption of 2 800-million litres

Rand Water, which supplies the area, has launched a campaign to save water

It has offered a few tips on how people can save water — and spare themselves from having to bear the brunt of punitive measures.

Average water consumption varies between 36 and 600 litres a day per person.

The Department of Water Affairs is calling for each person to cut down to using at most 200 litres a day to achieve the necessary 30% reduction in water consumption.

The campaign, to be launched soon, is called Manzi's Water Saving. Its slogan is Water

waste not, want not

Here are a few suggestions as to how everyone can help conserve a precious resource

■ **Shorter showers** Showers use 10 to 20 litres of water every minute. A shower lasting three to five minutes uses less water than a full bath. On the other hand, a long shower can use even more, so take a short shower or a shallow soak.

■ **Find and fix all leaks.** A tap that drips once a second wastes 30 litres of water a day. Tighten your taps, check the washers and save buckets.

■ **A tap left running** while you brush your teeth, rinse vegetables or shave can waste as much as five litres of water. Use the plug and stop unused water running straight down the drain.



PRECIOUS ELIXIR Everyone is going to have to pitch in and make an effort to conserve this resource. Can you imagine life without it? PHOTOGRAPH: TRYS DULLART

■ **Every time a toilet is flushed,** about 11 litres of water goes into the sewer. Reduce the amount of water used to flush the toilet by placing an appropriate two litre plastic container filled with water in the cistern (a brick might disintegrate and cause plumbing problems). And remember, the toilet is not a rubbish bin — throw tissues and other waste away, do not flush them down the drain.

■ **Wait until you have a full load** to wash before running automatic washing machines and dishwashers. Washing machines use approximately 150 litres and dishwashers between 60 and 150 litres of water for every wash, whether they are full or not.

■ **Work out how much water** your household uses each month and work together to save at least 30% in the next month.

■ **Make sure you do not have**

any leaks — read the water meter before you go out or when you go to bed at night (ensure no water is being used during this time) and compare the readings when you come back or in the morning.

Slowly

If the meter reading has changed, you probably have a leaking tap or toilet. Find it and fix it.

■ **Water your garden early** in the morning or at sunset so the water does not evaporate in the heat of the day. Let the water sink in slowly — when a lot is applied quickly, most of it runs off. Water roots, not leaves, and definitely not the grass. Do not water your lawn during winter.

■ **Surround the base of plants** with a mulch of compost, wood chips or even leaves and small stones to retain moisture and

your garden beds will need watering less frequently.

■ **A swimming pool loses 50 000 litres a year on average** through evaporation. If you cover your swimming pool, it will not only cut down evaporation but also reduce the amount of dirt in your pool and keep the heat in.

■ **When washing your car,** use a bucket and a sponge rather than a hose pipe.

■ **Hoses are not playthings!** Children squirting water at each other with a hose waste approximately 100 litres in five minutes.

■ **Report all instances of water** pollution to the nearest regional office of the Department of Water Affairs and Forestry.

■ **If you see any water leaks** or running surface water in your area, report it immediately to your local government authority or call the Manzi Water Watch Line at (011) 682-0911.

New water tariffs to curb excessive use

(127) STAN 10/7/95

■ CITY REPORTER

The new water tariff structure introduced in Greater Johannesburg this month made the scarce commodity affordable for all in the metropolis but also penalised excessive use, the city's director of water and gas George Keay said at the weekend.

Keay said in a statement that the new payment structure introduced uniform, but stepped, tariff structures for water consumption in metered domestic dwellings.

Equitable flat rates would apply to the various categories of unmetered domestic supply and to metered non-domestic supply, he added.

The stepped, uniform tariff would create a life-line tariff for the first 10kl of water consumed. The life-line tariff would be subsidised by subsequent tariff brackets which would be applicable for higher consumption of water, he said.

"A stepped tariff structure will also assist in addressing the critical water shortage in the region and Rand Water's target for a 20% overall saving by end July 1995."

According to Keay, studies of consumption patterns have

shown that the average household consumes between 30 and 35kl of water per month.

"The water tariff structure introduced on July 1 1995 not only makes this essential and scarce commodity available and affordable throughout the metropolitan area, but also penalises those who are guilty of using excessive quantities," Keay said.

The new tariff structure for metered monthly domestic use in Greater Johannesburg is R1,20/kl for 10kl or less, R1,70/kl in excess of 10kl up to 20kl, R2,30/kl in excess of 20kl up to 40kl and R2,90/kl for all water consumed in excess of 40kl a month. These charges exclude VAT.

Previous minimum or initial charges, regardless of actual consumption, will not apply to metered domestic supply in future.

In unmetered areas, the rates are set. Informal areas will pay R6 a month, semi-formal areas R12 and formal areas R29.

Non-domestic charges are set at R3/kl.

Hostels, orphanages and similar premises operated by a registered welfare organisation, hospitals, or places of public worship will be charged at R2,30/kl.

Sudden urgent attention to the Soweto water crisis

Smells of electioneering

Star 8/7/95 (127)

started to point fingers at each other

In the 1980s, water pipe bursts and shortages were a common thing in Soweto and did not appear to concern the former local authorities

But this week the outcry hit the press and the authorities began to address the crisis

The Greater Johannesburg Transitional Metropolitan Council injected R500 000 to speed up the repair and upgrading of water pipes in the township

Futile exercise

The urgent attention being given to the pipes was something new to Sowetans

Local residents were used to sudden water cut-offs without warning and having to walk more than 5km to the nearest water points

They were also used to living with sewage and refuse pile-up on their doorsteps

At the time, because of the absence of accountability, authorities were not obliged to give reasons for the shortage of water in their community. Lodging a complaint was a futile exercise for residents.

This time, the political parties serving in the TMC could not afford to allow such negligence to continue unnoticed.

After years of having their needs ignored, Soweto residents find the upcoming elections have speeded things up.

BONGIWE MLANGENI

explains

Desperate for a vote in the November elections, political parties seem to have started manipulating the water crisis which has hit thousands of Soweto homes

The shortage — a direct result of pipe bursts at Jabulani bulk reservoir — left more than 500 000 residents without water in their homes. Some of the residents in Orlando East had been without water for three weeks

Dry last week

When most parts of the township went dry last week, local councillors showed concern and political parties voiced their anger. The crisis did not seem deliberate to most residents, especially after it was explained that the old steel water pipes which had heavily rusted were being replaced with plastic pipes. However, the issue took a different turn when the ANC claimed that services were being sabotaged to discredit the party in the coming elections. Councillors in Greater Soweto



Forced to walk 5km

Orlando East without water for 3 weeks

BY BONGIWE MLANGENI
CITY REPORTER

Merica Silubane knows she cannot have all the luxuries in the world but she never thought she would one day run out of one of the most basic necessities: water

The Orlando East mother of two said that when her tap ran dry last month she had thought it was only for a while. However, Silubane was wrong.

This is her third week without water. Her plight has been shared by thousands of Sowetans, most of whom spent a week without water after a pipe burst at the Jabulani Reservoir.

However, most parts of Soweto had had their water supply restored by yesterday evening except for Orlando East.

"It's almost a month now, my toilet and whole house smells," said Silubane

When The Star visited Soweto

Star 6/7/95
(127)
yesterday evening Silubane was receiving her first drop of water from a tank

"This is the first time I've had water near home. For all these weeks I had to walk about 5km," she said.

Like most residents she only learnt of the cause of the cut off from the media.

She could only fill two 5-litre buckets and said she was hoping the tank would be back today.

Near future

The driver of the tank admitted that he was visiting the neighbourhood for the first time

Silubane was forced to stop her children from going to school because they had no water.

The Greater Johannesburg Transitional Metropolitan Council has re-assured residents that water will be restored in all areas in the near future

They explained that the water reticulation systems were being repaired and upgraded.

ANC cries 'foul play' over Soweto water

(127) STAN 7/7/95

■ CITY REPORTER

The ANC has called for an investigation into contractors repairing water systems in Soweto, alleging that services were deliberately sabotaged to discredit the party in the November local government elections.

Yesterday, Soweto ANC deputy secretary Thys Nkutha said the shortage of water was not the only crisis in the township, but that there were problems with electricity and the repairing of potholes on the roads.

"This is an orchestrated campaign to discredit our organisation ahead of the local government elections. We view this as a deliberate and desperate ploy by our opponents to win the elections," said Nkutha.

The water crisis in Soweto started a week ago in Molapo, Jabavu, Phiri, Dube, Pimville, Jabulani and Meadowlands, affecting about 500 000 people.

Most areas had water by Wednesday evening, when the Jabulani reservoir was repaired.

However, Orlando East and Zondi were still without water last night, according to the City Engineers Department.

Engineers in the area said they were trying to speed up their work, which involved the replacement of steel pipes with plastic ones.

Nkutha said they had not discussed the issue with the Greater Soweto council and requested that the cause of disruption and the delay be urgently investigated.

"Many of these contractors are involved in sub-contracting their obligations to minor inexperienced sub-contractors. The whole approach is insensitive to the delivery of essential services in the area," he said.

He added that in most cases services in the township were disrupted for prolonged periods.

No end to the Soweto water crisis

(127) LANS/7/95

■ STAFF REPORTERS

Water supplies to at least 2 000 homes in Pinville, Soweto, were cut last night after a main water pipe was damaged during excavations yesterday off the Potchefstroom Road.

A council spokesman said tankers have been sent into the area to service residents, and that repairs by the contractor who caused the damage would be completed today.

Western Metropolitan Substructure chairman Sophie Mase said last night that with the current severe water shortages in Soweto, "this could not have happened at a worse time"

The council spokesman says up to 20 tankers are being deployed around Soweto to cope with problems being experienced during the extensive upgrading of the water reticulation system.

Soweto's water crisis is expected to continue for several more weeks.

TMC executive committee chairman Collin Matjila said the situation would be closely monitored and that the TMC would ensure the water supply was restored as soon as possible.

Greater Soweto spokesman Vusi Gunene said engineers were repairing pipes which were more than 50 years old.

About R3,5-million has been allocated for the upgrading of the Jabulani reservoir.

Slow delivery of housing in Gauteng causes concern

■ BY BONGIWE MLANGENI
CITY REPORTER

The slow delivery of housing in Gauteng is raising concerns in the housing sector with the Government's Mortgage Indemnity Scheme (MIS) being criticised for red-lining areas which urgently need housing

The MIS, which serves as an insurance for banks to start lending in previously unstable areas, has covered only eight areas in Gauteng

But the regions covered by the MIS do not correspond with those areas which have been issued with subsidies by the Provincial Housing Board

This has made it difficult for home-buyers in excluded areas to get bank loans in addition to the Government's subsidy.

South African Black Technical and Allied Careers Organisation

chairman James Ngobeni said the MIS had become an obstacle to housing delivery.

He added there was a need for housing in the red-lined areas

MIS acting risk cover manager Dr David Porteous said the scheme did not look at needs

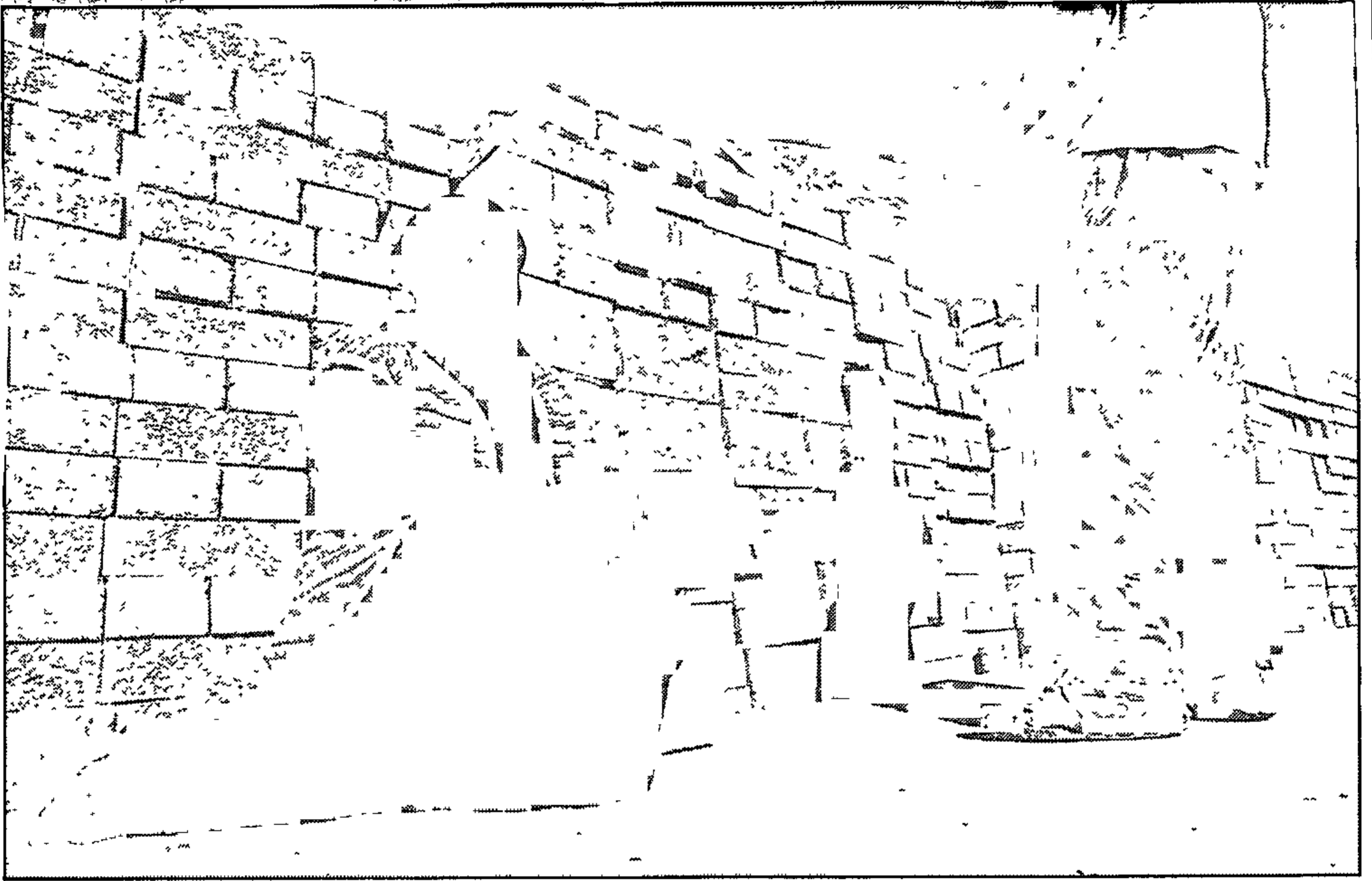
"Because of the scheme's limited focus, MIS looks at criteria which affect the risk of lending in an area," he said.

Porteous said areas would be covered if civil stability — where there are no bond and service boycotts and no political violence — had been established

Housing Board member Hanlie Botha said out of 78 186 units which were granted a project-linked subsidy, only 928 units had been delivered

She said developers were complaining about being unable to access loans

(127) Star 10/7/95



Determination . . . Mavis Sono believes that more women should start learning the skills of brick-making and laying, and build their own homes. PICTURE JODI BIEBER

BY BONGIWE MLANGENI
CITY REPORTER

Crossing the Golden Highway, over to the eastern side of Eldorado Park, a land of hope is slowly taking shape

Buzzing machines, men in green overalls, heaps of soil, thousands of neatly packed bricks and red dust in the air are all part of a site that will bring 15 000 homes for the low income group.

It looks like a men's-only world, but Mavis Sono finds pleasure in this harsh and rough environment "It can also be a women's place, but only if they want it to be," says the 54-year-old mother of five

Sono often slips into a green overall and joins a team of men

But she is not just another colleague She is the boss

Sono is one of a few women who have braved the building sector to make a mark despite a

(127) STAN 12/7/95

Building houses is for women too, says Mavis

perception that hard labour is only for men

For Sono her work is not just about profit-making "It shows that we can make the Reconstruction and Development Programme work if we want Here we have trained people and created jobs"

Being boss of a group of men is no big deal to her, she says, but she is worried about the small number of women interested in building houses

"Women see themselves as family builders instead of home builders and yet they should begin to understand that brick-making and laying is not just for men," she says

Brick making has been Sono's

love for years and she did not need a degree to perfect it

With her Standard 5, she manages 16 men and produces about 2 000 bricks a day, working around the clock to be ready when the first 1 200 houses are built in the Goldev Corporation low-cost housing project later this year

She says with pride "Interest, determination and dedication is a recipe for success I always believe that higher education means nothing if a person is lazy"

Difficulty in finding a job made Sono put all her weight behind her talent

She started making bricks in her Soweto backyard and would

sell them to small contractors in her neighbourhood

"I came out of my home's backyard when I heard one of the leaders on television saying we should come forward to assist in building houses"

Then Sono struck a deal with Goldev Corporation to make bricks for low-cost housing

She now intends to expand her team of workers and include four women

But it has been difficult to expand because she is battling to secure funds to buy a brick-laying machine, she says

"If I get another machine, I will be able to produce and employ more," said Sono who hopes her brick-making yard would one day be a model of what the RDP is about

"All that I want to see is a country with decent housing for all We should build together and create homes for our children"

Eskom cuts a cause of nonpayment

People in Vosloorust who have had electricity to their homes disconnected are those who are refusing to pay for their services, according to local South African National Civic Organisation branch publicity secretary Benjamin Sibisi.

He added, while Sanco fully supported the resolution urging people to pay up, it was "not giving Eskom the right to punish the people" (127)

Sibisi also said Sanco and Eskom had an agreement that "people who are genuinely unable to pay should not be left in the dark".

He said other power failures were caused by overloading, "particularly during peak hours when everyone returns home".

No comment was available from Eskom yesterday.

STAN 1/7/95

Randburg braces for low cost housing

(127) stan 10/7/95

■ BY BONGIWE MLANGENI
CITY REPORTER

Construction of low cost housing in Randburg moved one step closer after Greater Johannesburg resolved to investigate urgently the release and development of two sites earmarked as priority projects

But no housing project has been initiated in Randburg as yet, according to TMC Housing and Urbanisation Section 59 Committee chairman Lindsay Bremner.

Bremner said the two areas — Bloubostrand Extension 1 and Cosmos City — were part of eight pieces of land identified for affordable housing in Randburg in order to address a housing backlog of about 35 000

The first phase of the Cosmos City development could see as many as 2 000 homes built in the area. The land is owned by Absa and the Bloubostrand land is owned by the Gauteng provincial government.

Already, the Transitional Metropolitan Council has allocated about R8,9-million to install a water pipe to Lanseria

According to a council report, there are about 7 000 families living in informal settlements in and around Randburg. A further 17 000 people who work in the area but live outside. Within the area, there are about 15 000 people needing affordable housing

This demand for affordable housing has contributed to an upsurge in land invasions in the area, says the report

Vacant land in Randburg was invaded several times last year by squatters who claimed to have been evicted from farms

ANC councillor Graham Dewar, from Randburg, said the development of the land will benefit thousands of residents

"This will address the housing backlog in an area that never cared about its disadvantaged people. This is a step in a different direction," he said

Punitive tariffs in pipeline

Stand by for stiff water restrictions

(127)

star 27/7/95

■ BY PAULA FRAY

Water restrictions similar to those implemented in the city during the dry Eighties as well as punitive tariffs for excessive usage are expected to be announced by the Greater Johannesburg Transitional Metropolitan Council today.

The TMC is set to debate water usage quotas, restrictions and tariffs during its fortnightly meeting this morning. Its decision will be announced at noon.

This follows an earlier Rand Water announcement of the imposition of punitive tariffs on bulk users for all water consumed in excess of the 20% savings target set by the Department of Water Affairs and Forestry as from August 1.

The additional rate represents up to 500% more than the existing basic tariffs to bulk users such as the TMC and other municipalities.

According to Rand Water, 65% of all water supplied is to house-

holders. "It is therefore householders in general and gardeners in particular who are in the best position to contribute to the necessary savings," it said.

"Individual householders who consume large quantities of water will therefore be a prime target for the additional rates."

When Rand Water's 114c/kl tariff for water consumed in excess of each bulk user's quota was announced recently, TMC executive member Yacoob Makda said these charges would have to be passed on to consumers.

The introduction of punitive tariffs follow this month's increased, uniform stepped tariffs throughout the metropolitan area. However, the punitive tariffs are not expected to be imposed on the council's lifeline tariff for the first 10kl consumed.

Although details of the restrictions have yet to be debated, during the drought in the early Eighties residents of Johannesburg were prohibited from using hoses and sprinklers.

Excitement as project gets under way

First families to move into starter homes

(127)

Jan 21/7/95

BY BONGIWE MLANGENI
HOUSING REPORTER

About 40 families in Vosloorus on the East Rand will take occupation of the first "incremental houses" in Gauteng at the weekend.

The houses each consist of one room and a toilet. The housing project was initiated by the Vosloorus community with the help of a developer and a government subsidy scheme.

The incremental homes or starter homes are aimed at very poor people. Home-seekers do not need assistance other than the subsidy scheme in order to buy such a rudimentary house. They can later expand the dwellings at their own expense.

About 2 000 families are ex-

pected to occupy the site before the end of this year.

The new home-owners could not hide their excitement when the South African National Civic Association (Sanco) on Wednesday issued home addresses and announced that buyers can start moving in tomorrow.

About 100 houses have been completed and an additional 100, comprising the second phase, are still under construction.

The houses were bought with the assistance of a state contribution of R15 000 through the project-linked subsidy scheme. It costs a home-owner only an extra R600 to reinforce the site.

Katorus Sanco spokesman Solly Sibiya said most of the new home-owners were self-employed or unemployed and were

previously staying in shacks or backyard rooms.

"This is the best thing to happen to the new residents. Their houses are small but strong and well erected. Houses will not develop cracks because the land was well prepared and houses were built in a special way," he said.

The community approached the New Housing Company (NewHco) to assist them with the building phase.

NewHco applied to the provincial housing board for subsidies on behalf of the home-seekers.

"This project shows that very poor people can be home-owners too. Communities should fight to achieve what Katorus is achieving now," said Sibiya.

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17

The devastating drought of 1895 almost forced the Witwatersrand's gold mines to close. A hundred years later, the area faces yet another big water crisis. Science Writer Anita Allen looks at what could be done.

Will Gauteng be a 'dorsland' soon?

(128) Apr 18/9/95

Gauteng sprawls along an ancient mountain which has stood the test of time. From our rich world with 40% of all the gold yet produced.

That industry has attracted a concentration of people in this smallest province, who together produce about half the revenue in State coffers.

This is the engine that drives the country but we are running out of steam.

To start at the beginning, we are exhausting available water supplies. It doesn't matter what great engineering scheme is thought up, Gauteng's pull on water is profoundly unsustainable. It affects large areas of South Africa and our neighbouring countries. It is not just the

numbers of people concentrated here, it is what they do that is of immediate concern.

The Witwatersrand, as it is known in geological terms, is a watershed. At certain points, water striking the surface runs north and some runs south.

There is such a spot on the University of Witwatersrand campus, where water eventually ends up in the Limpopo and runs

into the Indian Ocean near Maputo. The rest runs south, to the Vaal, Orange and into the Atlantic Ocean at the Orange River delta which is a declared Ramsar site. It is a World Heritage area in trust to the people of South Africa to responsibly care for it on behalf of all other earthlings.

It is the summer home of birds from across the globe and forms part of one of the greatest spawning grounds on the globe for a variety of marine species.

What we do here in Gauteng affects what happens to that delta ecosystem and the rivers that serve it.

The rain water that falls on our buildings, pavements, roads and homesteads runs off to the nearest spruit.

It takes with it all the oil, fertilisers, poisons, toxins and muck that has been carelessly tossed out. Once in the spruit, this joins with the rest of the consequences of our bad habits which we seem to reserve for our precious rivers.

The Limpopo River has long since dried up, only to run in above average rainfall seasons.

What has happened at its headwaters, Gauteng, and all along its banks has seriously altered the flow of the river.

The riverine vegetation and all the biota that adapted to live there over geological eons have been impacted on. Some are surviving, some are clinging on, others have been lost.

One immediate remedial step would be to clean up the headwaters, here along the Witwatersrand. Look at the label on the package to determine its environmental friendliness, if no such label

exists go and ask your store manager.

Put pressure on manufacturers to declare their environmental contaminants Report any discharges you might see immediately.

However, at the end of the day, no matter how crystal clear our headwaters, we will still be drawing more water than we return to our rivers.

At the moment, Gauteng is about to have water restrictions implemented. We have been asked to cut our water consumption by 20% as our responsibility in a democratic society.

Unrestricted water use is a luxury that no South African can afford, not even municipalities which have unaccounted water losses every month, because their water management system has holes in it.

Then once we've cut the Gauteng water consumption, we've only bought ourselves time until the Lesotho Highlands Water Scheme (LHWS) comes on

stream, and then only provided there aren't any droughts.

The Department of Water Affairs has announced that it had awarded a R7,8-million contract to a firm to conduct just the feasibility study into resettling households from land due to be flooded in Phase 1B. The LHWS is the biggest engineering feat in Africa at the moment. Phase 1A, which comes on stream in 1998, has cost about R6-billion.

Another R4-billion will be spent to complete Phase 1B, which comes on stream between 2001 and 2003. At that stage Gauteng will be drawing the pristine waters of the Orange and Tugela rivers.

The LHWS has five phases in its original conception.

But now that calculations have been fine-tuned it has been found no more water can be extracted from the Orange source, if the Orange delta is to survive.

In addition, the flow of the river has been drastically altered

by two major dams. There has been a build up of reeds and they are the preferred habitat of quail. Their numbers have increased to such a point that they descend on farmers crops in a cloud of eating frenzy.

With each bird gobbling many times its body weight each day, entire fields are obliterated in hours.

If the quail don't get the farmers then it's the black fly which attacks sheep which then stop breeding.

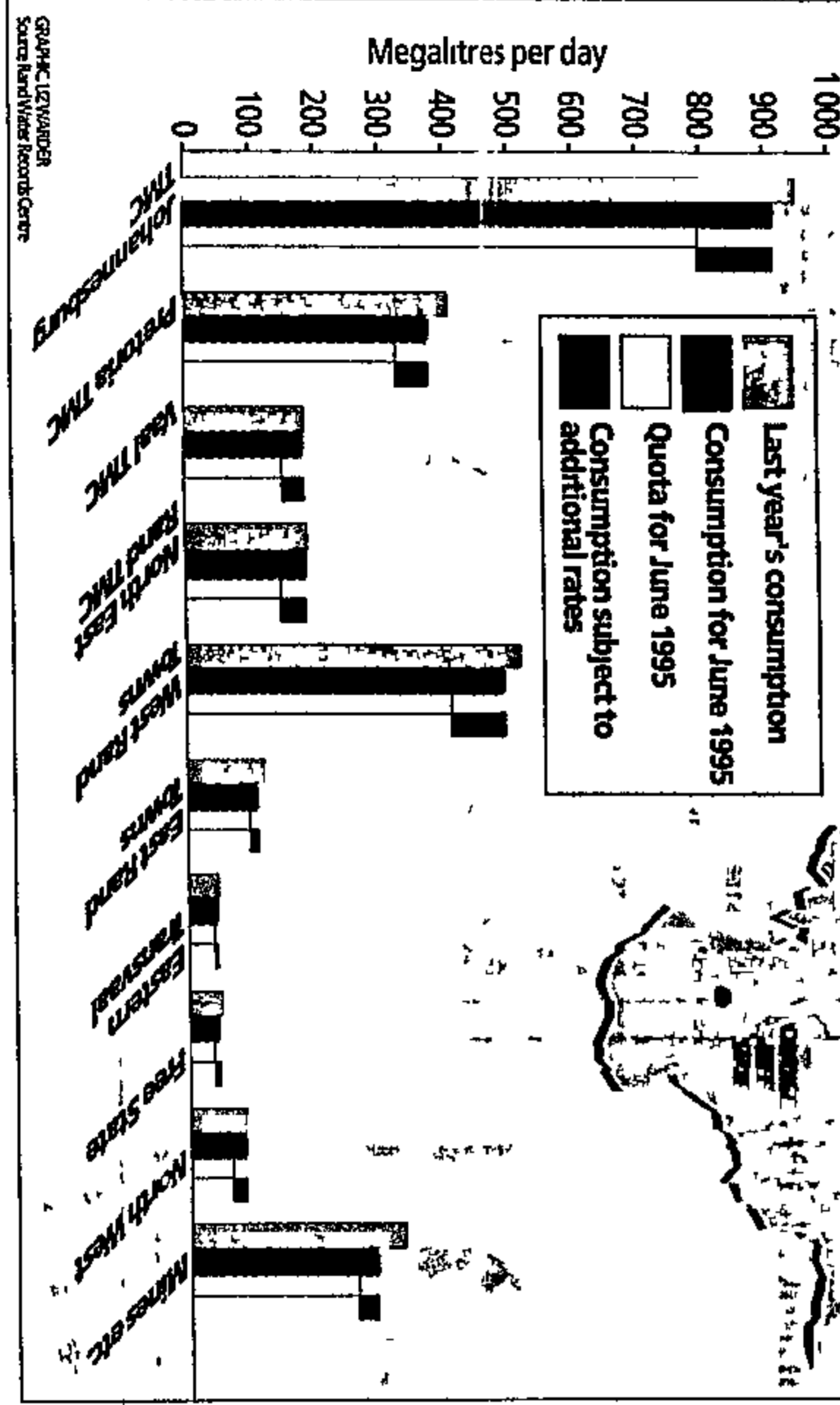
Somewhere in this engineers believe there is a balance.

The key to development for any area of this country is the first principle of human settlement: the carrying capacity of any parcel of land is determined by its water.

If we don't balance this equation, in Gauteng or anywhere else in the country, we won't get another thing right, no matter how much money we throw in to feasibility studies and grandiose human interventions

Additional amounts payable by bulk consumers

(Based on very poor water savings in June 1995)



Plans to save water

weren't attractive enough. Most of the proposed developments founded and the Witwatersrand continued to grow.

Ultimately it is the decision of the entrepreneur whether he will move

South Africa and our neighbouring countries

It is not just the

Water wastage in South Africa will soon become something of the past, once authorities have "persuaded" the public to save what is now being seen as a national asset

In Gauteng, a long-term conservation plan which aims at achieving a "reasonable" daily per capita consumption of water is being thrashed out by the Water Affairs Department, Rand Water and municipalities, said Bath

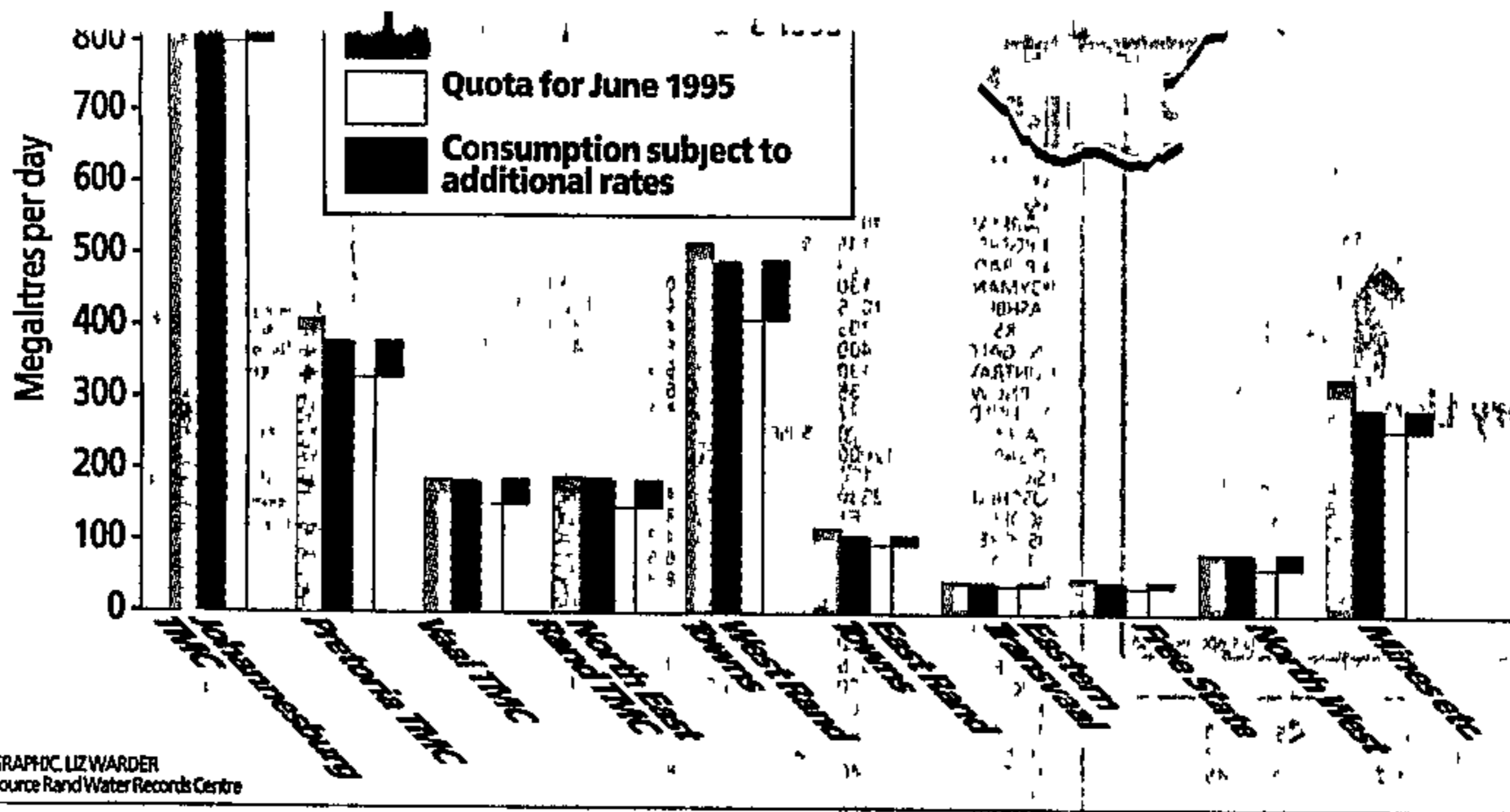
Once formulated, the idea will be sold to consumers, who will be asked to cut down to an acceptable norm

But ultimately, if appeals to save water fall on deaf ears despite education from school level, penalties by way of higher tariffs could become a permanent way of life in the region, where average consumption per person is about 200l per day

This figure is lower in KwaZulu, for example, which lacks household facilities and appliances, but can be as much as ten times higher in affluent areas, he said

"Asked to save 30% in the drought of 1982/87, consumers got pretty close. But present calls to cut back by 20% have gone unheeded, with savings of 9,7% achieved in May, dropping to 3,8% in June," Bath said

Johannesburg is one of



GRAPHIC: LIZ WARDER
Source: Rand Water Records Centre

Look at the label on the package to determine its environmental friendliness, if no such label

were not attractive enough. Most of the proposed node developments foundered and the Witwatersrand

continued to grow

"Ultimately it is the decision of the entrepreneur whether he will move or stay put. But the real threat to water is not industry but rather population growth, with the residential sector of Gauteng using 65% of the total Rand Water supply

"Therefore the focus must also be on family planning and on managing the (worldwide) trend of migrating from the rural areas to the cities"

But despite all efforts to keep the taps running, Gauteng now faces the crunch "We cannot delay forcing people to save water from August 1995, when additional charges for water come into effect," he said

Plans to save water

GAUTENG'S stored water supplies are down to 16 months unless this summer brings heavy rain. Rand Water chief executive Vincent Bath spoke to Shirley Woodgate.

very few metropolises anywhere in the world not situated on a major river

When the mining town situated on the Reef, water supplies came from the Braamfontein Spruit, fountains in Berea, Ellis Park, Sans Souci and Zuurbekom

Today the province is responsible for 40% of the country's Gross Domestic Product and is home to 9-million, or a quarter of the country's total population, and still growing

But instead of drawing its water from the shallow 65-year old Vaal Dam, Gauteng has been forced by the drought to go further afield

Today it relies heavily on water pumped up from the Tugela River hundreds of kilometers away, which is then released from the deep Sterkfontein Dam near

Harrismith to the Vaal Dam

Short-term plans up to 2005 include augmenting the Vaal River System with water from the R15-billion Lesotho Highlands Water Project, which, after a year's delay, comes on stream in 1998

But long-term plan-

ning includes feasibility studies into the harnessing of water from major rivers in and outside SA

The Vaal Augmentation Planning Study has identified the Upper Orange, the Tugela and Transkei's Umzimvubu rivers as suitable additional sources of water for Gauteng

Water could be imported from the Zambezi and even the Congo river - all at a price

Desalination is out at present because of the excessively high cost of the process, as well as the cost of pumping it 600km

to an elevation of 1 800m above sea level, he said

Another area which is due to come under the spotlight is that of boreholes and underground water supplies, all relying on rain for replenishment

The obvious question is "Why allow Gauteng to continue expanding? Why not take development to the water?"

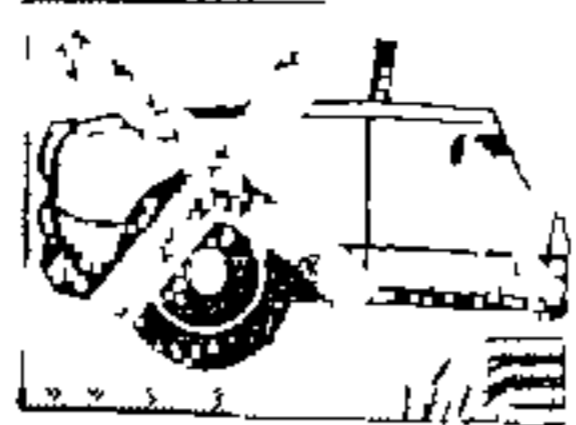
"The National Party's early policy of decentralisation attempted to curb expansion of the Witwatersrand

"But incentives and conditions to develop elsewhere in the country

MAIN WATER RESTRICTIONS AUGUST 1995



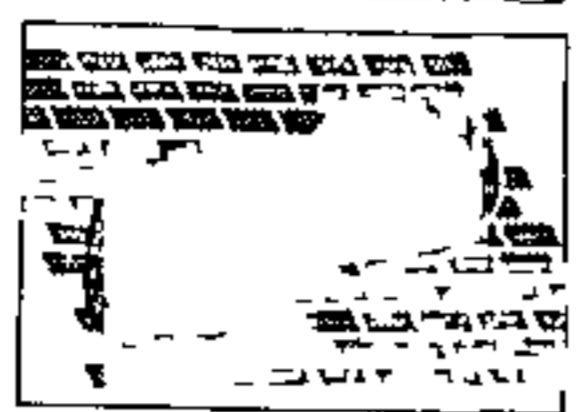
Watering with hoses or irrigation systems on alternate weekdays 5-7 pm



Using hoses to wash vehicles is banned



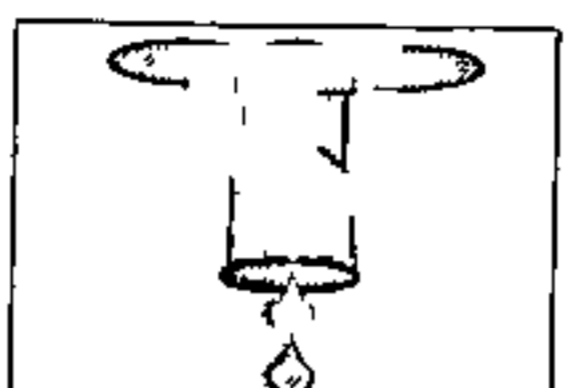
Sprinklers banned



Filling swimming pools prohibited. Topping up allowed



Buckets and watering cans can be used at any time



A leak detection programme recommended

* Households not decreasing their water consumption by at least 30% will face fines

REPORT: WATER TO TRIPLES MUNICIPALITIES

Administration	Number
ALEXANDRA	882-6200
DIEPMEADOW	933-1073/4/5 (Ext 231) (Manned 07 00 - 17 00)
DOBSONVILLE	988-1011 (Ext 154)/Alt Rdprt 672-8142 (24hrs)
ENNERDALE	855-1006 (Ext 268) (Manned 07 00 - 16 00)
JOHANNESBURG	403-2626 (All hours)
LENASIA S.E.	857-1510/1563/1676
RANDBURG	Office hours 789-0439 /After hours 789-1350/2
ROODEPOORT	672-8142
SANDTON	Office hours 444-1850 /After hours 883-2813
SOWETO	0801 116 264 (Manned 07 00 - 21 00) Answering machine 21 00 - 07 00

Release from Vaal barrage 30% water curb 'essential'

◀ From Page 1

BY NORMAN CHANDLER

Large volumes of water are to be released from the Vaal River barrage on Monday as part of water conservation measures, the Department of Water Affairs announced yesterday.

It is expected to result in temporary flooding, and warnings have been issued to house owners of the pending action.

From 8am on Monday, about 10 to 150 cubic metres per second of water will be released. The flow will be decreased to 10 cubic metres at 5pm on Tuesday.

According to the department, it had agreed, after a request from Rand Water, to lower the water level of the barrage for conservation purposes.

The Vaal River Action Committee had also asked for the release to help with the removal of water hyacinth downstream.

have no water by next July unless there was a concerted effort by all to conserve the scarce commodity.

Under the new punitive tariffs from September 1, all households are allowed a minimum of 20kl a month. Above this amount, households are expected to lower their usual consumption by 30% or be charged an extra R3,75/kl used until December 31. From January 1 the additional charge will be R5.

Makda said however that past experience indicated that increased tariffs and awareness campaigns were unlikely to reduce water consumption unless accompanied by restrictions on water usage.

The following restrictions were imposed:

Residential gardens may only be watered with hoses on alternate week days between 5 and 7pm. Properties with even street

numbers are allowed to water their gardens on Mondays, Wednesdays and Saturdays and those with uneven numbers on Tuesdays, Thursdays and Sundays.

No sprinklers may be used at any time for any irrigation.

Gardens may be watered with buckets and watering cans at all times.

Race courses, sports grounds and golf courses may be watered between 9am and noon on Mondays and Thursdays until summer when the hours will change to 1 30 pm to 4 30pm.

The use of water by landscapers, designers and contractors for newly established gardens is permitted between 10am and noon daily for three months after the garden is planted on condition that a permit is issued for each site.

Free running taps are not allowed to be operated.

All automatic flushing systems (eg urinals) shall be turned off in

buildings when these premises are vacated by most of staff.

The use of hoses for washing vehicles is prohibited.

Swimming pools shall not be emptied for repairs.

All leaking taps and pipes shall be repaired as soon as the problem becomes evident.

Water features shall have their water flow reduced during the day and switched off at night.

These restrictions will be enforced by local authorities, but Makda said the public usually policed their neighbours in circumstances like these.

Makda said that punitive tariffs for unmetered consumers would be ineffectual as they were charged a flat rate monthly. In these areas an awareness campaign would be launched and a leak detection programme started to stop water wastage as soon as it was noted.

Industry has been warned to cut its consumption by at least 10% and agriculture by 40%.

(127) 28/8/95

When the world thinks of Soweto, the over-riding images are of the '76 uprising, of burning vehicles and marching youngsters. But as its many thousands of residents know, there is far more to the area than this visual cliché. Soweto bureau chief Abbey Makoe takes an insider's look at the plusses and minuses of life in Johannesburg's giant neighbour.

Soweto: the good and the bad

Alan 20/2/95

(127)

In the winter of 1992 my uncle, David "Bra Day" Makoe, was parking his old Volkswagen in the driveway of his Rockville home. Three youngsters pounced on him.

They demanded the car keys. He handed them over. Then a shot rang out. Another, and another. Minutes later he was certified dead on arrival at the overworked and understaffed, Baragwanath hospital.

Another car hijack. Another death. Another loss. But in Soweto, despite all this, life goes on, often as though it was normal.

It is only when a tragedy strikes right at one's doorstep that Sowetians, like others in similar situations, seem to recognise the existence of a larger societal problem. I have, since that fateful day three years ago, watched Bra Day's three kids struggle to make ends meet from the meagre salary of their mother, Zodwa.

In *Black men, Obsolete, Single, Dangerous?* Haki R. Madhubuti writes "Clearly there are losses that irreplaceable,

examples that are indispensable but in any language gone means gone."

Indeed, for many residents a lot of things have gone, from their loved ones to their loved possessions. In Soweto you can be killed. But lately, and to a lesser extent, you can be accidentally killed by a speeding police car, late (as usual) for a call.

Residents have long stopped asking the men and women in the blue uniforms why they get there late so often. The answer, with late so often, "Thankfully, I don't hear that cry anymore."

Some of the familiar causes of sudden, unexpected death would, invariably, include a drunken motorist (who would boast about 10, 15, or 20 years of driving without a licence), an intoxicated youth recently hooked on cocaine

or a stray bullet fired by a faceless person.

Some of the dangers that are part and parcel of life in Soweto are that things have lately simply taken to walking into a house, "asking" for the keys of a car parked in the garage and driving off.

People shout "hooray" in delight for being not harmed during such incidents. In fact, it has become acceptable that losing a possession, from a wheelbarrow to a car, is normal.

Nbulelo Ngyoni (36) is one of Soweto's few residents who have been both lucky and unlucky at the same time.

Early this year Ngyoni had his car hijacked at gunpoint as he drove out of his parents' home in Emdeni. He was not harmed.

It was the second time he has come face to face with death. In 1992 thugs took his first car in Zola, also at gunpoint. He was also not harmed in the incident.

"Hope I don't run out of luck sometime," Ngyoni joked. But in making the joke, he was unwittingly showing that he fully expected a recurrence.

"Of course," he said, "I will not be surprised if it happens again. It is a way of life here."

No one also knows how many people live in Soweto. Some say as many as four million, others say a lot less than that. There are even those who say the number is more than 5 million.

Recently, Soweto mayor Danny Kekana announced that there was going to be a sociological study that would reveal more or less, if not exactly, how many souls live in what, for many, is a massive hell-hole.

One can only remember what was said by Steve Biko 18 years ago: "It is a miracle for a child who lives in the township to reach the age of adulthood."

But there is another side to life in Soweto—the good side. "Ever heard the magic word 'opportunities'?" Unlike most blacks in other parts of the country, residents of Soweto can justifiably take solace from the fact that they have opportunities.



Taking advantage of opportunity ... Abel Mashongoane sells snacks and cold drinks to taxi commuters.

PICTURES ANDREAS VLACHAKIS

Ever since that fateful day of June 16 1976, when the world started talking about the blacks in South Africa, people have used Sowetians as a yardstick.

Soweto is well ahead of other black areas in political leadership. It has produced many political heavyweights. Even President Mandela, who came from the Transkei to Soweto to make a living and later became involved in political activism, would probably introduce himself as a Sowetan.

Other prominent personalities to have come out of Soweto include ANC stalwarts Walter

Sisulu, Andrew Mlangeni and the late Elias Motswaledi. Then there is Tom Sebina, that missing "Voice of the ANC" during the exile years. He is one of those few who, (I don't know how), missed the gray train.

Others to have been produced by this big factory called Soweto are Desmond Tutu, the late Muntu Meyeza, arts guru Gibson Kente, soccer princes Jomo Sono and Kazzer Motlana, the late newspaper editor Percy Qoboza and poet Don Mathera. The list goes on and on.

Some of the visible advantages of being a Sowetan could be seen through the mushrooming chicken outlets, where locals have been boosted by joint ventures with big companies. Recently, when the Cricket Board went "colourless", it was Soweto that Ali Bacher eyed. A group of young Soweto cricketers are now touring Britain. Once again, we are talking about opportunities.

It may look like a trivial thing but for millions of other blacks outside Soweto, these things are just dreams, too distant to be reached even in their rural

dreams. Other avenues wide open for Soweto kids include dancing, acting, television presentation and lo, scholarships!

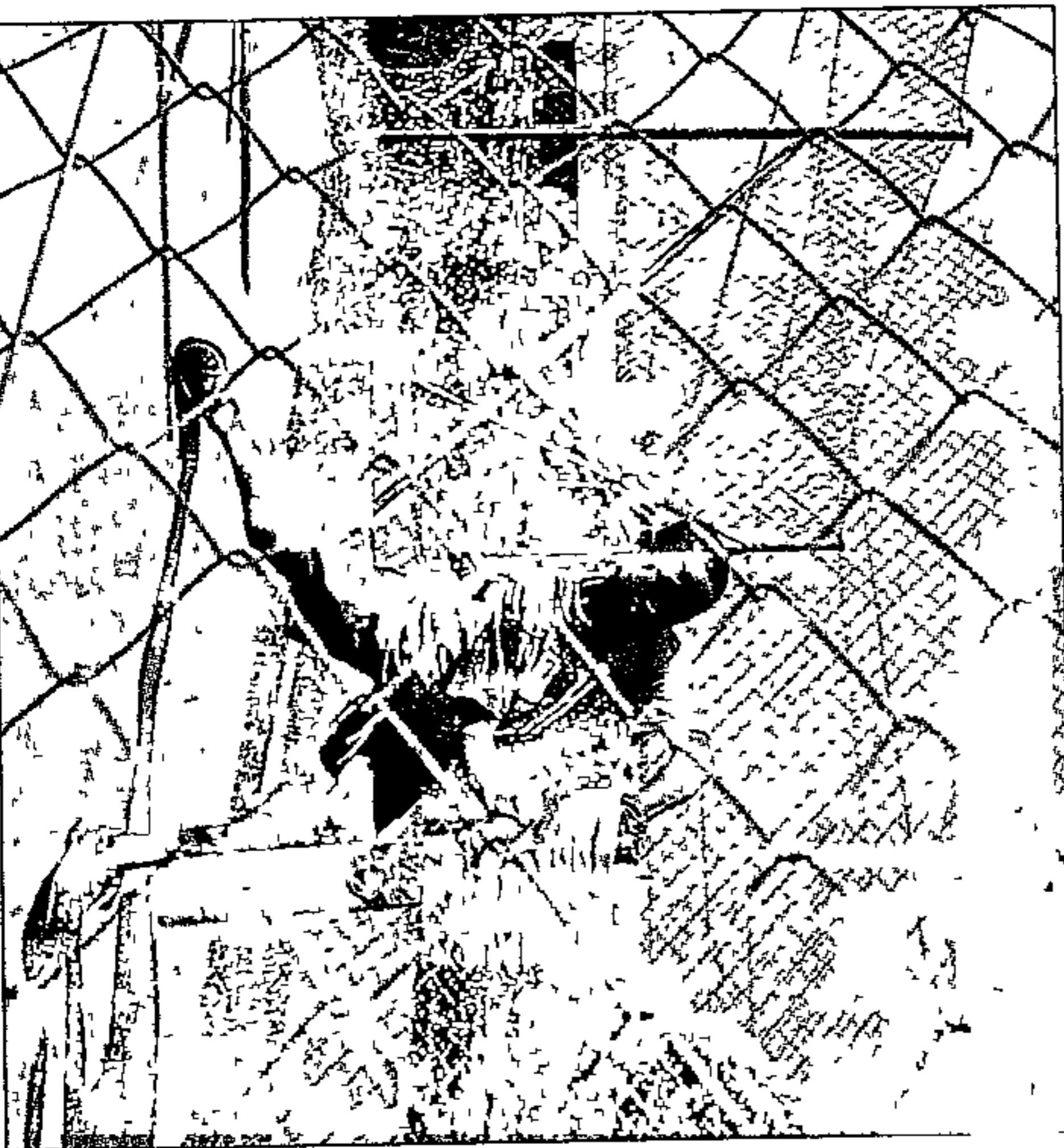
A very intelligent child growing up in Phokeng is unlikely to acquire a scholarship as easily as a fairly intelligent Soweto child.

The same can be said about soccer, the number one sport. Professional soccer bodies—the NSL and SAFA—are based in Johannesburg, and officials scout around Soweto for officials and players far more than they would give a damn about Gugulethu

Residents of Soweto could also count their luck in that they are next to the city of gold, a place where every working black person would like to find employment. Accommodation, that scarce commodity, is a certainty for most Sowetians.

The present Government, like its predecessor, will, without fail, continue to kick-start their plans in Soweto to see if they work.

Lying in Soweto, despite all the problems I have mentioned, will always have advantages to be found only there and nowhere else.



Having a go ... cricket is just one of the areas that has opened up to Soweto youngsters.

Tenants cut their own rentals by R140 a month

(127) SPAN 17/7/95

■ BY BONGIWE MLANGENI
CITY REPORTER

The lack of legislation regulating relations between property owners and tenants has left the owner of three buildings in Johannesburg's inner city defenceless against his tenants' decision to reduce rentals.

The owner of Minamount, Concordia and Pioneer Place, who did not want to be named, was shocked when the Johannesburg Tenants Association (Jota) told him that it had reduced rentals (including water and electricity) from R440 to R300 a month.

Roles

His problem is shared by many inner city flat-owners who have had to face up to new rules introduced by tenants.

Gauteng Housing and Local Government media liaison officer Thabang Mamonyane said new legislation to clarify the roles of property owners and tenants was in the process of being formulated.

"Discussions and extensive consultations with businesses, tenants and landlords are under way," he said.

The owner of three buildings said Jota had intervened when

he wanted to increase rent. "Later I decided not to put it up and my tenants were willing to pay until Jota got involved. They then said I was charging too much and should reduce the rent."

A meeting was arranged with the owner and he was told to bring along his income and expenditure statements for six months so that "Jota can work out how much profit he was entitled to".

Jota decided he was making too much profit. "The next thing I knew, a new price had been decided upon," said the angry owner.

But Jota spokesman Phoney Dibakoane said the owner had refused to negotiate rents with the tenants.

"He attended the meeting but walked out before an agreement could be reached. Then we felt he did not want to negotiate in good faith and decided on a new price," he said.

Dibakoane said R440 was too much for an apartment with one room and a toilet.

"We could have reached a satisfactory agreement if he had stayed," he said, adding that a letter was sent to the owner to let him know about the new "affordable rentals".

First low-cost housing scheme in Randburg proves popular among whites

By PATRICK MAFAFO

Randburg residents have given the green light to the first low-cost housing scheme located in a traditionally white middle-class suburb

To the surprise of the developers, Group Five Residential Properties, 80% of the 520-unit development — sold off-plan — was taken up by white residents. The balance has mainly been bought by black nurses employed in state hospitals and

technicians employed by Eskom

The property, developed on a 13ha site, has been welcomed by the Bloubastrand Residents' Committee as a trendsetter for low-cost housing in all areas of Randburg

"This development fits in with our idea of addressing, in a non-discriminatory manner, the black housing backlog," committee spokesman Wayne Schlu-ter said this week.

"Contrary to what people may think, this project is proof

that we are not against affordable residential developments which will benefit black people. What we are against are developments that will devalue existing properties."

This pioneering village-type development consists of two- and three-bedroom houses priced between R69 500 and R79 500

It will include facilities such as communal swimming pools, tennis and basketball courts, a

large clubhouse, health care facilities and a creche

The development, known as Bridgetown, is in line with ratepayer associations demands for a maximum 40 units per hectare. With the success of Bridgetown, Group Five is considering the development of three adjoining sites of 8ha.

"With this development we hope to accommodate the kind of people who would qualify for subsidies," he said

"Very little that was either attractive or affordable has been available in this sector of the marketplace so far. Bridgetown is Group Five Residential's way of bridging that gap."

The company is planning similar developments in Edenvale

Another developer in the area, Van Zyl Sands, is considering the development of R47 000 to R100 000-priced units on 50ha. At 40 units per hectare this will translate into a

2 000-unit development

Another large site in the area, 1 020ha owned by Absa is under consideration for development to suit various, affordable levels. This phased development should bring more than 30 000 units into the market

According to CSIR figures, this type of development will suit 15% of the black population — those whose income is between R1 500 and R2 499 a month



PIONEERING DEVELOPMENT: Artist's impression of Bridgetown in Randburg. Units are selling from between R69 500 and R79 500

Mofokeng seeks holistic plan to redevelop hostels

Theo Rawana

GAUTENG housing and local government MEC Dan Mofokeng has called for a wider vision which takes account of all viewpoints when thrashing out a hostel policy for Gauteng

Speaking at a hostel summit meeting in Germiston at the weekend, Mofokeng said the upgrading of 51 hostels in the region would cost R650m. He urged delegates to help work out hostel policy in order to seek a way whereby people and communities could choose what type of hostels they would have in their areas.

"There must be a range of tenure options from rental, leasehold, co-operative ownership, to full ownership. The accommodation must be available for people who are only temporarily in particular areas, for young people just leaving home, for families and for extended families.

"In this regard hostels must be seen in different terms — that is in terms of being transitional housing structures for people who choose to live in them. This is par-

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ticularly pertinent to Gauteng, which is a springboard for people in search of economic opportunities," Mofokeng said.

"The inhabitants of transitional housing should not be people only of a particular sector, race or ethnic group but all those who prefer the option of living in temporary accommodation. It may also act as a stepping stone to family accommodation and to ownership in the longer term."

He said it would not be proper to lump all hostels together because some were publicly owned and others were in private sector hands, while others were managed by subcontractors. Some were in a state of disrepair. Some hostel-dwellers had good relations with surrounding communities, while others did not.

"What I am illustrating is that to lump them all together will not lead to good policy-making. Our approach has to be on a case-by-case basis. We will learn from practice, which means we will learn from the bottom up.

"Some hostels may be redeveloped for single people, some may

be converted to family accommodation, and some may be converted to community facilities."

Mofokeng said the meeting sought to develop a policy that would cover the components of a vision redeveloping public sector hostels, establishing a framework to deal with grey sector hostels (hostels built on public land and leased by the private sector) and understanding the situation in private sector hostels.

Gauteng, as the industrial heartland of not only SA but of the southern African region, attracted people from near and far in search of economic opportunities.

"The province," said Mofokeng, "offers unique challenges, and particularly in regard to the issue of hostels."

Bringing the hostel policy debate down to the province also provided for greater input into the policy formulation process by local authorities — key actors in the hostel arena.

"Similarly, business and community interests in the Gauteng area will have a greater say in the policy," Mofokeng said.

Gauteng ahead in housing transfer

Robyn Chalmers

(127)

GAUTENG opened its third housing bureau for the transfer of state-owned rental houses to their occupants this week, outstripping its provincial counterparts whose slow progress is delaying the process around SA.

Housing local standing committee chairman Nomvula Mokonjulu officially opened the bureau in Carletonville to serve council tenants of all groups in the area.

Mokonjulu said there were about 500 state-finance rented houses that could be sold and transferred to tenants in the Carletonville transitional local council area.

The first bureau opened in Krugersdorp to service tenants in Kagiso and Munsieville, and the second in Vereeniging for the Vaal-Lekoa area. A fourth bureau would be opened this month in Heidelberg to serve Ratanda.

Housing ministry consultant Nigel Mandy said Gauteng was well ahead of its provincial counterparts in the transfer of council houses, although there were areas in the Eastern Transvaal where the process was under way. The Western Cape and Eastern Cape would be setting up housing bureaus soon to oversee the transfer process, while KwaZulu-Natal was still investigating the scheme.

Delays in opening bureaus around the country were largely because of the bureaucratic procedures required. The poor state of some town council records made it

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Housing

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difficult to ascertain ownership and the number of houses available.

There were about 140 000 state-finance rented houses in Gauteng which would be transferred over the next few years.

It was agreed during local government transition negotiations that tenants wishing to buy their homes could take advantage of a state-granted discount of up to R7 500 off the listed price of each property.

For most of the older houses, the price was less than R7 500. If it was more than this, arrangements could be made for the balance to be paid by raising a mortgage

loan or paying instalments to the relevant local authority. Arrear rents could be included in the amount of the discount, but not service charges which remained owing to the local authorities.

Gauteng housing and local government MEC Dan Mofokeng said the scheme related only to a discount on existing debt, or on the purchase of existing tenanted houses, so no new money was used.

Mofokeng said that as a result no funds were being diverted from the subsidy schemes announced recently by government and people who had previously bought and paid for council houses could not claim refunds.

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Ethnic vendettas keep the blood flowing at hostels

ARG 29/9/95

(127)

NEWTON KANHEMA
Own Correspondent

JOHANNESBURG — Sotho residents of Sebokeng's hostels believe unemployed Xhosa-speakers from the Transkei are responsible for the violence in the Vaal triangle township

"They must send back all unemployed Xhosas to Transkei and after that Sebokeng will be peaceful," one Sotho-speaking resident said this week

Asked how a Xhosa was identified, he replied "Look at their fingers They always have one cut off."

Fifteen people were killed at the hostels last weekend in what most residents confirmed was an ethnic clash. Residents said the people killed died because they were either Xhosa, Sotho or Ba-cha (Xhosas from the Mzimkulu area in the Transkei).

Each group accuses the other of murderous acts, and divisions appear to be ethnic rather than political Most residents claim to

be ANC supporters

"They killed a Sotho leader and his wife We were very upset with this and we killed nine Xhosas," said an elderly resident, who called himself an "Isorian" — meaning an employee of Iscor

"They have been coming to us asking for money for protection They have been coming to collect between R20 and R40 from each resident They say they want money to buy guns," he said.

And what do they want the guns for?

"They want the guns for killing us," replied another resident.

"The only answer to the Sebokeng problems is transforming all the single units into family units. If you look at all these hostels you will see that trouble comes from the single section. There are no married people who do things these people do.

"There is a lot of witchcraft and tribalism with the Xhosas and amaBacha These people believe in muti They have been go-

ing around saying our men are women because we are not circumcised. I think they are provoking all this conflict."

"The government can send soldiers but as soon as they are gone trouble will start again I don't believe that there will not be more blood in revenge I think all those that are unemployed should be sent back to Transkei They are the trouble makers," said the "Isorian".

At the Xhosa section, many of the rooms were empty.

"We have had to move out of this section because we are afraid the amaBacha will come and kill us at night The police have also come and taken sides with the amaBacha We would rather have soldiers here than police. I think soldiers are fairer," one Xhosa youth said.

The group denied collecting money to buy guns, saying funds were needed for funerals.

When asked to identify hostel "soldiers" a resident refused.

Urban renewal for eastern Johannesburg

By MAGGIE ROWLEY

PROPERTY EDITOR

Eastern Johannesburg is poised for a multimillion-rand injection through new development, including two hotels and urban renewal projects being spurred by the upgrading of the Ellis Park precinct

So says Hans Wilreker of Nel Wilreker Partnership, a Johannesburg firm of architects and urban designers. The firm has been

appointed by the Johannesburg Council as its main partner in the urban renewal of Ellis Park and the area around Bruma Lake which flanks the main eastern access route into the Johannesburg CBD.

The council had ploughed about R140 million into upgrading the Ellis Park stadium, the new athletics stadium and an intensive urban design project for the Ellis Park precinct, which covered 1km², said Wilreker. "Initially developers and

investors were sceptical that the council would take the lead but since the programme has got under way interest from developers, including hotel groups, has picked up considerably and numerous negotiations for further development are now under way."

He said new projects likely to come on stream shortly included a number of parking garages near Ellis Park, an upgrade and extension of the existing Spar centre, linked to a hotel, an upgrade of the

Ellis Park railway station and provision of retail facilities utilising the available space.

"Negotiations for a second hotel on one of the three sites identified in our urban design framework is also under way. However, hotel groups and developers are playing their cards close to the chest at this stage, though we expect some announcements to be made in the not-too-distant future."

He said the past couple of months had also seen a steady

upgrading of existing commercial outlets in the vicinity.

"The rezoning of under-used properties to higher status will lend further impetus to the economic upliftment of not only Ellis Park, but Troyeville, Bezuidenhout Valley and Bruma Lake."

Wilreker said office and commercial developments were also under way at Bruma Lake and would attract new businesses to the area while housing improvement in the eastern Johannesburg

suburbs was also taking off.

"It is important that both the public and private sectors become involved in the integration of the area into the Johannesburg CBD as well as adjacent residential precincts and that the development is undertaken in a co-ordinated manner," he said.

Further urban renewal opportunities would be provided along a 4km stretch of the Jukskei River running between Bruma Lake and Ellis Park.

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