

HOUSING & HOSTELS

GENERAL

JAN 1975 — FEB 1977

New deal for urban Blacks

Political Correspondent

CAPE TOWN—Important changes in living and working conditions of urban Blacks have been foreshadowed by yesterday's marathon summit conference between the Prime Minister, Mr Vorster, and the eight homeland leaders in Cape Town.

Three concessions being contemplated by the Government appear especially significant:

● A form of leasehold for Blacks in White areas (but not land ownership) is to

be considered sympathetically;

● homeland criticism of restrictions on Black trading rights in urban areas have been acknowledged by the Prime Minister to be valid. Legislation and regulations on the subject will be reconsidered; and

● a new attempt to work out a better system than the present influx control machinery will be made. Homeland leaders will

appoint three representatives to sit down with officials of the Department of Bantu Administration to investigate hardships and try to work out a better system.

Chief Kaiser Matanzima (Transkei) put the homeland leaders' case for second and third generation urban Blacks to be recognised as permanent unless they associated and identified with a homeland.

Though agreeing to a new influx control investigation, Mr Vorster said there was no alternative to influx control and it could not be abolished.

He rejected a suggestion that Soweto gain the status of a homeland, but Mr Botha gained agreement with a suggestion that consideration be given to merging existing urban Bantu councils with councils representing homeland governments in the urban areas to form a new body with greater powers and responsibilities.

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3 123

Housing and Hostels
General.

HANSARD / Q Column 16-17

4 February 1975

**/ Appointment of Coloured/Indian persons
to Community Development Board**

*26. Mr. L. G. MURRAY asked the
Prime Minister:

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Whether it is his intention to recommend to the State President that Coloured and/or Indian persons be appointed to the Community Development Board; if so, when; if not, why not

The PRIME MINISTER:

At present I am compiling a list of Councils and/or Commissions on which Coloureds and Indians will in future be appointed in terms of proclaimed policy and in accordance with the agreement reached in principle with the Coloured and Indian leaders.

Further information on this matter will be furnished to hon. members during my participation in this debate.

HANSARD 2: Q. column 82 - 83

11 February 1975

Financing of community facilities in economic and sub-economic townships X

*26. Mr. T. ARONSON asked the Minister of Community Development:

- (1) Whether a circular has been issued to local authorities by his Department in connection with new measures for financing community facilities in economic and sub-economic townships; if so,
- (2) (a) whether this circular is applicable to all race groups and (b) what additional funds will be required to implement this form of financing for each financial year from 1975-'76 to 1977-'78;
- (3) whether he will lay a copy of the circular upon the Table; if not, why not.

†The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) Yes.
- (2) (a) Yes, with the exception of Bantu which are dealt with by the Department of Bantu Administration and Development.
- (b) Town Councils have funds available in their rent and maintenance reserve funds and will initially use these funds in consultation with my Department. Other ways of utilizing available funds have been found and Town Councils are at present determining the strength of these sources.

In so far as further requirements which may arise are concerned, such funds will be made available as circumstances may require.

- (3) No. The statement which I made on 9 October 1974, in the House of Assembly was used as basis for the circular. My Department of Community Development will make a copy of the circular available to the hon. member should he be interested.

(1) 262 - General

(2) 123

(3) 84

11 February 1975

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Housing shortage

*27. Mr. T. ARONSON asked the Minister of Community Development:

What was the estimated shortage of housing for each race group in each province at the beginning of 1975.

The MINISTER OF COMMUNITY DEVELOPMENT:

	Whites	Coloureds	Indians
Cape Province	12 700	150 000	1 700
Transvaal	1 500	6 500	2 200
Natal	1 200	4 000	13 000
Orange Free State	500	800	—

With regard to Coloured housing the position has started to improve during the past year, especially in the Cape Peninsula.

Mr. W. V. RAW: Mr. Speaker, arising out of the reply of the hon. the Minister, could he tell us the basis upon which those estimates have been compiled? Are those applications to Community Development or are they compiled in co-operation with local authorities?

The MINISTER: My Department makes its own calculations on the basis also of the sources of local authorities and other information and statistics available.

HANSARD 2 Q. column 113

14 February 1975.

Income limits for economic/sub-economic housing

*9. Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

Whether the income limits for (a) economic and (b) sub-economic housing are to be raised during 1975; if so, in what respects; if not, why not.

†The MINISTER OF COMMUNITY DEVELOPMENT:

My Department of Community Development is giving the whole matter positive attention and I hope to be able to furnish particulars shortly.

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HANSARD 3

Q. column 184, 185 + 186

18 February 1975.

**Families on waiting lists for economic/
sub-economic housing in main cities**

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*41. Mr. R. G. L. HOURQUEBIE asked the Minister of Community Development:

- (1) How many families in each race group are on the waiting lists for economic and sub-economic housing, respectively, in (a) Cape Town, (b) Durban, (c) Johannesburg, (d) Pretoria, (e) Pietermaritzburg, (f) Port Elizabeth, (g) Kimberley, (h) East London and (i) Bloemfontein;
- (2) when is it expected that housing will be made available to the families in each of these categories.

The MINISTER OF COMMUNITY DEVELOPMENT (Reply laid upon Table with leave from House):

	Whites	Coloureds	Indians
(1) (a) Economic	1 900	19 500	394
Sub-economic	194	6 862	150
(b) Economic	1 800	3 100	12 300
Sub-economic	133	1 700	4 300
(c) Economic	1 250	3 500	1 000
Sub-economic	149	980	200
(d) Economic	1 045	780	260
Sub-economic	223	420	40
(e) Economic	151	430	990
Sub-economic	40	94	269
(f) Economic	690	5 750	100
Sub-economic	110	2 453	50
(g) Economic	96	25	—
Sub-economic	50	33	—
(h) Economic	600	1 148	200
Sub-economic	230	610	48
(i) Economic	600	1 050	—
Sub-economic	120	220	—

indicate that an immediate housing need exists in respect of them.

- (2) Each year housing is provided with regard being had to available funds.

It must, however, be mentioned that the figures represent waiting lists kept by both the Department and local authorities and that duplication of waiting lists is general. It is an absolutely impossible task to arrive at a logical conclusion in connection with housing needs by merely taking the sum total of the waiting lists into account. Not only does a waiting list soon become obsolete but it has been my Department's experience over a long period of time that applicants usually have their names added to the Department's list as well as the lists of all the local authorities in the vicinity, which naturally brings about large-scale duplication of applications. Many also have their names added to lists at the same body, e.g. a local authority, for renting as well as for purchasing a dwelling. Many persons who are well housed but through financial or various other reasons require other or less expensive housing or who wish to reside in another vicinity, also place their names on waiting lists. As a rule, disqualified persons whose names also appear on waiting lists, are reasonably housed and it does not

18 February 1975

~~D~~WELLING UNITS CONSTRUCTED FOR EACH RACE GROUP

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SENATOR WINCHESTER asked the Minister of Community Development:

- (1) How many dwelling units were constructed for each race group by (a) local authorities, (b) the Department of Community Development and (c) private enterprise, during 1974 in (i) Durban, (ii) Johannesburg, (iii) Cape Town, (iv) Pretoria and (v) Port Elizabeth;
- (2) what is the waiting list for housing for each race group in each of these towns?

THE MINISTER OF NATIONAL EDUCATION, for the Minister of Community Development, replied:

(1)		Whites	Coloureds	Indians
(a)	(i)	7	266	470
	(ii)	926	937	—
	(iii)	189	2 222	—
	(iv)	—	239	—
	(v)	9	34	—
(b)	(i)	—	390	43
	(ii)	356	235	—
	(iii)	74	—	9
	(iv)	109	—	—
	(v)	245	—	50
(c)	(i)	2 416	25	684
	(ii)	10 434	16	20
	(iii)	4 025	466	15
	(iv)	2 698	—	—
	(v)	1 189	61	22
(2)	(i)	1 933	4 800	16 600
	(ii)	1 399	4 480	1 200
	(iii)	2 094	26 362	544
	(iv)	1 268	1 200	300
	(v)	800	8 203	150

HANSARD 3

Q. column 197-198

19 February 1975.

Community Development Board: Depreciation/appreciation contributions

97. Mr. L. G. MURRAY asked the Minister of Community Development:

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- (1) What was the total sum (a) paid by the Community Development Board in depreciation contributions and (b) received by the Board in appreciation contributions during the latest financial year for which figures are available;
- (2) (a) how many payments and (b) to what total value in each case, were made by the Board during that year to (i) Whites, (ii) Coloureds and (iii) Indians (aa) in respect of the goodwill value attaching to businesses or professions and (bb) to make good any actual financial loss or inconvenience caused by the acquisition of affected properties;
- (3) in respect of what year are these figures given.

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) (i) R15 676.

(ii) None.

(2) (aa)

	(i)	(ii)	(iii)
(a)	7	1	2

(b) R47 164-81 R6 376-84 R4 622-40

(bb) (a), (b) (i), (ii) and (iii) The particulars are not kept separately and are included in the compensation totals.

(3) 1974.

HANSARD 3

Q. column 223-225.

21 February 1975.

Construction of houses for sale to Coloured persons by White building/development companies

*29. Mr. W. G. KINGWILL (for Mr. L. G. Murray) asked the Minister of Community Development:

- (1) Whether building and development companies controlled by Whites are permitted to construct houses for sale to Coloured persons in Coloured residential areas; if not,
- (2) whether he will make a statement on the matter.

~~1) 30~~

(2) 123

~~3) 84~~

†The MINISTER OF COMMUNITY DEVELOPMENT (Reply laid with leave of House):

(1) and (2) There is nothing to prevent building companies, controlled by Whites, as the successful tenderers or winners of contracts awarded on a competitive basis, from constructing houses which are provided by town councils, my Department or qualified private entrepreneurs, in Coloured areas. White controlled companies are allowed to erect houses in Coloured areas under certain circumstances, for instance, the erection of houses by employers for employees. This arrangement has been in effect for some time already. The houses are erected on land which is acquired from local authorities on a long term lease basis. There are many examples as well as many variations of the scheme which I cannot go into at the moment. In this connection it is sufficient for me to mention that the Cape Town Chamber of Commerce, after negotiations with my Department and with my consent, is at present undertaking the erection of 1300 houses in Coloured areas for employees of members of the Chamber according to a scheme whereby the properties are transferred from the local authority directly to their Coloured occupants and owners so that disqualified persons do not acquire ownership rights in areas where they are disqualified. I would like to request individual employers and White controlled companies very seriously, in their own interests and that of their employees and in national interest, to provide houses for occupation by their employees. Information is available in all the regional offices of my Department of Community Development.

Disqualified development companies are, however, prevented by the provisions of the Group Areas Act from acquiring land for development purposes in areas where they are disqualified and from erecting dwellings thereon because, should it be permitted qualified Coloureds would to a large extent, through unfair competition etc., be deprived of the opportunity of obtaining their rightful share in such development. Furthermore, in view of their incomes the Coloured population in particular, is housed exclusively in Government housing which is cheap with the result that private de-

velopers have only limited participation which cannot be taken away from qualified persons. The limitations on the cost of housing are also very important since they reduce initiative.

I have on occasion discussed this matter with representatives of various large White development companies which, after the position has been explained to them in full, usually abandon any such intentions because, with the full knowledge of the extent of the problem, it is no longer an attractive or viable proposition for them, on account of numerous considerations.

Utility companies, are, however, being encouraged to establish filial companies which initially do not have a Coloured group character but which, within a limited period, in terms of the Group Areas Act, must become a Coloured company.

Such companies may, of course, develop in Coloured areas. It follows that the same approach applies to all the racial groups.

HANDBOOK 4

Q. column 297-8

27 February 1975

1. 123
~~2. 84~~

Shortage of houses/houses made available X

32. Mr. L. F. WOOD asked the Minister of Community Development:

- (1) What was the estimated shortage of houses for White, Coloured and Asiatic persons, respectively, in each province as at 31 December 1974;
- (2) how many houses were made available for occupation by persons of each race group in each province during 1974 by (a) his Department and (b) local authorities.

The MINISTER OF COMMUNITY DEVELOPMENT:

		Whites	Coloureds	Indians
(1)	Cape Province	2 700	50 000	1 700
	Transvaal	1 500	6 500	2 200
	Natal	1 200	4 000	13 000
	Orange Free State	500	800	—
(2)	Cape Province (a)	460	104	59
	Transvaal (b)	745	5 672	—
	Natal (a)	515	235	24
	Natal (b)	1 195	1 439	—
	Orange Free State (a)	69	390	45
	Orange Free State (b)	103	285	1 354
	Orange Free State (a)	20	—	—
	Orange Free State (b)	173	118	—

4 March 1975.

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Book value of properties of Community Development Board

83. Mr. L. G. MURRAY asked the Minister of Community Development.

What is the total book value of properties (a) acquired by, (b) disposed of and (c) at present held by the Community Development Board in (i) the municipal areas of (aa) Cape Town, (bb) Port Eliza-

beth, (cc) Durban, (dd) Pietermaritzburg, (ee) Johannesburg and (ff) Pretoria and (ii) the remainder of each of the four provinces of the Republic.

The MINISTER OF COMMUNITY DEVELOPMENT:

(a) R185 699 578.

(b) R50 179 638.

(c) (i) (aa) R23 187 195.

(bb) R5 013 111.

(cc) R23 179 281.

(dd) R1 178 380.

(ee) R21 332 449.

(ff) R13 406 717.

(ii) Transvaal: R22 188 409.
Cape Province: R18 085 577.
Natal: R7 861 792.
O.F.S.: R87 029.

The figures above indicate the position as at 31 March 1974 and are in respect of properties which are registered in favour of the Community Development Board.

The value of properties held, is furnished according to the actual purchase prices. Some properties, however, were purchased a long time ago and fluctuations in values of properties occur daily—in some instances increases and in others decreases—as a result of various factors such as the erection of buildings on land, demolitions, ect., so that the real value cannot be determined with accuracy. It is also, for that matter, not the policy of the Community Development Board to endeavour regularly to determine the exact valuations of its properties. In the first instance it will be a formidable task at great cost and otherwise the results obtained in this manner have a real benefit for the Board who works with loan funds. For this reason *ad hoc* valuations are only made when specific properties are alienated.

HANSARD 5

① column 377-9.
4 March 1975.

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**Department of Community Development:
Housing for non-Whites**

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

- (1) (a) How many (i) houses and (ii) flats have been provided for (aa) Coloureds, (bb) Indians and (cc) Bantu throughout the Republic by his Department and/or local authorities during 1974 and (b) what are the estimated figures for 1975 in each case;
- (2) what are the corresponding figures for Port Elizabeth for 1974 and 1975, respectively.

The MINISTER OF COMMUNITY DEVELOPMENT:

Department		(aa)	(bb)	(cc)
(1) (a) (i)		435	128	—
	(ii)	294	—	—

Local authorities		(aa)	(bb)	(cc)
(i)		5 520	1 354	6 944
	(ii)	1 994	—	—

(b) Department		(aa)	(bb)	(cc)
(i)		682	565	—
	(ii)	171	141	—

Local authorities		(aa)	(bb)	(cc)
(i)		10 596	2 134	3 413
	(ii)	2 649	534	—

(2) 1974		(aa)	(bb)	(cc)
Department				
(i)		—	50	—
	(ii)	—	—	—

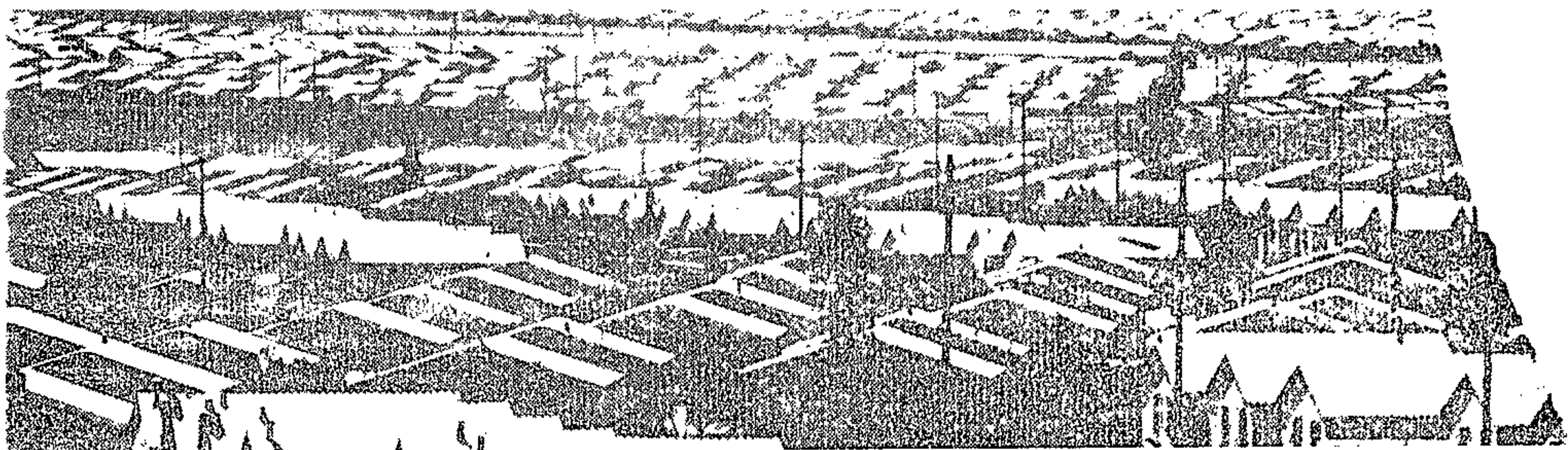
Local authorities		(aa)	(bb)	(cc)
(i)		17	—	373
	(ii)	17	—	—

1975		(aa)	(bb)	(cc)
Department				
(i)		—	—	—
	(ii)	—	24	—

Local authorities		(aa)	(bb)	(cc)
(i)		1 500	—	1 493
	(ii)	—	—	—

The number of dwelling units in respect of Bantu represent only those which were erected in Bantu residential areas within the areas of jurisdiction of local authorities.

As a result of problems experienced by the local authority with the installation of services at Belhals-dorp, no further new Coloured schemes were launched in 1974. The number of dwelling units erected in 1974, as reflected above, represents only the balance of a scheme of 1 020 dwelling units which was commenced in 1973.



A housing time-bomb

F.M. 7/3/75

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Which will come first? Enough Black housing or a social eruption? It's a race against time

White South Africans, it is rightly claimed, are among the best housed people in the world. But what of Black South Africans?

Mr Vorster took a giant step forward when he recently opened the door to some form of leasehold for urban Africans (*FM* January 31). A month or so earlier Planning Secretary Piet Rautenbach had pulled the covers off the outline of a plan for a huge Coloured and Indian housing scheme southwest of Johannesburg that may ultimately house 350 000. Yet other ambitious schemes are being planned.

The overall picture, however, is far from bright. Indeed, Mr A H du Plessis, the Minister of Community Development, confirms that the Coloured and Indian housing shortages are "grave".

The logistics of Black housing run like this. The various local authorities, including (in the case of African housing outside the Homelands) the 22 Bantu Affairs Administration Boards, submit schemes to Community Development. With each scheme is an application for funds.

The schemes are considered and approved by the National Housing Commission, a statutory arm of Community Development. The Department Secretary then allocates the required funds from his overall budget, which is agreed by the Minister of Finance and the Cabinet.

Probably the most urgent aspect of the problem is Coloured housing in the Western Cape (*FM*, November 15). Reporting at the end of 1972, Prof S P Cilliers of Stellenbosch found that 314 623 Coloureds, 41% of the Coloured population of the area, lacked adequate housing. This backlog had been shaved by a mere 1,1% by January 1974. In Parliament last month Du Plessis admitted to a shortfall Republic-wide of 61 300 Coloured houses.

This depressing picture is not unique. An official of the Johannesburg City Council's Coloured and Asian Division

says Coloured housing is "proportionately just as bad as in the Cape". Coloured families on the waiting list in October 1973 numbered 3 600; now there are over 4 300.

Many Coloureds are attracted to the Transvaal by better jobs and higher wages, only to discover that there is no accommodation. This is likely to continue, says Community Development's regional representative.

Approved plans provide for the construction of only 5 500 units for Coloureds by January 1977 in Johannesburg — enough to eliminate the backlog and ease overcrowding but too few to allow for natural increase and future influx.

Even if planning for the new scheme outlined by Rautenbach were to start immediately, building could not begin for at least three years, says Dr E J Jammine, chief officer of the Johannesburg Coloured and Asian Division.

Adding to the backlog are Group Areas removals. Ronald Webb of TucsA recently estimated that 25% of the Coloured population has been relocated as a result of the Act. While many came from slums they, like the homeless, require rehousing.

The African housing situation in the common areas is not much better. Take Durban's Cato Manor. In what has been termed a "Group Areas blunder", the Minister of the Interior in 1959 declared Cato Manor "White" and began removing 50 000 Africans. Now, because of the housing shortage, homeless Coloureds have been allowed in.

Waiting lists, especially for African houses, are notoriously misleading. The lists, from which all projections of future housing needs are made, are nothing more than conservative estimates of the shortfall. Many never sign up for a house. A family, or part of it, may be in the area illegally; it may not "qualify" for accommodation; or its members may be ignorant of the procedures required.

Outside the Homelands, an African qualifies for a house only if he

- Is married;
- Is over 21;
- Was born and has resided since birth continuously in the area, or has worked continuously in the area for 10 years for one employer, or 15 years for more than one.

Among those ineligible are women with children, who do not qualify as heads of households. They must attempt to secure lodgers' permits; there are now 10 500 such permits issued for Johannesburg's African areas and an unknown number of illegal boarders. Some widows are allowed, on appeal, to remain in their late husband's house.

Even officialdom cannot agree on how much housing is needed. For example Mathys Wilsnach, Director of Housing for the West Rand Bantu Affairs Administration Board — the body responsible for all African housing in the Johannesburg area — points to a shortfall of 5 460 units.

"But these are the ones we're obliged to build. This 'primary list' is made up of those families qualified for housing under Section 10 of the Bantu (Urban Areas) Consolidation Act. Another 8 700 — on our 'secondary list' — are legally resident, but do not yet meet the Act's requirements."

So there are at least 14 160 African families in and around Johannesburg in need of housing. Others agree with this figure: Sheena Duncan of the Black Sash and Will Carr, former head of Johannesburg's Non-European Affairs Department, for example.

Yet the administrative control officer of the Department of Bantu Administration and Development in Pretoria assures the *FM* that the "most up-to-date figures" indicate an immediate need for only 7 000 houses.

When official estimates diverge so widely, is it any wonder that their plight is regarded as less than critical?

Other examples of one hand not

knowing what the other is doing: Dr Selma Browde, Prog MPC, toured Soweto recently and observed the grossly overcrowded conditions.

"Many homes become hostels by night, with lodgers laying down bedrolls in every room. These aren't illegal boarders either. Most I spoke to have every right to be in Soweto."

One local official told her "virtually all houses in Soweto are overcrowded."

Yet Manie Mulder, chairman of the West Rand Board, evinced surprise when presented with the evidence. "My officials haven't told me of this. I'll make a note of it." Dr Browde told the *FM*: "To say I was amazed at Mr Mulder's lack of knowledge of these appalling conditions is an understatement."

Frustration in Soweto is so high, she feels, that "one incident could set it off. If there's no substantial increase in the new budget for Soweto — and other urban ghettos as well — the citizens of Johannesburg must act to defuse this powderkeg on their doorstep. The government just doesn't realise it's faced with an emergency."

Overcrowding is clearly not limited to Soweto. The East Rand Board was

warned by M P Kotze, outgoing Mayor of Springs, last November, that there would be "big trouble" unless a crash housing programme for Africans in Kwa Thema, was carried out. There were 24 people crammed into 4-bedroom houses in some cases, he said.

The shortfall of African housing in PE is reported to be a staggering 26 800 units. To alleviate it, the Midlands Bantu Affairs Administration Board announced in February a R45,6m 5-year plan to provide houses and services for 500 000 Africans.

The problem in Durban is equally serious. Recently Mayor Dixey Adams said Durban would have to provide 25 homes each working day for the next 15 years to meet the needs of its Africans, Coloureds and Indians. Africans would need 31 000 homes and 120 000 hostel beds over this period. And, said Adams, there was a backlog of 20 000 homes for Indians.

Mr J B Patel, president of the Durban Indian Benevolent Society, puts the figure at 27 000. That the official government figure is only 7 868 again illustrates the inadequacies of waiting lists.

WHEN HOME'S A KAFKA CASTLE

Housing the poor is clearly the first priority. But what about the Black middle income group?

"It's a horrible state of affairs," laments Wilby Baqwa, senior industrial relations officer of Roberts Construction. "If you're Black, you move into the house that's available and that's it."

Blacks point to a demotivational problem: why work hard and advance if you are so restricted? Urban Blacks are not permitted to move at will; given the housing shortage, most consider themselves lucky to have a house at all.

Nor may they build, even though stands are available — in Soweto's Orlando Extension, for example. Self-building was halted on instructions from the Department of Bantu

Administration and Development at the beginning of 1968.

Baqwa: "It's humiliating. I often have guests from overseas. Where can I take them? After getting them permits, which is bad enough, I'm embarrassed to take them home. The toilet's not even attached to the house."

Other problems arise from the non-differentiation of neighbourhoods. Laurie Hall, personnel manager of South African Associated Newspapers, calls for "economically segregated" housing, as it exists for Whites.

"A man with money and status should be able to separate himself from his subordinates".

The UBC spokesman agrees. "Often success causes hatred among neighbours. The others resent what they take as 'trying for White'. Housing distinctions should be made, if only to protect successful Blacks."

At present, there are no official plans to build better Black housing. As West Rand Bantu Affairs Administration Board housing director, Mathys Wilsnach, puts it, "We'd rather build ten houses at R650 than two at R3 500."

Let's hope the principle of leasehold is the breakthrough needed to make better-class housing for higher-income Blacks a practical possibility.

Time is short.

There is general agreement in Opposition and liberal circles that African home ownership in the common areas outside the Homelands would make for a more stable community. However apartheid ideology has, at least until Mr Vorster's words of hope, prevented this. According to Sabra chief, Dr Chris Jooste, it is "futile" to pursue this line of argument. Those interested should direct their efforts towards "helping the Bantu have his own home in the Homelands".

This line of thought, which Dr Jooste may now feel obliged to abandon in view of the PM's *volte face*, blandly ignores the fact that most Blacks live and work in the common areas.

There are two other obstacles:

● Inflation, with its rising construction costs, has affected decision-making here as elsewhere; in Lenasia, for example, a house which cost R4 460 in 1971 today costs R7 200.

● Land is a problem which is often ignored on the assumption that there is enough for the country's 24m inhabitants. Yet local authorities are increasingly forced to think in terms of greatly improved land utilisation schemes and high-density housing.

Housing, experts argue, must be put on a mass-production basis, after a careful assessment has been made of the basic needs of the people to be housed. This falls far short of what is usually done: the mere provision, sometimes, of physical accommodation.

Johannesburg's land allocation backlog for Coloured housing has been eased by recent proclamations, and Community Development Secretary Louis Fouche notes hopefully that "within five years we'll wipe it out".

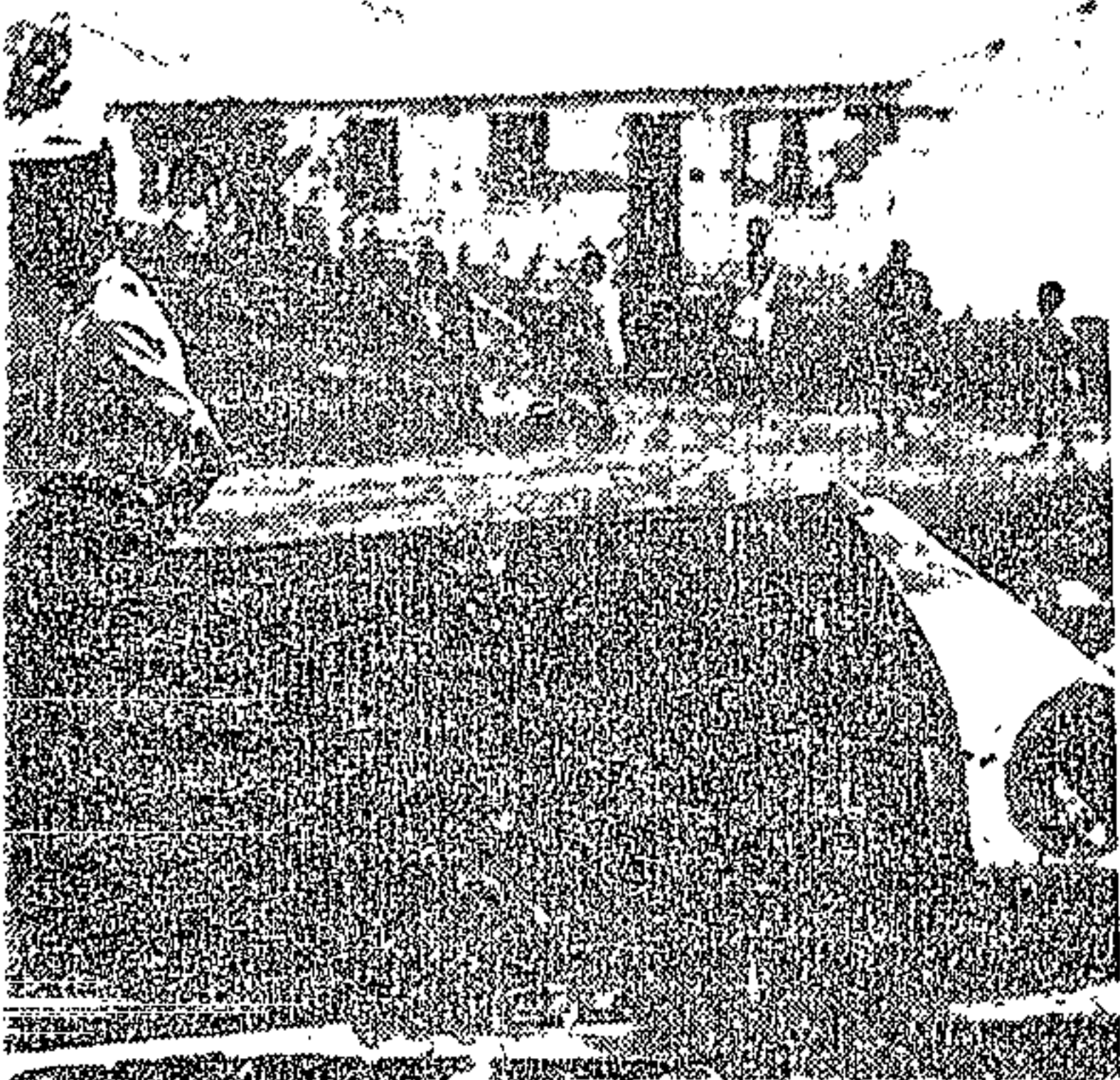
Durban also faced a similar land problem: the Mayor said too little had been zoned under the Group Areas Act for Coloured housing until two years ago.

That the Black housing shortfall has a number of serious social implications is clear. Crime, alcoholism, rent-gouging of illegal — and legal — boarders, family instability and promiscuity are some of the "cultural universals" flowing from overcrowded and inadequate conditions.

Government officials maintain that the problem is implementation, not resources. "A substantial proportion of the money is there — but money is not really the problem," notes Wilsnach.

"There are simply too few hands to do the work. We at the West Rand Board have our own building teams, which turn out 35 houses per week. How can we get to 70?"

Yet goodwill alone won't house SA's homeless. If housing is not voluntarily given top priority soon, a social eruption will, sooner or later, see that it is.



11 March 1975.

Rent boards

156. Mrs. H. SUZMAN asked the Minister of Community Development:

(a) How many rent boards had been constituted in terms of the Rents Act as at 31 December 1974 and (b) for what areas were they constituted.

The MINISTER OF COMMUNITY DEVELOPMENT:

(a) 55.

(b) Beaufort West.

Bellville: (magisterial districts Bellville, Paarl, Wellington, Stellenbosch, Somerset West and Strand).

Bethal.

Bethlehem.

Bloemfontein.

Bredasdorp.

Britz.

Caledon.

Cradock.

Durban: South Coast Regional Rent Board: (A portion of the magisterial districts of Durban, the Municipal areas of Amanzimtoti, Warner Beach, St. Winifreds, Illovo Beach, Doonside and the magisterial districts of Umzinto and Port Shepstone).

North Coast Regional Rent Board: (A portion of the magisterial district of Durban and the magisterial districts of Pinetown, Inanda (Verulum), Lower Tugela (Stanger) and Lower Umfolozi (Empangeni).

Ermelo.

Evander.

George.

Goodwood: (Magisterial districts of Goodwood and Malmesbury).

Graaff-Reinet.

Grahamstown.

Heidelberg (Cape).

Johannesburg: Central Rent Board: (Portion of the magisterial district of Johannesburg).

Western Rent Board: (Portion of the magisterial district of Johannesburg).

Eastern Rent Board: (Portion of the magisterial district of Johannesburg).

Southern Rent Board: (Portion of the magisterial district of Johannesburg and the magisterial districts of Kempton Park, Germiston and Alberton).

Cape Peninsula.

Cape Town.

Kimberley.

King William's Town.

Knysna.

West Rand: (Magisterial districts of Klerksdorp, Krugersdorp, Oberholzer, Parys, Potchefstroom, Randfontein, Roodepoort, Sasolburg, Vanderbijl Park, Vereeniging and Westonaria).

Witbank.

Kroonstad.

Laingsburg.

Lichtenburg.

Mafeking.

Mossel Bay.

Nelspruit.

East London.

East Rand: (Magisterial districts of Benoni, Boksburg, Brakpan, Nigel and Springs).

123

Oudtshoorn.

Phalaborwa.

Pietermaritzburg: (Magisterial districts of Pietermaritzburg, Dundee, Glencoe, Greytown, Ladysmith, Newcastle, Vryheid, Ixopo and Umtata).

Piet Retief.

Port Elizabeth: (Magisterial districts of Port Elizabeth and Uitenhage).

Pretoria.

Queenstown.

Riversdale.

Robertson.

Rustenburg.

Springbok.

Standerton.

Steynsburg.

Coligny.

Upington.

Vryburg.

Worcester.

Welkom: (Magisterial districts of Welkom, Odendaalsrus and Virginia).

Senalee Hansard 5 column . 945 - 8 .
18 March 1975 .

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NAMES AND QUALIFICATIONS OF
MEMBERS OF COMMUNITY DEVELOPMENT
BOARD

SENATOR WINCHESTER asked the
Minister of Community Development:

- (1) What are the (a) names and (b) qualifications of the members of the Community Development Board;
- (2) (a) what is the remuneration paid to each member and (b) how frequently does the board meet?

THE MINISTER OF COMMUNITY
DEVELOPMENT replied:

(1)	(a)	(b)	2(a)
Mr. I. P. Strydom	B.A. Degree. Retired Senior Deputy Secretary in the Department of Community Development, who was previously employed for 31 years by the Treasury	R14 400 per annum
Mr. M. Swanepoel	Senior Certificate and B.A. Administration II. Deputy Secretary in the Department of Community Development	R15 600 per annum

SENATE of Members of State Committee 948

(1)	(a)	(b)	2(a)
Gen. R. J. van den Bergh	...	All the prescribed examinations for Police Officers. Retired as Senior Deputy Commissioner in the South African Police. He was also chairman for five years of the Directorate of the South African Police Insurance Fund	R11 700 per annum
Gen. R. C. Hiemstra	Retired Chief of the South African Defence Force	R11 700 per annum
Mr. J. N. du Toit	B.A. M.Th. Degree. Ex-clergyman of the Dutch Reformed Church. He was also Chairman of the Synodal Budget Commission and the Financial Executive Committee of that Church	R11 700 per annum
Mr. C. P. Venter	Senior Certificate and Advance Technical Certificate II. Private entrepreneur in the electrotechnical industry and member of the City Council of Johannesburg	R3 600 per annum
Prof. T. H. Louw	B.Sc. (Q.S.), R.Q.S., M.A.Q.S., A.R.I.C.S., F.I. Arb., M.S.A.I.B. Retired professor in quantity surveying at the University of Pretoria and still a practising quantity surveyor	R10 per sitting

- (2) (b) The Executive Committee, comprising the five first-mentioned members who are full-time members, meet daily whereas the full board meets three times a year.

① ~~4~~
② 123

S.A. Digest 4/4/75 p. 12.
FARM LABOUR LOANS SCHEME

The loan scheme for the provision of housing for Coloured farm workers for the greater Western Province will be extended and improved to include the housing of all Black farm workers throughout South Africa, the Minister of Agriculture, Mr H. Schoeman, announced in Cape Town.

This had been decided as a result of representations by the South African Agricultural Union, the Minister said.

Loans available under the Agricultural Credit Act for the housing of farm workers would now be increased for farmers from R700 per unit up to R1 850 per unit. In addition, the loan scheme provides for the financing of water and electricity supply.

Senate Hansard 8

column 1720

15 April 1975

PERCENTAGE OF REPUBLIC'S G.N.P. SPENT
ON HOUSING

SENATOR WINCHESTER asked the
Minister of Statistics:

What percentage of the Republic's gross
national product is spent on housing for all
population groups?

THE MINISTER OF STATISTICS re-
plied:

4.2% in 1974.

The figure includes the expenditure on
the erection of new dwelling units by both
the private and public sectors

123

S. HANSARD 9. Q. 2136-37.

22nd. April 1975.

HOUSES AND FLAT UNITS DEMOLISHED
BY DEPARTMENT OF COMMUNITY DEVELOPMENT

① 123
② 84

SENATOR WINCHESTER asked the
Minister of Community Development:

In respect of how many (a) houses -
(b) flat units in (i) Durban, (ii) Johannes-
burg, (iii) Cape Town, (iv) Pretoria and
Port Elizabeth did his department
authority for demolition in 1972, 1973 and
1974, respectively?

THE MINISTER OF NATIONAL
EDUCATION, for the Minister of Com-
munity Development, replied:

	(a) Dwellings	(b) Individual Flats
(i) Durban		
1972	285	105
1973	222	205
1974	84	81
(ii) Johannesburg		
1972	264	207
1973	351	321
1974	167	50
(iii) Cape Town		
1972	250	11
1973	376	35
1974	323	6
(iv) Pretoria		
1972	199	46
1973	167	NONE
1974	187	31
(v) Port Elizabeth		
1972	42	13
1973	84	NONE
1974	57	NONE

RBM 2/5/75

Urban Blacks can now own their homes

By BERNARDI WESSELS
Political Correspondent

BLACKS will be able to own their own homes in White South Africa on a 30-year lease basis. This was one of the sweeping concessions announced by the Government yesterday for South Africa's urban black millions.

Spelling out the relaxations in Government policy for Blacks, the Minister ofantu Administration and development, Mr. M. C. Botha, announced that:

- Blacks will be able to bequeath or sell their houses, although the site on which they are built remains municipal property.
- Traders will be allowed to deal in a wider range of commodities, establish more than one type of business, and enter into partnerships.
- Doctors and other professional people will be able to possess their own consulting rooms and offices in Black residential areas.

The new deal is a direct result of the discussions in

January between the Prime Minister, the Bantu Administration Ministers, and the homeland leaders. It is clearly aimed at removing some of the major points of resentment suffered by Blacks in urban areas and raised on their behalf at the January meeting.

Mr. Botha announced the concessions at the start of the debate on his department and said the new ownership scheme would mean a return to the position existing until 1967.

Blacks who qualified to be in urban areas would, under specified conditions, again be able to buy the right of occupation of houses on land belonging to the local authorities.

This would allow a "qualified" Black person to build his own house on an undeveloped site in a Black residential area, or acquire a house that had already been built.

He would be able to extend or alter the house, and either pay for it immediately or by payments over a long period.

He would also be able to sell it to other "qualified" persons or bequeath it to "qualified" heirs.

Asked by the leader of the Opposition, Sir De Villiers Graaff, whether new legislation would be required, Mr. Botha said the new deal could be implemented with possibly a revision of the relevant regulations.

The Minister said new procedures would allow trading licences to be renewed annually.

Partnerships would be allowed and traders with already established businesses in the homelands would be permitted to retain businesses in urban areas as well.

It would also again be possible for traders to own the building in which their businesses was housed.

And doctors and professional men would be allowed to own their own consulting rooms or offices, Mr. Botha said.

The Minister announced that steps had already been taken to begin consultations with homeland leaders on revising the influx control system, but "without in any way jeopardising its effectiveness."

He also disclosed that after consultations between the general manager of the Railways and the Bantu Administration, Department, there had been a marked improvement in the train service between Johannesburg and Soweto.

Most urban Africans would welcome the Government's announcement of their new 30-year leasehold rights, the Progressive Party's Mrs. Helen Suzman said yesterday.

She said she did not care whether it fell within the scope of separate development because "I just welcome it by all urban Africans."

Mrs. Suzman said the announcement had pre-empted a suggestion she had been about to make during the debate. She would have asked for a return to the system of leasehold used before 1967.

The concessions for urban Africans did not go far enough, the Reform Party's Mr. Harry Schwarz said yesterday.

He said the policy statement failed to deal with the urgent problems "of improving the quality of life and the security of the African people."

The failure to allow them to own land was due to the refusal of the Government to recognise their permanent presence in the white-urban areas.

Swart huisbesit

toegelaaat

0123
2/5/75
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Van Ons Parlementêre Redaksie

HAARSKAP vir swartmense in hul stedelike woonbuurte in blanke gebiede sal in die toekoms weer toe-
ed, het die Minister van Bantoe-administrasie en -ontwikkeling, mnr. M. C. Botha, gister in die Volksraad
g.

Dié ontwikkeling, wat ook geld vir die besit van sakegeboue en persele wat gebruik word deur swart geneeshere en ander beroepsmense, is 'n treffende openbaring van die positiewe verloop van die dialoog tussen die tuislandregerings en die Suid-Afrikaanse regering', het min. Botha gesê.

Ander toegewinge raak die handelsregte van swart mense in blanke gebiede.

Die Minister, wat die debat oor sy begrotingsposte ingelei het, het gesê sy aankondiging is die Regering se antwoord op sekere vertoe wat die tuislandleiers op 22 Januarie in samesprekings tot die Regering gerig het.

woongebied sal kan verkry en self 'n huis daarop bou en dat 'n reeds geboude huis van 'n plaaslike raad gekoop kan word. Terughetalinge sa oor termyn van tot dertig jaar gedoen kan word. Reeds bewoonde huise sal verander kan word.

„Alleswettige Bantoe-huurders van wonings in stedelike swart woongebiede sal ook toegelaat word om tot hierdie stelsel oor te skakel. Dit sal in die toekoms natuurlik nog moontlik wees vir Bantoes om huise te huur.”

Aangehelp

„Die goeie resultate wat deur dié konstruktiewe dialoogvoering opgelewer is, lewer bewys van die Regering se opregte bedoeling om, getrou aan sy beginsels en beleid, steeds met nog uitbreidings vorendag te kom,” het min. Botha gesê.

„Daar sal van die Regering se kant af altyd vordering wees as koërs gehou word volgens die Regering se beginsels, te meer nog as ons aangehelp word deur dialoog op 'n vriendskaplike grondslag, soos in hierdie geval.”

Oor huiseienaarskap het hy gesê: „Die gebruik wat tot einde 1967 bestaan het en toe beëindig is, naamlik dat kwalifiserende Bantoes eienaarskap van huise in stedelike swart woongebiede kon geniet — d.w.s. om die reg van bewoning te koop van huise wat staan op die grond van die owerheid — sal weer op bepaalde voorwaardes in werking gestel word.”

Dit sal in die betreklik nabye toekoms ingestel word. Sekere administratiewe voorbereiding moet uiteraard eers getref word. Die datum sal mettertyd aangekondig word.

Gekoop

Diegene wat sodanig

Meer as een

Die Minister het gesê die prosedure wat gevolg word met die hernieuwing van handelsregte in stedelike swart woonbuurte, word ook verander. Die doel is om die posisie van die swart handelaars so na moontlik in oor-

* VERVOLG OP BL. VYF *

Saturday 3/5/75

Loans for black home owners?

123

JOHANNESBURG — Building societies would be happy to lend money to blacks to buy homes in urban areas if this was legally possible, the Association of Building Societies said yesterday.

The Association was commenting on the announcement in Parliament by the Minister for Bantu Administration and Development, Mr M. C. Botha, that blacks would be able to own their own homes in white areas on a 30-year lease basis.

The Association's director, Mr David Alston, said: "At this stage building societies are unable to say whether the Minister's announcement will enable them to grant loans to urban Africans who wish to lease their own homes.

"The Association would like to give its assurance, however, that societies will give sympathetic consideration to loan applications by urban Africans if legally possible." — SAPA.

Papers hail homes plan for Africans

By MARSHALL LEE

THE Afrikaans Press has welcomed the Government's plans to grant leasehold ownership to urban Africans. They say it is a step in the right direction.

In an almost jubilant leader, the Afrikaans Sunday newspaper, Rapport, greeted the announcement as one that "rang like a bell".

"It was a move away from the comfortless location world in which only rogues and vultures can be fortunate."

Rapport looked optimistically ahead to further steps that would follow "as certainly as night follows day". They referred particularly to the provision of proper recreational facilities, more schools and services, the protection of life and property and improvements to the transport services between Soweto and Johannesburg.

It said many things were lacking that were taken for granted in other communities. Without these things life was worth little and as long as lives were worth little it followed that others' lives could not be worth much either.

Rapport said it was thankful for "a purposeful step towards an orderly community."

Die Vaderland on Friday made the point that land ownership and political rights for Blacks in White areas remained out of the question.

Africans could not be lumped together with Coloureds and Indians and to give way on these things would spell doom for the future of White, Coloured and Indian.

Nevertheless, the latest measures were decidedly a step in the right direction. The urban Black was a permanent factor, economically and socially.

The circumstances under which he lived "in our Sowetos" and worked in "our towns" were of the utmost importance for a peaceful and well-ordered community.

Home-ownership and the provision for better business opportunities were an important step towards a more stable existence.

Die Vaderland, however, thought the 30-year term was unrealistically short. It argued that a businessman could hardly establish and expand a business undertaking in that time.

It also raised problems for the homeowner: if a man bought a house when he was 25, his right would expire when he was 55, before he had to retire. And to make over a house to a child for a year or two was meaningless.

Die Transvaler on Saturday hammered the opposition — the UP, Progs and Herstigtes — for trying to make political capital out of the move.

It said the opposition did not know whether to laugh or cry. Their attack was damaging not to the National Party but to race relations in South Africa.

It was political opportunism in its most dangerous form. The UP's promise to support the Prime Minister's

positive steps was worth nothing. Their attitude was backstabbing.

All major newspapers in Britain gave prominence to the plan on Saturday.

The dramatic change in Nationalist policy has astonished the traditional anti-South Africa lobby in London, but has not yet removed cynicism.

A member of the British Government said: "An amazing volte face, but we will have to see it happen before we believe it. South Africa has been too insincere in the past for the world to accept something like this from newspaper headlines."

"We are talking about dramatic domestic changes, now, not meaningless foreign policy issues."

The Daily Telegraph headlined a half column report: "Vorster gives Blacks property rights." Reporter Christopher Munnion said opposition parties in the Republic had hailed the change as the "turning of the tide" in race policies of the Nationalist Government.

The Times said the "concessions" were sweeping and a significant change in Government attitudes, but reported that Black leaders like Chief Gatsha Buthelezi felt the changes were not sufficient and merely opened the way for further advance.

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11/12 ✓

Reform plan for urban Blacks

Political Correspondent

CAPE TOWN — The Reform Party announced today details of its policy towards urban Blacks.

In a statement released by the MP for Bryanston, Mr Horace van Rensburg, the party — which is continuing to express itself on aspects of policy in spite of continuing progress in merger negotiations with the Progressive Party — came out strongly in favour of:

- Blacks being accepted as a permanent part of South Africa's urban population:

POLITICAL RIGHTS

- Blacks being given the same status and consideration as other urban groups:

- Their citizenship being decided as soon as the consolidated boundaries of the homelands have been finally dealt with.

The choice should be offered them to take homeland citizenship or become citizens in the urban areas. Those choosing urban citizenship must then be accorded political rights there.

- Urban Blacks who choose homeland citizenship should nevertheless be accorded all the other socio-economic rights enjoyed by other population groups.

HOME LOANS

The Reformists go on to spell out the changes necessarily flowing from acceptance of those principles.

At a sociological level, the statement made clear, urban Blacks must be permitted to buy homes and properties "on freehold title." Building societies, in association with Government schemes, must be encouraged to provide suitable loans to urban Blacks in a position to buy homes and other properties.

The party also urges an extensive building programme to wipe out the housing backlog and to

make further ground available for more Black townships. Funds should be provided for basic services and the general tone and appearance of urban Black neighbourhoods improved. All urban Black towns and cities had the appearance of "dormitory camps" at present, said the RF, and it was necessary to spend far more on services and amenities.

HANSARD. 13.
7

Q. column 914-15
May 1975.

Association of Building Societies ✓

298. Mr. T. ARONSON asked the Minister of Finance:

- (1) Whether the Association of Building Societies has made representations to him for assistance; if so,
- (2) (a) what is the nature of the representations and (b) what assistance will be rendered.

The MINISTER OF FINANCE:

- (1) Yes.

(2) (a) Building Societies have requested that the present limit of R18 000 prescribed in terms of section 44(1)(a) of the Building Societies Act, No. 24 of 1965, be increased to at least R22 500.

(b) The representations are still under consideration and the Association of Building Societies has been requested to furnish further information in this regard.

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Black housing: a quandary

F.M. 9/5/75

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The building societies are in a quandary. Government's decision to grant leasehold home-ownership rights to urban Blacks was taken without consulting the primary financial vehicle for implementing that decision.

The rub is that the societies have no idea as to how to resolve the dilemmas posed by that decision.

Deposits made with the building societies come from Blacks and Whites alike. Without rights of home ownership, however, Blacks have until now been excluded from standing in the queues for building society loans.

If the 30-year leases on houses (not yet promised by government can be properly registered, then the demand for an already inadequate pool of building society finance will be considerably increased.

Not only is it unknown at this stage whether the proposed leasehold rights can be registered, which is a necessary prerequisite for the granting of a building society loan and without which government's home ownership gesture would scarcely be meaningful, but the number of Blacks who would "qualify" for the right is also undetermined.

It would seem that the limitation of lease qualifying is likely to go beyond "section 10 Bantu" (see page 479). In an interview with the *FM*, Punt Janson, Deputy Minister of Bantu Administration, envisaged the scope of the concession as possibly extending to "all those permitted legally" (*FM* January 31). And the analogy at the time with sectional leases clearly indicates that the long leases might indeed be registered.

There can be no doubt that, under these circumstances, the building societies will be only too pleased to lend to Blacks.

Leslie Lucas-Bull says that the UBS will lend "to any race group provided the bonds can be registered suitably to protect the interests of ourselves and our investors, and provided the property offered as security is adequate".

Like UBS, the SA Perm also supports the concept of Black home ownership. Its chief executive Boet Viljoen would welcome the opportunity of considering applications for loans by Blacks on the same basis and subject to the same qualifications as we presently consider applications for loans by other racial groups".

Throughout the society movement, there is a consensus that its funds should

be made available on the basis of merit. As Trust Building Society's Ané de Wet puts it: "There is no question of Black money and White money — all money is green".

But difficulties will arise.

First, fresh pressure on building society funds by thousands of Blacks who might qualify can only worsen the overall problem of funding home ownership.

It is no use arguing that increased demand should sort itself out by pushing up the mortgage rate, for this would

price house ownership beyond the range of many.

Second, the societies are reluctant to act in the high-risk area of sub-economic and economic housing where the security might be of questionable value. However, since this is the area which falls into the ambit of the government's concession, methods would have to be found of encouraging building society participation.

They are after all, best equipped in terms of administration, specialised knowledge and public trust for handling an operation of this nature.

It could be that government will consider guaranteeing high-risk loans and

making cash available for the purpose. In this event, the societies could simply administer the loans (at a reduced interest rate?) for the various local authorities and Bantu administration boards.

Politically, government is playing its cards well. The changes can be effected by regulation and not legislation, so avoiding embarrassing parliamentary debate over the permanence of urban Blacks. Deputy Minister Janson has passed the baby onto Deputy Minister W A Cruywagen, who has been so recently appointed that he is unable to elaborate on government thinking.

Even Manie Mulder of the West Rand Bantu Board has to maintain silence because he is awaiting "details" from government.

Clarity, it seems, will only emerge with the passing of time — once government and the societies have got together, as they must.

Plea by ^{JAR} 10/5/76 Botha

11) 123
2-9

The Minister of Bantu Administration, Mr M C Botha, has appealed to employers to take the initiative in providing housing for Africans in urban areas.

Speaking on a SABC news programme, Mr Botha spelt out the conditions under which Africans will be able to own houses in urban areas.

"Employers can assist a Bantu person depending on the employer/employee relationship

DONATION

This could be done by:

- An outright monetary donation.
- A loan repayable to the employer on a monthly basis in terms of an agreement between the parties.
- By erecting a building and recovering the capital investment.
- By making building material available to Africans.
- By giving them time off to erect their own homes.

Mr Botha said the home ownership scheme, which would come into effect "at a future date," applied equally to all urban African areas near towns and cities.

QUALIFICATIONS

To qualify for a house a person must be over 21 with dependants.

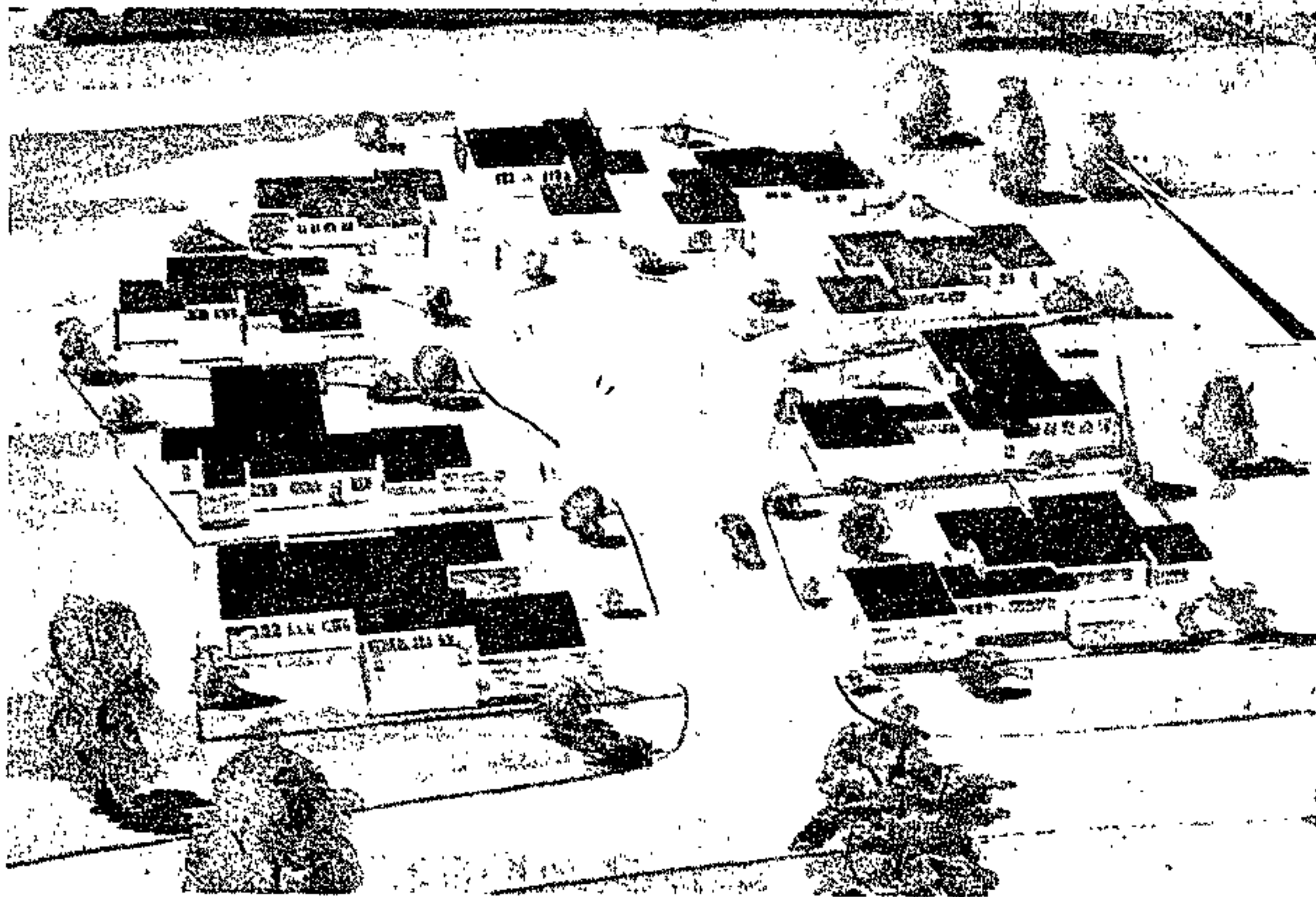
"A person may obtain a house if he has resided since birth continuously in that prescribed area or if he has worked continuously for one employer in such an area for a period of 10 years, or more than one employer for at least 15 years," said Mr Botha.

He listed ways under which Africans could come by houses in urban areas:

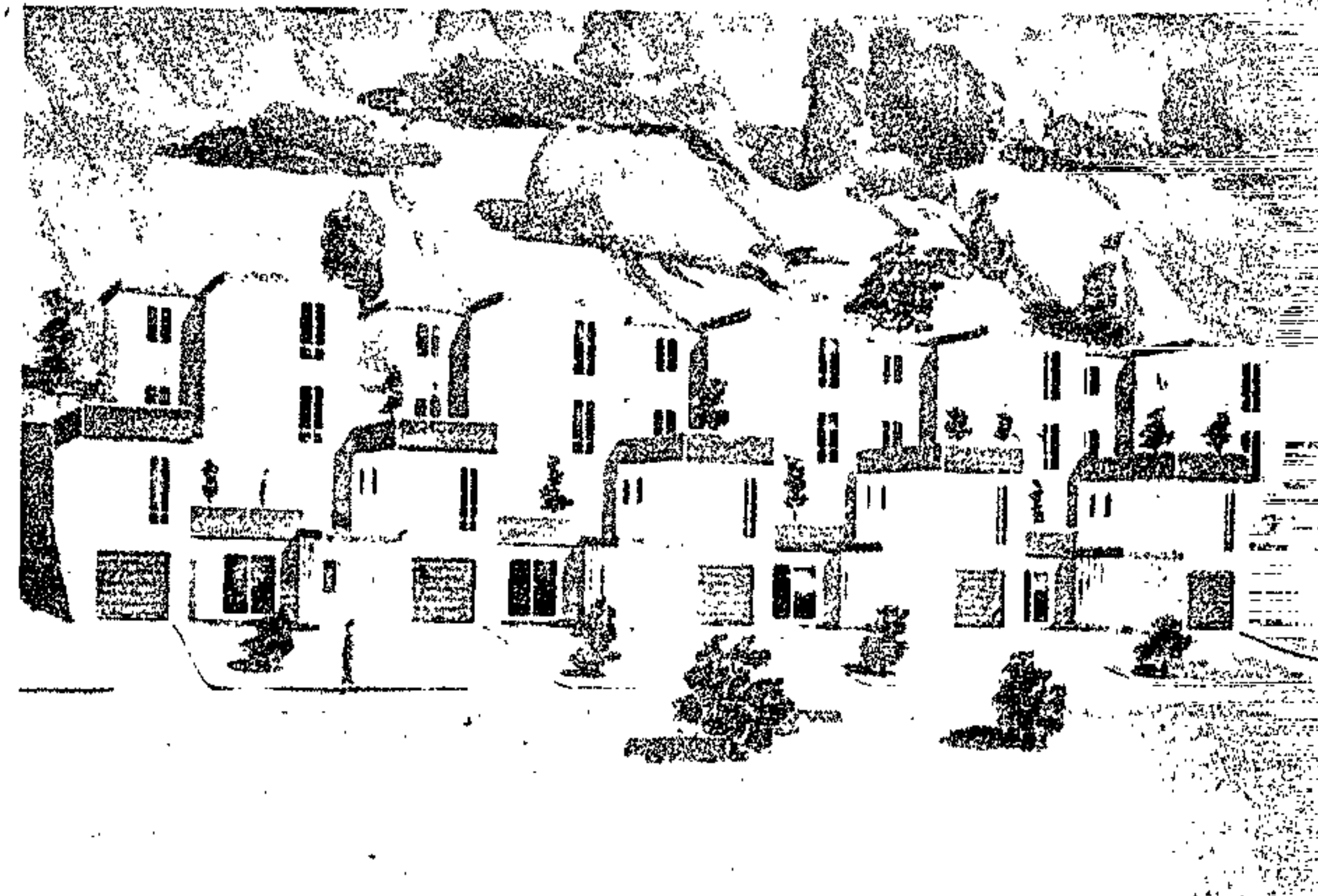
Arrange for the building of a house on a property that had been awarded to him out of his own capital; Or, if he could manage it, build his own from the Bantu Administration boards for cash or home; Or buy a house on terms; Or buy a house from another African who had decided to give up the house.

Clustering in the valley . . . JAMES CLARKE describes a low-cost, high-density, low-rise "country" living scheme imaginatively designed to avoid ugly suburban sprawl.

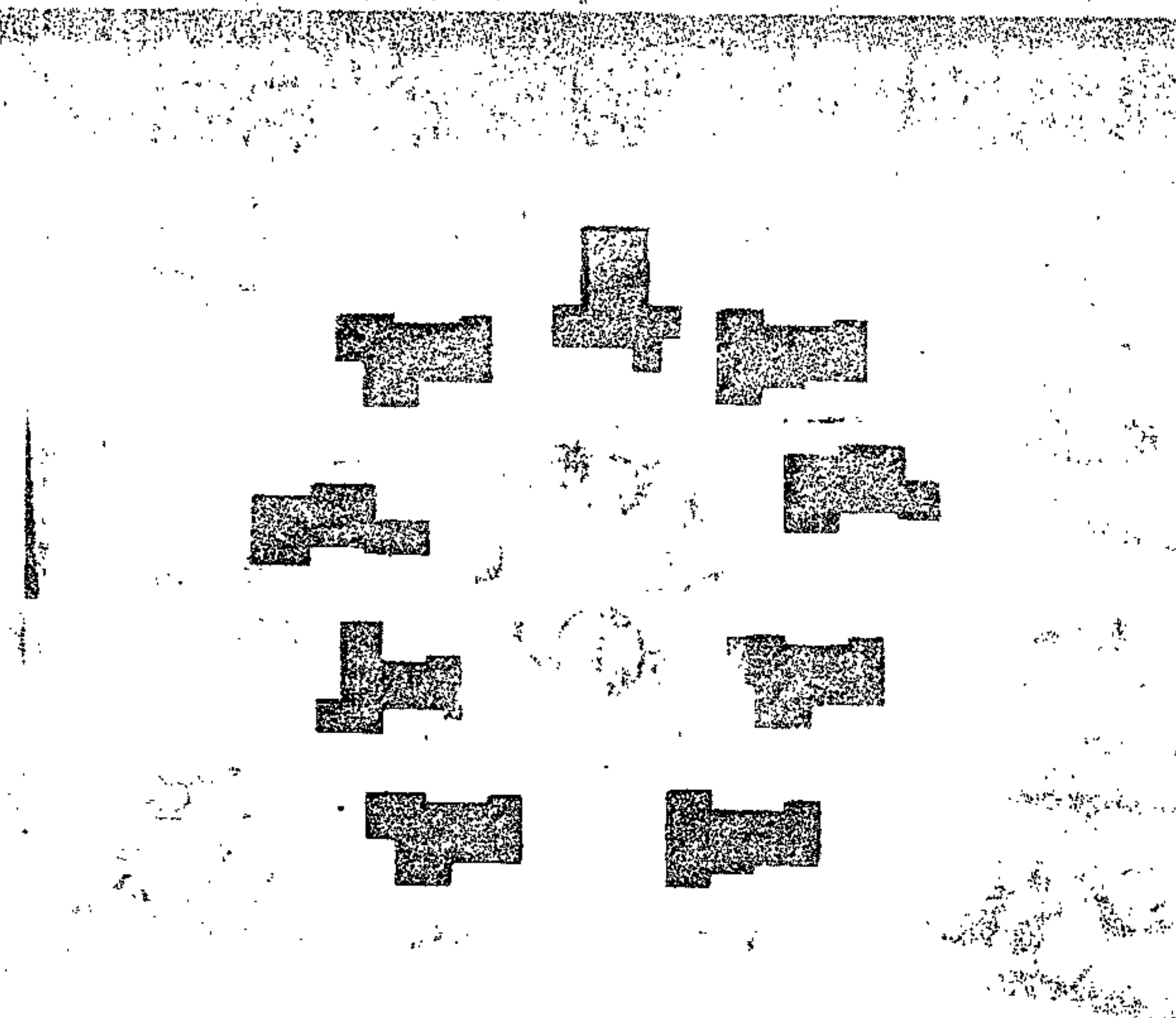
ENVIRONMENT care 2000



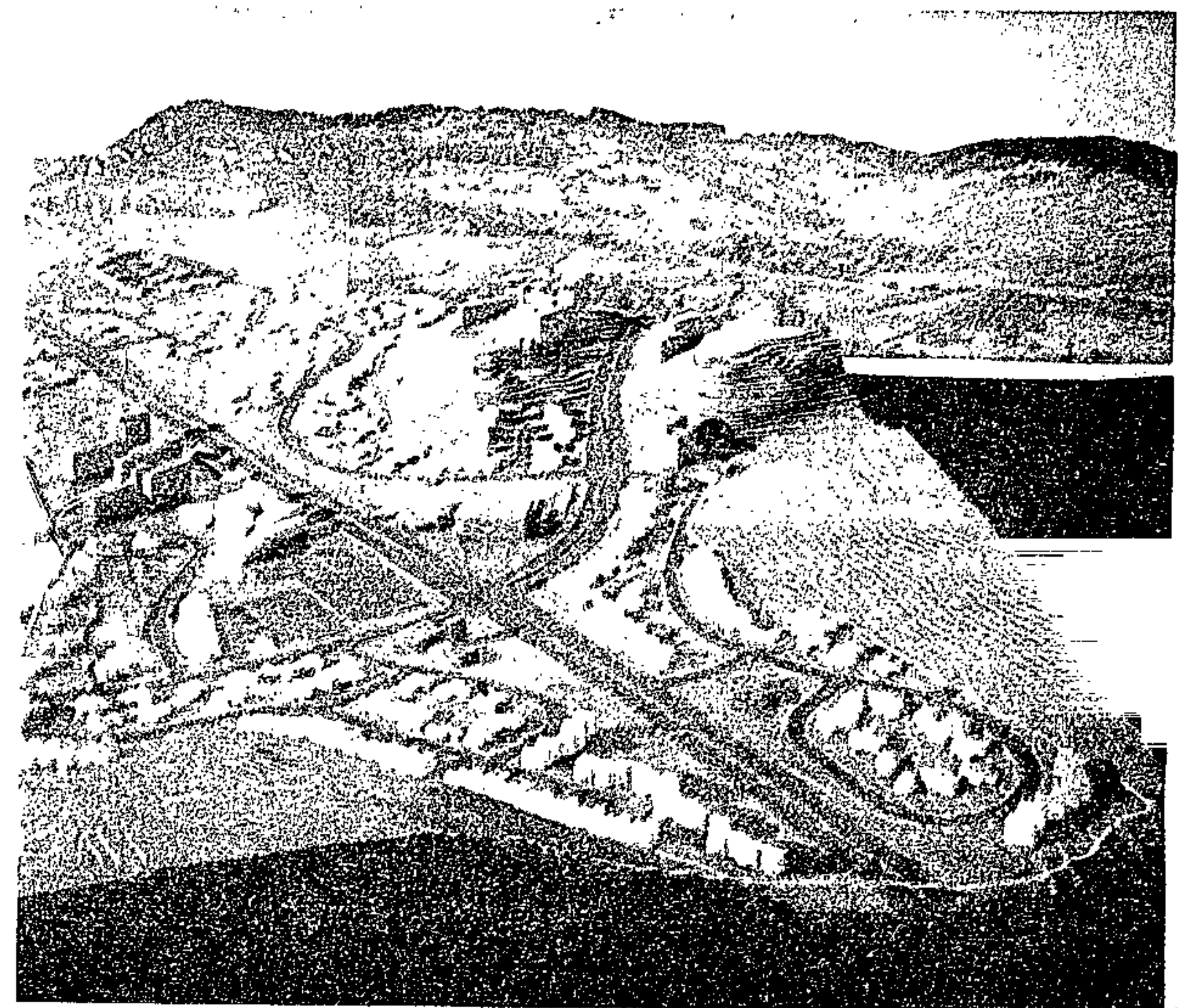
Every house faces a large expanse of green and backs on to a quiet access road.



Row of duplex homes.

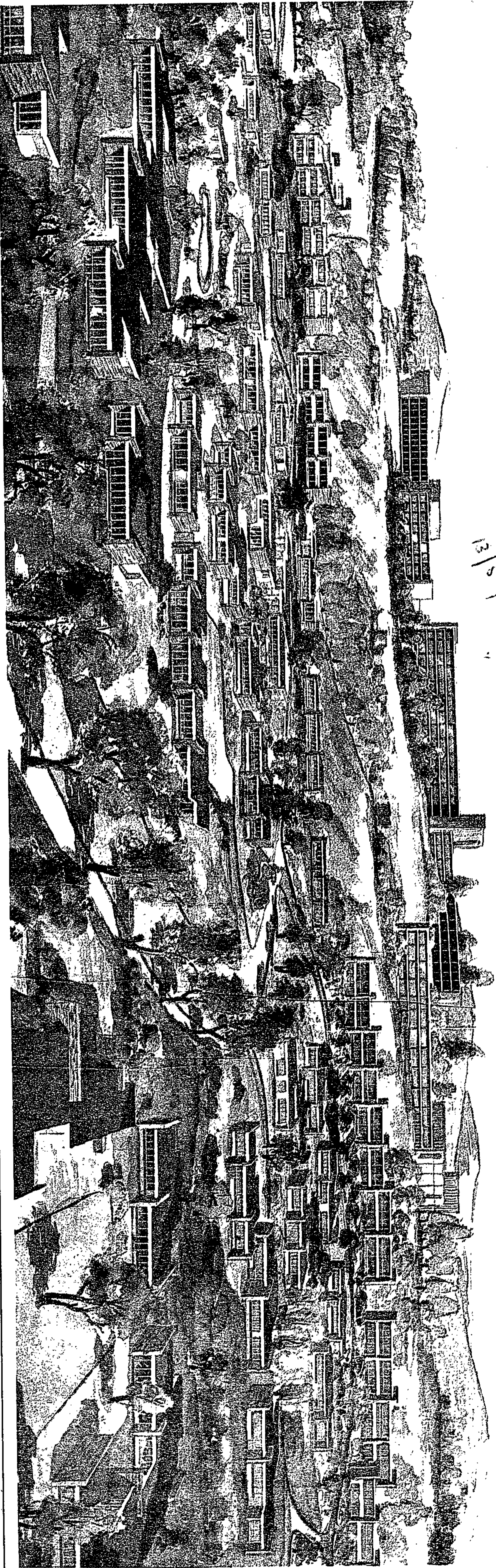


A plan of one of the "open mews."



A model of the scheme showing living units in yellow; highrise flats (orange) on the hill; centre in blue; public buildings in red; and the school in white.

The Spectator
13/5/75



An artist's impression of what a valley, near Mondeor, will look like when a cluster development scheme for 5 000 people is completed. Previously the valley was laid out for 1 400 people

Thousands of couples who would like to have a house of their own, can't. It's just too expensive. But in Johannesburg's southern suburbs there is a revolutionary scheme that could spell the beginning of a new housing era for the average-income earner. Picture a typical boulder-strewn highveld valley; yellow grass, aloes, blue-grey, twiggy scrub. About 60 ha in all.

Three years ago a plan was drawn up to cut Bassonia up into a grid of suburban roads. It was to sprout 360 little suburban homes. A new drab slab of suburbia was about to be born. Each family would have had its square garden, flapping Monday-morning washing-line, and each backyard its varying degree of tidiness.

Mr Martin van Achterbergh, 50-year-old Johannesburg property developer, recently bought the valley which was planned and pegged, but not developed. He climbed to the top of one of its hills and looked down its length.

to the hectare. And yet the new plan leaves most of the valley's scenic features untouched. It is what Mr van Achterbergh calls "high-density-low-rise landscaped housing."

chronic housing problems of the average wage-earner. Bassonia is going to have 1 200 housing units (as opposed to the 360 originally planned). In spite of this its roads will take up a third less space than in the original plan. Every cluster of houses will be on a private road with no dangerous or noisy passing traffic.

question." Mr van Achterbergh told me. "It would have been a gross misuse of valuable urban land. "Practically every property front on to a village green—a safe area where children can play and meet the neighbours' children. "The individual parks will be simply designed, and therefore not burdensome to maintain. Just trees and lawned surfaces."

theme planned for the valley. Van Achterbergh's architects designed duplex structures, town houses, apartments and a new style of terraced housing. On a hill overlooking the whole project will be three large blocks of flats. This is where Van Achterbergh envisages newly married people living. They, as they raise a family they will move into the valley. take up a house, and, presumably move back to a flat when they are older and no longer need a three-bedroomed place. It took Mr van

Achterbergh two years to have the conventional plan reversed, and it is going to take another four to complete the scheme. Mr van Achterbergh's scheme anticipated the call by the Minister of Planning, Mr Loots, recently for developers to quit sprawling and start building environmentally pleasing high-density townships. Unfortunately, according to Mr van Achterbergh, it is going to take five to seven years before developers as a whole can get rid of their backlog of conventional housing

developments and get to work on much needed cluster schemes. This will mean the release of another 100 000 conventional style houses on to the market. He told me: "It's a pity really because so many of these homes will be beyond the ordinary man. After all, 90 percent of Whites in this country earn less than R6 600 a year, and therefore cannot really consider buying a home for more than R20 000. Mr van Achterbergh himself lives in a massive Georgian style mansion in Sandton. It was this year's House of the Year.

Born in Kensington, Johannesburg (a nephew of the late Mr S M van Achterbergh) he began life as a clerk and made his own way into property 20 years ago. He is "appalled" at the way the older suburbs of Johannesburg have been allowed to deteriorate, and he believes that with Johannesburg's climate and varied terrain an imaginative city council should be doing a great deal more to encourage some "really unusually beautiful" development schemes."

The Star
13/5/75



This is the valley that will soon house 5 000.

PM urged to play Robben Island trump

RDM 16/5/75

By PATRICK LAURENCE

THE Prime Minister, Mr Vorster, should play his "trump card in the detente exercise" and release the Robben Island prisoners, Mr Lennox Mlonzi, of the Soweto Urban Bantu Council, said yesterday.

Addressing Rand Afrikaans University students on urban Africans, Mr Mlonzi said: "Our first demand is please release our leaders and give us the chance to work out our own destiny."

He conceded there were Whites who feared the imprisoned men, but said if South Africans of all colours were really interested in change it was imperative to "forget the past" and begin again at the beginning.

Continued detention of the Robben Island men would not diminish the threat which some Whites felt they posed because imprisonment of "national figures merely serves to increase their status and the threat they represent to the established authority."

Mr Mlonzi warned that the pass laws were a cause of friction among urban Africans, particularly the clauses of the Urban Bantu Areas Act which:

- Resulted in Africans losing their rights to be in an urban area if they left it for even a short while.

- Forced Africans to work continuously for one employer for 10 years to "earn" the right to live in urban areas.

Many urban African children lost the right to be in urban areas because their parents sent them to live with relatives or friends in the country.

When they returned to join their parents they were refused permission to do so and were supposed to go to their "homelands".

"But they remain in the urban areas illegally and never find work there because they are not allowed to be in the area.

"Finally, what happens to them? They form the nucleus of the hooligan and tsotsi element. Who is responsible — the law."

It was unfair to demand that Africans work for one employer continuously for 10 years because in order to improve his salary and

status a man had to be free to move from one employer to the next.

"Twelve days is too long working for a cruel employer and an exploiter," Mr Mlonzi said.

"Yet a Black man is expected to tolerate that kind of employer for 10 years in order to qualify to remain in urban areas. Nowhere in the world do you get such qualifications for citizenship."

Turning to housing regulations in African townships, Mr Mlonzi deplored the fact that widows or deserted wives did not have the automatic right to live in the house — that they were dependent on permission from the Bantu Affairs commissioners, and this was "often" refused.

"How long must it happen before we develop a sense of racial hatred? Is it not enough to make a Black man regard a White man as his greatest enemy? Is it not sufficient for a Black man to disregard Christian principles?"

None of the solutions to the race questions proposed by White political parties were acceptable to Blacks — because the conditions were laid down by Whites.

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3 133
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27 MAY 1975

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2123

System of allocation for Coloured housing

1. Mr. R. E. ENTHOVEN asked the Minister of Community Development:

- (1) Whether his Department is in any way concerned with the system of allocation employed by local authorities in respect of Coloured housing; if so, what system of priorities has been laid down;
- (2) whether his Department has received any complaints in respect of the system of allocation employed by the Johannesburg City Council in respect of Coloured housing.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) No. For the hon. member's information it may be mentioned that in cases where Coloureds still have to be resettled from White areas the Department of Community Development imposes a percentage reservation on dwelling units completed with funds from the Department in order to make housing available for the resettlement of such Coloureds. Allocations of dwelling units by the City Council is performed by an allocations committee, according to waiting lists, with consideration being given to incomes, size of family, etc.
- (2) No complaints concerning the system have been received by my Department. At the invitation of the City Council of Johannesburg, the local Coloured management committee decided on 22 May 1975 to nominate representatives on the allocations committee.

HANSARD 17

Q. 1104-S

6 June 1975.

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X State-sponsored Home-ownership Savings Scheme

*20. Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

- (1) How many persons had by the end of 1974 availed themselves of the State-sponsored Home-ownership Savings Scheme;
- (2) whether his Department intends taking steps (a) further to publicize the scheme and (b) to increase benefits under it; if so, what steps; if not, why not.

†The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) 1 044.
- (2) (a) The scheme is administered by building societies which are supposed to give the necessary publicity to the scheme. My Department has recently taken the necessary steps to encourage building societies to give further publicity to the scheme and I have the fullest confidence that building societies do their share in this respect.
- (b) As the hon. member has seen from my statement in March 1975, the benefits under the

scheme were appreciably increased, as follows:

	Initial limit	New limit
Investor's income	R5 000	R7 200
Maximum amount of savings	per annum R4 000	R6 000
Maximum valuation of dwelling	per annum R16 000	R25 000
Maximum Building Society loan	per annum R12 000	R18 000

Sub-economic standards

123

Mercury Reporter 9/6/75

PIETERMARITZBURG—The Department of Community Development has revised the minimum requirements for Coloured and Indian sub-economic housing schemes, it was learnt here yesterday.

The new requirements were revealed in a letter to the Pietermaritzburg City Council tabled at a meeting of the Housing Committee.

The building requirements are that a small storeroom with an area of between one and two square metres,

shelves in or near the kitchen, inner doors to all the bedrooms, a bathroom with a toilet and bath, and a kitchen sink.

Facilities to be considered on merit include an electrical installation at a maximum cost of R130 a house and floor coverings and ceilings at a maximum cost of R30 a room.

The department has also made provision for five-room dwellings in place of the former four-room structures where "the requirement has been substantiated by a socio-economic survey."

Halt rent increases

123

— call
ARGUS 13/6/75
by Leon

MR. Sonny Leon, executive chairman of the Coloured Representative Council, called on the Government yesterday to stop increases in rent by municipalities in Coloured housing schemes.

Mr. Leon made the call because he is concerned at widespread rent increases in Coloured housing schemes throughout the country.

He said he had arranged a meeting with the Minister of Community Development, Mr. A. H. du Plessis to discuss the question.

Rent increases on the present sliding scale laid down by the National Housing Commission have caused hardship among the Coloured community because of the rise in the cost of living, he said.

"It is time the Government halted the increases while an inquiry is made into the feasibility of another system."

More housing finance

ARGUS 13/6/75 123

The Argus Correspondent **JOHANNESBURG**. — An optimistic prediction that the availability of housing finance will improve in the last quarter of this year was made yesterday by Mr. Hyman Weiner, president of the Association of Building Societies. He told the South

Western Transvaal regional congress of Chambers of Commerce that experience over many years has indicated a regular ebb and flow in the amount of money available for investment. Housing finance should improve, particularly if the balance of payments also improves. Dealing with the

"inevitable" growth in the demand for housing because of population increases, Mr. Weiner said finance was limited and ways had to be found to reduce the actual size and cost of housing units. To meet this situation to some extent, the Sectional Titles Act was introduced, and building

societies were playing their part in implementing it. "But up to now many of the units on offer have been exorbitantly priced." He said it was not possible to deal with housing finance on a strictly economic basis. The housing of the community was essentially a social — and sometimes a political — problem.

Satisfactory housing was essential for a stable community. Mr. Weiner said societies now had a lending rate of 10,5 percent. Two years ago there was a margin of 1,5 percent between the then mortgage rate of 8,5 percent and the 7 percent on most investments with societies. This margin was now only 1 percent.

13 June 1975.

Rates of interest on housing loans X

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

- (1) Whether there is any difference in the rates of interest charged for housing loans for the various race groups; if so, why;
- (2) (a) on what basis and (b) at what rate of interest are (i) economic and (ii) sub-economic housing loans granted for each race group to local authorities or Bantu Affairs Administration Boards;
- (3) (a) what is the income ceiling to qualify for (i) economic and (ii) sub-economic housing loans and (b) what is the rate of repayment, for each race group.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) No.
- (2) (a) Advances to carry out housing schemes are granted on the strength of housing demands which local authorities and Bantu Affairs Administration Boards submit to my Department.

- (b) (i) 9% for Whites, Coloureds and Asians.

- (ii) 1% for Whites, Coloureds and Asians.

Housing loans for the construction of Bantu dwellings in White residential areas are provided only at the current interest rate of 9%.

The Bantu Affairs Administration Boards address applications for housing loans via the Department of Bantu Administration and Development to my Department. Such applications are considered by the Bantu Housing Board, an organ of my Department.

Contrary to the position with other population groups, township developers must make donations of land to town councils by way of endowments for the development of Bantu residential areas.

In addition most services for the development of Bantu townships are financed from the levies fund, instituted in terms of the Bantu Services Levy Act, 1952, and from profits on Bantu beer. Further-

more, use is also made of semi-skilled labour for the erection of Bantu houses. The saving on the cost of providing Bantu houses on these lines is therefore so great that no further subsidies are needed to make the rents low enough for the occupants.

- (3) (a) (i) Whites
 - Married couples without children: R380 per month.
 - Families with one or two dependant children: R440 per month.
 - Families with three or four dependant children: R550 per month.
 - Families with more than four dependant children: R540 per month.
 - Coloureds and Asians: R400 per month.
- (ii) Whites: R200 per month.
Coloureds and Asians: R100 per month.

The determination of income limits for Bantu who qualify for dwellings which are erected with housing loans which are provided by my Department, is not a function of my Department.

- (b) Advances granted at economic and sub-economic rates of interest are repayable in six-monthly instalments over a redemption period of 30 and 40 years, respectively.

Look into housing, say DM Indians

123

14/6/75

Staff Reporter

WHILE Indian leaders have welcomed the lifting of restrictions on the movements of Indians in South Africa, they want the Government to give priority to trading and housing problems faced by the community.

The announcement in Parliament by the Minister of Indian Affairs, Mr Marais Steyn, that Indians could settle anywhere in the country, with the exception of the Free State and certain areas in Northern Natal, was described as "long overdue" by one leader.

Mr Jetha Bhoolia, vice-chairman of the Lenasia Management Committee, called for the scrapping of all discriminatory legislation.

"The old law was an insult. But its scrapping does mean we can settle anywhere we want to, as all South Africans should have the right to do.

CHOICE

"We are still subject to the Group Areas Act. I must emphasise that the huge backlog in housing — created by the Government's own discriminatory laws is likely to be aggravated as more Indians flock to Johannesburg to take advantage of better working conditions," said Mr Bhoolia.

"I call on the Government to give everyone a free choice, like any other citizen, in deciding where to live and how to make a living," he added.

Mr Joe Carrim, a senior member of the South African Indian Council, said Mr Steyn's announcement was "the least the Government could do in its intention to do away with discrimination."

"This, of course, must be welcomed. But the biggest fear facing Indian families throughout the Transvaal is uncertainty about their trading rights.

"If the Government genuinely want to move away from discrimination, they should logically extend trading rights to people of all races in any part of the country," said Mr Carrim.

He added that the critical housing shortage was another field which should be given priority.

Race discrepancy in housing loans

By Hugh Robertson

A HUGE difference in the rates of interest paid by Whites and Africans on Government housing loans was exposed in Parliament last week and has caused an uproar, with demands that urban Africans be given a new deal on housing.

The Minister of Community Development, Mr A. H. du Plessis, revealed the discrepancy in reply to a question on Government loans to the different race groups for sub-economic housing.

He disclosed that Whites, Coloureds and Asians were granted sub-economic housing loans at a minimal interest rate of only 1 percent through their local authorities.

But loans for the construction of African homes in White residential areas were granted to local authorities—who redeemed the amount in the form of rent—only at the current rate of interest of 9 percent.

EXPLANATION

The staggering difference applies even though all available records show that, on an average, Africans are in the population group least able to afford high housing costs.

Mr du Plessis offered Parliament an explanation for the difference, which has been rebutted by Opposition spokesmen.

He said: 'Contrary to the position with other population groups, township developers must make donations of land to town councils by way of endowments for the development of Bantu residential areas.

'In addition most services for the development of Bantu townships are financed from the levies fund, instituted in terms of the Bantu Services Levy Act, 1952, and from profits on Bantu beer.

INFLATION

'Furthermore, the use is made of semi-skilled labour for the erection of Bantu houses.

'The saving on the cost of providing Bantu houses on these lines is therefore so great that no further subsidies are needed to make the rents low enough for the occupants.'

In a statement today, the United Party MP for Walmer, Mr Theo Aronson, who asked the questions in Parliament that exposed the difference in interest rates, said the current rate of inflation was, in itself, sufficient cause for a review of the rates being charged.

'I feel that in view of the circumstances, the Minister should reconsider the position and charge 1 percent on housing loans for the construction of Bantu dwellings in the sub-economic group, as is charged for Whites, Coloureds and Asians, and not the present 9 percent.

'This will obviously bring down the rental paid by Bantu persons and in view of what inflation has done to the earnings of the have-nots, the Minister would do well to reconsider the position in regard to the interest charged on these particular loans.'



MR A. H. DU PLESSIS
Minister of Community
Development

1) 123 ✓
2) 319

Gekleurdes se nood hoog

BEHUISING is vandag ongetwyfeld die grootste enkele probleem wat die Kleurling- en Indiërbevolking van Suid-Afrika in die gesig staar, meen dr. Emilie J. Jammine, hoof van die Kleurling- en Asiatiese afdeling van die Johannesburgse stadsraad. In Johannesburg en op die Witwatersrand veral het ons te doen met 'n nypende tekort aan behuising van redelike standaard vir Kleurlinge en Indiërs.

In Johannesburg alleen is daar 'n onmiddellike behoefte aan 10 000 wooneenhede vir Kleurlinge en 'n verdere 2 500 vir Indiërs.

Die Kleurlingbevolking van Johannesburg is vinnig besig om die 100 000 kerf te nader. Dit is die tweede grootste stedelike konsentrasie van Kleurlinge naas Kaapstad. Die stad se Indiërbevolking van 55 000 is die tweede grootste na Durban.

Bevolkingsgroei ten opsigte van 'n Kleurling- en Indiërgemeenskap is heelwat hoër in die Johannesburg gebied as die gemiddelde groeikoers vir die res van die land. Ten opsigte van die Kleurlingbevolking (con Johannesburg) 'n jaarlikse groei van 3,8 persent wat vergelyk met 'n nasionale jaarlikse groeikoers van 3,4 persent.

Nie einde

Ten opsigte van die Indiërbevolking is die ooreenstemmende syfers 3,2 en 3,5 persent.

Dit, meen dr. Jammine, is direk toe te skryf aan aantrekliker indiensnemingsmoontlikhede in die handels-, nywerheids- en professionele sektor in Johannesburg as in die res van die land.

'n Program is reeds opgestel en aanvaar waarvolgens die stadsraad van Johannesburg en die Departement van Gemeenskapbou 'n gesamentlike onderneming 10 000 wooneenhede in die onmiddellike toekomst gaan bou om die huidige nood te verlig. Dit is egter nie die einde van

die storie nie, meen dr. Jammine. Sowat 50 000 nuwe huise sal gehou moet word voor die einde van die eeu.

Voorziening is reeds gemaak vir 'n nuwe dorp aan die suid-westelike grens van Johannesburg se munisipale gebied wat uiteindelik huisvesting sal verskaf aan 250 000 Kleurlinge.

Vir die Indiërbevolking is ook voorsiening gemaak vir 'n nuwe dorp, aangrensend aan Lenasia wat na raming 100 000 mense in 25 000 wooneenhede sal huisves.

Belangrik

Tesame verteenwoordig hierdie twee projekte 'n reuse bouprogram wat teen huidige kostestrukture sowat R650 miljoen sal kos. Ontwikkeling van hierdie omvang laat die vraag ontstaan of die boubedryf in sy huidige vorm in staat sal wees om die vraag na behuising van hierdie twee bevolkingsgroepe te bevredig, en of daar ander ingrypende veranderinge sal moet kom, meen dr. Jammine.

'n Moontlike uitweg is om die beperkinge wat daar op swart arbeid bestaan om geskoolde werk in Kleurling- en Indiërgebiede te verrig, op te hef. Onder huidige omstandighede sal dit al hoe moeiliker word om huise in die getalle nodig te voorsien teen 'n koste wat gemiddelde Kleurlinge- en Indiërgesinne kan bekostig.

'n Taamlike deel van die Kleurling- en Indiërbevolking is potensieel daartoe in staat

om 'n belangrike bydrae te lewer in die eie voorsiening van huisvesting. In die praktyk is diegene egter meermale nie in staat daartoe nie omdat grond nie vryelik vir die doel bekombaar is nie, meen dr. Jammine.

Drukkend

Dit is die geval in Johannesburg op die oomblik en dit sal 'n probleem bly totdat genoeg geproklameerde grond vir dorpsstigting beskikbaar is.

Gewoonlik neem dit 'n lang tyd voordat dorpsgebiede amptelik geproklameer word vir ontwikkeling. Kleurlinge en Indiërs wat dus wel daartoe in staat is om hul eie huise te bou, kan nie die grond koop en oordrag neem om die nodige finansiering te bekom nie.

Daar is dus 'n drukkende behoefte aan versnelde proklamering van dorpsgebiede en daarvoor is dit nodig om spesiale magte aan die Departement van Gemeenskapbou en 'n plaaslike owerheid soos Johannesburg se munisipaliteit toe te staan om onafhanklik dorpsgebiede te proklameer. Daardeur kan die uitgerekte gewag vir toestemming van die Provinsiale Dorpsgebiederaad uitgeskakel word. Met die grond en die voordeel van vroegtydige dorpsgebiedproklamasie kan die Kleurlinge- en Indiërgemeenskappe hulleself in groter mate help en die owerheid se las verlig.

Attack on housing 'dictatorship'

From ANTHONY HOLIDAY

UPINGTON. — The deputy leader of the Labour Party, Mr David Curry, yesterday attacked the "refined dictatorship" which denied Coloured people an effective say in housing matters. He was speaking at the party's annual congress here.

In an angry discussion on Coloured housing, delegate after delegate described shortages and bad conditions in the areas in which they lived.

Mr Curry told the delegates: "It is important for us as an oppressed people to remember that we do not live in a democratic society. We are living in a refined dictatorship and we have no effective say in any matter regarding housing.

"This lies completely in White hands. Any say we might have is purely advisory or consultative."

He said Coloured people as a community should fight continuously for home ownership. They should fight to convert schemes where houses were let to selling schemes where tenants could buy houses from the local authorities.

Mr Curry also emphasized the importance of housing contracts in Coloured housing schemes. There were cases in some municipalities

where the contract stipulated that no liquor might be brought into a municipal housing scheme.

"The man may drink in the local bar, buy at the bottle store, but he may not drink in his own home."

In some cases housing contracts permitted people to own the house in which they lived but not the ground on which it stood. Some municipalities had a permit system for entry into Coloured housing schemes.

The party's leader, Mr Sonny Leon said it was noteworthy that whenever an area had to be expropriated for development it was almost always land owned by Coloured people.

The Department of Community Development had become the country's biggest estate agent. The Department would pay compensation of R15 000 to a Coloured person for a property and later the same property would be sold for R75 000.

"When you see the way in which this Government plans you can see that this will be the basis of a Coloured homeland."

One delegate, Mr Don Mateman, of Eldorado Park said the government had declared war on Coloured people. Coloured people had only one per cent of the land and they still want us to fight for them. We must not help them because we have no land."

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Concrete homes built for R268

Cape Times 9/7/75

EARTHQUAKE - RESISTANT houses built of concrete blocks and costing only 400 US dollars (R268) were described to leading City architects yesterday by Professor Peter Lands, a United Nations expert

Prof Lands, a British architect, was the United Nations project manager on the rebuilding of two villages destroyed by earthquakes in Peru.

In a talk at the University of Cape Town's School of Architecture, he said that the cost had been low largely because the houses

were built by the people who were to live in them. This resulted in a 45 per cent saving in labour.

Using slides he explained how people had been organized to make the concrete blocks, windows and then build the homes. Once the houses were complete the people drew lots for them.

The houses were designed so that they could be built one section at a time, and the 400-dollar price applied only to the first and basic section.

Once this had been completed the new owners had the knowledge and the skill to extend his house by building on another section.

The incomes of the people were as low as 25 dollars (R17) a month, but by organizing the groups and using simple mass production tech-

niques the homes were brought within their reach.

Prof Rutilo Malacara of the National University of Mexico said that what was commonly regarded as a housing problem was sometimes not a housing problem at all but an economic and social problem.

"Very often a shortage of housing is not the main problem but a consequence of the social conditions in which people find themselves."

He pointed out that a house was not merely a house. It was an investment and one of the only ways of saving for many people, and it gave them a feeling of security.

Professor Land and Professor Malacara will give a public lecture on new developments in housing at 8 o'clock tonight in the BP Centre complex. The lecture has been arranged by the Institute of Architects and is open to the public.

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Building quake houses for R286

ARGUS 9/7/75

A PILOT project of 120 earthquake-resistant houses built for R286 each in Peru after the 1970 earthquake was outlined in a slide-lecture in Cape Town yesterday by the project's originator, Professor Peter Land.

A British expert on low-cost housing, Professor Land and Professor R. Malacara of Mexico who are on a short visit to South Africa, yesterday held a seminar at the University of Cape Town School of Architecture on Human Settlements.

families — then living in shanties — were divided into working groups which were taught how to build the units.

Professor Land and Professor Malacara will speak at the BP Cinema Complex at 8 tonight on new developments in housing.

Professor Malacara spoke of the world-wide problem of housing, but, he said, it was not simply a problem of providing accommodation and improving existing housing but of upgrading the habitat, the environment.

The concept of housing included that of security — leasing apartments was not the answer as this was viewed by many as a temporary measure.

ANTI-SOCIAL

Professor Malacara spoke of a housing scheme near Paris part of which has now been demolished because of the anti-social behaviour — juvenile delinquency and drug addiction — it created.

A main problem was how to get people to become home owners when they did not have the money.

Professor Land's address centred on his scheme of self-help houses built in Peru. The houses were designed to be expandable — both vertically and horizontally — and took into consideration the average income — 25 to 50 dollars a month (R18 — R36) — of the inhabitants of the area.

With expert technical advice and instruction, the

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Find the ARCUS 9/17/75 answer to homes backlog —Leon

MR. SONNY LEON, executive chairman of the Coloured Representative Council, called today on the State, local authorities and private sector to do something positive about finding a solution to the Coloured housing problem.

He said in an interview the time had arrived for a definite line of action to be taken on the Coloured housing shortage to overcome the increasing squatter problem facing the community.

The State, local authorities and the private sector must do something positive about this problem now because action is what is required, he said.

I have visited squatter areas on the Cape Flats and elsewhere since the winter rains set in and was deeply moved at the plight of families living in makeshift shacks because of circumstances and through no fault of their own as a result of the housing shortage.

UNNATURAL

If land is made available there are a number of building firms, both local and overseas, which have indicated to me that they are prepared to provide housing for our people.

Something must be done in speeding up the present system to catch up with the backlog. If nothing is done the present housing shortage will be doubled in the next five years.

This housing shortage is not a natural one but one created by the uprooting and continuous movement of people through the implementation of the Group Areas Act. Areas formerly occupied by Coloured people in Cape Town, Port Elizabeth and elsewhere are living monuments to this law. Homes that could still be occupied in places like District Six and elsewhere have been razed to the ground.

SA needs self-help housing — professor

ARGUS 9/7/75

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THE concept of self-help housing which can cost up to 40 percent less than housing built by contractors is vitally relevant to South African society with its serious squatter problem, Professor Ivor Prinsloo, Professor of Architecture at the University of Cape Town, said today.

Professor Prinsloo was commenting on yesterday's address by a British expert, Professor Peter Land, on his pilot scheme of 120 low-cost (R268) earthquake-resistant houses introduced in Peru after the 1970 earthquake.

Professor Land, who is on a short visit to South Africa with Professor F. Malacara of Mexico, gave a detailed slide-lecture yesterday in Cape Town and demonstrated how solid housing could be achieved for people with very low incomes — R18 to R36 a month.

VITAL

The basic principles of self-help housing are:

- The houses can be built in stages.
- Community involvement in the construction process.
- High environmental quality.

The concept of a core house which can be expanded by a family is absolutely vital as a way of providing healthy human settlements, Professor Prinsloo said. 'In this way public money can go much further.'

He criticised the present method of providing complete units which occupants did not like because they did not feel part of them.

The problem with site-and-service schemes is that the land is provided with basic services but the people either do not know how to build for themselves or they do not have the resources or they do not have the capacity to create an upgraded environment.

'They get stuck in a poverty cycle. What they need is expert help on how to create a better environment.'

of the community was 'not up to' building their own homes.

'If Peruvian peasants can do it, so can our people,' he said. 'Local equivalents can be found for the Peru project and the design can be adapted to specific needs. All the necessary skills are within the ambit of the people.'

Professor Land's scheme was largely financed by the United Nations after the 1970 Peruvian earthquake in which about 50,000 people died and an estimated 100,000 homes were destroyed.

'AMBIT'

Professor Prinsloo said the state should supply materials, land and technical, social and legal advice.

The people themselves could provide the skills and should be organised into management committees.

He criticised the idea that the non-White section

123

Earthquake homes for squatters?

By TONY ROBINSON

PROFESSOR PETER LANDS'S cheap "earthquake" houses are like a solution looking for a problem and to judge from the attention they have already attracted in Cape Town they could find their problem in the squatter camps of the Cape Flats.

His lecture last night was attended by representatives of the City Council, the Divisional Council of the Cape the Department of Community Development, Mr Sonny Leon, chairman of the CRC, a Cafsa social worker and leading city architects.

One of the stages of organizing groups of people to build their own homes is that it harnesses their own creative energy and strengthens their community spirit.

"When people work together as a group things go with a swing," Professor Lands said.

The houses, which are made of concrete blocks, were built as a United Nations project at Casma on the coast of Peru, where the existing village had been 90 percent destroyed by an earthquake.

PLANS OFFER

The houses were built at a cost of R286, complete with water-borne sewerage, running water and electricity. The money covered the cost of materials only and was lent to the future occupiers. They contributed their labour at weekends (worth about 40 percent of the finished building) and this can be regarded as their deposit and investment.

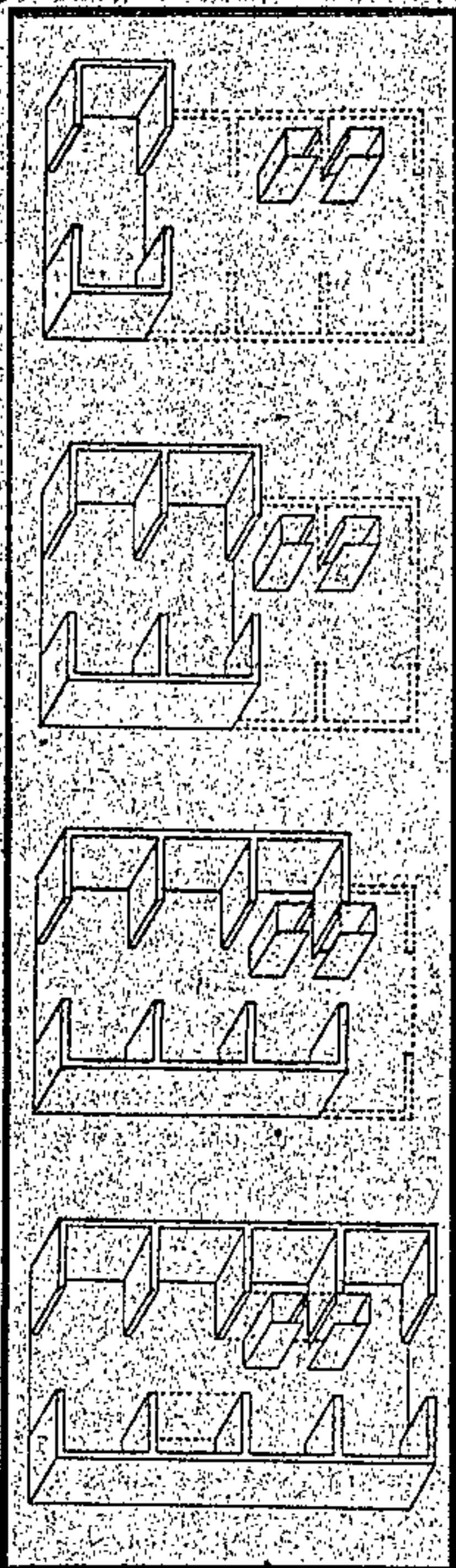
The simplified building methods devised by Prof Lands meant that any able-bodied man working under supervision could play a full part in building his own home.

The incomes of the Peruvian peasants are generally well below those of the squatter families living on the Cape Flats and in addition the people of the Cape possess more artisan skills than the fishermen of Peru.

Professor Lands said he would be delighted to give away the plans for the low-cost houses, but it is probable that they would have to be adapted for local conditions.

There is no rain in the desert of Peru so no stormwater drainage was provided. However, the houses had to be reinforced to make them withstand earthquakes.

One of the big advantages



A perspective plan showing how the basic one-bay dwelling with outside toilet and shower grows through definite stages till it is a four-bay home with the toilet and shower now under the roof.

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Architect stresses social role

ARGUS 10/7/75

LESS THAN one percent of architects in South Africa are involved in low-cost housing programmes, Professor R. Malacara, a visiting professor of architecture from Mexico, said in Cape Town last night.

Speaking on the role of architects in changing societies, he emphasised the need for them to participate in schemes which had an increasing social content.

"The problems of this type of housing are more social and economical than technical. Construction does not require sophisticated techniques or difficult installations but it does require a complex set of organisations and a well-defined set of priorities, Professor Malacara said.

'Houses provide shelter, comfort, convenience and status.'

They should also provide the occupants with dignity and a sense of security. Architects should work within this frame of human values.

Speaking after Professor Malacara, Professor Peter Land, a British expert on low-cost housing, detailed a large experimental housing project in Lima, Peru, which he initiated and directed.

The project involved low-cost housing schemes by architects from all over the world. The houses were specifically designed for an earthquake-prone region.

In the last two days both professors have given Cape Town architects and authorities concerned with the provision of low-cost housing a great deal of food for thought.

While Professor Land's self-help housing and experimental schemes were designed for a specific area and climate, they nevertheless demonstrated basic principles which could be applied to the situation in South Africa.

Mrs Eulalie Stott, a city councillor, said last night after the meeting that self-help housing was very relevant to the situation here.

But, she added, some members of the non-White population had been doing this for years — with the erection of tin shanties. What was needed was the provision of proper materials.

Novel homes

impress

Cape Times
Leon 11/7/75

123

MR SONNY LEON, chairman of the CRC said yesterday that he was impressed by the "earthquake" houses which Professor Peter Lands had designed for the peasant villagers of Peru.

Mr Leon attended one of the professor's lectures in Cape Town this week and said afterwards: "If the Government looks deeply into this sort of thing they could solve one of our biggest problems."

He was referring especially to the "self-help" houses which were built as a community project for the community.

"I am particularly impressed by the social angle," Mr Leon said.

PRIDE

Houses built for renting were fine but "the community effort is better because in the process people develop a pride. They become part of the project and in the end they value the houses more".

By the time a group of people had finished building a group of houses they were friends and they became good neighbours.

Mr Leon said he was struck by the fact that the flat-roofed houses in the one project could be made to look quite similar to traditional Cape Malay cottages.

This would probably make them more acceptable but the houses would have to be redesigned to suit conditions in the Western Cape.

"What we need now is a pilot project at Mitchell's Plain or Atlantis to get a scheme going, but who is going to take the initiative?"

ANSWER

"Prof Lands has got his head screwed on the right way," Mr Leon said. "He has given us the answer to one of our biggest problems — if only the Government would accept it and accept it soon."

Several officials of the Department of Community Development also attended the lecture. They found the concept very interesting and worth looking into, but they had reservations.

HOMES FOR ALL

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Sun Express 13/7/75
TO BEAT South Africa's housing crisis 10 million homes must be built for Whites, Coloureds and Indians in the next 30 years.

At the present building rate, there is no hope of meeting the target.

Has the Government fully appreciated the problem? No, says Mr R. G. L. Hourquebie, MP for Durban Musgrave. He believed the shortfall is "enormous".

By BARRY STREEK.

The problem is, perhaps, worst in the Cape, where squatters live in shanty towns as a near-permanent contrast to the Fairest Cape.

It has been estimated that, by the year 2 000, between 400 000 to 500 000 people living in the Western Cape will not have solid, adequate homes.

If the 30-year timetable was set, Mr Hourquebie said, "we are not building at a rate which is anywhere near that limit."

In 1973, for example, a total of 22 318 homes was

built by the Government and local authorities for Whites, Indians and Coloureds throughout the country.

Even the Minister of Community Development, Mr A. H. du Plessis, admitted in Parliament this year that there was a considerable backlog.

The position of White housing was more or less under control but, as Mr Du Plessis said: "The position in respect of Indian housing is less favourable and the position in respect of Coloured housing is what I would describe as being

very undesirable."

It is not that the Government has been inactive over recent years. Between 1964 and 1974 it built a total of 228 958 dwellings at an annual average cost of R66 017 692.

"When we look at these figures, I feel there is not much we can complain about," the Nationalist MP for Hercules, Mr F. J. le Roux, told Parliament proudly this year. The fact of the matter is that, for all the good work, it is not enough.

The Cape Town area which has 200 000 squatters living in shanties, backyards, and Cape Flats bush, faces a major housing crisis.

Squatting has been going on there since before the Second World War, and it will continue well into next century unless something drastic is done.

Besides the fact that these 200 000 people do not have permanent roofs over their heads, squatting results in undesirable social problems.

Shanty towns are often health hazards — this year there was a major scare of a typhoid outbreak which prompt action appears to have prevented.

CRIME

Crime, particularly assault, murder and rape, is endemic to squatter camps and is almost uncontrollable. There are considerable fears among sociologists that this life of violence is spilling over into the wealthier areas.

The lack of education and other means of upliftment for the children living in squatter camps is a major source of concern among social workers, particularly because of the difficulties of future adjustment of young people who have grown up in such an environment.

The insecurity of the squatters creates sociological

problems and can — and has — led to frustration against officials and Government.

Alcoholism and drug abuse is prevalent.

Some large housing developments have already been planned in the greater Cape Town area. At Mitchell's Plain, the Cape Town City Council has started a R300-million scheme to build a city which will be twice the size of Kimberley. To be completed by about 1982, Mitchell's Plain will house 252 180 — which means that 7 783 units will have to be built each year.

At Dassenberg, on the west coast, the Cape Divisional Council has started a controversial development which aims to house 319 400 people by 1990 and 616 200 by 2000.

Dassenberg, which is 45 km from Cape Town, will be bigger than Kimberley, East London and Bloemfontein. It is, however, not a major growth point, and faces major transport and other difficulties. Indeed, the Progressive Party's Colin Eglin has urged the Minister of Community Development to reconsider the Dassenberg plans because "it is going to be a disaster instead of an asset to the Western Cape."

At Elsies River and Belhar, additional capacity of 94 200 units is planned. At Stellenbosch, Parow, and Paarl, housing for 117 000 is scheduled, but even if all these schemes get off the ground — which many experts do not believe possible with present resources and finance — there will still be a shortage, which Mr Eglin estimates to be 500 000.

I was, however, shown estimates this week which calculated a shortfall for homes for 400 000 people by the year 2 000.

The national situation may not be so acute, but is still a major problem. The United Party MP for Walmer, Mr

Wally Kingwill, says that when all Government housing plans are completed "there are still going to be thousands of people who will not have a roof over their heads."

The director of the Institute of Social Research at the University of Natal, Professor H. L. Watts, said in 1972: "I think it is not being an alarmist to contend that South Africa is again moving into the position where we will wake up in the not-too-distant future to find large-scale housing shortages for those who are unable to buy their own homes."

SLUMS

"Unless action is taken very soon South Africa will again face the problem of large sections of the urban population living under slum conditions."

The overall situation has not changed since then. What, then, should be done?

Various suggestions have been made recently, but in summary these include:

● An urgent assessment of housing needs until the year 2000 should be made throughout the country.

● A 25-year plan should be drawn up to eliminate present and future shortages by the turn of the century. The plan should incorporate both the physical requirements and financial arrangements. Such a national plan, it is argued,

would have widespread public backing from all races.

● In areas such as Cape Town and Durban, metropolitan housing bodies, with necessary powers, should be established to cater for the housing needs of entire areas so that the overlapping and red tape between municipalities, divisional councils, and Government departments can be minimised.

● All removals in terms of the Group Areas Act should be halted, at least until current housing shortages have been eliminated. One way to overcome the backlog, says the UP's Kingwill, MP, "is to leave those people who are at present living in reasonable houses where they are until the housing backlog is ended."

METHODS

Particularly with rising construction costs, adequate finance must be ensured and, provided quality is not lowered, cheaper construction methods investigated.

Recognition of the semi-permanence of squatters should be recognised by giving them some security of tenure and providing site-and-service schemes. Site-and-service schemes, which have been successfully used in other parts of the world, involve the provision of water and sewers, refuse collection, some roads,

and other basic facilities. If such areas were carefully chosen, squatter camps with the construction of core houses and the availability of low-cost housing materials, could even develop into adequate housing.

"I know it is not an ideal situation. I know that it is not the form of housing one would like to make available in the absence of any housing, however, and because there is already a shortage, something must be done," says the Progressive's Dr Van Zyl Slabbert.

Indeed, the housing situation is rapidly moving to a point where a lot more should be done. The aim should be to provide every South African family with an adequate home by the end of the century. That is the real challenge of the housing crisis today.

Sexless living in hostels behind alcohol problem

STAR 18/7/75

Sexless living in hostels was blamed for the massive problem of alcoholism among urban Africans, especially migrant workers.

All this he blamed basically on social conditions.

"The urban African must be better fed, better

paid, better schooled and better housed," he said.

"We must tackle the underlying cause of this blight."

Professor H C Seftel, of the University of the Witwatersrand, said that although the worst abuses of the shebeen system were a thing of the past, drink and its side-effects were still a major killer in the townships.

He blamed the conflict of adapting from a tribal way of life to the pressures of city living, and especially a social pattern which separated men from their womenfolk.

HYPERTENSION

The same pressures accounted for the high incidence of hypertension, which Professor Seftel said was "the number one killer after violence." It was produced by "toko-loshes plus totsies," he said.

Obesity was also widespread; Johannesburg, not London or New York, had the fattest women in the world. Tuberculosis was a "terrible scourge" and South Africa had an unenviable achievement in reintroducing scurvy, a disease on the wane everywhere else.

Not good enough, say professors

*Sunday Times
Supplement 20/1/75*

VIEWED from the rather ivory-towered atmosphere of a university, NBRI could, and should, be doing a lot more than it is, and the way it co-operates with other research oriented institutions leaves much to be desired.

This is a view shared by Professor Ivor Prinsloo, director of the school of architecture of the University of Cape Town, and Professor Colin Welch, professor of town and regional planning, and acting dean of the school of architecture and allied disciplines at the University of Port Elizabeth.

Professor Welch is a former employee of NBRI.

In fairness, however, it must be stressed that both the professors temper their remarks and opinions by acknowledging that NBRI simply does not have the funds needed to do all the things it would like to do.

The fiery Professor Prinsloo, who had just returned from a teaching stint at the University of Los Angeles, in California when I interviewed him, had this to say:

"I see the NBRI as a great big animal that tells us in technical terms how buildings are built. It should be more than that.

"In South Africa now there is vast confusion in the housing of people, like Black and Coloured migrant people.

"When we examine the



**Prof Colin Welch . . .
The NBRI could be
doing a lot more than
it is.**

housing backlog for our people, and ask what has been done to catch up with it, we get a shock when we find that our current programmes aren't catching up.

"There seems to be a lot of confused thinking. It is the task of the NBRI to get order into this confused thinking, and take the lead.

"I know that the NBRI concerned itself in this field, that it did all the preliminary work for Soweto, but these standards are now obsolete. We now want something different. I feel it is time that the NBRI got involved in that field again."

He said that at present NBRI's research was "single-pronged".

He saw in that "a distinct danger of that research being taken as gos-

pel, and applied unthinkingly by local authorities and Government departments, such as the Department of Community Development — with disastrous results.

"What we need is a multi-pronged research effort, with NBRI co-operating with other research-oriented organisations such as the universities," he said.

"Soweto is an example of what happens when you tackle a research project with one point of view.

"The dangers of single-minded research when applied to housing was driven home to me in Latin America, parts of which are covered by carpets of houses that all look alike.

"Towns and buildings must be designed so that people will not be compelled to do things which they know will lead to them being attacked.

"The way we lay out our streets, the provision of adequate lighting, and the design of the entrances to blocks of flats can either be an asset or a liability to the criminal.

"If a lift entrance is visible from the street, chances are that no one will be attacked while waiting for a lift, but if it's hidden around a kink in the foyer there's every chance that sooner or later someone will be."

Professor Welch felt that so long as NBRI was compelled to do private research to bolster its funds, it could never do what it should really be doing, conducting long-term, in-depth research.

"It simply does not have the staff to do both forms of research properly," said Professor Welch. "And a point that must not be forgotten is that much of the private research it does is of a confidential nature, so never sees the light of day."

Decade's demand is 3-million homes

Sun Times
Supplement
20/7/75

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THREE-MILLION housing units will have to be built in South Africa in the next 10 years to take care of only the natural growth in population, says Professor Tobie Louw, chairman of the National Housing Commission.

"This estimate does not take any backlog in housing into consideration," he said, "but it is a challenge that will have to be met."

"The resources of the building industry will be stretched to their limits, and we will have to find answers to a number of questions such as, where, how, and to what standard these houses will have to be built."

"We must also face the fact that the long-term development of South Africa will be industrial rather than agricultural, which will lead to extensive town and city growth and to our having to find solutions to housing demands created by the almost inevitable industrialisation and urbanisation."

"There are four leading questions that must be answered:

● "What is the growth potential and likely degree of urbanisation of the various areas, their outlook for industrial and economic development and population changes, and what are the variables

with which we must contend?

● "How will socio-political forces affect urban development and housing patterns and demands?"

● "What are the limiting factors governing expansion of our towns and cities and how can these be overcome?"

● "How can the country's limited resources of money, materials, manpower, energy and land be best deployed to meet the demands for housing?"

Professor Louw said the National Housing Commission is fully aware of its responsibilities as far as low-cost housing is concerned, and that it is continuously taking action, in collaboration with the Department of Community Development, to find answers to the country's problems.

"Traditional attitudes towards housing indicate that low-rise, higher density housing offers the best solution to our requirements."

"Single people and young married couples are likely to find that multi-storeyed living units are acceptable, but families with children may tend to occupy single and two-storey dwellings."

"The aged will ideally be living in single-storey housing."

"A significantly impor-

tant factor in our approach to the design of houses for the foreseeable future is the fact that women are becoming increasingly active economically.

"This means that housing units will have to be designed and equipped to facilitate house-keeping, and also to anticipate a servantless or near servantless situation."

"If our approach to land-use is not rationalised, we will run out of reasonably priced residential land in and around our cities, so an enlightened approach to more effective use of our land must be adopted if we are to provide housing at a reasonable cost."

Professor Louw said higher density in housing is inevitable, as it reduces the cost of installing services such as electricity, water supply, sewers, roads and communications.

Higher densities, he said, need not mean a reduction of living standards, but competent and integrated planning will be essential if acceptable standards are to be maintained, and to do this we need to know more about our problems.

This will require research, to indicate where information gaps exist.

"To cope with the demand the NBRI is collaborating closely with South African universities. The Department of Community Development and the National Housing Commission are participating with experimental work."

"The private sector should also become more involved to avoid repeating the costly mistakes of the past. All possible support is required, financial and otherwise, to give this effort the impetus so urgently needed."

SLUMS MAKE FOR VIOLENCE

By HOWARD LAWRENCE

MR SONNY LEON, executive chairman of the CRC, this week submitted a lengthy memorandum to the Ministers of Coloured Relations, Community Development and the Administrator of the Cape in which he makes a plea to alleviate the housing problem in the Coloured community.

In his memorandum, Mr Leon states that "the provision of housing is the most obvious necessity for physical security. Housing is the essential element in determining the quality of life."

Among other points mentioned by Mr Leon are:—

"To find 15 to 20 persons in two- and three-roomed houses is quite common. However, to be realistic we must accept that the housing backlog is so great and the waiting list so long that the only way in which to prevent hundreds of families from being entirely homeless and without shelter is to allow this overcrowding to take place."

Evils

"But," Mr Leon states, "this situation cannot be allowed to continue. It causes many social evils. It leads to disease, violence and human degradation."

"Because of the overcrowding, privacy becomes non-existent. Children grow up seeing the sex act between adults daily. They become sexually precocious. This results in the social problem of unmarried mothers and illegitimate children."

"For some, the hell of homelessness becomes too much. They take to drink. Therefore they cannot

'Children become sexually precocious'

hold down their jobs. The children are neglected. They leave school. They form gangs indulging in theft, robbery and assault. Eventually they end up in prison.

"So we become a people unbraced by mores, uninfluenced by aims. Life becomes meaningless. And when life becomes meaningless, violence is inevitable."

Structure

"A community is carried forward into new forms by means of the growth and upbringing of its children. To homeless people, children are no more than by-products. Their community exists like a vine which lacks support and grows along the ground, its tendrils vainly seeking for something to climb by," says Mr Leon.



Mr Sonny Leon

He adds: "We must give our people the missing structure; we must give them homes. It is all too obvious that no coherent or self-respecting society can evolve in slums or backyard rooms."

"Not until our children are brought up in homes by parents whose lives have purpose will a law-abiding community arise."

"Another way in which to ease the shortage of houses would be to make possible and encourage home ownership amongst those who are eager and in a position to own their own homes."

Landlordism

"And here we would advise that speculators must be kept out in order to guard against the development of landlordism. The idea is to have as many of our people as

possible to become home owners, so a limit will have to be imposed on the number of sites one person can buy.

"By becoming home owners more of our community will be turned into ratepayers and thereby make possible improvements in community facilities that are sorely lacking at present."

"Pride of possession — when a family knows that they own the house they occupy, they will have something more to live for. There will be a reason for thrift and foresight and a bias away from lawlessness. This will lead to a settled stable community."

"Home-ownership will prevent our people turning into a migrant population," says Mr Leon.

A right

"Every man and every family have a right to decent housing."

"South Africa could make no finer investment than the financing of home-ownership amongst our people."

"The policy of giving to each family a stake in the land and its economy will pay the highest dividends in the years ahead."

"It would purchase happier race relationships and the sense of peace which follows from this," says Mr Leon.

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SITE AND SERVICE HOUSING

Graaff-Reinet tele. 28/7/75

PRINCIPLE ADVOCATED TO GIVE SECURITY

DR GAVIN MAASDORP, Senior Research Fellow at the University of Natal, of Durban, told the Graaff-Reinet branch of the National Council of Women at their July meeting that a more imaginative approach to housing in South Africa was needed.

Dr Maasdorp's subject was "Low-Cost Housing", especially to meet the housing needs of the industrialising cities of the so-called Third World.

He said that the usual middle class concept of housing could not be applied to the burgeoning cities of the developing countries, to which rural citizens were streaming in ever-growing numbers in search of greater opportunities and a better deal than was possible in the rural areas.

OVERSEAS

In Latin America, Asian and African cities orthodox housing concepts could never hope to cope with the needs of the new populations of expanding cities, let alone with the natural increase.

In South Africa the problem was increased by Group Area legislation.

A far more imaginative approach was needed and this might be found in the provision by the authorities of townships on the site-and-service principle, with security of tenure assured.

Give a man security of tenure to his own plot, with such amenities as roads and water points, and some basic standards set, and he will make the best possible home for his family. To bulldoze down the shanty town slums which accrue around growing cities the world over is no solution when there is no other accommodation available within a man's means.

REPEATED

The whole process will simply be repeated on some other site. Provision of Western type housing by the local or any other authority never succeeds in eliminating the backlog.

Dr Maasdorp mentioned that Mauritius housing schemes provided site and service plots, with a kitchen and one room, to which a family could move, aiding on when possible.

In Tanzania whole city complexes were being formed of huts made to standards that were acceptable, of cheap natural materials available, instead of bricks and concrete, at infinitely greater cost, in both money and time; while house-hungry millions existed in sprawling shanty towns around the periphery of the cities.

The talk aroused much interest and drew many questions from the floor, which were carefully answered by the speaker.

LANGUAGE

ASS:

GERMAN HIGHER

GERMAN LOWER:

GERMAN ABITUR:

SYMBOL:

GERMAN:

GROUP:

WILL YOU INTEND TO TAKE GERMAN ADDITIONAL:

WHICH YEAR:

YEAR

SYMBOL

STAR 28/7/75

123

easing

The big backlog of people seeking home loans is being cleared by the building societies. The good news for prospective home owners was spelled out today by Mr David Alston, director of the Association of Building Societies.

He said that from May this year the societies had found themselves in a better position to lend money.

And Mr Leslie Lucas-Bull, joint managing director of the country's biggest building society, the United, confirmed that his company was on the point of clearing the backlog on bonds up to R18 000.

By law, building societies can lend only 25 per cent of their funds in bonds of more than R18 000 and Mr Lucas-Bull added: "There is still a fairly substantial waiting list for people seeking bonds of more than this amount."

A spokesman for a firm of estate agents also said that there had been an improvement in the market in the past few months.

REVERSAL

"Couples seeking loans are getting them with ease now and things are looking healthy in the lower-priced property market."

Mr Alston said in a statement issued by his association: "It is clear that there has been a complete reversal of conditions prevailing in the economy during the first financial quarter of last year (to June 30), when investment moneys were in short supply."

It was, he said, difficult to forecast whether the present high level of liquidity would be maintained during the rest of the year, but it seemed "reasonable to assume" that loans for housing would be easier.

During June all classes of investment with the building societies rose substantially by a total of R58,7-million.

During the month societies lent a net R97,5-million and their loan commitment figure stood at R307,7-million at the end of the month. Loans on mortgage increased by R50,3-million to R4 519-million.

2 23
2 23

Govt probes migratory job system

5THR 30/7/75

Pretoria Bureau
A wide-ranging investigation into the migratory labour system is being done by two officials of the Department of Bantu Administration and Development.
They are Mr P. B. du Rand and Mr W. Kruger. The aim of their probe

is to identify problems in the system, to note specially the implications of the system in the Western Cape, and to recommend ways in which the system may be improved and bad conditions alleviated.
Local authorities concerned with Bantu Administration have been asked to supply informa-

tion and suggestions — as rapidly as possible.
A point to which the two investigators are devoting much attention is the congregation of large numbers of Black migratory workers in urban areas, their living conditions in hotels and other institutions, and recreation facilities, including parks.
It is known that the United Municipal Executive, which among other bodies was asked for advice, also listed problems experienced by local authorities in recruiting labour in the homelands.
It is not yet known when the investigation will be completed and a report made to the Minister of Bantu Administration and Development.

Houses are for people

Thirty-two architectural students, mostly self-subsidised, and Professor and Mrs Ivor Prinsloo, flew, hitch-hiked or drove to a seminar on housing at the University of Natal in Durban last month.

Five small groups of senior UCT students (among others) were to present their work there. The 32 UCT students constituted the largest group and the least subsidised.

More expensive reproduction techniques, as illustrated by the work of the students from Pretoria, produced a stronger impact.

The seminar, sponsored by the Natal Building Society, was organised to include the presentation of student work, critics' reviews of the work and papers by various invited speakers.

Projects were divided into race and class categories. Cape Town were asked to design houses for Coloured people; Wits for Africans; UOVS for low-income Whites; Pretoria of middle-income Whites; Durban for Indians; and Port Elizabeth were allocated a project on urban renewal.

FOCUS ON AFRICA

However, UCT students refused to consider housing specifically for Coloureds. They preferred to look at patterns of human settlement without reference to ethnic and class groups.

An invited speaker from Mexico City, Professor Rutillo Malacara, endorsed these concerns, saying that 'housing' meant more than merely 'houses'.

The UCT group's provocative work generated much interest.

Kelvin Campbell, a student from the University of the Witwatersrand, presented a project for self-help developments in the Ciskei, using cheap and readily available materials and illustrating a concern with Africa rather than using a model from Europe.

Professor Peter Land from Harvard presented three talks, illustrated with slides, on self-help, low-technology, labour-intensive solutions to housing problems in Peru. He works with United Nations agencies and is involved with some of the most advanced work in this field.

One of the UCT participants said in an interview: 'This was the first meeting of the Schools of

Architecture in six years. It drew attention to the need for continuous research into the problem of providing shelter and the need for greater inter-disciplinary interaction.

'Its success leads to the hope that inter-university projects will become part of our university system and that the gap between student thought and that of officials formulating and implementing housing policies will be closed.'

Solution in low-priced housing

5-STAR
4/8/75

John Patten,
Political Correspondent

The Minister of Forestry, Mr S P Botha, said today the large-scale introduction in South Africa of brick-veneer wooden-frame houses would help alleviate the present shortage of reasonably-priced housing.

Brick-veneer housing held many advantages — such as speed of erection and very reasonable cost — Mr Botha told the South African Lumber Millers' Association annual meeting.

In the United States, Australia and other countries with climates comparable to South Africa's, large numbers were built and it was logical that this should be practical in South Africa.

Not only would it alle-

viate the shortage of reasonably-priced houses, it would create a considerable demand for short timber — usually in over-supply.

Mr Botha said a manual prepared by the National Building Research Institute of the CSIR on brick-veneer houses should be available before the end of the year.

"A promotion campaign of this type of construction can then be undertaken," the Minister said.

State support in housing plan

8/8/75 The Argus Municipal Reporter

THE Government has asked local authorities to do all they can to encourage employers and employer organisations to plan non-profit housing schemes for their Coloured workers.

Group housing financed by employers has the backing of the Minister of Community Development, Mr H. A. du Plessis, and in the Cape the Chamber of Commerce is already involved in its second scheme of 1,000 homes.

The home-ownership scheme, operated by employers in conjunction with local authorities, has a number of advantages, says the Government:

It eases the burden of local authorities, provides a new approach to housing for Coloured people, injects private capital into housing schemes, assists Coloured workers to own their own homes and promotes the principle of group housing.

ALL MEANS

In a circular tabled at a meeting of the Cape Town City Council's housing committee this week, Mr L. Fouche, Secretary for Community Development, said local authorities are requested to employ all means at their disposal to make it known and to encourage employers and employer organisations in their areas of jurisdiction to plan and submit similar schemes for approval.

Mr Fouche said the project undertaken in the Cape by member com-

merce brought no profit as the aim is to provide a good standard of accommodation at an economical price on a non-profit basis.

In deserving cases mortgage bonds are subsidised by employers, and 100 percent loans to individual employees are granted by employers or arranged with building societies.

AT COST

Mr Fouche said features of the Cape Chamber of Commerce scheme were:

- Land was provided by the City Council and sold at cost to the employees;
 - Design and planning was done by consultants appointed by the employers;
 - Construction was put out to tender in co-operation with the City Council.
 - Employers financed the houses during construction. Employers should as far as possible meet the cost of the whole project;
 - The price of each house would represent a pro rata share of the actual overall cost of the scheme;
 - The scheme is administered by a management committee of representatives of participating employers, who are not paid for serving.
- panies of the Chamber of

S.A. Digest 8/8/75

^{P.S}
FARM LABOUR — NEW DEAL

Organised agriculture plans to launch a recruitment organisation — second only to that of the Chamber of Mines — to ensure adequate numbers of relatively-skilled Black farm workers for White-owned farms.

This was announced in Pretoria recently by the director of the South African Agricultural Union, Mr C. J. P. Cilliers.

He told Star reporter Siegfried Hannig that Black workers would be motivated and drawn by better wages and working conditions.

Mr Cilliers said that Black farm workers were fully employed throughout the year and lived on farms with their families. There was still a shortage of workers, however, and farmers were being granted loans of up to R2 000 per dwelling at one per cent a year to improve housing and general living conditions, and to attract more workers.

As regards training, one of the eight industrial training centres now being built and equipped at Government cost is due to open at Potchefstroom, Western Transvaal, for the exclusive use of organised agriculture. "We hope another one — for the timber growing regions of the Eastern Transvaal and Natal — will be allocated to us in time to be opened in March next year," Mr Cilliers added.

The planned central recruitment organisation would co-ordinate labour needs for harvesting and shearing throughout the country, and provide basic training for recruits. There was already a recruiting service for wool-growers.

- ~~1) 44~~
- 2) ~~112-10500 - Training~~
- 3) ~~334~~
- 4) 123
- 5) ~~Agric - Timber~~
- 6) ~~200~~

Federal Party survey on housing

W/E ARGUS
9/8/75

WIDESPREAD concern at the housing shortage facing the Coloured community has resulted in the Opposition Federal Party in the Coloured Representative Council launching a nationwide survey on Coloured housing, Mr W. J. Bergins, the party's leader, said yesterday.

Mr Bergins said he had given a directive asking all the party's branches to probe housing conditions facing the Coloured people throughout the country.

The findings of the survey will be tabled at a meeting of the party's national supreme council (the party's policy-making body) on September 2.

The Federal Party will at that stage be in a position to discuss the matter fully and make recommendations on what steps should be taken to bring about a satisfactory solution to the problem, Mr Bergins said.

Housing is the biggest immediate problem facing our people throughout the country and it requires no scientific investigation or the appointment of a commission of inquiry to bring this home to us, because of the conditions with which we are well acquainted.

There is no doubt that poor housing has caused our people to live in great inconvenience and insecurity. It is a problem which hangs like a dark cloud over us.

It is general knowledge that as a result of the acute housing shortage, our people have been forced to seek shelter in the bush, caves and houses which are already overcrowded.

Where these conditions are becoming worse daily, it is found that frustrations accumulate among our people, who are no longer prepared to tolerate this.

New deal for urban Blacks nearly ready

The Argus Correspondent 12/19/75

PRETORIA. — The Government is almost ready to announce its formula for leasehold housing, improved trading rights and amended influx control regulations for urban Blacks.

The Deputy Minister of Bantu Affairs, Mr. W. A. Cruywagen, said in an interview that the final memorandum to the Minister, Mr. M. C. Botha, was now being typed and that a round-table discussion on the details of the scheme would take place in the department soon.

He said considerable progress had been made in working out a method to implement the housing leasehold plan and trading relaxation announced by Mr. Botha in Parliament last session.

Though he had not yet seen details of the departmental findings on the investigation into influx control changes, he understood this investigation also to be in its final stages. He presumed this had been done in consultation with the homeland governments.

HOUSING SCHEMES

Urban Blacks flow from discussions held in January between the Prime Minister Mr. B. J. Vorster and the leaders of eight homeland governments.

Dealing with the leasehold plan for housing, Mr. Cruywagen said proposals under consideration covered the question of how such housing would be financed. The detailed scheme would affect Bantu Administration boards, employers of Black labour and aspirant home owners.

Advantages of the scheme would be that it would partially alleviate the housing shortage and should improve the image and appearance of the townships.

The new deal, he believed, would also help to improve race relations in that when a man's living conditions are better, he feels better disposed towards his immediate



Mr. W. A. Cruywagen

The proposed changes for neighbours and to everybody else.

The leasehold scheme would give big employers of labour the opportunity to make their contribution to employees by improving housing.

The improvements arising from the leasehold scheme could take several months to work through to the Black public, he said.

The planned relaxation of restrictions on trading rights for Blacks in the urban townships could lead to an important reduction in prices of goods bought by township consumers.

The range of goods should be increased and the quality of service in bigger shopping complexes improved, while greater commercial competition would force township shopkeepers to reduce their prices.

INFUX CONTROL

Dealing with the investigation into the influx control and migratory labour system, Mr. Cruywagen said: 'Something should come from it. We cannot have a single formula suitable for 10 or 20 years. When you work with human beings, you must make adaptations as time progresses. If a man is not prepared to change his mind, then he is not prepared to correct his mistakes.'

The Deputy Minister claimed substantial changes and adaptations had been made by the Government since it came to power in 1948.

He said the Government was as eager as the Blacks to see the improvements introduced. There is no reason for the department to delay this. The sooner we can launch it, the better, he said.

Tuesa to call for end of Areas Act

ADM 14/8/75

1-24
2-173
3-247
4-111
5-25

Labour Correspondant
THE NATIONAL executive
committee of the Trade
Union Council of South
Africa has tabled resolutions
for its national congress
which call for the
repeal of the Group
Areas Act.

Other wide-ranging resolutions
to be tabled by
member unions at the
council's 21st congress in
Cape Town on September
22 focus on discrimination,
education, pensions and
public pay scales.

TOUGH

There are also tough resolutions
calling for State
action on consumer prices
and a statutory cost of
living allowance based on
the Consumer Price Index;
the adopting of consumption
targets to improve
wages and living standards,
and a call to institute a
form of inflation-proof
savings for ordinary workers.

The council's 30-man
executive is calling for

the suspension and
repeal of the Group Areas
Act, the primary provisions
of which are based on

racial discriminatory provisions.

Urgent action be taken
to make additional land
and resources available to
provide housing for workers
of all races in the
urban areas.

The promotion and
encouragement of home
ownership.

The enforcement
through legislation for the
provision of equal community
services in all urban
areas — street and house
lighting, water supplies,
roads, side-walks, recreation
facilities.

The institution of an
emergency urban renewal
programme to eliminate
slum housing.

Representation on the
Housing Commission by all
citizens and organisations.

Action against property
developers and local
authorities responsible for
the escalation of land
prices in the major metropolitan
areas.

The national executive
will also table a resolution
which calls on its affiliate
unions representing
200 000 workers to support
a demand on the Government
to take firm action to
remove harmful price fixing
practices.

It will also call upon
the State to withdraw the

Monopolies Act. The executive
committee also calls
for a strong consumer
movement which can fight
for consumer protection
and lower prices.

The National Union of
Distributive Workers states
that all unions should support
the concept of consumption
targets. Used
both in the US and Russia,
to improve wage and living
standards, these set long-
term targets for reasonable
consumption levels in housing,
clothing, education,
diet, furniture, transport,
medical services, recreation,
vocation and retirement.

REVIEW

The Garment Workers
Union is tabled a resolution
asking the council's
unions to ask the Minister
of Social Welfare and Pensions
to review Coloured,
Asian and African pensions
periodically to eliminate
differentials between
them and White pensions.

The Minister will also be
asked to bring the present
means test levels for Asian
and Coloured pensioners
to the same level as
that for Whites and to
make pensions directly
payable to married men
and women who qualify for
them, regardless of whether
their spouses are employed
or not.

The national executive
committee calls on the
State to not only raise the
levels of pensions but to
adjust them at more regular
intervals in line with
rises in the Consumer
Price Index.

Indians attack Govt on housing shortage

Staff Reporter

INDIAN and Coloured leaders yesterday attacked the Government for the lack of planning and funds to relieve the acute and worsening shortage of housing.

The shortage has been highlighted by the scramble for housing in the Pretoria Indian township of Laudium where about 400 displaced Indians from other areas are to be given housing.

The 1,000 local Laudium families waiting for homes were infuriated when they heard that plots were to be allocated to the displaced Indians.

The former chairman of the South African Indian Council and a member of the South Africa Foundation, Mr H. E. Joosub, said the Government had failed to take into account the swift rise in the Indian population and the consequent growing demand for housing.

The Indian community in all areas struggled for housing. There has never been enough. But now the shortage has become critical.

Mr Joosub said in Lenasia, Johannesburg, the shortage was estimated at more than 2,000. In Pretoria it was about 1,000 and the shortage at other major urban centres, including Benoni and Germiston, was worsening.

The problem was aggravated by Indians from the platteland moving into towns because of shortages of schools and housing in the country.

Job opportunities were also more plentiful in the towns, said Mr Joosub.

The chairman of the executive of the Coloured Representative Council, Mr Sunny Leon, said lack of housing was the biggest grievance among Coloured people.

The shortage was estimated at more than 100,000 units in some areas, including Kimberley, three

families were sharing houses hardly big enough to accommodate one.

The Government must consider a crash programme to relieve this tremendous shortage.

Mr Leon said if the Government could find millions of rands to lend to South American countries and spend R1,000 million a year on defence, it could surely find the funds to provide reasonable housing for its own people.

In the Cape Peninsula alone the need was for 40,000 houses.

Mr Leon said he addressed a public meeting in Cape Town earlier this week on the crying need for accommodation for Coloureds.

"One mother told the meeting she and her family were part of a group of 22 sharing a two-bedroomed house.

"Coloured people are bewildered. They don't know where to go or what to do."

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3/12/4
19/12/7

RAND
Daily Mail
16/8/75
**The BAD
boards**

123

MR BRAAM RAUBENHEIMER is quite right. The administration boards set up for Africans are not working effectively.

The Deputy Minister of Bantu Administration and Development is also correct in saying that the malfunctioning is due to lack of funds and because 'people... do not want to be regulated or have their affairs arranged.'

From this point on we part company with Mr Raubenheimer. For, to his way of thinking, the answer lies in still-greater regulation, ensuring a properly-controlled flow of African labour to cities, industries and farms. And retaining the pass system as a basis to it all.

The prospect of turning the screw even tighter is a horrifying one.

South Africa needs less regulation, not more. South Africa needs less, not more, use of the pass laws whereby over 500 000 African men and women are prosecuted each year.

Above all, South Africa needs less bureaucracy. It certainly does not need any addition to the vast and cumbersome bodies of officials which local experience has shown the administration boards to be, particularly not in view of the virtually untrammelled power exercised by the boards.

Millions

Take the West Rand Administration Board, which operates in and around Johannesburg, controlling the lives of several million Africans.

In recent months, this board has shown remarkably little responsiveness to the desperate housing shortage in Soweto. It has again failed, for the third year running and despite repeated promises, to ensure adequate heating in the Alexandra hostels. Its methods of expropriating land in Alexandra have been described as nothing less than extortion.

This board has been involved in a tragicomic effort to censor

Massive housing plan wanted

20/8/75

Cape Times Political Correspondent

THE PROGRESSIVE Reform Party MP for Pinelands, Dr Alex Boraine, said last night that continued peace in South Africa would depend on starting a massive crash housing programme for the country's homeless thousands.

This week Dr Boraine and the PRP MP for Rondebosch, Dr F van Zyl Slabbert, visited the Crossroads squatter camp near D F Malan Airport.

GREAT SIMPLICITY

Last night he told a report-back meeting in Pinelands of his impressions: Shacks with the barest facilities; four taps and six pit latrines for a community of about 7,000 people; drums for rubbish; extremely poor drainage and pools of water "all over the place".

Three things had disturbed him, Dr Boraine said:

- The squatters' great simplicity—they simply said, "Leave us with our children, even if you can't provide us with decent housing, leave us where we are and let us get on with the job of living."
- That as a result of the actions of certain officials, the squatters' own children had begun to lose respect for their parents when they saw the way they were being handled.

LOST RESPECT

- That because of this treatment the squatters had lost respect for the White man and there was now a growing hostility towards Whites.

Dr Boraine called for a crash housing programme for the homeless and a co-ordinated programme to provide at least basic facilities for those who were forced to become squatters.

"If we want peace in South Africa, then we must embark upon a massive crash programme to build houses for the hundreds and thousands of people who are without homes," he said.

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2, 123

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DAILY DISPATCH

Conference on housing

25/8/75

Mercury Reporter

A CONFERENCE covering all aspects of housing—particularly low-cost mass housing—is to be held by the Institute of South African Architects at the Rand Afrikaans University from October 21 to 24.

The multi-national conference, to be opened by Mr. A. H. du Plessis, Minister of Community Development, will focus specifically on the needs of South Africa and Africa.

A Government commission of inquiry into this problem in South Africa has already been appointed.

The conference has been described by Mr. M. D. Lennard, conference chairman and vice-president of the institute, as being of vital significance for everyone concerned with housing and the environment.

Speakers will include architects, town-planners, sociologists and research workers.



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F.M. 29/8/75 **ONE FOR THE HOUSE**

Cheers? ^{1) 161 444}
^{2) 319 5123}
^{3) 323 6177}

It's a question of drink.

When the Bantu Administration Boards (for the control of African affairs in "White" SA), were set up in 1972-73, apartheid dogma laid down that they had to be financially self-sufficient. Today, the results are all too plain: in effect Africans are being told to booze more, or their rents will rise even higher.

The clear link between increased liquor consumption and the Boards' financial viability was underlined at the end of last month, when government ruled that it would forego its customary 80% share of the Boards' hard liquor profits. The cash will be used in the cities and not, as in the past, spent in the Bantustans.

For the monolithic West Rand Administration Board (WRAB), which in Soweto controls the largest concentration of Black people in SA, the move means they will cover their anticipated deficit of R1,2m (out of a total budget of R70,5m) for 1975-76. Retaining the government's share of the profits could mean another R2,5m,

or even more, for WRAB.

Even before the policy switch WRAB got 55,7% (R38,8m) of its revenue from its beerhalls and bottle stores, and it is expanding its liquor operation mightily.

It has to. Estimates for this year show that rents for houses and hostels should bring in a mere R14,5m (20,8% of the total), while compulsory employers' contributions add up to only R8,4m (12,1%). And this after a recent heavy rise in rents and employers' contributions, making it doubtful whether the Board can resort to further hikes of this nature in the immediate future.

A Soweto family (average: five people) occupying a new standard four-roomed house pays R20,95 a month for rent, services and water. (Average earnings for an unskilled Black labourer are R80 a month.) And now the Boards demand that non-dependents over the age of 18 in a household must pay an additional R1 a month in lodger's fees. Since these people are generally the children of the family head the issue has understandably caused anger and resentment.

As far as employers' contributions are concerned, these now stand at R1,80 a month for industrial workers, R1 for domestics and R0,40 for farm labourers. The farmers, in particular, have jibbed, and Deputy Minister of Bantu Development Braam Raubenheimer admitted to them in Nelspruit last week that the Boards were not

functioning properly.

However, as a BAD spokesman explains it to the *FM*, there is absolutely no question of revamping the Boards. Raubenheimer, it seems, was merely responding to farmers' queries as to just what it was they were getting for their 40c. The Boards, certainly, have had "teething troubles", but only because they have not been going long. BAD, incidentally, has now asked the Boards to "give service to farmers".

Yet if the Boards are to fulfil their obligations to Blacks as well as satisfying White employers, their crucial task is housing; and Soweto's need is greatest. In July this year WRAB had 17 841 names on its primary and secondary housing lists. This could mean up to 86 000 without their own roof, and as Progressive Reform MP Helen Suzman points out there are countless thousands in the region who have not bothered to put their names on a list, or who do not qualify for a house anyway "even though they're working in the area". As it is the pace of building is that of a snail.

By the end of WRAB's current financial year, in all the areas of its domain, the Board "expects" to complete 4 000 new units.

So until government spends far more than it is on Black housing, thousands will remain homeless. Since it has made a loan for low-density housing to Paraguay presumably funds are available — or are they only for buying chumminess overseas?

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3/18/75

Brick industry needs millions

By DAVID PINCUS

THE South African brick industry will have to find at least R325-million to invest in new plant and equipment in the next five years if it is to meet the building industry's needs.

Philip Reynolds, director of the South African Brick Association, says: "This is a conservative figure. The owners of the country's 300 brickyards will probably have to invest a lot more than that."

The money will have to be invested at a rate of between R55-million and R65-million a year if the industry hopes to cope with the increase in demand — this is expected to rise at between 8 and 10 per cent a year.

This investment will quadruple the brick industry's present R120-million stake in plant and equipment.

Mr Reynolds said that apart from the normal upswing in demand by the building industry, the brick industry feels that it may have added to this with the perfection of a brick panel method of construction for economic houses that could revolutionise building methods.

Members of the association have been working on this method for 11 years and have spent about R500 000. They have now developed a method of using brick panels that will enable a team of six un-

Demand outstrips today's capacity

skilled labourers to build a complete Soweto-type house, with the exception of the interior dividing walls, in a day.

"We will demonstrate this method to one of the Bantu Administration Boards in the near future and feel sure it will, to a large extent, replace the present method of building houses in African townships from concrete blocks," he said.

"Once we have broken into that market we feel certain the next step will be the use of this method for outbuildings in White suburbs."

"After more development, it should be found suitable for prestige houses in better-class suburbs. "About 10 years ago members

of our association proved that a brick panel house could be built in a day, but it was a capital-intensive operation. We had to make use of sophisticated equipment, such as tower cranes, to do the job.

"That would have made the system, as it was then, uneconomic — save for large contracts.

"Another drawback was that the joints between the panels were not windproof or watertight. We overcame that problem by developing a special joint that provides an adequate seal against both wind and rain.

"The problem of having to move sophisticated plant to the site was overcome by developing a 1 sq metre panel that can be handled by two labourers and which is slotted into accurately positioned uprights.

"Our roofing people have also developed a special type of roof that can be fitted by unskilled labour.

House shortage More bricks needed

"The beauty of the system is that everything, with the exception of the concrete floor, can be made in a factory and taken to the site.

"Our system is completely modular, which means that any size or shape of single-storeyed economic or sub-economic house can be built by unskilled labour using the same components."

Another advantage is that foundations are needed for the houses.

The demand that can be created for houses built using this method can be appreciated when it is realised that at present, according to a spokesman of the West Rand Bantu Administration Board, it takes between 10 and 12 days to build a home in Soweto using the present concrete block method.

Modular system Any size or shape

And a spokesman of the Department of Bantu Administration added: "There is a terrific shortage. Only 7 573 houses were built for Africans in urban areas in fiscal 1974. We are still trying to find out what the backlog is."

Mr Reynolds said the country's brickyards presently make about 3 250-million bricks a year. Estimates are that they will have to increase production by 326-million bricks a year from this year on.

Present demand is about 65 per cent of this production, which means that some brickyards, but not all, can stockpile bricks in anticipation of what Mr Reynolds calls "the killer demand."

Some cannot afford the capital that is required to stockpile; others, such as Brickor and Rooipoort Brick — which make certain lines of popular bricks — have not experienced any fall-off in demand.

1 capital
2 193
3 123
4 30

John Patten,
Political Correspondent

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STAR 8/9/75

Port Elizabeth

The Minister of Community Development, Mr du Plessis, said today his department could still build a reasonably attractive three-bedroomed house for R7 000.

Opening a conference of the South African Institute of Housing Management in Port Elizabeth, Mr du Plessis said the cheapest economic and sub-economic living units could be built at a cost as low as R2 500.

The maximum building costs — including the land — of the most expensive three-bedroomed economic house built with funds from the department had just been set at R9 700.

(See Page 3)

The Minister renewed the Government's appeal to the public to spend less on luxury items in housing. It was of the utmost importance, he said, that housing should be as inexpensive as possible without detracting from basic elements, especially when financed from public funds.

Demand

The demand on these funds was so heavy "the State has severe problems in supplying the necessary funds," he said.

The need to limit the cost of homes applied also to private home builders.

In the overall housing position there was no significant backlog in housing for Whites. The great backlog in housing for Coloured people and Indians was being reduced.

The position for low-cost housing did not pose insuperable problems, but the position was not so

To Page 3, Col 5

[Handwritten notes and scribbles on the right margin, including numbers like 276, 421, 650, 848, 207, and 16289.]

R7 000 homes

From Page 1
happy for housing for higher-income groups.

For this reason the Government had appointed a commission of inquiry with wide terms of reference. He invited the conference delegates and the institute to make representations to the commission if there were matters they considered needed government attention.

In the last 15 years 222 291 homes had been built for Whites, Coloureds and Asians, six times more than was built in the previous years.

"An increase of three times the present rate in the next five years would enable the State to keep up with housing demands and provide 60 000 housing units a year."

Need for homes growing

STAR 9/9/75

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South Africa will have to treble the construction of homes for Whites, Coloureds and Asiatics to 60.000 units a year, according to the Secretary for Community Development, Mr Louis Fouche.

He has told members of the South African Institute of Housing Management that this huge target could be achieved provided local authorities and private enterprise performed their duty with diligence.

Mr Fouche, in a speech in Port Elizabeth yesterday to institute members, quoted statistics to show the big strides which had already been made in the provision of housing for these population groups.

But he warned the record production of the public sector the past five years, when 19 608 units a year were completed, would have to be increased three-fold to meet demands of the foreseeable future.

In the past 15 years ending in March this year, 222 291 homes had been built. These included 57 132 units for Whites, 123 011 for Coloureds and 42 767 for Indians.

TRADITION

Referring specifically to White housing, Mr Fouche said it had always been a tradition with Whites to build for themselves. However, due to higher interest rates and the fact that private enterprise was providing an ever-decreasing number of living units, this trend could be expected to change.

Coloured families whose income qualified them for a sub-economic house would have to live well below the breadline to afford the rent in new sub-economic housing schemes, the Congress was told.

Delivering a paper on the problems of letting accommodation for Coloured people, Mr A P P le Grange, Port Elizabeth's Assistant City Engineer, said the household subsistence level for a Coloured family of four in Port Elizabeth was R99,64 a month of which R12,88 a month was for housing.

"If this family is to be housed in one of our new sub-economic schemes at R21,92 a month they would have to live at well below acceptable levels of nourishment, health and decency," he said.

Housing now 'the giant problem'

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*Rana Daily Mail
9/9/75*

Our Correspondent
PORT ELIZABETH. —

Housing was now the most serious national problem facing South Africans, said Dr Emile J. Jammine, President of the South African Institute of Housing in Port Elizabeth yesterday.

Addressing the institute's biennial congress, Dr Jammine said the problem resulted from the influences and demands of a rapidly expanding economy and the unabated influx of people to cities from rural areas.

"As a measure to keep prices down to reasonable levels special research programmes may have to be started and attention given to the evolution of new techniques and programmes for building houses en masse" said Dr Jammine.

He also called for the speeding up of township proclamations, and suggested giving some big local authorities powers to proclaim their own townships without having to wait for provincial township board sanction.

In planning townships care should be taken to avoid creating dead ends, alleyways, isolated service lanes, dark corners and unlighted staircases.

He suggested building low cost housing on a flexible plan.

"Emergency housing can succeed as long as there is adherence to the principle of building the basic core of a house on a permanent basis."

The core should com-

prise at least one reasonably sized living room, a cooking area with running water and inside ablation area that could later be converted to a full bathroom, Dr Jammine said.

In his speech to the conference the Secretary for Community Development, Mr L. Fouche, warned local authorities not to build inferior houses for Coloureds or Indians to solve squatter problems.

"We have enough experience of instant solutions to the squatter problem involving inferior housing to know that it costs tens of millions of rands to clear up."

He urged local authorities to provide proper permanent housing and said smaller plots would be the pattern of the future.

The department would look to local authorities to supply better facilities, especially in sub-economic housing schemes where an increase of R400 in the building cost had been approved.

A three-fold increase in the supply of housing in the next five years would meet the demand for Whites, Coloureds and Indians.

He said the demand for housing for Whites would increase and urged local authorities to establish their needs.

The backlog in Coloured and Indian housing was being eliminated but there were still too few houses.

Low-cost housing backlog 'shrinking'

PORT ELIZABETH. — The backlog in supplying low cost housing for Whites had nearly been cleared, Mr A. B. du Plessis, Minister of Community Development, said in Port Elizabeth yesterday.

Addressing the conference of the Institute for Housing Management, he added that the backlog in respect of Coloured and Indian housing was being rapidly cleared.

Mr Du Plessis said that although his Department took a lion's share in the provision of housing, its object was not to compete with private enterprise.

The Department was merely providing a service to low income groups at a cost too low for the pri-

vate sector to operate on.

He said it was still generally accepted that the Department was succeeding in providing to the lower income groups relatively low-cost housing of a particularly high standard.

It was even possible for the department to provide a spacious three bedroomed house for as little as R7 000 in building costs. The most inexpensive economic and sub-economic units were being provided at costs as low as R2 500.

"The maximum cost, plot included, of the most expensive three bedroomed economic home supplied by my Department, was recently set at R9 700, he said. — Sapa.

Homes need now top problem

123

9/9/75 Mercury Correspondent

PORT ELIZABETH — Housing had become the most serious problem facing South Africa, said Dr. Emile Jammine, president of the South African Institute of Housing Management here yesterday.

Addressing the institute's biennial congress Dr. Jammine said the problem resulted from the influences and demands of a rapidly expanding economy and the unabated influx of country people.

With the growing need for housing a situation was being created where policy training and employment methods would have to be re-assessed.

"As a measure to keep prices down to reasonable levels special research programmes may have to be started and attention given to the evolution of new techniques and programmes for building houses en masse," said Dr. Jammine.

Referring to the Group Areas Act and the resettlement of nearly 100 000 Coloureds and Asians from older areas, he said that with their new unencumbered freehold rights in their reallocated areas Coloureds and Asians were potentially able to help solve their own housing problems by providing their own accommodation.

But often they were unable to do so because land was not freely available.

Dr. Jammine also called for speeding up township proclamations. He suggested giving some big local authorities powers to proclaim their own townships without having to wait for provincial township board sanction.

He pleaded for the removal of existing constraints preventing freedom of movement in development procedures and those causing unnecessary delays in building houses with funds advanced by the National Housing Commission.

Dr. Jammine said that in planning townships

care should be taken to avoid creating conditions which would encourage violence.

"Dead ends, alleyways, isolated service lanes, dark corners and unlighted staircases should be avoided when planning any kind of housing development" he added.

As a solution Dr Jammine suggested that low cost housing on a flexible expandable basis should be considered.

Top warning on housing 'extras'

Own Correspondent
PORT ELIZABETH —
The chairman of the National Housing Commission, Professor T H Louw, today remonstrated with local authorities for providing economic and sub-economic housing at rents the people they were aimed at could not afford.

Professor Louw, in a paper on housing standards and priorities

presented to congress of the Institute of Housing Management, said it was a general principle that a breadwinner should pay not more than 25 percent of his income for housing.

Optional amenities should be provided only if rents were well within the 25 percent limit.

"This stipulation is ignored by some local authorities which provide optional amenities such as electricity, ceilings and floor coverings in sub-economic houses for

Coloureds without any thought as to whether the proposed tenant can afford them," Professor Louw said.

The higher rents incurred led to tenants taking in boarders which created overcrowding.

He said building cost limits laid down by the National Housing Commission were necessary to relate to income limits.

"The line must be drawn somewhere otherwise there will be no limit to the demands, and this is not in the best interest of occupiers."

The commission's view was that there was nothing to prevent a breadwinner, if he was a purchaser, from gradually improving his dwelling as his income increased.

Five-year embargo on loans

Own Correspondent

PORT ELIZABETH —
If houses bought through National Housing Commission loans are sold within five years, the commission will exercise its pre-emptive right to repurchase at the original selling price.

The commission chairman, Professor T H Louw, gave this warning at a meeting here today.

"The sharp increase in land and building costs over the last few years has resulted in speculation — with considerable profit — and this has also increased alarmingly in the case of the resale of houses acquired with housing commission loans," Professor Louw said.

ON MERIT

"In future every case will be judged on its merits and the commission will exercise its pre-emptive right more often. In the past it has renounced this right quite freely.

"Thus it does not only prevent the abuse of its actual objects, namely to enable the underpri-

vileged to acquire their own homes at reasonable prices within their ability, but such houses are then retained for other deserving cases," he said.

The commission had also decided that any increase in the value of land and improvements since original purchase should be considered in determining the selling price.

In future, the price would be somewhere between cost price and current market value taking into account the income of the group for which the housing was intended.

R100-m available for housing

2 TAR
11/9/75

Pretoria Bureau

The Department of Community Development has more than R100-million to spend on economic and sub-economic housing for Whites, Asiatics and Coloured people this financial year.

But from January to June this year, only 13 314 loans were approved for this type of accommodation.

Loans for Whites amounted to only 1 730, while those for the other two groups totalled 11 584. In comparison, the Secretary for Community Development, Mr. Louis Fouche, has estimated that about 60 000 living units will have to be built over the next five years to meet the housing demands of these groups alone.

WARNED

He said in an interview that he has repeatedly warned local authorities to watch the housing situation in their areas, and to submit applications for housing schemes.

"The co-operation we have been getting from municipalities has been excellent up to now, and we have no complaints. But they should realise the problems which can arise if applications for new schemes are delayed.

"But there is no need for panic. If we all work together I am sure we can meet the housing demands for the next few years."

NO EXAGGERATION

Officials in Mr Fouche's department have revealed that the claim of the Minister of Community Development, Mr. A. H. du Plessis, that he could build economic housing units for as little as R9 700 was by no means an exaggeration.

The department is working on several schemes at Heidelberg, Brakpan and Roodepoort where the selling price of

these properties is lower than R10 000.

● At Witpoortjie near Roodepoort, 615 of these units are being built, and the most expensive houses are priced at R6 900.

● At Minnebron, outside Brakpan, 530 units are in progress, and the most expensive will be sold for only R9 000.

● A smaller scheme has just been completed at Heidelberg. The 55 houses are in the market at R9 700.

A scheme for Coloured people is at Eldorado Park, and here the houses are all in the market for under R7 000.

12/9/75

123

The home-seeker's nightmare

With each day chaos in the house and home market comes closer. Pretoria should head it off now

Despite soothing noises from Pretoria, White middle-income earners face an accommodation crisis. Among them are the many thousands who neither qualify for State or in-house and usually subsidised housing loans (like those available to employees of banks, building societies, Iscor, municipalities, some private companies, and so on) nor have sufficient funds to buy their own home.

Their only hope is to try to rent a flat or house. But where can those with incomes of less than R750-R800 pm find suitable accommodation to rent today? Chances are rent will at best strain their monthly budgets; at worst, be completely beyond their reach. What's on offer at rents they can afford is likely to be outright unacceptable, however desperate the need.

Higher incomes are needed to meet building society bond conditions in order to buy even the most modest of houses selling for around R25 000 in the main urban areas. Provided, of course, they can somehow muster the deposit, which often means at least R5 000 in cash or a second bond (at anything between 12% and 18%, sometimes with a raising fee added). And provided they are lucky enough to get bonds out of the above-R18 000 building society quota.

It's small wonder estate agents are besieged by flat-hunters. "They come in droves each day. If we could get 200 units on a plate today we could let them in 24 hours. We don't bother to advertise anymore. We just wait for the phone to ring," is the typical comment of one leading agent. Another has 15 000 flats on his roll of which only 75 are available — and they are "all rubbish".

The availability of flats to rent tailed off sharply earlier this year following the decision by developers 12-18 months ago to switch to other investments or other areas like government contracts, road building, etc. Vaulting costs no longer allowed reasonable returns.

Participation bonds, traditionally the mainspring of flat development finance,

almost dried up after Pretoria pegged interest rates and lengthened statutory investment periods (first in 1972), so destroying the incentive once offered investors. And behind it all lurked the fear that Rent Control, applying to all residential buildings built and occupied by May 1966, might one day be extended to newer buildings as well.

As a result few new blocks are going up today apart from those owned by institutions like insurance companies and pension funds. They are fast becoming landlords on a huge scale since they are able to accept lower returns so long as they have an acceptable anti-inflationary hedge. Community Development has also been building flats. But among private developers there's precious little new construction.

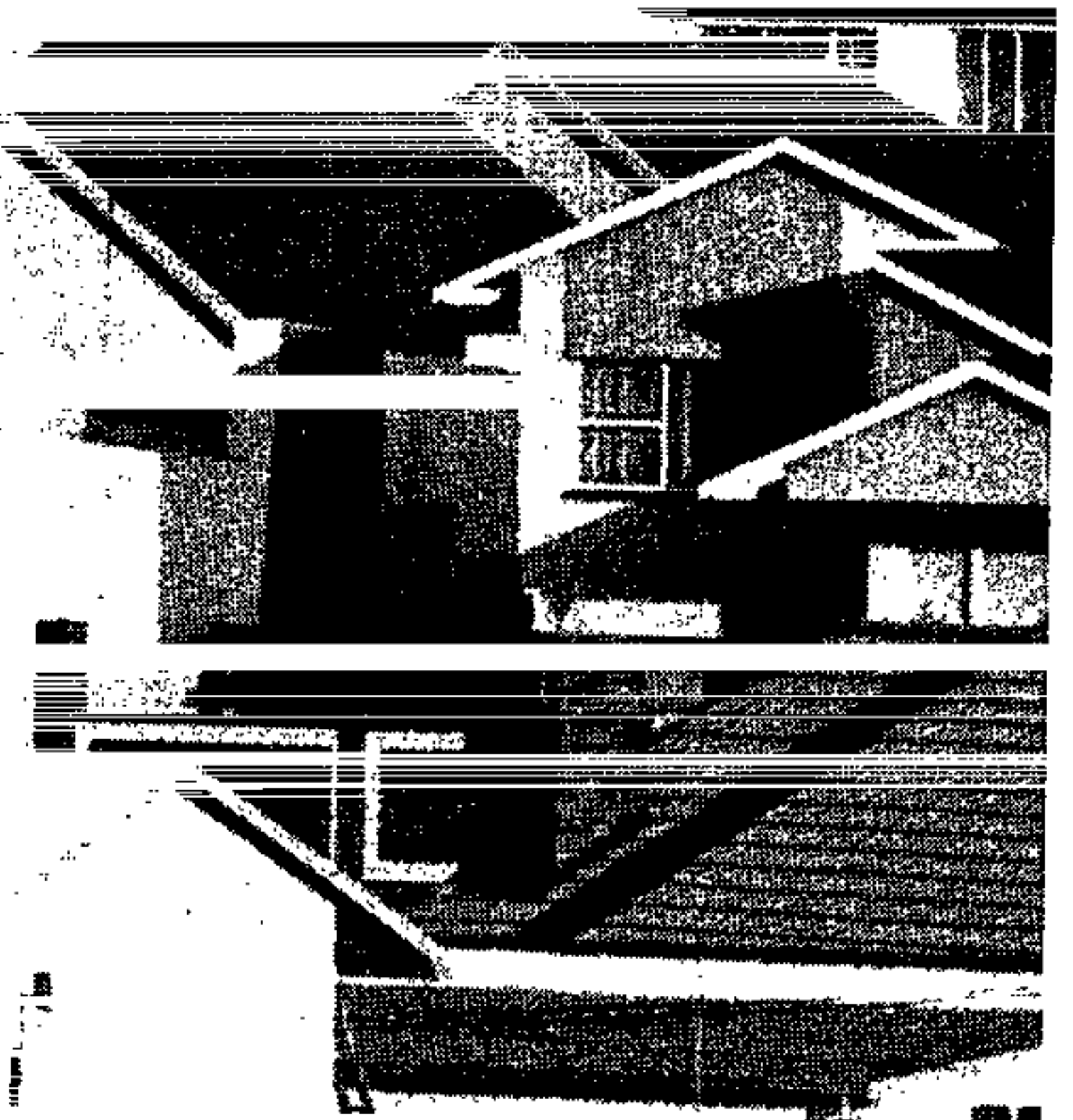
The squeeze tightens

Look at Durban. Half its population live in flats. Over the next five years its reckoned 2 000 new units will be needed each year. Last year only a paltry 850 came on offer (with 60% in one block alone). In 1973 it was 870, and 1 157 the previous year.

The basic problem is that for developers to get a reasonable return at current high costs, rentals have to be beyond the reach of the average salary or wage-earner. For instance, a 93 m² unit built at R162/m² costs R15 000. To achieve even 12% after costs a developer needs to charge total rentals of around R2 550 pa or R210 a month.

Developers say they're not interested in returns of less than 1% above the ruling bond rate. But the cost of money is now so high rents that tenants are able and willing to pay are quite uneconomic. A typical 1965 flat, which rented at R45 a month, gave an 8% yield when the bond rate was 7%. By 1970 rising costs and an 8,5% bond rate would, for an economic return, have pushed that rent up to R73. This year, with money at 12%, it would need to rocket to R192.

A 91-unit block built in 1966 for



R900 000 would, for example, cost R2,2m today — and the flats would need to rent at around R300 a month.

Meanwhile, now that rented flats are increasingly hard to come by, owners of non-controlled blocks are taking the opportunity to press for higher rents to recoup expenses (like increased municipal rates and bond interest) which previously they were forced to bear. Again in Durban, for instance, rents have started to climb — by 7% this month — and are due to go up by a similar amount early next year.

Nor are house developers interested in building units to rent. Financing small houses costing, including ground, R18 000 to build (and selling, say, at R22 000-R25 000), calls for more capital than most developers have got. "If we had it we'd have better use for it than building houses to rent," one leading mass-homebuilder says bluntly.

With inflation wreaking havoc with property viabilities it's only natural that traditional flat developers have turned to other investments. If one can, say, get 11% on Escom stock, why go in for hair-raising risks for a mere 1% extra? If one's lucky. Reverse gearing, prompted by rapidly inflated costs, is not hard to slide into today.

Meanwhile existing flat dwellers and

flat-hunters are trapped in a shrinking market. While the flow of new blocks has dwindled to a trickle, countless owners of existing blocks are converting their rented units to one's for sale by block share or sectional title in order to get economic returns.

Since Sectional Title (ST) has failed to facilitate the provision of cheaper new accommodation — many ST townhouses, for instance, are selling for R35 000-R50 000, while building societies are unhappy about ST in high-rise developments because of maintenance cost complications — what's to be done to put reasonable homes within the reach of middle-income earners again?

Into the country

Cheaper housing? Minister of Community Development A H du Plessis may talk — as he did this week to the SA Institute of Housing Management — of Community Development's ability to build R7 000 houses. But they would have to be built on cheap ground, far from city centres. That means expensive services and costly transport (either public or private). In any event, there must be a limit to urban sprawl.

And it's all very well saying Whites must lower their sights from the 3- or 4-bedroomed, two-bathroomed, wall-

to-wall carpeted houses on large stands to more modest domains (on 1 000 m² or less). It will probably take much more persuasion for attitudes to change voluntarily. The alternative is economic pressure.

So what's to be done? Here are some practical suggestions:

⊗ Release more building society bonds above R18 000 (presently limited to 25% of a society's loans for domestic housing), provided the ceiling on the existing State subsidy of 2% on the bond rate of loans of up to R15 000 on (say) a house costing R20 000 is also moved up. The general R18 000 limit may be unrealistic in terms of market prices. Yet it does deter developers from concentrating on more expensive housing (and bigger profits) thus to some extent improving the middle-income earner's chances.

⊗ Apart from the obvious case for abolishing rent control (a tricky political decision for any government, the mass of whose voters are tenants rather than landlords), there's the suggestion (*FM* July 4) that tenants in non-controlled flats should be allowed tax deductions on all or part of their rent. The aim would be to persuade the better-off tenants in controlled flats to gravitate to more expensive non-controlled flats whose higher rents would hopefully entice flat deve-

PUTTING IT ON RECORD



The *FM* last week put some questions to the Minister of Community Development, Mr A H du Plessis:

On the sharp decline in the number of new flat blocks:

We're very concerned. It may be due to scarcity of funds. Also, people are scared that if they erect flats they

may be placed under rent control.

On the fear of rent control extension:

There's little I can do about it. I've given the assurance in Parliament that I've no intention of extending control to newly-erected blocks.

On dismantling rent control:

Pressure in Parliament is for more control. I've got no hope with such an idea. We haven't reached the stage where we can consider doing away with control altogether.

On suggested differential interest rates (higher rates for bonds on expensive houses; lower rates for more modest units):

They would discourage more luxurious building. Luxuries (like a study, two bathrooms, double garage and swimming pool) should be for those who don't need institutional funds.

On the need to concentrate on rented metropolitan flat developments:

We'll have to concentrate on higher density building. We've no alternative.

On urban renewal:

We're going as fast as we can with available funds. It's best to replan areas entirely to make the best use of land.

On investment allowances for flat developers and tax allowances on uncontrolled flats:

How do you ensure tax concessions go to lessees and not proprietors? It would mean some control, which may scare people off.

On supply being the best guard against abuse:

When there's a balance (between supply and demand) that'll be the day to abolish rent control. I'm not married to rent control. I believe more in free enterprise.

On Sectional Title:

I'm not satisfied with the Act. It's being investigated.

On incentives generally:

They'll cost millions of rand to be worthwhile. I'd rather Treasury gave me the money to build houses without any idea of profiteering whatever.

On the Fouché Commission on Housing:

They'll bring out the report as soon as possible. You can't expect a commission to work against a time limit and be successful.

On the urgency of the situation:

It would be better to have the Commission make a proper investigation, even if it takes two years.

On cheaper housing, encouraging flat development and tax allowances:

Hopefully the Commission will find the answers.

lopers back into the industry. Clearly the urgent need is to get developers building again in urban areas. And obviously not only for rich tenants.

- Grant flat developers investment allowances like those enjoyed by hotel developers. Allow a company building a block of flats to offset against income a percentage of its capital investment (hotel developers, after a substantial initial allowance, get 2% pa). If the allowance was sufficiently attractive it could allow the flat developer to accept lower after-tax returns and so keep rents down. In the US developers get a tax allowance so as to be able to amortise residential buildings.

- The government should give a cast-

iron guarantee that Rent Control will not be extended. Pretoria may regard the continuing threat of Rent Control on post-May 1966 buildings as a measure of protection for tenants in non-controlled blocks against possible exploitation. But it becomes self-defeating if it frightens developers away, so increasing the all-round pressure for higher rents in a tight market situation.

- And why not change rent control to income subsidies and a means test? That would allow qualifying tenants to receive State subsidies to pay a portion of their rent. Administratively it might be cumbersome. But probably no more than Rent Control. It would be fairer and only the deserving would be assisted.

- And what about encouraging building societies to apply more favourable bond rates on blocks of flats? Traditionally these have paid the higher commercial rate, not the lower residential one.

Certainly we can't wait for the increasing scarcity of middle-income flats to be resolved by the Fouché Commission into Housing. A major change of policy is needed now. The Commission should be told by the Minister to report within a year, with an interim report with recommendations within six months. Even then it'll be at least another two years before new rented flats appear.

We'll be lucky if by that stage the housing shortage has not shifted from crisis to complete chaos.

R7 000 house

STAR 12/9/75

impossible, say builders

Property developers have challenged the claim by the Department of Community Development that a three-bedroomed house can be built for R7 000.

They say there is no way they could build a three-bedroomed house of about 100 sq m on a small piece of land for this amount.

"The implications of the Minister of Community Development's statement

is that developers are profiteering," one said.

"We have problems the Department does not have — like having to make some profit and pay high interest on money.

"The Department can build what the market needs at a low price without having to make any profit. The developer must build what the market wants — which is something more luxurious — and make a profit."

Mr Marshall Finlay, sales manager of Voysey

Board, said the Department of Community Development built with corrugated iron and plain painted brick on the outside. This developers would never do.

"The private buyer insists on more than one bathroom and on mod con in the kitchen."

Developers are also sceptical of the figures given by the Department of Community Development for their low-cost houses.

They suspect that the Department has not done its homework properly.

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123

'Immediate' equal pay call by CRC

STAR 12/9/75

Own Correspondent
CAPE TOWN — The Coloured Representative Council decided unanimously yesterday to ask the Government again for the immediate introduction of equal pay for equal work.

Introducing the motion, a Government-nominated member, Mr W S Africa (Fed Party) said it was sad that nothing had so far been done to meet the council's previous repeated requests.

The Government had said it accepted the principle of equal pay for equal work, but nothing had been done.

"Our people cannot eat principles, slogans and promises," he said.

Other motions adopted by the council yesterday included:

- The immediate removal of all statutory and non-statutory discrimination based on colour;

- Equal old age pensions for Whites and Coloured people without a means test or adjustment to the cost of living index;

- The lifting of the present income limit of Coloured people who wanted a loan from Housing Commission funds;

- Freedom for Coloured people to buy farms anywhere in South Africa without being subjected to permits.

(1) 11241 - General
(2) 234
(3) 624
(4) 123
(5) 286

Chance for Blacks to buy own homes

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STAR 18/9/75

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Pretoria Bureau

Home ownership for Blacks on leasehold land in urban areas is expected to be resumed, probably before the end of the year.

A spokesman for the Department of Bantu Administration and Development today said the minister, Mr M C Botha, would announce the resumption date shortly.

Mr Botha announced in his Budget speech in Parliament earlier this year the Government had decided to revert to the policy which was in force before 1967, and which allowed city Blacks to own houses in Black residential areas.

SUPPORT

Officials feel there will be widespread support for the scheme and Blacks in this way will help solve their own housing problem.

The backlog of Black housing in South Africa's urban areas has been estimated at 89 000.

The re-introduction of home ownership will affect Blacks in most urban areas. Pretoria's two main townships — Mamelodi and Atteridgeville — have been frozen and will thus be excluded.

EMPLOYERS

Although plans must still be finalised, it seems that Blacks will qualify for home ownership only if they were born in a Black urban area, or if they have been working for one employer for ten years or for more than one employer for 15 years.

Another likely condition will be that they must have citizenship of their homeland, or that they will be able to obtain

Building revolution on the way

Natal Mercury 20/9/75

Financial Editor

THE BUILDING societies' sliding scale of mortgage rates will bring a revolution in home building in South Africa and in the living standards of its people.

Eighty percent of bondholders will have to make larger repayments on the money they still owe to the societies, but the Government's aim of compelling people to live in smaller houses, on less ground, will probably be achieved.

These points were made by officials of the societies to whom I spoke yesterday.

Mr. Ken Cusens, managing director of the Provincial Building Society, said that the new rates would not be popular and there would probably be an outcry.

"There have been hikes in interest rates recently and the overall costs of building societies have risen and, as a result, profitability has fallen.

"Although we provide a service to the public, we are also investment institutions. The movement's average profit, after tax, has recently been 22c for every R100 handled.

"Something had to be done otherwise we would end up with a minus balance."

Mr. G. J. Macpherson, assistant general manager of the Trident Building Society, said that the monthly increase in repayments by bondholders on the smaller debts would not be excessive.

A man with an outstanding balance of between R10 000 and R15 000 on a 25-year mortgage would pay an additional one cent a month for every R100.

Above R15 000 a bondholder would pay an additional three cents a month on the balance he owed.

On the other hand, people taking out new loans above the R15 000 mark would have to meet considerably increased repayments.

A man borrowing R22 000 for a 20-year term would have to meet repayments of R227 a month. This represented an increase of R7 a month compared with the previous monthly payment.

Mr. W. F. Hamilton, chairman of Alex Hamilton Construction and a director of the South African Permanent Building Society in Durban, said that the sliding scale of lending rates was acceptable to him.

Mr. Hamilton welcomed the fact that the societies would now be able to place 30 percent of their funds in loans of more than R18 000.

"I feel that R18 000 is an unreasonable figure because of the rise in building costs. I think this figure should be scrapped altogether."

- Among other points made were:
- In future luxury housing will only be for the very rich.
 - Owners of large blocks of flats, who have borrowed money to finance construction, will be in trouble. So will the tenants because rents must increase.
 - The higher rates will make it harder still for a man to own a home of his own.
 - Homes with one bathroom, one garage and no servants' quarters will be the rule in the future.

The multi-tiered interest system breaks down like this:

On all new and existing loans or balances up to R20 000 the present rate of 10.5 percent will apply. On

LET WOMEN'S INCOME BE CONSIDERED

*copy
24/1/75*

① 63
② 123

JOHANNESBURG—Women are the most productive work force in South Africa and their income should be taken into consideration when mortgage bond repayments are being planned by building societies and prospective home-owners.

This plea for a change in building society rulings was made yesterday by Mr. Martin van Achterberg, a director of a large home building concern when he addressed a symposium on housing and housing finance organised by the Association of South African Building Societies here.

"The rule that no family should pay more than 25 percent of the breadwinner's income in bond repayments is outdated and as the Government has already made income tax concessions for working wives, so should building societies become less rigid, and accept the fact that today family planning is more sophisticated and allow a wife's income also to be taken into consideration," he said.

Mr. van Achterberg was discussing the role of the builder and home ownership in the economy and said the high standard of living in South Africa was one of the main attractions of the country.

It was based on a free enterprise system and this system should be jealously guarded, he went on.—(Sapa.)

Housing Star 1/10/75 needs (23) met by industry

ROY WILSON, PROPERTY EDITOR

Any allegation of oversupply in the home building industry is grossly exaggerated. The industry has adequately met housing needs for the past 300 years, it was claimed today.

This view was expressed by Mr Martin van Achterbergh, chairman of the Home Builders section of the Witwatersrand Master Builders and Allied Trades Association when he addressed delegates to the first national congress of South African home builders in Johannesburg.

He said the industry had always managed to provide housing at a reasonable price and with one or two exceptions had always kept up with demand.

In providing "packaged" home deals, the building industry had provided a design, construction and financial facility which had enabled thousands of families to make sure of their own homes.

He criticised intervention from bodies which he claimed were privileged as being unfair and undemocratic.

One of the answers to the housing problem facing the country, he claimed, was an improvement in the size and structure of home building companies so they could better serve the needs of the community.

"While 55 percent of the total building activity in the country lies in this field, until now home building has been treated as an orphan of the industry with little or no say in matters which affect its continued existence," said Mr Van Achterbergh.

Rent Act ^{Star} changes ^{1/10/75} 'a success' ⁽¹²³⁾

John Patten,
Political Correspondent

The Minister of Community Development, Mr du Plessis, said in Johannesburg today that the results of amendments to the Rents Act had been good.

"The new provisions have now been fairly well-tested and I am happy to be able to say that the results so far, even in a time of inflation, have been good," Mr Du Plessis

told the first national congress of home builders.

The congress was being held under the patronage of the Building Industries Federation and administered by the Master Builders and Allied Trades Association.

The Minister said there had been reports that the Rent Board had been inundated with applications for rent increases, in some cases to double present levels.

But the chairman of the Rent Board had disclosed that the Board had some-

times refused any increase, even in cases where the owners had applied for 100 percent increases.

Every application was dealt with on its merits and where necessary, members of the board carried out personal inspections. The majority of applications were mere formalities where owners were claiming increases entitled by law.

Such increases had included municipal rates and recent concessions agreed to by the Minister. These sometimes worked out to an increase of only 65 cents in the monthly rent of a flat.

Mr Du Plessis said: "This is ample proof that all the fears exposed when the amendments were discussed have been allayed."

Dealing earlier with the cost of housing construction, the Minister revealed the reasons why his department and local authorities were able to build reasonably spacious 3 bedroom houses for between R7 000 and R9 700, and sub-economic houses for as little as R2 500, excluding the cost of the site.

The reasons he gave were that a large number of units were built under the same contract and departmental professionals had compiled plans after long study to provide maximum efficient residential accommodation at minimum cost.

(See Page 29)

CALL TO IMPROVE

THE URBAN

SQUATTER HOMES

W/E Argus (Property Argus)
4/10/75

'TWO key problems of our time involve housing — the decay of many of our great cities, and the unprecedented crush in numbers of new urban dwellers,' Mr John W. Stadler, president of the International Union of Building Societies and Savings Associations, said during his visit to South Africa last week.

'In the developing countries the problem is how to accommodate the ever increasing number of urban dwellers and how to improve their standard of living,' he said.

How planners meet

these twin problems would determine for the most part, the quality of life and pace of national development throughout the world.

Mr Stadler said that in most major cities housing

conditions were much worse than they need be.

'The reasons are complex, but some observers think that a lack of understanding of the basic problems results in misguided policy. Housing of-

ficials set up ambitious programmes to provide unrealistically high-standard dwellings rather than meet the effective demand for housing.

'Limited public funds are spent on high priced housing for a small population, when housing demand can be met by such poli-

Housing: A simple sum

W/E ARGUS (Property Argus) 4/10/75

From Roy Wilson

JOHANNESBURG. — The simplest way to determine housing requirements for the future would be to decide what percentage of the gross domestic income is to be spent on it and divide it by the number of people to be housed.

This was an idea put forward by Dr J. K. Evenwel, head of the Building Research Application Division of the National Building Research Institute (NBRI) when he addressed nearly 200 delegates to the first national congress of South African Home Builders in Johannesburg this week.

But he said the resultant figure would only show allowable expenditure per person and not take into consideration the sophisticated tastes of the families to be housed and would not allow the exercising of individual choice.

According to Dr Evenwel a survey carried out by the NBRI for the building industry revealed that some estimates previously made on housing shortages for Whites were based on incorrect information and there was no apparent overall shortage of housing for Whites.

'There may be regional housing shortages, an oversupply of some types of housing and an unsatisfied demand for other types, particularly in re-

spect of the non-family sector of the population,' he said.

To help planning for the future it was essential that information on incomes and expected growth of incomes should be made available together with housing costs and the desired relationships between income and rental.

Turning to the financing of homes for the future, Dr Evenwel said the average annual investment in housing between now and the end of the century would be about R2 700-million.

'This would mean the country would be required to invest the staggering sum of R67 000-million in housing its population by the year 2000 and the total assets of the build-

ing society movement were less than R6 000-million,' he said.

Discussing housing costs he said an increase in the cost of money from 10 percent to 11 percent is equal to an increase of 10 percent in land and building costs and wondered how the cost of housing could be reduced if this continued.

begin to approach the advanced 'site concept' approach of the available existing housing or as an incentive to encourage the upgrading of squatter housing rather than removing it; upgrading the sites of such housing and improving sanitary conditions, providing additional services to the inhabitants.

'This would bring a more economic use of land, provide better housing at a much lower cost and improve access to job centres.'

Mr Stadler said he was not advocating a moratorium on conventional home building for the low and middle-income families.

'I only state that cities also must not eliminate rehabilitation, urban homesteading and the upgrading of squatter cities as possible solutions to our increasingly acute housing problems.'

Firms offer home loans for Africans

RJM
3/5/75

By
PATRICK LAURENCE

THE "new" home ownership deal for urban Africans will release housing loan money to them from major companies, it was learnt yesterday.

Two major companies said the reintroduction of the 30-year leasehold system of home ownership, announced in Parliament by the Minister of Bantu Administration, Mr M. C. Botha, would facilitate the granting of loans to African employees.

A spokesman for Anglo American said: "Subject to further details it seems as if it will be easier for us to assist our Black employees."

A spokesman for Johannesburg Consolidated Investment said: "Housing loan facilities have been available to head office Black employees since 1966 to help them purchase stand leaseholds in the townships."

The 30-year leasehold system was abolished in 1968, and it followed as "day followed night" that its reintroduction would give African employees a better chance of applying successfully for loans.

The JCI scheme includes loans for building materials to improve existing houses and the building of new homes in both townships and the homelands.

The "Mayor" of Soweto, Mr T. J. Makhaya, yesterday

appealed to employers of Soweto citizens to help them help themselves in the interests of good race relations. He was confident of a good response.

With an official housing waiting list of 17 000 families, Soweto is in the midst of a housing crisis, aggravated by the smallness of the standard 51/6 Soweto house.

If money was available, the people themselves would contribute to easing of congestion in two ways:

- By buying houses owned by the West Rand Administration Board and adding to them. They already have the right to add to board houses but have no rights to compensation when they leave, according to Mr Makhaya.

- By building their own houses on the 30-year lease basis.

The director of the Association of Building Societies, Mr David Alston, said yesterday: "Societies will give sympathetic consideration to loan applications by urban Africans if legally possible."

But before any definitive statement could be made the Building Societies Act and the Deed Registries Act would have to be studied in full context of Mr Botha's statement.

The West Rand Administration Board's director of housing, Mr M. P. Wilsnach, said of Mr Makhaya's belief that employers were willing to help African employees: "I would go along with him."

Even before Mr Botha's announcement the board had received offers of assistance from many employers.

The first 30-year leasehold scheme operated from 1955 to 1967 and was introduced by the then Prime Minister, Dr Verwoerd, as part of his site-and-service campaign against slums.

In that period about 10 000 Africans in Soweto owned their own houses and even today "not a single house in Dube" is owned by the board.

Chief Gatsha Buthelezi, of KwaZulu, said yesterday he was disappointed that leasehold would not be for a longer period than 30 years.

Sapa reports from East London that the Chief Minister of the Transkei, Paramount Chief Kaiser Matanzima, has said the 30-year freehold leases on land and houses promised to urban Africans fell short of what was desired.

In an interview yesterday, Chief Kaiser said the concession to give urban Africans some form of permanence was nonetheless welcomed.

"It will thrill all concerned in the struggle for human rights," he said.

It would also prove, said Chief Kaiser, that the homeland leaders were true and real leaders of the Black people in South Africa and should be recognised as such by the doubting Thomases who advocated revolution as the means for getting freedom.

Chief Kaiser said the object was to press for removal of obnoxious regulations such as the pass laws and influx control which controlled the movement of Black people to the extent of seemingly enslaving them.

White South Africa should be educated into understanding that the world would accept nothing short of full equality between all the races.

"That is why the Transkei at independence will declare that racial discrimination within its borders will not be permitted."

Chief Gatsha Buthelezi told Pressmen he was "far from satisfied" with the concession given to urban Africans.

He said Africans appreciated these responses to some of the representations made by the homeland leaders.

He was disappointed that the Prime Minister Mr Vorster had not given urban Africans long lease rights. Long leases would have been nearer the reality of the urban situation than the short lease granted.

He congratulated the Government on the concessions to African businessmen but added that homeland leaders could not boast of having achieved much "particularly as the iniquitous influx control regulations are not going to be removed."

'Perilous' Black life at Knysna

Star 9/10/75 - 123

Own Correspondent

KNYSNA — The living conditions of Knysna's Black population have once again been described by the mayor, Mr Ernest Meyer, as "perilous and highly explosive" — and this time he adds that the feeling of the council is one of "absolute frustration."

In a strongly worded section of his annual mayoral report, Mr Meyer writes: "It remains inexplicable that the various authorities have done nothing to relieve the perilous and highly explosive living conditions of our Bantu community, despite pleas of the council through Mr P. W. Botha, Knysna's MP, the State Health Depart-

ment and a judge of the Supreme Court.

Mr Meyer says that three times over the years the town council has had personal discussions with members of the Cabinet about the plight of the town's Black community.

"It is no longer the function of local authorities to provide Bantu housing since the establishment of the Bantu Administration Board, but my council will not slacken its attempt to ensure that our Bantu residents are finally housed in a humane way," the mayor wrote.

He added that the Blacks live under appalling conditions in shacks without water or sanitation. One tap serves thousands of people — some living 4 km from the tap.

Star 9/10/75

(123)

Housing scheme clamp by Govt

Own Correspondent
CAPE TOWN — The Government has asked local authorities to clamp down on the private sale of houses built from National Housing Commission funds.

The Secretary for Community Development, Mr. L. Fouche, says prospective sellers with less than five years' ownership must first offer their houses for sale either to local authorities or the Housing Commission.

This is a statutory restriction aimed at preventing property speculation by people who have bought homes at reasonable costs and low interest rates because of their circumstances.

"It is not unfair to expect such an owner not to make a profit," Mr Fouche says in a circular to all local authorities.

It is alarming, he says, that a growing number of people are not compelled by circumstances to sell, but are motivated by the profiteering spirit.

Investigation by the Department of Community Development, showed cases where owners had been allowed to make substantial profits and, in many cases, prospective sellers had been required by local authorities to find a buyer themselves.

Many people's circumstances were such that it was necessary for the dwellings to be re-sold to them.

Mr Fourie's circular was tabled at a meeting of the Cape Town City Council's Housing Committee.

Sectional titles versus conventional

ANDRÉ VILJOEN

THE Government's aim in passing the Sectional Titles Act was mainly to give the consumer an alternative housing form—one that he could afford and get title to—perhaps as the first start in enjoying the capital appreciation and security of home ownership. If one accepts that aim of low-cost housing, then, to date, the experiment has largely failed.

To the man in the street, assuming identical location and all things being equal, a sectional title unit should be cheaper than a conventional house. Unfortunately, this has not been the experience, particularly in town-house and cluster developments and even not in high-rise developments which have been sectionalized. Why is this so?

At the recent National Congress of Home Builders held in Johannesburg, Gallic Construction's Mr Paul Koep attempted to answer the question, particularly in relation to units built specifically for sectionally titled schemes.

The first problem a developer has to face, apart from the return on his investment and the time taken to achieve that return, is the availability of suitable land for sectional title schemes. Practically the only land readily available is that having flat rights. Normally, that land's zoning is based on the traditional concept of one building per stand with a relatively high building bulk.

As such, it generally has generous building lines and that, together with the fact that you are not able to use the full building bulk in a

medium density project, results in an inefficient use and relatively high land cost per unit.

Another disadvantage of using flat sites for these schemes is that the developer has to reticulate the services at his own cost and in a low-rise scheme, which implies a spread-out development, the costs can be significant—more so if the land is particularly big as internal roads may then have to be built. Conventional housing has all these services supplied to each building stand.

In a sectional scheme, the developer is also faced with many additional design, building and development costs and as the schemes get bigger, there are usually higher establishment, overhead and supervision costs. In a double-storey design, further costs are incurred as a result of the sub-trades involved as well as the requirement of a structural slab.

Then, in order to achieve a measure of privacy, the units usually require some form of staggering and garden walls—all things which add considerably to cost but are essential if the units are to be sold. Mr Koep's experience shows that on average, the increased building costs, over and above the conventional home, account for a 10 to 15 per cent increase.

Additional municipal requirements also add to cost. These include fire services, high and low tension electrical rooms and refuse areas. And, as the internal roads have to take service vehicles, they have to be built to high specifica-

tions—all at the developer's cost.

Sectional schemes also take longer to build than conventional housing and these projects are thus a lot more susceptible to cost escalations. A far greater contingency item has to be built into the pricing structure.

Parking areas have to be built—and paved—gardens have to be landscaped and provision has to be made for ground staff accommodation and so the prices rise.

And, whereas most conventional homes are designed by draughtsmen and built by smaller contractors, a properly designed sectional title development requires a full professional team—that can include architects, quantity surveyors, accountants and many others. Financing is also a problem. About the only financing available these days is that provided by building societies. The interest charged is normally 12 per cent, more than on conventional housing.

Deed of sale transactions usually limit the interest rate to the eventual purchaser to 11 per cent so that the developer has to bear a continuous loss of interest beyond occupation until ownership is registered.

What is worse, a raising fee is more often than not payable on largish loans. As sectional units take longer to complete, the total finance applicable to an individual unit is substantially increased when compared with a conventional house which will normally be completed in three to four months.

Building societies are also partly to blame for prices being high. Due to the lack of historical information and experience, valuations for bond purposes tend to be conservative so that the developer is compelled to use a higher ratio of equity capital and that capital is tied up for a longer period.

Apart from all of those considerations, the Sectional Titles Act itself creates problems and adds to the cost of the individual units. Among these problems are:

- When is a sectional unit a unit in terms of the Act? For example, when adjoining units are joined by a carport, the carport is common property is undivided, who pays lions on either side are considered common property. As ownership of a common property is undivided, who pays for the carports? A clearer definition of a unit is essential.

- A sectional title register cannot be opened until the building programme is completed. Why not? It just adds to holding costs which get passed on to the purchaser.

- Getting consents from the owners of real rights also takes time and thus adds to the cost in the final run. Often those consents are charged for, which adds to the cost, as well.

- The approval of the local authority has to be obtained and this can be a most frustrating and time-consuming business. Even though the Act specifies 60 days for that approval, in practice it hardly ever happens. If the local authority's mandate was to see that the plans conform to its building by-laws and comply with the town-planning scheme, no-one would object.

- Even when the local authority has approved the plans, there is no guarantee that the Deeds Office will and often the plans are returned to the owner for amendment. All this wasted time just adds to the cost of the units.

Obviously, the effect of these delays can be staggering to the developer's cash flow, the return on his investment and thus the ultimate cost to the buyer of the

unit. Finally, the developer has to ensure that the scheme is properly managed. Until such time as the body corporate is formed, he has the outlay of ensuring that things are properly run and controlled. The cost of that operation has also to be built into his pricing structure.

So, after all that, it is not surprising that sectional title units cost more than conventional homes. What can be done to reduce costs? Mr Koep suggests sound design and efficient building and cost controls. Add to that a clearer definition of what a unit, and what can be included in it, is; a faster handling of approval procedures by the local authority; clear guidelines from the Deeds Office as to what it wants; a relaxation of the requirement regarding real right owner consent, and, finally, a realization by the building society movement that these units are in fact homes and should attract the same rates of interest as conventional houses.

That will all help a lot—and, possibly, achieve the objectives.



Janson nod for black housing

Daily Disp 20/10/75

GRAHAMSTOWN — The Government's growing recognition of the permanency of blacks in white areas was highlighted at the weekend with the announcement by the Deputy Minister of Bantu Administration, Mr T. N. H. Janson, that employers would be permitted to build and sell houses to their black employees in urban areas.

In an address to a National Party meeting here in which he also announced the Government's decision to shelve the massive Committees Drift resettlement project in the Eastern Cape, Mr Janson said that blacks, too, had a right to live with their families in properly constructed houses.

In a speech characterised by an emphasis on the need for changes in the country and balanced by repeated appeals for party unity as well as an invitation to more English speaking people to join the National Party, Mr Janson spoke of carrying on with the job, "even if we have to do without many of the things we have enjoyed over the past number of years, thanks to National Party rule.

"More and more the black worker will be entering the field and we will have to consider his needs. We will have to train him so that he can be more productive for the betterment of the country as a whole.

"We have a duty to assist the black man so that he can assist his family and give opportunities to his children," Mr Janson said.

He said a greater sense of permanency would be given to the black people and they would be given the right to transfer their rights of tenancy to those who inherited their properties.

In an impassioned invitation to English-speaking people to join the party, Mr Janson said: "We've been fighting opposition from overseas and communists in our midst.

"May I appeal to those of the calibre of the 1820 Settlers — the English-speaking people — to come forward now while South Africa is besieged by the rest of the world and show solidarity as their ancestors did during the siege of Grahamstown, and to fight side by side with their Afrikaans compatriots."

Referring to a "growing tendency in the Transkei among some blacks — with prompting from outside — to view the coming independence of the homeland as a chance to tell whites that this is their country, now get out," the Deputy Minister said he wanted to warn those blacks that this should stop.

Turning to Left-wing groups in South Africa, Mr Janson spoke of young men who were fighting on the border with Angola — "even for the lives of some students with big mouths who could not give a damn."

After an interjection from the floor, "kap hulle" (chop them), Mr Janson warned Left-wing students that 180-day detention was not long enough for them. They should be locked away forever. — DDR.

① 123
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③ 200

123

SA needs 60 000 homes a year

STAR 22/10/75

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Within five years 60 000 housing units a year must be built to keep up with White, Coloured and Asian needs.

Mr H A du Plessis, the Minister of Community Development, said this in Johannesburg today when he opened the Housing Conference of the South African Institute of Architects at RAU University.

He said he was convinced the Department of Community Development was equipped to meet the demand, provided funds were available.

"My optimism is not based on mere ideals, but fact," he said.

"With 900 willing local authorities to accomplish the target in co-operation with the Department of Community Development with its professional and administrative personnel and augmented by private enterprise, it is possible to meet the housing needs," said Mr du Plessis.

He said the provision of adequate accommodation for all racial groups was possible if the local authorities did their duty as diligently as in the past.

"Statistics show that in the past five years a total of 98 042 units have been built — an average of 19 608 units a year — and this is an increase in tempo of nine times of that between 1920 to 1960.

TEMPORARY

"It seems unbelievable, but that is what has been achieved by the department with the co-operation of local authorities," said Mr Du Plessis.

Mr Du Plessis said he was not in favour of temporary solutions — squatters, site and service schemes, single rooms or shell structures — to meet housing shortages.

"There is only one answer and that is the provision of proper, low-priced housing based on the prospect that the owner of the house can improve the home if he so chooses," he said.

Experience and research by the department had proved that site and service schemes and provision of materials to build temporary shelters, led to slum conditions.

Blacks to have own homes in townships

123

23/10/75 The Argus Correspondent

JOHANNESBURG. — The Government is finally poised to launch home ownership for Blacks in urban areas. Within weeks, Blacks will be able to apply to buy or to build homes in townships on a 30-year-lease.

This follows the announcement in Parliament almost six months ago by the Minister of Bantu Administration and

Développement, Mr M. C. Botha.

But it seems urban Blacks will have to take out homeland citizenship before they can own their homes.

Under the new dispensation, all Black homes in urban areas will be open for purchase and land will be made available for those who want to build their own homes.

Other likely details of the scheme include:

● Residents who want to buy their homes will have to pay the replacement value of the house and not what it cost to build originally.

This will be about R1 200 for the two-roomed township house and R3 000 for the four-roomed house with a bathroom.

SITES READY

● At least 1 200 sites in Pimville and other areas of Soweto are serviced and ready for immediate building.

People will be able to advertise their houses and sell to the highest bidder.

● Plans may be drawn up by any architect or selected from those available from the West Rand Board or organisations like the Soweto Home Improvement Action Group, or Ebony Homes.

● Ethnic grouping will stay.

Financing will be in the form of straight purchase by the buyer, assistance to an employee by his employer, loans from banks, building societies or other financial institutions, or even Bantu Affairs Administration boards.

Several homeland leaders reacted angrily to the suggestion of enforcing homeland citizenship and called it 'blackmail and against the spirit of home ownership.'

● Brigadier J. H. van der Westhuizen

HOMES DRIVE CITIES S. AFRICA

*Mercury
29/10/75*

Mercury Correspondent

PORT ELIZABETH—South Africa has only 25 years in which to double the number of its cities and towns, says Professor F. J. Potgieter, head of the Department of Town and Regional Planning at the University of Potchefstroom.

Prof. Potgieter told the annual congress here of the Building Industries Federation that the South African population will have doubled by the turn of the century.

"Because every man needs a roof over his head, the doubling of the population means a doubling of the present housing. In the next 25 to 30 years, just as much housing will have to be built as in the more than 300 years since the landing of Van Riebeeck."

The statement should really be amended, he said, to read that far more housing of a reasonable standard would have to be built, because the overcrowded living conditions with which so many South Africans now had to contend would be unacceptable in an advanced society.

Prof. Potgieter said large labour forces would be needed to fulfil the task, and vast quantities of raw materials. On present figures, the labour force alone would climb to just over 2 000 000, or five times its present size, by the turn of the century.

For planning to meet this formidable task, the Government this year tabled the first phase of the National Physical Development Plan in Parliament.

Prof. Potgieter said the document, which mainly dealt with future rural development but also included planning proposals for such areas as the Port Elizabeth-Uitenhage region, could remove much of the guesswork which had for so long plagued the building industry — particularly outside major cities.

"It may even help to provide South Africa with a much more efficient distribution of building services of a high standard."

Phase one of the NPDP showed where major scale was likely to building activity on a take place.

REGIONS

Some of the 38 rural regions demarcated had principal towns which were planned to act as centres of gravity for administrative, cultural and economic activities in those regions.

"Such towns can reach an average population of 50 000 by the turn of the century," Prof. Potgieter predicted.

All the activity concentrated in one spot in the Platteland regions would, it was hoped, encourage private enterprise to base their businesses in these centres.

BIG BRA

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The suggested mode of development — Government investment initially to stimulate eventual private investment — implied an important building programme in each of the centres.

AMENITIES

"Buildings will have to house administrative, health, cultural and other amenities as well as the people who will have to live in these centres to man the services."

As soon as private enterprise had followed the lead from the authorities, a new cycle of construction would follow.

123

~~(1) 200~~

~~(2) 206~~

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(4) 123

~~(5) 101~~

Influx control migrants to be reconsidered

29/10/75 The Argus Correspondent

BLOEMFONTEIN. — The Government is re-examining two of the most controversial aspects of separate development — influx control and migrant labour — according to the Minister of Bantu Administration and Development, Mr M. C. Botha.

Opening the annual conference of the Institute of Administrators of Non-European Affairs here, Mr Botha said a 'penetrating look' was being taken at both the migrant labour system and at influx control.

'This is to determine whether the criteria and procedures of yesterday still hold good for today and how it is possible to get rid of the unnecessary measures that are irritating and frustrating for the worker, the employer and the authorities,' Mr Botha said.

NEW ERA

There was also a new era in sight for the Black shopkeeper in urban townships, he added.

'I have already given my approval for the new directives which will cover housing and trade and my department will make these details known shortly,' Mr Botha said.

'But there are a number of necessary alterations to be made to the regulations, which must first be worked out.'

Mr Botha also gave indications of a possible new approach to other aspects of Black administration.

'Within the department (of Bantu Administration) cardinal facets of our administration are being reviewed anew, and the front we are moving on is wider than many people realise,' he said.

At the same time Mr Botha made it clear that

influx control would not be summarily dropped.

'MISERY'

'Who would then take responsibility for the misery that will follow when the maximum number of people will compete for the minimum services and work opportunities in the area in which they find themselves?' he asked.

Mr Botha said note had to be made of the Government's decentralisation policy and the development of the homelands to political independence.

'This means our dealings in the White areas must be so that they contribute to and do not work against our purposes for the development of the homelands,' he said.

Giving and taking

For sheer cynicism M C Botha's Department of Bantu Administration and Development (BAD) is hard to beat. With one hand it offers leasehold rights to Africans in townships in the common area; with the other it greatly diminishes the attractions of the offer by making the obtaining of a lease conditional upon taking out citizenship of some or other Bantustan.

Presumably, housing rights are to be granted because government has finally accepted that city Blacks are entitled to be recognised as permanent residents with some sort of social and economic security. Introducing the citizenship requirement undermines this very philosophy.

According to "tentative estimates" by Erich Leistner and Willie Breytenbach of the Africa Institute in their recent booklet *The Black Worker of South Africa* 80% of the SA-born African population in towns in the common area have the "demographic characteristics" of a settled population. That amounts to 3,2m people.

These "permanently settled" people must surely have first claim on leaseholds. Does BAD really expect them suddenly to take out citizenship of some distant Bantustan some of them may never have seen and most of them do not want to go to?

No, Mr Botha. City Blacks are going to be very wary of taking out Bantustan citizenship. They have had far too much bitter experience of government's attempts to keep down the number of Africans in the common area by using the pass laws to endorse them out on one pretext or another. They are likely to see the leasehold-plus-citizenship deal as yet another ruse to diminish already tenuous privileges under Section 10 of the Bantu (Urban Areas) Consolidation Act.

What, for instance, will happen to Xhosas who obtain leases? Since SA generally does not allow its nationals to have dual citizenship, people who take out citizenship of the independent Transkei stand to lose their SA citizenship. In the case of Africans, SA citizenship may not be worth very much at present. But if and when the Nationalists are thrown out of power its loss could well be something every African resident of SA would mourn.

What — if any — guarantee will government give Transkei citizens holding leases that it will not one day turn round to them and say: "Sorry, you are now foreigners and you must sell your leases and go to your new Homeland"?

While many of the sentiments in Botha's speech to the Institute of Admi-

nistrators of Non-European Affairs, in Bloemfontein this week are obviously unexceptionable city Blacks will greet some of them with a yawn. Botha talks of a thorough investigation into the pass laws. But one of his proconsuls, Punt Janson, promised the same thing more than two years ago. What has happened to that investigation?



M C Botha . . . what is he playing at?

What has happened to the Du Randt committee's investigation of migratory labour (*F.M.* March 27)?

Ministers are obviously becoming more and more conscious of the virtues of good public relations work. But so far there is not much evidence that the noble rhetoric reflects real changes of policy.

LOWER YOUR SITES, HE ADVISES

Mercury
4/11/75

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Mercury Reporter

SOUTH AFRICANS would have to accustom themselves to smaller plots of land and less ambitious houses, Mr. N. B. Hiles, regional representative of the Department of Community Development, said yesterday.

This, he said in Durban yesterday was due to the increasing birth rate and the problems of obtaining suitable land for development in the face of opposition from those jealously guarding agricultural land and ecological environment.

In a speech at a luncheon by the Rotary Club of Durban South, Mr. Hiles said within the department there were two bodies involved in housing.

These were the National Housing Commission — members appointed by the Minister in terms of the Housing Act, — and the Community Development Board, — appointed by the State President under the Community Development Act.

The Commission provided funds for dwellings for lower income groups — sub-economic and economic — while the Board could provide housing for any income group.

Mr. Hiles said the department was responsible for the re-settlement of disqualified persons in their appropriate group areas.

He wanted to make it clear that as far as the economic and sub-economic groups were concerned, they were only re-settled when alternative accommodation could be offered to them there.

Mr. Hiles said that frequently one saw opinions reported in the Press that if the department were to suspend or cease resettlement, the housing shortage would not be so acute.

"As far as the local scene is concerned, this reasoning is far from sound," he said.

Housing Crisis Worst in History

STAR 6/11/25 (123)

EAST LONDON — The worst housing shortage in history is starting South Africa in the face Mr L B Taurog, president of the Institute of Estate Agents of South Africa, warned here yesterday.

It was nearly impossible to rent houses and flats, and it was logical to expect property prices to rise as a result of devaluation, he told the institute's annual meeting.

The institute's branches around the country had reported that virtually no new blocks of flats were planned. People with money could buy a house or a flat, but renting was virtually out of the question.

He warned that the situation could harm the country. Not only did the shortage mean immigrants could not obtain housing, but many South Africans could not find suitable homes.

On the property scene generally, Mr Taurog said that over the short term the industry would have to suffer the many mistakes of its own making in recent years.

It would take time for the industry to correct itself from "its abuses and excesses of development which took place in the recent years of high hopes and easy money."

There were undoubtedly bargains available for those prepared to sit out the present inactivity, but a bitter lesson had been learned by many during the past year that property manipulations were not for beginners.

Mr Taurog said the rapid advent of powerful financial institutions in the property world had seen inflated prices being paid by these institutions for specialised and selected key positions.

This had given the market an unreal air, with other owners expecting similarly inflated values. The result had been a dearth of ready sellers at realistic market prices.

R250m NEEDED FOR DURBAN-PINETOWN

Housing: no easy solution

THE SOUTH AFRICAN Government will never be able to solve the African housing problem unless Africans can be persuaded, on a massive scale, to buy their own homes.

This was said by the Under Secretary in charge of housing in the Department of Bantu Administration and Development, Mr. E. A. Johns, last week.

During a long interview in Pretoria Mr. Johns made it clear that the Government knows what is needed, but has no overnight solutions. The stumbling block is money.

The Government, now in power for 27 years, will probably not admit it, but it is obvious that it started its housing programme in earnest too late.

Mr. Johns disagreed with Dr. Maasdorp's estimate of R60 million. He says that to solve the immediate problem in the Pinetown - Durban complex would cost about R250 million.

Taxes

Given the present situation and with the best will in the world the Government cannot house all the Africans who need housing in the country unless it cuts back on all other priorities and taxes the White population a great deal more heavily than it does now.

It can be argued that forward planning 15 to 20 years ago was deficient, but Mr. Johns feels: "Nobody then could have dreamed of the industrial expansion this country has experienced in recent years. With this very rapid expansion has come an equally rapid increase in urban African population.

"Looking at your area alone, for instance, shows that where there were about 87 factories

in the Pinetown - New Germany complex in 1956, there are now 650."

He said the Government knew the situation was critical. Its investigations have shown that the Pinetown - New Germany area needs accommodation for 19 000 single employees alone. The area also needs family housing for 60 000 people.

"We've also have to do something about the slum conditions in Clermont township."

Critical

In Durban at least 20 000 employees need single accommodation and nearly 30 000 families, between 160 000 and 200 000 people, must be housed and this does not consider the labour reservoirs south of Umlazi.

To solve this grave housing shortage, which does not take into account natural population increase, will cost about R250 million. He noted, in passing, that building costs rose by one to three percent monthly.

Startled

When confronted by Dr. Maasdorp's estimate of 60 000 people in the Durban Metropolitan Area (DMA) in need of housing Mr. Johns simply looked startled.

He agreed that the department's plan to spend about R40 million in Natal this financial year — R15 million in the DMA — was inadequate when related to need.

Echoing his boss, Mr. I. P. van Onselen, the Secretary of the Department, Mr. Johns said: "The annual amount of

money made available to my Department by the Treasury determines what amount can be spent on any project during the year."

He pointed out that there was more to building a township than providing houses. Nearly R3 million was spent at Umlazi this year, but of that figure only a little more than R300 000 actually went on houses.

More than a million and a half was spent on roads, water and sanita-

Mr. Johns was adamant that topography was one of the most serious obstacles in the DMA. "Why, at Mdantsane (near East London) we spent R2 300 000 and built 800 houses."

The Department intends — "provided the money is available" — to spend R10 million in Umlazi in the next three years and R11 million at Ntuzuma. It also plans to spend R1 million a year for the foreseeable future to "upgrade Cler-

The Durban Metropolitan Area (DMA) "is thought to present the most serious African housing problem in South Africa," said Dr. Gavin Maasdorp, one of the country's handful of development economists, in a recent interview.

He felt any low-cost housing programme in the region Durban - Pinetown - New Germany "would probably have to cater for at least 600 000 Africans."

Family housing in the Durban area alone would, he estimated, probably cost about R60-million. It was clear that the Government was not devoting sufficient funds to housing.

TIM MUIL, the Natal Mercury's African Affairs Correspondent, asked the Government's top official in charge of housing what the State intended to do to meet the problem.

tion. Also included in the overall sum were a creche, a clinic, a community hall, sports facilities and a school.

For R3 million Umlazi got 300 houses, "and I am aware this hardly made a dent in the accommodation problem, but what can we do? We have to supply amenities as well."

In the past five years the Department has spent more than R9 million in Umlazi, but has built only 1 400 houses.

Topography

The provision of 1 700 houses at Ntuzuma, near Kwa Mashu, has cost a little over R5 million during the past three years, but that homeland township has few amenities as yet.

ment's amenities."

It will probably begin, toward the end of next year, to provide the infrastructures and amenities for about 8 000 sites in the Krantzklouf area which will eventually be made available to residents in Clermont, next door, who wish to build their own houses.

It became clear during the interview with Mr. Johns that the Government either does not have the money or it simply does not intend to spend the money needed to solve the housing problem.

At the same time very few Government officials will find Dr. Maasdorp's appeal for a South American - type site - and - service shack settlement acceptable.

For obvious political reasons South Africa is not about to adopt a deliberate policy of housing Africans in shacks. There is no official approval for the thousands of shacks that exist in urban areas at present.

Alternatives

What then are the alternatives? Mr. Johns said the Building Research Institute, on behalf of the Department, was currently investigating low-cost housing in urban and homeland areas.

"The CSIR is going into high rise and cluster housing for the Department and we are waiting for their advice.

"We have laid stress on low-cost housing because we are aware of how much the cost of housing is determined by the rentals Africans can afford."

At the same time the department is launching a campaign to encourage home ownership at all levels. Part of the campaign includes a plea to employers to help their workers buy or build their own homes in homeland townships.

Mr. Johns pointed out that "the houses we built at Umlazi for R1 300, for instance, can be bought by Africans for R820. Once they have bought it they can upgrade and extend as much as they like."

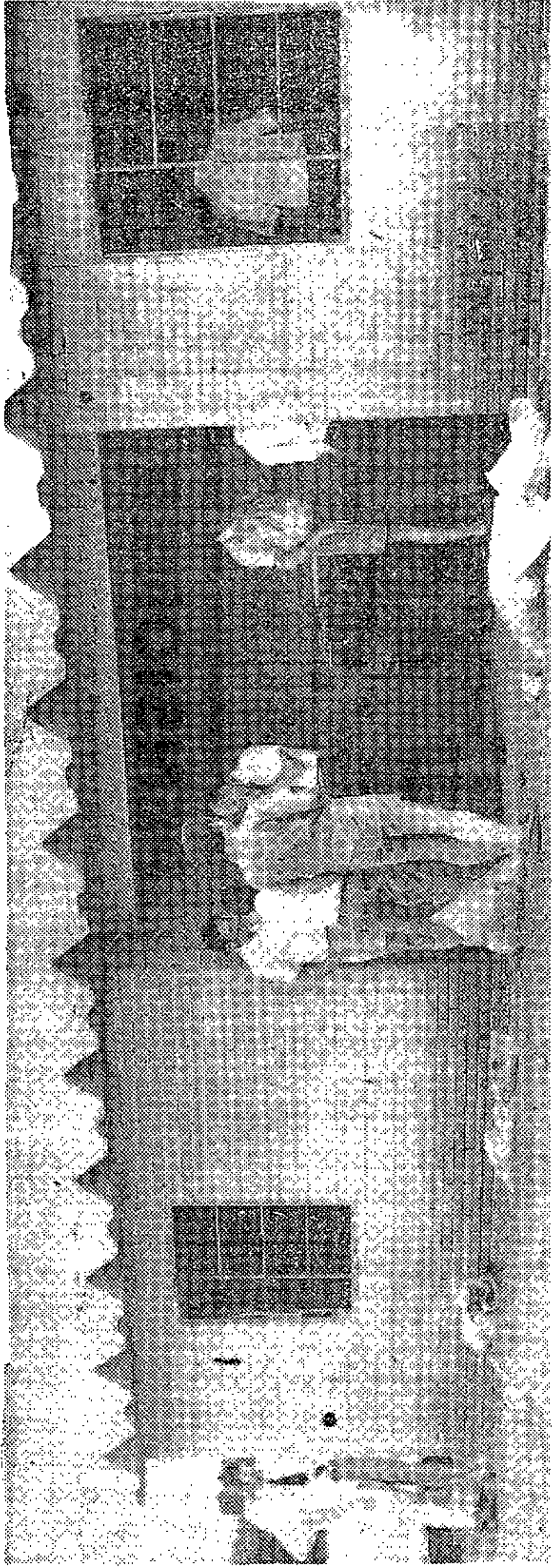
He added: "I don't believe the Government can solve the problem if it has to supply all the housing, and I would like to point out that South Africa is by no means alone in this field."

① 123.

② 125

Mercury 25/11/85

① 123
② 125



Star 5/12/75 One of the houses built with the Con-Tech system nearing completion.

Fast roofs over ¹²³ waiting heads

TONY VAN DER WATT of The Star's Pretoria Bureau has seen a building method which could be the answer to the housing shortage in the townships.

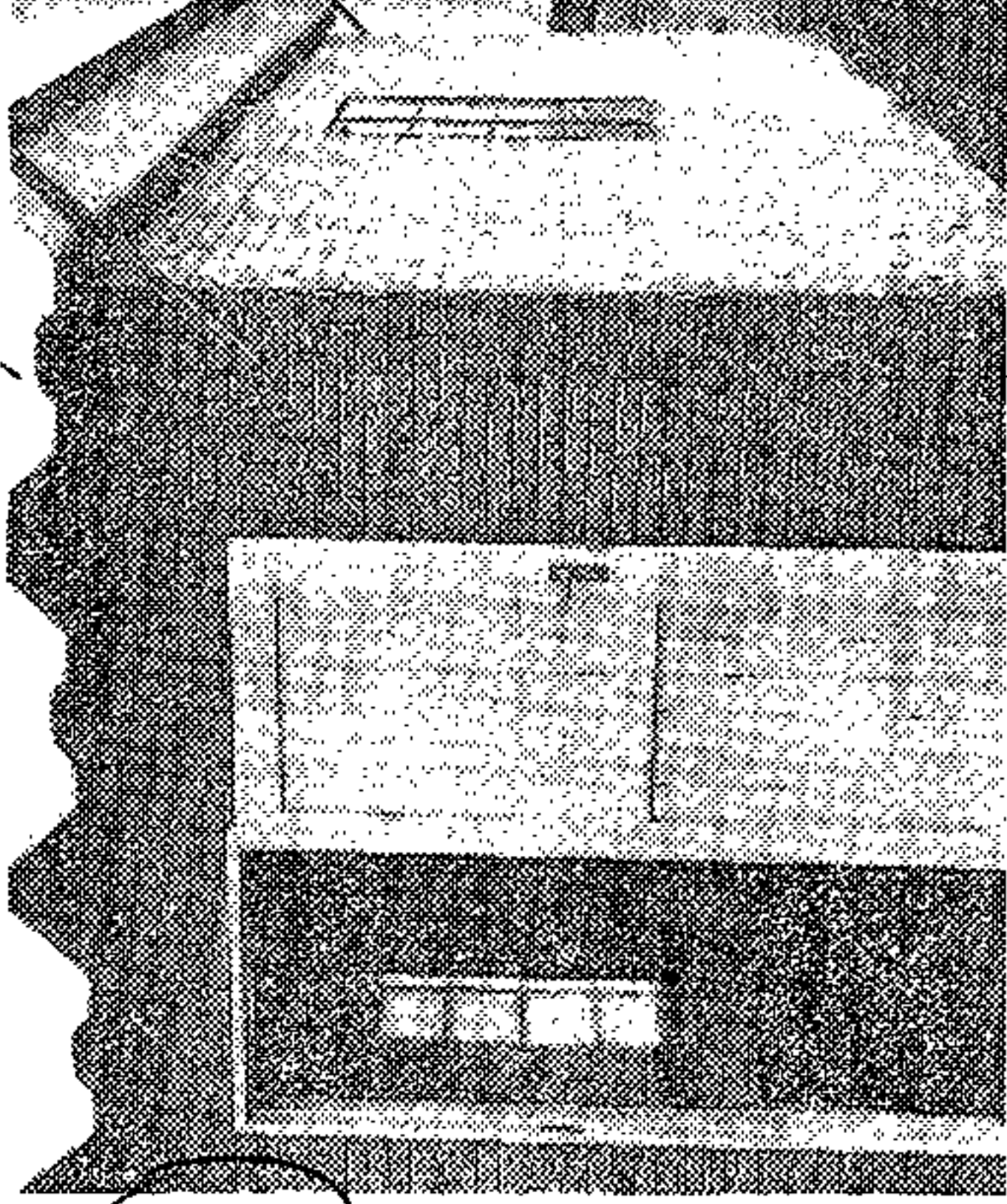
A new labour-saving house building method being put into operation by the Bantu Investment Corporation, for workers on its Zebediela Citrus Estate, holds important possibilities for meeting the Black and Coloured housing backlog in urban areas.

Using an American method, known as the Con-Tech system, BIC officials showed reporters how they were erecting two and three-bedroomed houses, with a lounge-dining room, kitchen and bathroom, for about a quarter of the cost of building similar houses in the area with conventional methods.

A single team of workers under training was completing one house a week, and it was planned to double this rate when the team was fully trained.

FOUNDATION

The system calls for a reinforced concrete floor as the basis and foundation. Water pipes and electricity



A view of the outer finish of one of the new houses. The brick-like appearance is achieved through the pattern on the shuttering used — the house is in fact a solid piece of concrete.

ducts are then installed, shuttering erected, and concrete piped in from a centrally-situated mixing and pumping station.

After the shuttering is removed, the house is covered with canvas for a few days to allow the concrete to cure. All that then remains is for the roof to be put on, windows and doors to be installed, and for finishing touches to be added.

(These apply to students who registered at this University from the 1st of January 1975 and include students transferred from other Universities.)

New Exclusion Dates:

(i) One qualifying course by the end of the first year.

(ii) Two qualifying courses, including at least one in the first year, by the end of the second year.

(iii) Four qualifying courses, including at least one in each of the first three years, by the end of the third year.

(iv) Six qualifying courses, including at least two in each of the first three years, by the end of the fourth year.

shall not be permitted to re-register in the faculty, either as a candidate or part-time student, except with the special permission of the Senate.

(see also 1975 Arts Prospectus)

ARBUS 10/12/75
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Railway drive to house workers

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staff and tutors. Comment

THE Railways would 'leave no stone unturned' to fulfil its obligations towards its Coloured personnel, Mr J. C. J. Joubert, Western Cape system manager of the SAR, said yesterday.

Mr Joubert was addressing railway staff at a handing-over ceremony of 39 ownership houses for Coloured railway personnel at Kraaifontein.

Mr Joubert said the main problem in providing accommodation for railway staff was the question of buying plots to build houses.

He said provision had been made so far for Coloured workers at Kraaifontein (39 houses), Tiervlei (four houses), Athlone (two houses), Nooitgedacht (four houses), Stellenbosch (one house) and Beaufort West (one house). Two houses had also been provided at Nyanga for African staff.

There were also 40 houses at Retreat, previously been occupied by White railway staff, which were now also available for Coloured workers while another five houses were being built at Worcester.

TRIBUTE

Mrs Alathea Jansen, the executive chairman of the Coloured Representative Council, who was a guest speaker at the handing-over ceremony in Kraaifontein, paid tribute to the Railways for providing houses for its staff.

'Housing is very close to our hearts and it is a very important aspect of our community's security and way of life,' she said.

Mr A. (Lofty) Adams, the Coloured Representative Council member for the area, said he refused to attend the handing-over

ceremony because it was against his principles to be present at a function with Mrs Jansen.

'I refused an invitation to attend the function because Mrs Jansen has frustrated the aspirations of our people,' he said.

'But I want to commend the Railways for what it is doing,' Mr Adams said.

more or fewer tests? Essays and

PS 23.9.1975

Mitchell's Plain opens for buyers

MITCHELL'S PLAIN, the largest Government-sponsored Coloured housing project undertaken in the country, will be open for inspection to Coloured potential home buyers from next Monday.

This was announced by Mrs E. Stott, chairman of Cape Town City Council's

housing committee, during an inspection tour yesterday.

Coloured leaders who visited Mitchell's Plain on the inspection tour paid tribute afterwards to the authorities for establishing 'a showpiece housing project for the Coloured community.'

The tour was conducted by the executive committee of the City Council to give members of the Coloured Representative Council and members of the non-White management committees under the council's jurisdiction, a preview of Mitchell's Plain.

BEST PROJECT

Mrs Alathea Jansen, executive chairman of the CRC, said:

'This is the best housing project I have so far seen for the Coloured community.'

'It is more than just a housing project — it is a city with all the necessary amenities for our people,' she said.

Mr E. M. ('Babs') Essop, the CRC member for Mitchell's Plain, said the project was 'something worthwhile.'

'It is the first time the authorities have taken the trouble to establish decent homes for our people and provide all the necessary amenities before our people occupy houses in a project,' he said.

Mr Arthur Stanley, the CRC member for Liesbeek, said the project was 'well done by modern standards.'

Mr I. J. Stober, president of the Association of Management Committees of the Cape, said: 'It is a good housing project for home ownership schemes.'

and tutors. Comment

or fewer tests? Essays and

13. General

PS 23.9.1975

123
~~125~~

Plan for more flats at Wentworth

NM 20/12/75

THE DEPARTMENT of Community Development is planning to erect a further 60 flats for economic income groups at Wentworth next year.

The department has just completed a development of 126 flats at Wentworth at a cost of R590 895 — some of which are now occupied.

They have also just acquired a large tract of land in the same area which will be subdivided and sold as individual plots for private development.

Last week the department invited Weekend Property and Home to inspect some of their recently completed apartments.

We were shown flats occupied two weeks ago by families with a monthly income of not more than R400. The two bedroomed apartments are let at between R43 and R44,70 and the three bedroomed units at R51,40.

The apartments were spacious, airy and reasonably well finished off. Although some were spick and span and neatly furnished others were already beginning to show signs of wear. There was also graffiti scrawled on outside walls in some places.

"We have a tremen-

dous maintenance problem," said a spokesman for the department. "In some places we have replaced up to 100 broken window panes a month. Not all the occupants are destructive though. It just depends who they are."

Weekend Property and Home was also shown a new shopping centre in Austerville Road provided for traders by the department.

The old war-time buildings were converted this year into nine shops including a butchery, restaurant and supermarket, three market stalls, doctors' consulting rooms, flats and offices. The cost of the renovations amounted to R108 287.

Mr. N. B. Hiles, regional representative of the department said: "These shop keepers were previously housed under very unfavourable conditions in garages and out-buildings dotted about the area. We have now given them a centralised trading area at rentals they can afford."

The department, in conjunction with the Durban corporation is busy reclaiming a large piece of land in Tara Road which will be used as a recreational area for Wentworth residents.

State-aid homes would cause massive debt

W/E ARGUS 20/12/75 (123)

ANY plan to solve the Republic's future housing problems with large-scale State-aided 'council-house' schemes will not only turn South Africa into a nation of tenants but saddle taxpayers with a massive long-term debt.

This prediction comes from Mr Martin van Achterbergh, chairman of the Home Builders' Division of the Witwatersrand Master Builders' Association. He was commenting on a recent London report that it ultimately costs R389 000 to build the average three-bedroomed council house in the British capital.

Recent funding statistics for State-aided housing in Britain gave a clue to the main weakness of such policies. Money for council housing schemes was borrowed by local authorities for 60-year periods and longer. At current rates of inflation the burden of servicing and redeeming these loans

were 'mind-blowing,' especially for taxpayers.

'A staggering R389 000 for a single three-bedroomed cottage in London and R144 000 for one in low-cost South Wales seems a criminally wasteful way of housing any nation,' said Mr Van Achterbergh. 'It would be interesting to know the final cost of a sub-economic or economic home in South Africa.'

'For over two decades the South African Government has financed the building of sub-economic and economic houses,' he said in Johannesburg. 'Recently, departmental heads and housing theorists have been hinting at extending State sub-

sidised housing to families higher up the income ladder, as rising costs priced homes beyond their reach.'

Certainly, a farsighted view on housing revealed a disturbing situation in the not-so-distant future. By 1980 at least 125 000 new private homes would have to be provided for the middle-income groups.

Recently the Minister of Community Development claimed that his depart-

ment could build a home at an initial cost of R9 700. The department should also calculate the ultimate cost after servicing the loan.

'I am sure the final figure will not fit into the Government's current anti-inflation programme. It all boils down to the public paying more in taxes to house a section of the population that pays nothing or very little in taxation.'

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123

40 people in a small house

PRIVACY is an unknown word and experience to Magdalene Matlou, a 61-year-old widow who lives in her second son's minute house in Dobsonville, Soweto.

The weary, expressionless look on her face mirrors her life.

She shares the two-bedroomed house with her five daughters, three sons, sons- and daughters-in-law and 29 exuberant grandchildren.

At night the small, semi-detached, four-roomed house sleeps more than 40 people. There is no bathroom and the toilet is outside at the back.

Magdalene gets up each morning at 5 am, makes the enormous brood a breakfast of mealie meal.

Of her 29 grandchildren, 10 go to school in the nearby township. School starts at 8 am. They leave the house on foot at 6 am to get there on time.

FOOD

Magdalene's sole livelihood is that derived from her second and third sons. The latter has just bought a car and hi-fi radio and the former is paying off the house.

Each child is given money every day for food. The bigger children get 10c and the smaller 5c each. Just enough to buy a fatcake and stop the hunger pangs.

The mammoth daily chore of washing is done by machine. Her daughters and daughters-in-law help with this, clean the house and do the shopping. Some of them work too. Two are shop assistants and another works at a drycleaner.

Magdalene cooks lunch and dinner for the brood on a coal stove. The menu stays the same — porridge. She also has a refrigerator. It's old — but it works.

By about 8.30 pm the daily chores have taken their toll on Magdalene's ebbing strength and she goes to bed.

For the past 11 years an Indian doctor has been renting one of the rooms for a few hours each day as a surgery. On average he sees 20 people a day. But this month he will have to leave as he is no longer allowed to work in a Black area.

Before marrying, Magdalene, one of 12 children, lived on a farm. Her father was a farm labourer. Some of her brothers and sisters had a smattering of an education. They could read and write — but she is illiterate.

Magdalene Matlou and her family are among the less privileged of Soweto. But there are a multitude of other families who do not have the luxuries of a stove, washing machine, refrigerator, radio or car. They are lucky if they have a stick of furniture and a roof over their heads.

It's genocide, say Coloureds

8/1/76 RDM

RDM 8/1/76 (123)

Own Correspondent

UPINGTON. — The Government's housing policy was yesterday described as "refined dictatorship" and "civilised genocide" by Labour Party leaders in an angry discussion on Coloured housing at the party's annual congress in Upington.

Delegate after delegate described housing shortages and bad housing conditions in the areas in which they lived.

The party's deputy leader, Mr David Curry, told delegates: "It is important for us as an oppressed people to remember that we do not live in a democratic society. We are living in a refined dictatorship and we have no effective say in any matter regarding housing.

"This lies completely in White hands. Any say we may have is purely advisory or consultative."

He said Coloureds as a community should fight continuously for home ownership. They should fight to convert schemes where houses were let into a scheme where tenants could buy houses from the local authorities.

Mr Curry also stressed the importance of housing contracts in Coloured

housing schemes.

There were cases in some municipalities where the contract stipulated no liquor might be brought into a municipal housing scheme.

"The man may drink in the local bar, buy at the bottle store, but he may not drink in his own home."

In some cases housing contracts allowed people to own the house in which they lived but not the ground on which it stood. Some municipalities had a permit system for entry into a Coloured housing scheme.

The party's leader, Mr Sonny Leon, accused the Government of practising civilised genocide on the Coloured people by its housing planning.

He said it was noteworthy that whenever an area had to be expropriated for development it was almost always land owned by Coloured people.

The Department of Community Development had become the country's biggest estate agent. The department would pay compensation of R15 000 to a Coloured for a property and later the same property would be sold for R75 000.

RDM 23/1/76

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Cost of homes to keep rising, says report

RDM

CAPE TOWN. — About 10 per cent more will be spent on new houses this year — but as building costs will increase an estimated 12 per cent, an absolute drop is expected in real terms, the Bureau for Economic Research at the University of Stellenbosch says in a report published yesterday.

The bureau's report on business conditions in the building industry lists factors which will make it more difficult for newcomers into the market to acquire a new house:

"During the first half of 1976 at least, and most probably during the whole year, the real standard of living per capita will drop, which will make it so much more difficult to acquire housing for new entries into the market.

"Although the total demand for all building activities will probably decrease in real terms, building costs will continue to increase, in other words, the financial outlay to acquire a housing unit will continue to increase.

"It is expected that long-term interest rates will remain high. It cannot be foreseen that the loan rates of building societies will drop in 1976."

These had to be weighed against the factors that available accommodation in both houses and flats was largely occupied, that the growth of population and the increase in immigration would inflate the demand, and that the availability of loans from building societies would be less of a problem than during the first half of last year, at least.

"Much attention is justly paid to the provision of housing for non-Whites.

"Since the erection of private housing units is mostly done for Whites, care should be taken not to allow shortages in housing for this population group. It would appear as if the greatest problem in urban areas may arise among that group for which neither the Government nor private developers provide any longer." — Sapa.

123

Memorandum 1 30th Jan 1976 col. 27

Interest subsidy on housing loans: Widows

*18. Dr. A. I. BORAINI asked the Minister of Community Development:

- (1) Whether his Department has given a ruling on widows' eligibility for the interest subsidy on housing loans; if so, (a) what is the ruling, (b) when was it introduced and (c) for what reason;
- (2) what is the position of widows who received subsidies prior to the date on which the ruling was given.

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) Yes.

(a) and (c) That widows who already occupy a dwelling in respect of which a subsidy was paid, continue to receive it but widows without dependants who apply for new subsidies do not qualify because they are single and such persons are specifically precluded.

(b) When building societies raised the matter quite recently as a result of a previous arrangement

(2) They will, in terms of the decision quoted above, continue to receive the subsidy.

Dr. A. I. BORAINI: Arising out of the hon. the Minister's reply, is he aware that when inquiries were made of the relevant department in Pretoria, a very different ruling was given and the widow concerned was informed that she was liable for the subsidies which she had received since 1970?

The MINISTER: That opinion was given as the result of legal advice received by the department, but as I have stated in my reply, the matter has been rectified since and the previous position obtains.

Mr. H. H. SCHWARZ: Further arising out of the hon. the Minister's reply, is any consideration being given to the payment of a subsidy to widows who have not previously owned property, but who have children?

The MINISTER: The hon. member has heard my reply, but obviously he has difficulty, and I understand that. It is clear from my reply that widows with dependants are treated as people who qualify for the subsidy. Only widows who have no children are treated as single persons.

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Hansard 1 col 27 30th Jan 1976

Mortgage interest for houses jointly owned by husband and wife

*17. Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

Whether his Department has given a ruling on the 2 percent subsidy on mortgage interest for houses up to R20 000 in cases where the house is owned jointly by husband and wife; if so, (a) what is the ruling, (b) what is the reason for it and (c) when was it introduced.

1976
27

The MINISTER OF COMMUNITY DEVELOPMENT:

Yes.

- (a) and (b) It was initially indicated that these persons did not qualify for subsidy because such cases were regarded as if in partnership which is precluded from subsidy.
- (c) This decision has however already been rectified with retrospective effect and subsidies are therefore payable.

1976
27
MPT
FLB

LUXURIOUS?

NOT SO, SAY ECONOMISTS

W/E ARGUS

3/11/76

123

The Argus Correspondent

JOHANNESBURG. — It is a misconception that all South Africans tend to spend heavily on luxurious housing and have been doing so to an increasing extent over the past few years, say two economists.

This is the view held by two Johannesburg economists, Dr Peter Kerbel and Mr Yehuda Uliel, who have completed an extensive investigation into family purchases of new houses on the West Rand and Pretoria over the past 15 years.

They found that White South Africans were comfortably housed by international standards, and they disagreed with the view currently expressed that these standards were out of proportion to the general level of prosperity in the country.

In the areas surveyed it was observed that expenditure on housing had been somewhat restrained.

Lower standards

Financial assistance and data was provided by the United Building Society which stresses the views expressed are those of the researchers and don't

necessarily represent those of the society.

One of the conclusions reached was that the typical home buyer has increased his expenditure relatively to his income, particularly in the lower income brackets, but in the upper and middle income brackets, the purchasing level has remained fairly static.

Misconception

From figures taken out by the survey which have been deflated for the high rate of inflation in housing costs and strongly affected by rising land prices in the areas investigated, the survey showed that housing standards probably tended to decline.

The two researchers hold the view that official policies based on the view that housing standards have been rising quickly are probably rooted in a misconception.

The survey has shown that bond credit was usually the major factor which determined the level of family expenditure as far as housing standards went, but as its impact was not stable, the policy restricting access to credit has limited housing expenditure to an extent which could not easily be predicted.

Some of the luxuries which have become common in recent years appear to have been more than offset by reductions in other aspects in overall standards.

For example, second bathrooms can be set off against smaller floor areas, while fitted carpets appear to have replaced the more expensive types of traditional flooring.

While second garages are classified as commonplace, the reason for them say the researchers is because housing has moved so far away from the inner city areas.

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Hansard 2

Applications for review/determination or rental or residential accommodation

60. Mr. I. G. MURRAY asked the Minister of Community Development:

- (1) What was the number of applications for review or determination of rental of residential accommodation (a) submitted and (b) determined during the period 1 June to 31 December 1975 in the areas of jurisdiction of the (i) Cape Town, (ii) Johannesburg, (iii) Pretoria, (iv) Durban, (v) Port Elizabeth and (vi) East London Rent Board;
- (2) how many such applications were pending in each such area as at 31 December 1975;
- (3) what was (a) the total number of dwelling units involved, (b) the average increase requested and (c) the average increase approved in each area.

The MINISTER OF COMMUNITY DEVELOPMENT:

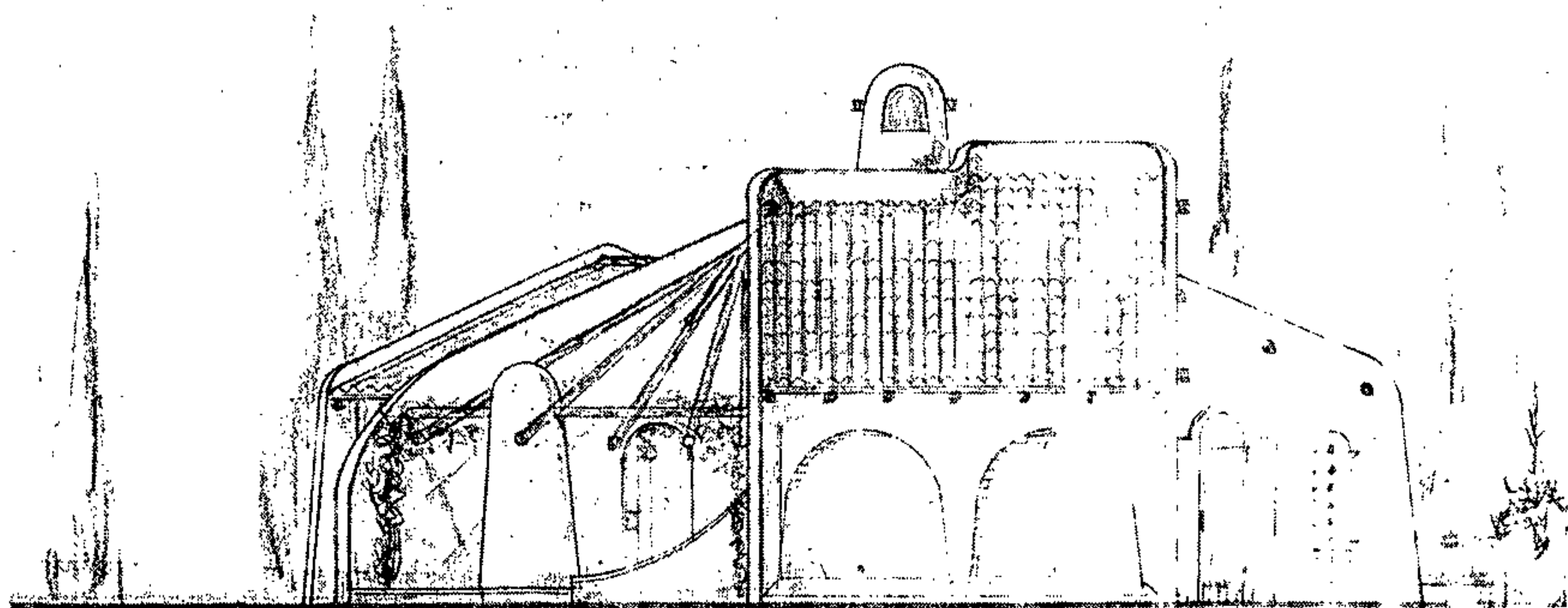
	(i)	(ii)	(iii)	(iv)	(v)	(vi)
(1) (a)	1 926	4 362	707	239	302	168
(b)	1 326	1 947	585	239	285	148
(2)	600	2 415	122	—	17	20
(3) (a)	9 376	38 703	6 338	5 832	1 766	993
	%	%	%	%	%	%
(b)	35,6	25	16,31	22,85	55,93	16,98
(c)	20,4	17,5	9,15	11,76	36,53	16,12

Actual data in respect of (3)(b) and (c) above cannot be furnished unless literally thousands of files are scrutinized which will take many man-hours. The data furnished are based on sample tests which were taken at random.

These increases naturally cannot be regarded as annual increases because rents of many dwellings remained unchanged for several years.

Property Mail

'Cut-costs' homes show planned



With thrifty ideas from its designers, Chris Coetzee Construction, this house to be built at Roodepoort exhibition will cost only R22 000.

DEREK SMITH: Property Editor

A MAJOR homes exhibition designed to show how costs can still be contained in an inflationary era, will open to the public for 17 days from May 1.

To be called the "Today's Home for Today's People Exhibition", it will be built in the picturesque Roodepoort township of Wilrowpark Extension 5 with each builder restricted to a maximum price of R22 500.

This will not include the price of the stands which will be 1 000 sq metres on average with an additional cost content of R7 000 apiece.

Organiser of the exhibition is the Roodepoort Panorama action group, an organisation consisting of the local municipality and local businessmen, which has been formed specifically to promote Roodepoort.

The exhibition is just one of the group's ventures. Other plans include a permanent building exhibition, organised bus tours and a series of competitions in which stands can be won.

Price limit

The brief to the 13 participating builders was unequivocal: produce homes with an upper price limit of R22 500 and guarantee (apart from cost escalations) to supply at least 10 others at the same price if requested to do so. The homes were restricted to a maximum size of 140 sq metres with a 50 sq metres limit on outbuildings.

The big selling point of the exhibition will be to demonstrate how costs can be cut.

An important reservation, of course, is that standard and quality should not be sacrificed in the process.

Just how successful the builders will be remains to be seen. Each company, naturally enough, has its own secrets. But some general ideas which have come out of the exhibition so far are to cut down on kitchen units and provide pantries as alternatives and to do away with servants' quarters.

Assembly line building,

so successful in large schemes, cannot be applied in this instance where each house will be a "one off" for the exhibition even though the same design could be used elsewhere.

The illustration we publish here gives some idea of what has been achieved by Chris Coetzee Construction, one of the participants. For R22 000, excluding cost of stand, driveway and garden, 136 sq metres of space has been provided in the main house with 43 sq metres of outbuildings.

Compactness

That gives an all-in cost of R122,90 a sq metre (R11,42 a sq ft in old terms) which doesn't look at all bad considering there are three bedrooms, two bathrooms, study and patio as well as wall-to-wall carpeting throughout the house except for entrance hall and passage where Spanish tiles have been used.

"Compactness and total utilisation of floor space" are given as the major means of cost saving.

Each of the 13 builders will be offering a product with his own brand of cost savings built in. There is also a thought in some circles that smaller builders can do the job cheaper because of lower overheads.

But then Schachat Cul-lum, the biggest home builder in the country, will also be on view at Wilrowpark with a few thrifty ideas of its own.

For exhibition purposes, the homes will have swimming pools as optional extras but each builder will have to provide a detailed price list (including furniture and instant lawns) to ensure that the public is not misled.

The 13 builders participating are: Schachat Cul-lum, Zotos Bros, Thorn-Lin Homes, Contimbri, S'n'oop Builders, Geo Sigma Homes, Ken Vil-joen Homes, Erena Jon-ker, Excelsior Homes, P. G. Zylstra, Chris Coetzee Construction, Delarey Con-struction and S.S. Won-ings.

Hansard 3 vol 1168 10/2/76

123

(1) Housing shortage

28. Mr. L. F. WOOD asked the Minister of Community Development:

- (1) What was the estimated shortage of houses for White, Coloured and Asiatic persons, respectively, in the province as at 31 December 1975?
- (2) how many houses were made available for occupation by persons of each race group in each province during 1975 by (a) his Department and (b) local authorities.

The MINISTER OF COMMUNITY DEVELOPMENT:

(1)	Whites	Coloureds	Asians
Cape Province	2 300	45 000	1 650
Transvaal	2 500	6 500	2 100
Natal	1 300	5 000	16 000
Orange Free State	600	1 300	—
Cape Province			
(a)	376	74	158
(b)	1 619	10 434	129
Transvaal			
(a)	511	258	6
(b)	2 427	1 730	232
Natal			
(a)	22	126	251
(b)	309	424	967
Orange Free State			
(a)	22	—	—
(b)	205	227	—

For the information of the Hon. member it may be mentioned that on 31 December 1975 there were also 2 626 dwelling units for Whites, 11 819 dwelling units for Coloureds and 1 794 dwelling units for Asians under construction in the Republic. In addition there are large schemes which have already been

approved but for which funds, as a result of the current monetary position, could not yet be made available.

I must also add that the term "housing shortage" is a relative one because shortage may be interpreted as a reference to someone who has accommodation but who would like to have better accommodation or to someone who lives in a shack or to an occupant of a structure which cannot at all be called a house.



UNIVERSITY OF CAPE TOWN

Parliamentary Debates

House 3. 123

11 FEBRUARY 1976

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Housing

287. Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

- (1) What was the estimated shortage of houses for each race group in each province as at 31 December 1975;
- (2) how many houses were made available during 1975 for occupation by persons of each race group in each province by (a) his Department and (b) local authorities.

The MINISTER OF COMMUNITY DEVELOPMENT:

(1)	Whites	Coloureds	Asians
Cape Province	2 300	45 000	1 600
Transvaal	2 500	6 500	2 100
Natal	1 300	5 000	16 000
Orange Free State	600	1 300	—
(2)			
Cape Province			
(a)	376	74	158
(b)	1 619	10 434	129
Transvaal			
(a)	511	258	6
(b)	2 427	1 730	232
Natal			
(a)	22	126	251
(b)	309	424	907
Orange Free State			
(a)	22	—	—
(b)	205	227	—

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I must also add that the term "housing shortage" is a relative one because shortage may be interpreted

as a reference to someone who has accommodation but who would like to have better accommodation or to someone who lives in a shack or to an occupant of a structure which cannot at all be called a house.

William and his farm in the Louwberg somewhere to live for the youngest of whom he has three months to already sparse grazing is not allowed to access to official with his to nowhere. This is an excerpt William's plight helped labourer situation to evictions from farms the province had been the correspondent's column The average reader anything of the condition on have no

evicted from a road looking for and 35 children, created homeland lated and the from official te simply that are trepasses he in 1970. e of the tenant me. Will then e north of the ral t Labourer, nor ked and treked. e been evicted

(7) 30
2) 123

CUTS HIT BUILDING INDUSTRY

By Marion Burnett

THE South African construction industry, already suffering from a slow-down in the private sector, faces an increasingly difficult future with the extensive cuts in proposed Government building projects.

Increasing unemployment and a greater incidence of firms facing liquidation are seen as inevitable results of the curbs on Government expenditure.

The recent announcement that the Department of Public Works has postponed 180 building projects to the value of R183-million for periods ranging between six months and two years and cancelled services valued at R81-million has sent ripples of alarm through all sectors of the building industry and related fields.

This week Cape Town architects met informally to discuss the situation. Firms that rely heavily on Government projects for work fear forced staff retrenchment and it is known that some architects have been warned they might lose their jobs.

CONCERN

The general secretary of the Building Workers Union, Mr R. G. Simmons, this week expressed serious concern, adding that small contractors would be hardest hit.

Mr D. E. Baker, managing director of the Murray and Stewart group

of companies, outlined the possible ramifications of the cutbacks.

He said that construction could not escape being affected by the Government's anti-inflation programme, particularly as it was being superimposed on an already difficult situation facing the industry.

These difficulties included a slow-down of business from the private sector recently because of a degree of overbuilding, problems with bonds and fears of rent control.

INFLATION

The high inflation rate had had a bearing on all of these, he said.

The Government's decision (to cut the allocation of funds for building projects for the coming financial year from R115-million) would have a greater impact because the Government as a client had represented an ever-increasing percentage of the market in recent years.

'The smaller contractors are likely to feel the effects more sharply and dramatically than the larger firms,' Mr Baker said.

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State employees: Housing loans

360. Mr. L. G. MURRAY asked the Minister of Community Development:

- (1) (a) What total amount in housing loans has been paid to or on behalf of State employees from 1 April 1975 to date and (b) what is the number of employees involved;
- (2) what amount has been paid by the State to subsidize interest on housing loans granted by building societies since 1 April 1975.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) (a) The Department of Community Development does not grant housing loans direct to officials. Loans are granted to borrowers by building societies and at present the Government pays 20% of the loan amount as collateral. For the period 1 April 1975 to 31 January 1976 the collateral payments amounted to R4 294 854. Since 1 December 1975 the Department of Post and Telecommunications pays its portion of the collateral responsibilities direct to the building societies.
- (b) For the period 1 April 1975 to 31 December 1975 2 028 loans were involved.
- (2) For the period 1 April 1975 to 31 January 1976 an amount of R18 689 745 was paid in respect of subsidies on building society loans.

Hansard 6 col 445
2/3/76

123

Manuscript 6

Economic/sub-economic housing

374. Mr. H. MILLER asked the Minister of Community Development:

(1) How many families in each race group were on the waiting lists for economic and sub-economic housing, respectively, in (a) Cape Town, (b) Durban, (c) Johannesburg, (d) Pretoria, (e) Pietermaritzburg, (f) Port Elizabeth, (g) Kimberley, (h) East London and (i) Bloemfontein as at 31 December 1975;

(2) when is it expected that housing will be made available to these families in each of these categories.

The MINISTER OF COMMUNITY DEVELOPMENT:

(1)	Whites	Coloureds	Indians
(a) Economic	1 540	18 500	350
Sub-economic	150	5 700	145
(b) Economic	1 750	3 200	10 450
Sub-economic	128	1 500	3 900
(c) Economic	1 100	3 400	980
Sub-economic	135	890	180
(d) Economic	976	400	300
Sub-economic	54	120	150
(e) Economic	150	450	900
Sub-economic	30	100	340
(f) Economic	550	5 250	150
Sub-economic	90	1 800	10
(g) Economic	41	32	7
Sub-economic	41	—	—
(h) Economic	450	1 100	190
Sub-economic	220	510	50
(i) Economic	460	800	—
Sub-economic	120	251	—

(2) Each year housing is provided with regard being had to available funds. It must, however, be mentioned that the figures represent waiting lists kept by both the Department and local authorities and that duplication of waiting lists is general. It is an absolutely impossible task to arrive at a logical conclusion in connection with housing needs by merely taking the sum total of the waiting lists into account. Not only does a waiting list soon become obsolete but it has been my Department's experience over a long period of time that applicants usually have their names added to the Department's list as well as the lists of all the local authorities in the vicinity, which naturally brings about large-scale duplication of applications. Many also have their names added to lists at the same body, e.g. a local authority, for renting as well as for purchasing a dwelling. Many persons who are well housed but through financial or various other reasons require other or less expensive housing or who wish to reside in another vicinity, also place their names on waiting lists. As a rule, numerous persons whose names also appear on waiting lists, are reasonably housed and it does not indicate that an immediate housing need exists in respect of them.

Govt calls for less spending on housing schemes

RDM

2/8/76.

Staff Reporter

THE Secretary for Community Development, Mr L. Fouche, has warned local authorities not to overspend on allocations made to them for housing programmes.

The department has sent a circular to municipalities throughout the country telling them that "Until further notice" they may not accept tenders made for any of their subeconomic, economic, Coloured, Indian or other housing schemes on their programmes.

This did not mean that there would be a cutback on spending, Mr Fouche said yesterday. "I have warned local authorities not to overspend on their allocations."

The circular has also given the go-ahead for actual planning of projects which Mr Fouche said again showed there would be no cutbacks.

However, informed sources in Pretoria have interpreted the move as an

interim measure pending this month's Budget, in which there are likely to be heavy cuts on housing expenditure subsidies and allocations.

The chairman of Pretoria's management committee, Mr Phillip Nel, confirmed that the circular had been received. He said the current work in progress on housing would go ahead as scheduled, but declined to comment on the contents of the circular.

The Johannesburg City Council is still waiting for the circular.

"We are expecting a cut in our housing loans," said a council spokesman. "We would certainly be very disappointed if the cut is a large one."

The council's Coloured and Asian division chief, Dr E. Jammie, has previously said that in Johannesburg's Coloured areas alone, at least 2 500 housing units would have to be provided annually to keep the backlog down. He was not available for comment yesterday.

Mr I. F. H. Mayet, the SA Indian Council member in charge of housing, said that far from there being any cutbacks, housing expenditure should be further increased.

The Rev Allan Hendrickse, national chairman of the Labour Party, said the Government was presently preoccupied with security matters.

"The best way to provide for security is a people satisfied with housing matters," he said.

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TYPE OF FARM EMPLOYEE - DOMESTIC

RACE - AFRICAN

YEAR - 1972/73

AVERAGE MONTHLY TOTAL WAGE FOR ALL ECONOMIC REGIONS = R 13.74

DEVIATIONS FROM AVERAGE MONTHLY TOTAL WAGE BY ECONOMIC REGION

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
29.42	2.09	11.70	15.80	16.07	5.94	-1.20	5.66	-1.75	-0.90	-1.76	-1.41	
EC REGION DEVIATION	13	14	15	16	17	18	19	20	21	22	23	24
-3.90	-2.45	-2.53	-1.74	-3.24	-3.38	-3.34	-3.34	-2.58	-5.71	-4.00	-3.70	2.68
EC REGION DEVIATION	25	26	27	28	29	30	31	32	33	34	35	36
1.29	-0.52	-1.49	2.04	5.55	4.88	10.04	3.1	-4.94	-0.98	0.84	-1.86	9.43
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
6.75	8.18	5.11	-0.45	-1.08	-4.48	3.26	4.3	-2.00	0.73	-1.85	-4.92	-2.35
EC REGION DEVIATION	49	50	51	52	53	54	55	56	57	58	59	60
-4.24	-7.66	-6.04	-6.61	-8.25	-7.06	-7.74	-6.66	-6.48	-5.29	-6.33	-4.59	

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Hansen

TYPE OF FARM EMPLOYEE

AVERAGE MONTHLY CASH

DEVIATIONS FROM AVER

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
20.25												
EC REGION DEVIATION	13											
-3.97												
EC REGION DEVIATION	25											
1.84												
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
5.05	7.22	4.06	-0.10	-0.39	-3.08	3.96	4.4	-0.87	1.39	-0.84	-3.47	-1.75
EC REGION DEVIATION	49	50	51	52	53	54	55	56	57	58	59	60
-2.59	-5.68	-4.37	-4.42	-5.94	-5.27	-5.67	-5.99	-5.70	-4.22	-4.97	-2.88	

Provision of houses/flats for Coloureds/Indians/Bantu
422. Mr. T. ARONSON asked the Minister of Community Development:

(i) (a) How many (i) houses and (ii) flats have been provided for (aa) Coloureds, (bb) Indians and (cc)

Bantu throughout the Republic by his Department and/or local authorities during 1975 and (b) what are the estimated figures for 1976 in each case:

(2) what are the corresponding figures for Port Elizabeth for 1975 and 1976, respectively.

The MINISTER OF COMMUNITY DEVELOPMENT:

	(aa)	(bb)	(cc)
(1) (a) (i)	8 428	1 169	9 608
(ii)	4 845	426	1
(b)	15 500	5 500	10 000
(2) 1975			
(i)	237	1	88
(ii)	16	24	1
1976			
(i)	+1 500	1	+200
(ii)	1	72	1

Statistics for 1976 are of course subject to the funds position.

YEAR - 1972/73

TYPE OF FARM EMPLOYEE - REGULAR

RACE - COLOURED

YEAR - 1972/73

AVERAGE MONTHLY KIND WAGE FOR ALL ECONOMIC REGIONS = R 6.44

DEVIATIONS FROM AVERAGE MONTHLY KIND WAGE BY ECONOMIC REGION

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
EC REGION DEVIATION	.41	2.08	-.74	12.86	-2.17	-.41	-2.29	-3.76	-3.79	-2.88	4.25	1.54
EC REGION DEVIATION	13	14	15	16	17	18	19	20	21	22	23	24
EC REGION DEVIATION	3.62	5.59	2.46	-1.15	-2.36	-2.61	-1.93	-.71	2.31	4.15	8.21	-2.15
EC REGION DEVIATION	25	26	27	28	29	30	31	32	33	34	35	36
EC REGION DEVIATION	-2.75	-3.75	-2.02	12.38	-1.37	-.59	.00	-.33	.00	-3.50	1.69	-5.98
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
EC REGION DEVIATION	-1.62	-3.94	.42	-2.17	-2.24	-2.43	-3.99	-3.33	-1.62	2.22	-1.30	3.59
EC REGION DEVIATION	49	50	51	52	53	54	55	56	57	58	59	60
EC REGION DEVIATION	-1.22	2.11	3.67	.58	-.10	-.86	-3.44	2.80	-2.41	-1.70	7.04	-4.35

TYPE OF FARM EMPLOYEE - REGULAR

YEAR - 1972/73

AVERAGE MONTHLY TOTAL WAGE FOR ALL

DEVIATIONS FROM AVERAGE MONTHLY T

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
EC REGION DEVIATION	-222.81	42.02	-94.30				.83	-74.10	-24.24	-7.54	-77.60	-60.76
EC REGION DEVIATION	13	14	15	16	17	18	19	20	21	22	23	24
EC REGION DEVIATION	-38.69	-15.18	-51.68				.92	-2.80	-64.18	-69.81	-71.54	122.86
EC REGION DEVIATION	25	26	27	28	29	30	31	32	33	34	35	36
EC REGION DEVIATION	38.17	-3.30	-19.15				.97	-30.84	122.44	53.22	-13.29	47.38
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
EC REGION DEVIATION	3.69	85.04	32.08	-66.62	37.39	6.42	108.11	10.97	61.43	1.76	39.35	3.98
EC REGION DEVIATION	49	50	51	52	53	54	55	56	57	58	59	60
EC REGION DEVIATION	34.14	-24.96	56.98	108.55	-4.77	-42.83	11.94	-21.61	21.22	6.22	-86.64	58.77

Selling of sub-economic houses

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

- (1) Whether his Department is considering a different basis for selling sub-economic houses; if so, what is the new basis under consideration;
- (2) whether local authorities were consulted about the matter.

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) and (2) On 30 October 1975 it was pointed out to local authorities that in deserving cases, according to the merits of each case, sub-economic houses could in fact be sold. This intimation was given at the request of many local authorities, and because sale is effected only on application by local authorities, consultation does take place in these instances.

TYPE OF FARM EMPLOYEE - CASUAL

RACE - COLOURED

YEAR - 1972/73

AVERAGE MONTHLY RIND WAGE FOR ALL ECONOMIC REGIONS = R 1.98

DEVIATIONS FROM AVERAGE MONTHLY RIND WAGE BY ECONOMIC REGION

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
EC REGION DEVIATION	-1.54	-1.49	-1.43	-1.38	-1.49	-1.45	-1.63	-1.65	-1.67	-1.59	-1.26	-1.35
EC REGION DEVIATION	13	14	15	16	17	18	19	20	21	22	23	24
EC REGION DEVIATION	-1.24	-0.97	-1.57	-1.53	-1.77	-1.48	.11	7.40	-1.15	.00	3.29	.00
EC REGION DEVIATION	25	26	27	28	29	30	31	32	33	34	35	36
EC REGION DEVIATION	1.63	.00	-.31	.00	.00	.00	.00	10.64	.00	.00	.00	13.02
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
EC REGION DEVIATION	1.77	.00	1.63	.22	-1.96	-1.54	1.69	.00	.00	.00	-.12	-1.01
EC REGION DEVIATION	49	50	51	52	53	54	55	56	57	58	59	60
EC REGION DEVIATION	.56	-1.64	.51	.52	.53	.54	.55	-1.03	-1.77	-1.14	-1.36	2.36

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TYPE OF FARM EMPLOYEE

AVERAGE MONTHLY TOTAL

DEVIATIONS FROM AVERAGE

EC REGION DEVIATION	1	2	3	4	5	6	7	8	9	10	11	12
EC REGION DEVIATION	-21.39	-3	1	1	1	1	1	1	1	1	1	1
EC REGION DEVIATION	13	13	13	13	13	13	13	13	13	13	13	13
EC REGION DEVIATION	-14.01	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3	-3
EC REGION DEVIATION	25	25	25	25	25	25	25	25	25	25	25	25
EC REGION DEVIATION	-13.55	193.17	-41.30	-20.80	-42.83	1.32	54.02	43.09	11.85	66.72	2.54	-.91
EC REGION DEVIATION	37	38	39	40	41	42	43	44	45	46	47	48
EC REGION DEVIATION	-5.26	193.17	-41.30	-20.80	-42.83	1.32	54.02	43.09	11.85	66.72	2.54	-.91
EC REGION DEVIATION	49	50	51	52	53	54	55	56	57	58	59	60
EC REGION DEVIATION	-10.20	-42.41	.00	-13.53	-29.99	57.49	1.33	-22.33	-20.91	-25.52	-28.93	.00

Applications for increases under Rents Act

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

Whether any increases were applied for under the Rents Act during the last

six months of 1975; if so, (a) how many applications were (i) made and (ii) granted, (b) what was the (i) highest and (ii) lowest percentage increase allowed and (c) what was the average increase allowed.

The MINISTER OF COMMUNITY DEVELOPMENT:

Yes.

(a) (i) 12 601.

(ii) 11 893.

(b) (i) 710.625%.

For the hon. member's information it should be mentioned that this high percentage is attributable to the fact that an application for a rent increase in respect of this house was last made as long ago as 1942.

(ii) 0.125%.

(c) 23.32%.

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Home standards plunge in SA

24/3/76

RDM.

DEREK SMITH: Property Editor

Year	Plans passed: No of unit	Average price	Value of house in 1975 terms allowing for rise in building costs of:		
			12%	15%	18%
1974	25 821	R17 955	R20 110	R20 684	R21 187
1975	23 770	R19 331	Not available		

HOUSING standards are dropping rapidly throughout South Africa. A Property Mail investigation this week has shown that a buyer in January last year got about five per cent more house than the buyer in January this year who paid the equivalent price.

And taking it over complete consecutive years, buyers in 1974 were asking for, and getting, about R1 000 more house than their 1975 equivalents.

These conclusions based on official "plans passed" allow for the rapid rise in building costs over the past few years and show, in real terms, that the average home-buyer today is far less ambitious than the man who bought a new home in previous years.

The survey has been based on official figures issued by the Department of Statistics and the conclusions bear out to some extent a recent study commissioned by the United Building Society.

This investigation appeared to indicate—even if

it was in a tortuous way—that new buyers were accepting less in their homes than their predecessors in recent years.

The trend will no doubt delight the Government which has been urging homebuyers for several years to set their sights lower when choosing a new home.

In analysing the actual figures, the most important aspect to bear in mind has been the increase in construction costs. Estimates over the last two years have varied between 12 per cent and 18 per cent.

Using three alternatives, the actual position in table form is shown above.

The conclusions, for those who are not too good at figures, are that the man who bought a new house for an average of R19 331 in 1975 was getting less house than the man who paid an average of R17 955 the year before.

Just to maintain the previous year's standard, he would have had to pay R20 110 if the rise in costs over the year was 12 per cent, R20 648 if costs rose by 15 per cent and R21 187 if the rise was 18 per cent.

These figures refer to the value of plans passed, but a look at the actual buildings completed in January, 1975 and January, 1976 is even more revealing.

In January, 1975, 1 413 dwelling houses were completed at a total cost of R26 968 000—an average of R19 086 per house. In January, 1976, 1 288 houses were completed at a cost of R24 208 000—an average of R18 795.

bought in January, 1975, would have been worth 15 per cent more, or R21 949 in January this year.

This year's figure of R18 795, therefore, compares with R21 949—a real drop of R3 154.

Without analysing the official figures, leading builders are able to confirm these conclusions.

Mr Blair Ewing of Schachat Cullum, for example, says the company's experience is that the average house price at the moment is running about the same as last year in terms of rands spent.

Even though clever designs can sometimes overcome part of the problems caused by rising costs the overall trend is the same. As Mr Ewing says: "They are paying the same money, but getting less house."

On face value, therefore, the January, 1976, buyer spent R291 less on his house than the buyer in January, 1975.

But there is more to it than that. In the intervening 12 months costs rose considerably—say 15 per cent on average.

The real position, therefore, is that the house

Building societies facing a lean time

MM 21276

THE FLOW of funds to building societies is continuing to dwindle and if the slide persists the availability of housing loans is bound to be effected.

In February the movement attracted R23,2 million — a substantial drop against the January total of R31 million, and several million less than the same month last year.

Lending is already being curtailed and in February was R11 million down on the January total of R111 million.

Mr. Dave Alston, the director of the Association of Building Societies, said: "If the societies intake of funds declines, obviously we have to be a bit more prudent in what we put out."

The drop in funds is not entirely unexpected. At their annual meeting in Cape Town last month building society chiefs predicted that the movement would be in for a "lean" time because of the tight liquidity situation in the economy.

"How long the current situation will continue is difficult to say," said Mr. Alston. "A lot depends on the Budget on March 31."

He said that if the Budget was austere and people were taxed more it would affect their ability to save and illiquidity in the economy would increase. On the other hand the Government could take steps to pump more money into the economy and the situation would improve as it did in April last year. "But conditions in the

economy are completely different this year. There are a lot more new pressures facing the country.

"It is obvious that the Minister's priorities do not lie with housing at the moment and we are not pushing for any special relief such as tax relief to borrowers, an increase in the limits on tax free share and the Government housing subsidy."

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②

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House building plans passed rocket 88 pc

24/2/76

Business Reporter

Eighty-eight percent more house building plans were passed in South Africa in February this year compared with the same month in 1975, according to the Department of Statistics in Pretoria.

This increase complements the higher trend in house building plans passed in January when the rise was 77 percent above the year-ago month.

In January and February this year a total of 4 772 house plans were passed against only 2 640 in the same period in 1975 — an increase of 80 percent.

The value of the plans passed for the first two months of this year is estimated to be R92m compared with R49,7m in the corresponding period last year.

However, all sectors in the building industry, with the exception of public residential building, are expected to show a drop

in the work executed this year compared with 1975, said the president of the Building Industries Federation (SA), Mr B L Moyle, in Johannesburg yesterday.

Speaking at a luncheon marking the change of the name of the International South African Building and Construction Exhibition to Interbau, Mr Moyle made a plea to all public authorities who cut back their building programmes to do so judiciously.

He asked them to follow the example of the Public Works Department which is taking into account the level of activity in various regions in order not to prune work unduly in areas where the industry is in desperate need of work.

CAPE TIMES

31/3/76

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Atlantis may be hit by shortfall

Staff Reporter

THE MULTI-MILLION rand Atlantis development project stands to be seriously affected by a shortfall of almost R10m between Government funds allocated for housing in the year ending in March 1977 and the Cape Divisional Council's contractual obligations for the same period.

This emerged from a report from the council's housing committee at yesterday's monthly council meeting.

The report stated that the committee had been told by the Secretary for Community Development, Mr L. Fouche, that the allocation for housing for the year was R12m. The council's contractual obligations for the period, however, was R21 450 000.

The report said that Mr Fouche had suggested that the council approach the various contractors and negotiate with them to complete their tenders over a longer period than were stipulated.

OBLIGATIONS

Mr Fouche had also suggested that the council consider ways by which it could fund the difference between the allocated amount and its contractual obligations till the money expended could be repaid.

Only one of the contractors had indicated its willingness to help the council by completing the tender over a longer period.

The council decided to make an application to the Department of Community Development for an allocation of R12m and that efforts be made to obtain an additional allocation to make up the shortfall.

Hansard 10
col 714
31/3/76

Rent determinations

604. Mr. L. G. MURRAY asked the Minister of Community Development:

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(1) (a) How many applications for reviews of rent determinations have been submitted to the various rent boards since 1 July 1975 and (b) how many such applications in respect of each rent board (i) have been finalized, (ii) are still pending and (iii) are subject to review by the Rent Control Board;

(2) what was the (a) lowest, (b) highest and (c) average percentage increase in each such rent board area.

The MINISTER OF COMMUNITY DEVELOPMENT:

Applications for review of rent determinations since 1 July 1975 were submitted to the following rent boards:

	(1) (a)	(1) (b)	(1) (b)	(1) (b)	(2) (a)	(2) (b)	(2) (c)
		(i)	(ii)	(iii)	%	%	%
Port Elizabeth	2 296	1 828	468	210	0,025	79	17
Graaff-Reinet	46	46	—	—	8	65	40
Knysna	3	1	2	—	100	100	100
Cradock	6	2	4	—	34,11	58,92	46,51
Grahamstown	15	14	1	—	5	45	20
King William's Town	72	67	5	—	8	60	20
East London	258	239	19	16	7	22	16
Queenstown	178	178	—	—	5	20	10
George	74	57	17	—	12	300	45
Oudtshoorn	25	25	—	—	10	400	21
Mossel Bay	39	38	1	—	8	100	44,99
Johannesburg:							
Eastern	444	171	273	—	-9	500	20
Western	621	154	467	1	-13	100	21
Central	462	—	462	—	-22	400	19
Southern	691	98	593	—	-14	60	23
West Rand	655	576	79	8	-24	82	24
East Rand	820	595	225	4	-25	220	26
Durban:							
North Coast	2 646	2 437	209	377	3	89	10
South Coast	4 449	3 908	541	696	5	73	13
Pietermaritzburg	1 215	978	237	57	0,44	937,5	25
Bloemfontein	10	8	2	—	—	2,57	0,33
Welkom	1	—	1	—	—	—	—
Kimberley	2	2	—	2	1,05	65,67	6,34
Ermelo	12	12	—	—	17	36,4	28,8
Brits	1	1	—	—	38,19	38,18	38,19
Lichtenburg	6	6	—	—	14,06	66,67	29,18
Mafeking	1	—	1	—	—	—	—
Rustenburg	11	5	6	—	18,18	122,86	51,45
Nelspruit	4	2	2	—	36,36	36,36	36,36
Phalaborwa	3	3	—	—	25	91,67	42,23
Standerton	3	3	—	—	17,42	17,54	17,48
Wilbank	39	31	8	—	2	95	43
Bethal	2	2	—	—	28	47,83	37,97
Pretoria	899	793	96	21	2,43	93,28	25,23
Cape Town	406	297	109	2	0,2	365	25
Peninsula	512	340	172	11	5,6	55	28
Goodwood	375	316	59	4	11,9	324	12,8
Bellville	601	475	126	—	4,2	45	15,8
Caledon	6	6	—	—	20	94	60
Worcester	119	111	8	—	8	55	40

The high percentage in some instances under (2) (b) above is attributable to the fact that applications for rent increases were not made for many years—as long ago as 1942.

Actual data in respect of (2) (c) above cannot be furnished unless literally thousands of files are examined which will cost many manhours. The data furnished are based on test spot checks which were carried out.

The negative percentages in respect of (2) (a) above at Johannesburg Rent Boards refer to cases where application for review of rentals was made by lessors but, after investigation, existing rentals were in fact reduced by the rent boards.

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Hansard II col 799
7/4/76

~~(1)~~ Community Development Fund

707. Mr. H. H. SCHWARZ asked the Minister of Community Development:

- (1) (a) What amounts have been paid from the Community Development Fund since 1 April 1975 and (b) for what purposes;
- (2) what amount has been spent for the acquisition of property since that date;
- (3) (a) what amounts have been lent by the Fund since that date and (b) to whom;
- (4) whether any amounts in respect of loans not repaid have been written off since that date; if so, what amounts.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) (a) R30 387 650.
(b) The acquisition of immovable property for the purpose of achieving the Board's objects; payment of depreciation contributions; construction costs of dwellings and building; development costs; loans to local authorities; maintenance costs; rates and taxes and loans to individuals.
- (2) R11 346 088.
- (3) (a) R6 872 882.
(b) Local authorities: R6 847 000
Individuals: R25 882.
- (4) No.

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HANSARA NO. 13

[APRIL 1976] ?

Funds for housing in certain cities (898)

740. Mr. H. MILLER asked the Minister of Community Development:

What is the amount of funds allocated to the municipalities of (a) Johannesburg, (b) Cape Town, (c) Durban, (d) Pretoria, (e) Port Elizabeth and (f) Pietermaritzburg for housing for (i) Asians, (ii) Coloureds and (iii) Whites for the financial year 1976-'77.

The MINISTER OF COMMUNITY DEVELOPMENT:

	(i)	(ii)	(iii)
(a)	—	6 500 000	500 000
(b)	—	24 654 824	345 176
(c)	5 954 000	1 830 000	216 000
(d)	420 000	580 000	1 000 000
(e)	1 504 458	3 495 542	—
(f)	1 290 000	120 000	40 000

Call to try new ideas in building

ARGUS 8/4/76

The Argus Political Staff

IT had become a matter of national importance to find ways of alleviating South Africa's housing problems as quickly as possible, the Minister of Forestry and Water Affairs, Mr A. J. Raubenheimer, said yesterday.

He said radical rethinking on building methods and housing laws had become imperative.

The Minister was addressing representatives of various sectors linked to the building trade at a meeting in Pretoria, where he was presented with a manual on brick veneer timber frame construction compiled by the National Building Research Institute of the CSIR.

He said he wanted to ask seriously whether South Africa had not been lagging behind most industrial countries in the building trade because it had been hampered by outdated legislation.

NEVER ASHAMED

In engineering, medicine and the chemical fields South Africa was on a par with the leading countries. This has come about because it had never been afraid or ashamed to learn from others. In many cases it had even taken the lead.

He could see no reason why the same should not eventually be said of the building trade.

Mr Raubenheimer said the first steps to break away from convention had already been taken. This had been proved by the Agreement board, which was responsible for approving new building methods. It was generally realised, however, that the issuing of an Agreement Board certificate of approval was no guarantee for

the success of a method. This depended on many factors, not the least of which was acceptance by the public.

Mr Raubenheimer called on the building trade to seriously consider the new technique of timber frame construction, set out in the CSIR manual.

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ECONOMICS v ETHNICITY



PUBLIC SECTOR PRUNING

Marais Steyn's Community Development portfolio is a hot political potato. Group Area reshuffling of people into ethnic compartments is a high government priority, but its pace depends largely on the availability of alternative accommodation.

Expenditure pruning is therefore difficult. On February 20 Steyn said in reply to a question in the Assembly that the proposed Departmental budget for 1976-77 had been cut by R66m. This is one of the biggest paring exercises a Minister has so far been able to announce and one that will be achieved at the expense of a number of urban renewal projects.

Although nobody will talk about the Department's draft estimates for 1976-77, it is a safe bet that the exhortations of Opposition spokesmen not to cut back on low-cost housing have been heeded and that housing funds, particularly for Coloured people in the Western Cape, will not be cut to any great extent.

Indeed, what the Department needs most for 1976-77 is a whopping 20% boost to take advantage of three years of preparatory

work. *F.M. 9/4/76*

The resultant plan, with the local authorities co-operating in fine spirit, was gathering momentum when government spending cuts were announced. During 1975 the Department completed 13 000 family housing units for Coloureds and a further 12 000 are due to be finished this year. By comparison, only 8 000 were completed in 1974.

The overall shortage of housing for Coloureds is 57 800; for Asians 19 700; and for Whites about 6 700. The Cape Town City Council had hoped to spend R37m on the next phase of the Mitchell's Plain project. Indications are that it will only get about R15m.

It may be enough to go on with. It is estimated that if 5 000 low-cost houses (R9 700 including land) can be built every year for the duration of the squeeze, the gap between supply and demand will at least not widen. This seems to be what the Minister has persuaded Finance Minister Owen Horwood to agree to.

But that strategy will have to be matched by a corresponding slow-

down in Group Areas removals, such as the one about to be enforced at Somerset West where, after centuries, about 25 000 Coloured people will soon be told to move to Coloured areas such as Firgrove, Faure and Maccassar Beach.

An encouraging sign is that, because of slack conditions in the construction sector, tenders are becoming highly competitive despite the soaring cost of materials.

Meanwhile, the Commission of Inquiry into Housing Matters may recommend more moderate standards of housing. The maximum cost of the most expensive three-bedroomed economic house erected out of the National Housing Fund may be limited to R9 700.

Footnote: The Department of Public Works has sent directives to all its (government) tenants informing them that they will have to make do with existing accommodation. Projects worth R81m have been dropped, while a further R183m of work has been held back for periods of six to 24 months. Schools, happily, have escaped the Departmental shears.

EXPRESSIONSCOPE

JEAN LE MAY

SOUTH AFRICA is heading for a housing crisis which by 1980 is going to be serious — and by the year 2000 almost unimaginable.

It is a crisis that is going to hit all race groups, although in different ways. And it is going to affect the whole country, although it will be worst in what planners call the PWV complex — the cities and towns of the Pretoria-Witwatersrand-Vaal area which by the end of the century will have sprawled into each other to form one vast megalopolis. The essence of the problem is this . . .

Between now and the end of the century we need to build 10-million new housing units to accommodate a population which by then will have swollen to more than 50-million — which requires an annual building rate far in excess of what our building industry is now capable of.

And if, as we try to provide these houses, we continue to use up land at our present house-to-area rate, we shall run into such a severe land shortage — and consequent inflation — that more and more people will find they simply can't afford the houses we are building. The first part of the problem is primarily the Black one. Despite what the politicians say about separate development and the homelands, economists and demographers agree that the bulk of the people who will stream into the urban areas — particularly the PWV megalopolis — between now and 2000 will be Black.

A report by the Urban Regional Research Unit at Wits University concluded that the Johannesburg area will need a new Soweto, two new Nancefields and a new Lenasia by 1980.

By that time — only three years away — all the land allocated for Black housing in the townships around Johannesburg will have been used up.

The same applies to the West Rand — and the West Rand will reach saturation point by 1984.

Yet the Government is providing no additional land. And while unofficial estimates put Soweto's homeless at close to half a million, with 2 500 additional houses needed each year to keep up with the demand by newly-married couples alone, last year only a paltry 760 were built.

Alarming

The reason for this alarming backlog is the continuing Government concept that the townships are only 'temporary.' That is why it won't provide more adequate permanent housing.

First it was the theory that the Black tide to the cities would begin to turn in 1978.

Now, with that magic year only 20 months away and the Black tide running stronger than ever, the theorists have switched to the idea of rapid-rail transport which will supposedly move hundreds of thousands of Black commuters daily between their

A future That's the fate for millions of all races

work in the PWV complex and the homelands.

An authoritative study by Mr Pierre Hugo, lecturer in politics at the University of South Africa, has shown that to set up this system would cost R277-million to shift only 100 000 workers daily over a 60km distance — with R75-million a year interest and running costs on top of that.

And there will be many millions of Black workers by the year 2000! So again it seems inevitable that economic

reality will overtake ideological theory.

But in the meantime the Black housing backlog grows — storing up a massive crisis for the future.

Now for the other side of the housing problem: the White side.

This is largely a matter of cost. Building societies and estate agents say they believe our building industry can cope with White housing needs between now and 2000 (although they are looking at it in isolation, and not in conjunction with Black building needs).

But the price of houses has gone up and up in recent years to the point where the average White South African can never hope to be a homeowner.

Shut out

Much of the middle-income group has already been shut out of this vital factor in social stability — and soon it will be only the rich and the very rich who can afford houses. Behind this lies our consumption of land. As Dr F.

located Black needs in the PWV area — the problem will snowball.

Already it requires an income in excess of R850 to enter the home-ownership bracket.

Look at the economics of buying a R20 000 house, which is just about the minimum available in today's PWV market.

First you must put down a 20 per cent deposit, in cash — and how many young couples can rake that up in these hard times?

Bond repayments would be R217 a month — if you are lucky enough to get a bond, with building society funds virtually dried up.

But building societies insist that repayments can't be more than 25 per cent of monthly income — which means you require a salary of R868 to qualify.

Alternative

And the average White South African income, in a sample of those sectors for which the Department of Statistics publishes wage information, is about R475 a month.

What, then, is to happen to this growing body of people who can't afford to buy houses?

The natural alternative is to rent a flat. But there are problems here, too. In the present economic climate, and with rent control hanging over their heads, investors are shying away from flat development.

The result is an acute shortage of flats to rent — again particularly in the PWV area.

That leaves sectional-title purchasing. It's not everybody's cup of tea, but it looks like being the only way out for a great chunk of the White population.

Whites and Blacks aside, there are grave housing problems for the other race groups, too.

housing at all, although 10 000 new houses for Coloureds and a new Indian township are at the planning stage.

The University of the Witwatersrand report says land for Coloured housing will be used up by 1980 unless the proposed new township at Ennerdale, 35km southwest of the city, is developed at once.

Shortfall

It also says there will be a shortfall of 1 000 ha for Indian housing by the year 2000.

On the East Rand, newly proclaimed Coloured areas at Reigerspark and south of Brakpan mean that 'short-falls in housing are "only temporary", but housing land on the West Rand will come to an end in 1980.

For Indians, a newly proclaimed township on the West Rand (at Azaadville) will provide housing well into the 21st century. But there is a shortage of land on the East Rand and by 1980 there could be a shortfall of 14 000 houses there.

In Pretoria there are severe shortages of housing for both Coloureds and Indians. A spokesman for the municipality says new housing is planned, but is being "kept on ice until we can find the money."

Control

There will be no more land available in the Pretoria area for either group by the end of the century.

Coloureds and Indians in the Vaal Triangle are all to be re-housed in two big new townships at Roshnee (for Indians) and Rus der Vaal (for Coloureds) under the control of the Vereeniging municipality, a spokesman told ExpressScope.

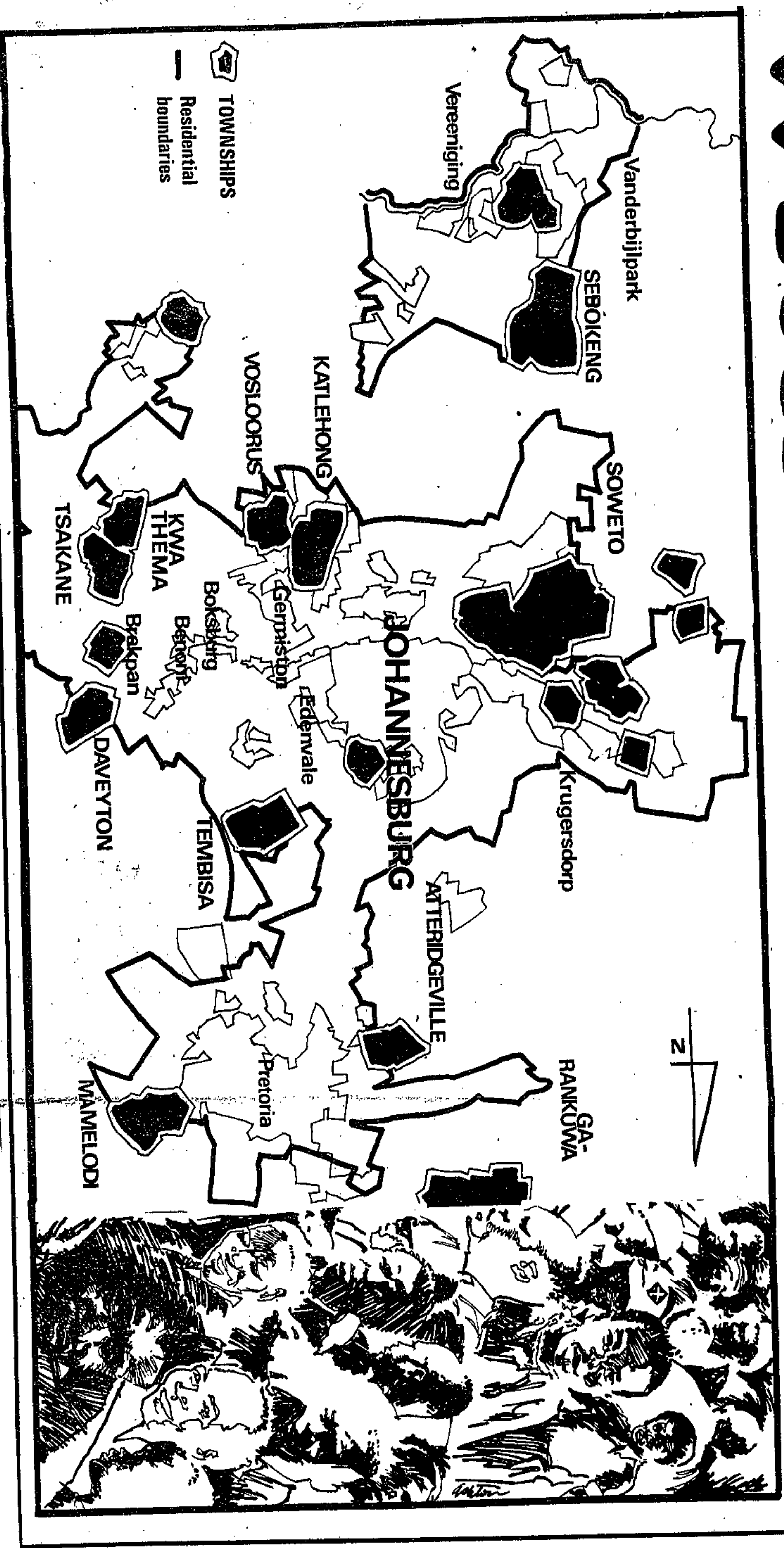
"We are optimistic that more land will be made available if we need it," he said.

A need
National Building Research Institute, has been warning for years. White South Africans have grown accustomed to living on large plots of land which we simply can't afford any more. We are gobbling up the land in acre and half-acre chunks and creating a scar city, particularly in the PWV area, which is creating a shortage which is pushing up prices. As Dr Webb has pointed out, land inflation has been the biggest factor in overall housing inflation. And if we go on consuming our shrinking land resources in this way — particularly in the West Rand — we will be close on 200 000 Coloureds and 116 000 Indians. By the end of the century, there will be close on 55 000 Indians, 100 Coloured and Indian families throughout South Africa. This would result in even greater migration to the PWV area, he felt, because of employment opportunities there. In Johannesburg there is an immediate need for about 10 000 houses for Coloureds and about 2 500 for Indians. Being held back until funds are available. There are no Indians, as they may not live in the Free State. The Group Areas Act points out Dr Jammine "has been responsible for the resettlement of almost 100 000 Coloured and Indian families throughout South Africa." Sasolburg has a small Coloured community and there are families on a waiting list for houses which, as in Pretoria, are being held back until funds are available. There are no Indians, as they may not live in the Free State. The Group Areas Act points out Dr Jammine "has been responsible for the resettlement of almost 100 000 Coloured and Indian families throughout South Africa." This would result in even greater migration to the PWV area, he felt, because of employment opportunities there.

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PROBES THE HOUSING CRISIS

Witbout homes



• This map shows the Black areas controlled by the various Bantu Administration Boards. Except for one more to be established by the West Rand Board, probably south of Soweto, there will be no more land for Black housing. The allocation is frozen.

Yet by the year 2000 there will be 5,8-million Black people, or 63 per cent of the total population of the PWV complex. The allocation for the Black townships around Johannesburg will be used up by 1980. The West Rand likewise; the East Rand by 1984.



Moves to abolish rent control mooted

STAR

Roy Wilson, Property Editor 7/5/76.

The belief of building owners that the phasing out of rent control would increase the supply and availability of flats and result in more equitable rents is likely to meet with a great deal of opposition from thousands of families living in rent controlled units.

Owners have for a long time thought that the Rents Act inhibited the development of flats by the private sector and they say it is iniquitous they should be made to subsidise flat tenants.

"Any subsidisation the State feels is necessary should be paid by the State," said Mr A J van Riet, a former chairman of the South African Property Owners' Association.

Mr van Riet said the Government's main fear of ending rent control was that it would result in a sudden increase in rents.

"I agree this would probably happen because of the flat scarcity," he said, "but control could be phased out gradually and this problem would not arise."

Property-owners believed the confidence of developers would be restored again, the supply of flats would improve and

rents would find their proper level in terms of location, size and degree of comfort instead of being at a premium because of their scarcity.

But tenants' associations do not agree with this.

They see sharply rising rents in an inflationary climate which would add further to the cost of living spiral, placing many tenants in the position of having to abandon their present homes and move into another home where their standard of living may be lowered.

To counter this, many building owners contended that rent control provided a blanket protection which embraces wealthy families shielding behind the conditions of the Act which they say keeps rent at an unnatural low level.

Mr van Riet said if rent control were to be phased out, a start should be made

in the more luxurious flats in select areas which were occupied by families who could afford to pay the true market value for their home.

But the question would be, who would control the "means test" to which flat dwellers would have to submit? If rents rose too sharply, the position may also arise where flat owners would price themselves right out of the market.

Assurances which have been repeatedly given by the Minister of Community Development, Mr Marais Steyn that rent control would not be extended to cover buildings put up since 1966 should be accepted by developers and not used as a possible excuse to turn their efforts to more profitable commercial undertakings which were beginning to encroach rapidly into what were formally purely residential areas.

~~(1) 292~~
(2) 123

Minister defends ^{ROM} squatting ^{10/5/76} measure

THE ASSEMBLY.—Of a total amount of R112-million made available to the National Housing Fund for 1976-77, more than 60 per cent had been allocated for Coloured housing, the Minister of Community Development, Mr Marais Steyn, said yesterday.

Introducing the second reading of the Prevention of Illegal Squatting Amendment Bill, Mr Steyn said this amount clearly indicated a special compromise to eliminate the backlog in Coloured housing and to abolish squatter conditions.

"Resettlement in terms of the Group Areas Act has repeatedly been blamed for the shortage of Coloured housing and squatter conditions, but the fact is that about 90 per cent of all those resettled had lived in dwellings which did not comply with the health requirements and which, in any event, had to be demolished.

"This Act has, in practice done more to end squatting and slum conditions than all other measures together," Mr Steyn said.

Last year about 13 000 houses had been built for Coloureds while a further 12 000 were still being built. This was 25 000 in one year compared with 32 000 houses built for Coloureds in the 40 years from 1920 to 1960.

"We today find ourselves before the challenge of solving the squatter problem, just as we found ourselves confronted with a challenge 20 years ago to eliminate the terrible slum conditions at Sophiatown and other unfavourable

REPLY OFF

Progressive Reform Party.
"The sooner they make the decision to get together with our party and join us to get down to the real business of fighting the Nationalists, the better it will be for South Africa," he said.
Mr Schwarz said the

Foreign cash for houses approved

HOUSE OF ASSEMBLY —
The Treasury has approved in principle that foreign capital can be used for building houses, the Minister of Community Development Mr Marais Steyn, announced yesterday.

The use of this capital was subject to three conditions. The first was that the total amount annually from this source was not yearly more than ten per cent of the amount available for housing from the budget.

Last year, for example, a further R11 million could have been raised for this purpose.

The second condition was that amounts which were raised under the first condition could be made available at any time during the loan period of that department.

The third condition was that if a financial concern expressed interest in building houses itself, it would have to tender on a competitive basis against other people.

"There are offers of this kind which are now being considered," the minister said.

The department was giving urgent attention to this and as soon as details were finalised, housing programmes for squatters would receive a major boost.

"The scheme will possibly make it possible to make a start to build between 6 000 and 8 000 more houses for Coloureds in the Cape Peninsula during 1976-77 over and above that which can be constructed from normal sources," Mr Steyn said. — PC.

1 Capital
2 123

High rents, low income is the challenge

RDM
26/5/76.

DEVELOPERS have to ask R200 a month rent for an ordinary family flat: and almost 75 per cent of White South Africans earn less than R500 a month. That is the challenge facing building societies, says Adv Ane B. de Wet, managing director of Trustbou.

Addressing a trust bank function in Pretoria, he said the combined effect of expensive land, high building costs and high interest rates on loan finance were such that to develop land and build profitably, rentals of R200 a month had to be obtained for an ordinary family flat.

South Africans were not prepared to pay this much for rented flat accommodation.

With almost 75 per cent of White South Africans earning less than R500 a month, housing the middle income group posed serious problems.

"Here lies the challenge for the building societies in South Africa during the remaining years of this century," he said.

Because bond finance was primarily long term and funds were becoming more and more short term he suggested bonus dividends in which "the longer the investment stays the higher the return."

Saying that building societies alone had been responsible for providing almost 80 per cent of home finance, he continued: "The

necessity to expand the supply and quality of housing, while containing costs, in order to meet the growing demands of the country's rapidly expanding population, calls for increased support and development of building societies in South Africa.

"The role of private home ownership is so absolutely vital for creating a stake in a country that every person should be assisted and encouraged to buy and pay for his own dwelling."

Mr De Wet said new housing throughout the world for the next 50 years would be the equivalent of all housing provided since the birth of Christ.

No country could develop economically without housing its people properly. And for the safety of the future of the country the building societies must aim to play an even more significant and active role.

The state, however, enjoyed certain benefits which enabled it to make its investments even more attractive than building societies.

He cited the proposed defence bonds, saying: "We only wish for an issue with competitive terms and conditions. Should the state, however, in its endeavour to attract approximately R120-million from the public, be over-generous in its terms, this will no doubt mean a withdrawal of building society funds."

1 2/92

2 123

Squatter problem will be wiped out — Report

Cape Times 22/5/76

HOUSE OF ASSEMBLY. — The squatting problem would eventually be eliminated by the increased rate at which housing for Coloured people was being provided, the Secretary for Community Development said in his annual report tabled yesterday.

The report said that the amount spent on housing for Coloured people had nearly doubled within two years.

It had risen from R30 million in the 1973-74 financial year to R46m the following year, and again to R56m in the first nine months of the last financial year.

During the 1975 calendar year, 13 172 dwelling units for Coloured people at a cost of R70 405 843 were built through the agency of the department and local authorities, whereas 11 819 dwelling units were under construction at the end of the year.

"At this rate the shortage of dwelling units for Coloured people must be drastically reduced and eventually wiped out, and the squatter problem

eliminated," the report said.

The report opposed "easy solutions" to the squatter problem such as the provision of site-and-service schemes, and urged uniform and simultaneous action against squatters of all races in a squatter concentration.

"The department is still convinced that proper housing is the only answer to this problem," it said. "If it can proceed

Parliament

with providing housing at the present increased rate the problem can be overcome within a reasonable period, provided local authorities continue, as at present, to apply the tighter control measures against new squatting which they introduced towards the end of 1974 and at the beginning of 1975."

Costly lessons of the past, such as Elsie's River, resulted in the department being strongly opposed to the perpetuation

of existing squatter camps, or the establishment of new ones on an almost permanent basis.

Since 1970 4 569 Coloured families in Elsie's River had been moved from squatter shacks and provided with proper dwelling units.

BEST EXAMPLE

"Elsie's River, where approximately R36m has already been spent on slum clearance and reconstruction, is the best example of what can happen if easy solutions to the squatter problem, such as site-and-service schemes, are advocated."

It had been suggested that one of the main causes of the squatter problem was the rehousing of disqualified persons in terms of the Group Areas Act. "A national survey has shown, however, that 90 percent of the total number of disqualified persons who have been rehoused in their own areas were not accommodated in proper dwellings and would have had to be rehoused in any event," the report said. — Sapa.

Where to get 600-m 28/5/76 STAR. new houses!

South Africa will not be officially represented at what is expected to be the world's biggest conference which opens in Vancouver this week.

But there will be a sprinkling of South Africans among the 10 000 delegates attending Habitat '76, the United Nations' Conference on Human Settlements.

The organisers expect official Government delegates from 130 nations as well as thousands of architects, engineers, environmentalists, economists, planners, sociologists, representatives of pressure groups (South Africa's SACCAP Anti-pollution group is sending Mrs Wendy Bodman of Johannesburg for instance) and so on.

SEQUEL

Habitat is a sequel to the 1972 Stockholm Conference on the Human Environment at which South Africa was officially represented. Since then South Africa's official policy has been to remain aloof from UN activities until there are signs of a more constructive, less twisted approach to world problems.

Nevertheless with our own vast problems of resettlement and urban housing for Blacks South Africa is likely to be very interested in some of the papers being read over the two and half weeks of the conference.

Parallel with Habitat '76 will be Habitat Forum — a series of nitty gritty debates on human settlements and the burgeoning environmental problems.

The idea of the conference came from Cana-

GEOFF SIFRIN, a graduate engineer who also has a masters degree in town and regional planning, gives his views on the eve of the massive United Nations Habitat '76 Conference which he is attending in Vancouver. He works for Johannesburg's town planning department.

da and so Canada was asked to host it.

Some of the reasons behind Habitat '76:

● The population of the world is expected to double in the next 30 years, adding 3 500 million people to the human family;

● These new people will need about 600 million housing units, more than exist in the entire world today;

● Already more than 1 000 million do not have safe water to drink, let alone adequate housing;

● Cities, towns and villages, both in the industrialised and developing countries, already face a crisis because of pollution, slums, congestion, unemployment, social alienation and mounting crime rates.

SOLUTIONS

"Habitat" is an attempt to come to terms with such issues, compare solutions which have been tried around the world, and formulate action programmes for the future.

The conference has been structured to place emphasis on the solution

to settlement problems, rather than their mere definition. Each country will be presenting its particular method of dealing with settlement problems, and so a large array of action programmes will be exposed for analysis and evaluation by all.

There will be workshops run by prominent experts, audio-visual presentations of actual settlement schemes, panel discussions, lectures and debates.

Topics to be dealt with will include the following: human settlements; user orientated technologies; building with nature; energy; post-disaster housing; social justice and the question of differing values and cultures; land use and ownership; hardcore poverty; community involvement in improving the quality of life; children's needs; building one's own habitat; and tall buildings.

SHORTAGE

South Africa is already experiencing many of the problems to be discussed at the conference. Our housing shortage runs into many thousands of units (the shortage of housing for Coloured people in Cape Town alone is estimated at about 50 000 dwelling units), and one needn't look far to find poverty and slum conditions, pollution, congestion and crime (Soweto has one of the highest crime rates in the world). Perhaps Habitat will produce solutions relevant to our own situation.

One of the most difficult problems of an international conference is ensuring that the vast polit-



Mr Geoff Sifrin . . . world population expected to double in the next 30 years.

ical and cultural differences which exist between delegates from different countries, do not prevent meaningful action programmes from emerging.

All human activity is ultimately political, and it is true that political issues lie at the root of many environmental problems. Thus there is no point in attempting to exclude political issues from Habitat. The only trouble is that they could end up in typical UN mudslinging matches which obscure the real burning issues.

It is certain that, at

Habitat, differences between Third World and industrialised countries, and between East and West, will be much in evidence. While these differences succeeded in sterilising much of the purpose behind the 1972 Stockholm Conference, could it be too much to hope that Habitat, with an extra four years of problems to deal with, will rise above the level of recrimination and slander, and provide political as well as other answers to the urgent problems of the world's human settlements? (CARE).

N.M. 12/6/76

New look at timber frame housing

THE CONSTRUCTION of timber-frame brick veneer houses in South Africa is being promoted by the Department of Forestry and the S.A. Lumber Millers' Association.

A technical guide covering all aspects of the design, selection of materials, construction and performance of timber-frame brick veneer houses has been sponsored and produced by the National Building Research Institute.

According to the guide there has been a prejudice on the part of home owners, building societies and local authorities against non-traditional building methods such as timber frame construction.

"The picture is however changing. At the present time there is a greater awareness within the building industry of the potential technical, economic and aesthetic benefits to be obtained from the use of timber frame construction.

"It is generally conceded that circumstances are demanding a reduc-

tion of on site artisan labour skills to keep building costs and productivity at a healthy level."

The method uses timber in loadbearing capacities in the walls and brickwork cladding on the external walls to protect the timber structure against the elements and maintain the appearance of an all brick building.

It is estimated that properly built brick veneer houses will last up to 40 years of useful service. In countries where earthquakes occur timber houses generally perform more satisfactorily than masonry houses.

There is no greater fire hazard than in traditional masonry houses and open fire places can be safely used provided that chimneys are designed in accordance with SABS building regulations.

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RJM 25/6/76
**Homes for Blacks
policy under fire**

Staff Reporter

THE chairman of the United Building Society, Mr Phil Scales, yesterday attacked the Government's refusal to allow Blacks to own their homes in urban areas.

"Some years ago I said that no home-owner would ever be a terrorist. Since then terrorism is on our borders. Today I say that the denial of a right to own one's own home will inevitably be conducive to terrorism," he said.

The United — the country's biggest building society — was delighted

with the Prime Minister's announcement that Blacks would be allowed to own their homes.

"We have now been informed that all we will be allowed is a lease from the Bantu Affairs Administration Board with a loan from BAAD secured by notarial bond and the lease is to be linked with citizenship of a Bantustan.

"There is a general feeling of immense disappointment throughout the whole Black and White community," Mr Scales said.

New warning on home loans

6/7/76
STAR

Business Reporter

Yet another building society has warned that prospective home buyers will find it very tough to get mortgage loans in the coming months.

The society is the Trident.

Its chairman, Mr D D Morgan, told the annual meeting in Maritzburg, that mortgage lending will be severely inhibited because of the reduced intake of funds by building societies.

TO DECLINE

Other chairmen who have recently voiced concern over shortage of housing funds include Mr Phil Scales, of United, Mr E J G Roy, of Allied, and Mr Bert Smith of South African Permanent.

Mr Morgan said investment in building societies was expected to decline because of

- Inflation;
- Defence Bonds, which aim to pull R120-million out of the investment market;
- The Post Office's eight percent savings certificates which are tax-free;
- Commercial banks' special eight percent savings accounts with unlimited withdrawals (a similar type of account with building societies limits withdrawals to one a month);
- The higher income tax which will cut ability to save.

TO MEET

Mr Morgan said it was certainly hard to be optimistic about the medium and short-term future.

Tight money conditions were expected to go on at least until the end of the year, he added.

The ability of building societies to meet demand for housing finance must inevitably be affected, Mr Morgan went on.

They would not be able to provide enough money for vitally needed housing.

Trident's own building company is to concentrate on putting up three-bedroomed homes with 1½ bathrooms and one garage rather than cluster housing.

Mr Morgan believes a ready market exists for these modest homes.

State stops all new home plans

24/7/76 AM

Mercury Correspondent

CAPE TOWN — The Department of Community Development is so short of money that all new housing projects throughout South Africa have had to be postponed till next year.

Mr. Clive Herron, chairman of the Durban Council's Housing and Amenities Committee, said last night: "This is news to me. I had lunch with the Minister of Community Development today, and he didn't mention it."

Mr. A. Schoeman, senior deputy secretary for Community Development, said yesterday that the department had "run out of funds" for all new housing projects. "The department will not be able to supply any funds for any new project until the beginning of the next financial year."

"All the money allocated to the Department in this year's Budget was used up meeting existing contractual commitments. We could only supply money for certain urgent development schemes — like Mitchells Plain and Atlantis."

Mr. Schoeman was unable to say yesterday which major projects had been postponed.

"There are more than 900 local authorities in South Africa, and all new projects have had to be postponed."

This meant even smallish projects, like the

building of minor community services such as creches. Thousands of people of all races throughout South Africa would be affected.

Mr. Herron said: "We have a R6,000,000 project for Coloured housing. We are adjudicating a small contract in Wentworth and we have contracts out for Indian housing to mention but a few. I think there must be some mistake."

He said the Council had certain allocations for this fiscal year "and we are working to them."

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Tenders to be called for 5 000 houses

Industrial Reporter

Cape
Times
27/7/76

TENDERS ARE to be called soon for the construction of the 5 000 house phase-two development at Mitchell's Plain which qualifies for the newly introduced foreign loan scheme.

The Secretary for Community Development, Mr L. Fouche, confirmed in Pretoria yesterday that final approval was imminent, and the Cape Town City Engineer, Mr J. G. Brand, said the project would go out to tender as soon as this was received.

Mr Fouche disclosed that "certain other" sub-economic housing schemes in the Peninsula, involving about 1 000 units, had been given preliminary approval.

The tenders would be advertised on a "finance and construct" basis. Companies would be allowed to raise funds overseas, to allow priority projects to go ahead in the face of tight liquidity in South Africa, and the loans would be repaid by the Treasury over periods ranging from three to five years.

The onus for raising funds overseas lies with the tendering companies.

Spokesmen for major construction companies in Cape Town said they could not say to what extent they would utilize the opportunity for foreign loans till they had examined the implications of the scheme in the light of the tender documents.

Call for realism in building standards

3/8/76

STAR

Pretoria Bureau

The man spending more than a quarter of his income on housing is paying more than either he or the country can afford.

The Administrator of the Transvaal, Mr Sybrand

van Niekerk, said this in opening the fifth international South African building and construction exhibition at Milner Park in Johannesburg today.

It was important, he said, that people and those who influenced public opinion should realise that it was in their own and in the national interest that

housing standards should be realistic.

"It is just not practical for young people to want a house of excessively high standards," he said. "They should realise that they cannot start where their parents left off."

Making the appeal in the light of the country's inflationary spiral and low economic growth rate, he said a situation had arisen where "quite frankly, too many people were spending more on housing than they or the country could really afford."

Too many families were having to incur excessive debts or cut down on other

equally important needs, such as food, insurance, clothing, medical care, savings and cultural activities.

It meant too that building and land costs had increased disproportionately, that the building industry had been over-extended and that finance for housing was in short supply.

332 / (23)

15/8/76

Sunday

Tribune

Black homes polarise In the townships soon... houses African families can call their own

By MADGE SWINDELLS

THE Government, at least one major institution and a private organisation are involved in hush-hush negotiations to raise a mammoth loan from overseas to finance Black housing.

This week the Deputy Minister of Bantu Affairs, Willem Cruywagen, confirmed that the Government's 30-year lease scheme on Black township houses is to come into effect soon.

He said a formula for the sale of leases had been sent to Bantu Administration Boards and they could start selling them almost immediately.

The leases will be sold at half the combined erection and replacement value of the homes.

Mr Basil Myburg, general manager of a company recently set up to provide homes for Blacks, said: "The Black housing shortage has become explosive and of urgent concern to the security of the country."

The biggest headache is finding the initial cash. There is no way that the Government can meet this cash need with their present resources.

"In view of the riots and discontent in the Black townships the Government's plan to give Blacks a 30-year security of

tenure on their homes could be the most important step towards stability and peaceful co-existence."

The scheme, announced by the Prime Minister in March last year, is now to be finalised and a multi-million rand plan to build new homes and make improvements to existing properties is already underway.

There is a shortage of 450 000 Black homes, a survey by the Pretoria Bureau of Market Research shows. There are more than 350 000 squatters

just north of Pretoria and a waiting list for 18 000 homes in Soweto.

Assuming a standard four-bedroomed home could be built for R1 500 — a subsidised price — the Government would have to spend more than R357 million a year just to cope with the annual demand for new homes from now until the end of the century. This does not take into account the backlog of homes needed now. This is why a group

of companies is trying to raise the money overseas. The talks are confidential and at least one building society is involved. The Association of Building Societies has been discussing the problem of Black housing for some time. The outcome of the talks could affect the peaceful development of Black urban townships.

OUT TO BEAT THE ACCOMMODATION PROBLEM AND FOR WHITES ...

By ALAN PEAT and COLIN VINEALL

MAJOR moves to ease South Africa's growing accommodation problems were disclosed this week.

The building societies limit on loans over R18 000 is to be raised from 30 percent to 37,5 percent, and this will be gazetted on Friday.

And the Fouché Commission on Housing will be asked to lift rent control on all houses immediately, and to introduce the removal of control on some flats to test real rental values.

The new loan limit will be retrospective to April 1, and is good news for the societies, beset as they are by rapidly increasing demands for loans in excess of R18 000.

David Alston, director of the Building Societies' Association

said: "While we are obviously extremely pleased with this news the move must be considered as an interim measure only."

"It will give temporary relief to our members but the Association is investigating ways and means to see whether alternative measures could be introduced which would lead to the scrapping of the limit altogether."

The raised limit stems from a recommendation made by the Fouché Commission on Housing, separate to their main report due sometime early next year, and may indicate that the Minister of Finance will be advised to consider the loan ceiling at that time.

A senior executive of a leading building society said that he

However, the Prime Minister announced early last year that it was to be reinstated soon. To take advantage of this benefit Blacks have to take out homeland citizenship certificates. This also applies to selling their leasehold — even if it was held before 1968 — or to make alterations or extensions to their homes.

This is creating a difficult situation with the Blacks as many fear that this is a device to get

From 1952 until 1968 a 30-year lease was in existence but for various reasons this was stopped.

them back to the homeland. Consequently hundreds of Blacks are paying for expensive alterations although they may not have legal rights to their properties. Others are applying for homeland citizenship.

Another problem is the valuation of the houses. Many different organisations are involved. Soweto houses, for example have been funded by the Johannesburg Municipality, the Department for Community Development and the West Rand Board. These three parties have to

country is heading for an accommodation crisis and rent control is believed to be one of the biggest causes.

The plan to abolish rent control of houses would, in the view of one expert, encourage people living in cheap housing to move to better accommodation, and bring about mobility in the rented-house market.

But one new cloud appeared on the property horizon this week. There are indications that the 14 percent limit laid out in the Limitation and Disclosure of Finance Charges Act could be raised to 17 percent.

Although it would have no direct effect on the mortgage rate it is inevitable that building societies would have to apply to raise this rate to remain competitive

agree before the value of a house can be established. It was originally thought that the African Bank would be supplying most of the finance. However, legislation in the Government Gazette on May 7 prevents the African Bank from taking the deeds of lease as collateral security. It seems that building societies will have to play a leading role here.

The desire of the Africans for better conditions is evident in figures from the West Rand Board, which show that in December 1974 approval was given for R60 000 worth of housing development. In November 1975 the board approved R600 000 worth of development.

Industry also has a role. When a Black wants finance for a new home or improvement he is asked for a 10 percent deposit and his employer is asked to agree to deduct the monthly repayments from his salary. The employer is also asked to stand good for three months' repayments if his employee leaves his job. This need not place too great a burden on the employer but would produce considerable returns for industry in the long run, in terms of increased productivity and a more stable work force.

Govt drops homes time limit

Blacks get

20/8/76 STM

a new deal

The Government has dropped the time limit on the leases granted to Blacks under the urban home ownership scheme — a move regarded by Blacks as significant recognition of their permanence in the urban areas.

Blacks will now be able to buy or build homes in urban townships on indefinite period leases instead of being limited to 30 years as was first laid down.

This was announced today by the chairman of the West Rand Administration Board, Mr Manie Mulder, who said that the home ownership scheme would be launched in Soweto and other West Rand townships on Monday.

50 000 homes

But certain administrative hold-ups are still preventing the scheme from getting into full swing immediately.

Certain approvals are still necessary from the Department of Community Development which provided the funds to erect roughly half of Soweto's 100 000 houses, said Mr J C de Villiers, chief director of the West Rand Board.

"But so as not to delay things we will go ahead and sell the 50 000 houses which were mainly built with the loan from the mining houses in the 1950's."

Bitterness

Mr Mulder said: "Originally it was stated that the leasehold would be for 30 years, but now the leases are to be for an indefinite period."

He also stressed that a homeland citizenship certificate was no longer necessary to buy a home.

It was this citizenship prerequisite — laid down by the Government some time after announcing the home ownership scheme in May last year — which caused a great deal of bitterness among urban Blacks.

Widows too

According to the West Rand Board, the dropping of this prerequisite followed representations to the Government by Black civic leaders.

Here are some of the conditions laid down for buying or building a house in the West Rand townships include:

- A person must be male and over 21 and qualify under influx control to live in the area. At the same time a widow with children may apply to own a house, but such an application is considered by the Department of Bantu Administration.

However the West Rand

To Page 3, Col 1

3/30
27

Apartheid restrictions on Coloureds eased

11/9/76
DD

CAPE TOWN — A series of measures aimed at eliminating points of friction and "outmoded practices and usages" was announced by the President of the Senate, Sen Marais Viljoen, when he opened the 1976 session of the Coloured Representative Council here yesterday.

The measures included:

Permission for Coloured and Indian business undertakings to be set up outside their group areas;

The ending of separate facilities at public buildings and at scientific and cultural conferences;

The relaxation of restrictions barring Coloureds from serving on the executive of mixed trade unions; and

Greater involvement of Coloureds in matters concerning housing and squatter problems.

Sen Viljoen praised the CRC liaison committee for its willingness for dialogue and peaceful negotiations.

"One matter which is still receiving pertinent attention at the liaison discussions is the removal of what can be described as outmoded practices and usages in the national administration which cause dissatisfaction among the Coloured population group," he said.

Among the Government decisions was a new regulation concerning general industrial areas.

"Here it has been decided that such areas should

have no group character, but should be freely available to Coloured and Indian entrepreneurs as well to establish their industrial undertakings there.

"It has further been approved that in cities and large towns, more liberal use will be made of the provisions of Article 19 of the Group Areas Act for Indian and Coloured traders outside Indian and Coloured group areas."

Sen Viljoen said the Coloured people had complained that compensation for Coloured property expropriated as a result of the Group Areas Act for slum clearance schemes was inadequate, and sympathetic Government consideration could now be given to the matter.

"Concerning the restriction on Coloureds to serve on the executive of mixed trade unions, it was decided that the Minister of Labour would grant exemptions to provide for Coloureds to serve on such executives, with due consideration to the membership of the relevant trade unions, and also to ensure that minority groups were not completely eliminated.

"Satisfactory guidelines have also in the meantime been laid down by the Government for the solution of problems which exist with regard to separate entrances, separation notices, separate service points, separate telephone booths, at public offices where these no longer serve any purpose.

"It is also accepted that Coloureds can participate equally in conferences for scientific and cultural purposes and that at such events separation measures concerning meals, refreshment and such matters will not operate."

Sen Viljoen said there should be separate

hospital wards for the various population groups, but there was no legal prohibition on patients at any hospital being treated by a doctor of their choice.

Renewed attention was being given to separate ambulance facilities and hospital boards would be constituted with regard to the hospitals and population groups they served.

"The administrators will also be requested to review all other bodies and institutions under provincial control where points of friction exist or may arise in future, for consideration by the Cabinet."

Sen Viljoen said he hoped there would soon be a great improvement in community facilities in Coloured areas following suggestions which had been made by a Community Development committee.

Sen Viljoen also announced that working committees, on which prominent Coloured people would serve, would be established to co-operate with the Department of Community Development and the relevant municipalities on the planning of Coloured residential areas, Coloured housing and the handling of the squatters problem.

The present system of local government management committees had never been seen as the final answer to the aspirations and claims of local communities to have a say in their domestic affairs, and the creation of autonomous municipal authorities for Coloured urban areas would be investigated.

"There is, in principle, no objection to communal reading rooms at archives, State libraries and museums," Sen Viljoen said. — SAPA.

(1) 80

(2) 30

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(4) 123

(5) 279

332
123

Cape Times 3/11/76

'Frustration' over housing

KLERKSDORP. — The Cillie Commission was told yesterday that an acute housing shortage in the Jouberton township near here was a major cause of frustration among Africans in the Western Transvaal.

An African, who may not be identified, said there was a waiting list of 1 860 people without houses in the township. The shortage had first been brought to the Western Transvaal Bantu Administration Board's attention about three years ago.

Asked by Mr Justice Cillie how the people managed at present, he said they were living with other Blacks in four-roomed matchbox houses in the township.

He said the Afrikaans language issue was raised for the first time on June 23 when pupils at the Matlosana Secondary School here refused to write Afrikaans examinations set for that day. All but four of the pupils boycotted the examinations, and when the police arrived they armed themselves with stones and bottles.

There was no violence, however, and the school was closed shortly afterwards.

Another African, a businessman from a Potchefstroom township, also com-

Cillie Commission
plained about a housing shortage as well as a lack of sports grounds and sports facilities.

Asked whether Afrikaans was one of the causes of the recent unrest, he said it did not apply in his case or that of his friends as Afrikaans was their home language.

What he felt was wrong was the lack of contact between Blacks and Whites. When a White person knocked on his door, his children ran away in fear, whereas when he was a child he had swum and played with White children.

Asked what the reaction of his and his friends' children would be if told the White man was a monster, he said they would believe it.

A Black educationist told the commission that lack of high schools in the Western Transvaal forced children to attend such schools in other areas including Soweto, where they were subject to bad influences. There were also general complaints that Blacks had to pay for their schooling whereas Whites — according to Black reasoning — received free education.

Earlier, the chief director of the Western Transvaal Bantu Administration Board, Dr P Riekert, told the commission that unrest damage in the 24 townships in his area had been estimated at R55 000.

He said there had been a meeting between board officials, township representatives and police on July 26. Reasons advanced for the unrest had included lack of telephones in the Khutson township at Carletonville, lack of a secondary school and a ban on Blacks carrying firearms for protection.

Dr Riekert said he was in favour of introducing African traditional legal systems in townships because Africans identified with their own ethnic groups. The board also aimed at establishing a traditional system of authority in the townships.

It also did not follow the Western method of dealing with an agenda item by item at meetings with Blacks, but allowed all members to address the meeting and hold full discussions in the "Bantu manner". He added that addressing Africans in their own language removed many obstacles.

The inquiry will continue at Mafeking tomorrow. — Sapa

Lower housing standards urged

10/11/76

The Argus Bureau

PRETORIA. — The Minister of Community Development, Mr Marais Steyn, has called for a drastic lowering of White housing standards.

Addressing the Afrikaanse Sakekamer in Pretoria last night, Mr Steyn said standards would have to be lowered to reduce costs and combat a threatening housing shortage for middle income Whites.

He added, however, that lower standards did

not necessarily mean a drop in quality.

Examples of cuts which could be made included a general reduction in plot sizes to 50 sq m or less, far greater density of homes and a lowering of unnecessarily high standards required by municipalities as a condition for the provision of services.

LEGISLATION

Mr Steyn said the time might come when his department was forced to play a greater part in the setting of standards if it appeared that provincial and local authorities were

making unreasonable demands.

Standard building regulations were also being drawn up by the Department of Community Development for all municipalities in South Africa. It was hoped they would be voluntarily accepted, but if not, the Government would consider passing the necessary enabling legislation.

Mr Steyn added that developers who had paid too much in the rush for township land were also partly to blame for the present high cost of housing.

HOUSING PROVISION

This conclusion is supported by the fact that some developers are at present in financial difficulties, he said.

Turning to the provision of housing by the Department of Community Development, Mr Steyn disclosed that in the five-year period which ended on March 31 1976, 132 813 units costing R560,3-million were built for all population groups. Most of the work was done by private companies under contract to the department.

During the same period, 17 025 units costing R135,2-million were built for Whites earning between R380 and R540 a month.

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Minister asked to clear up confusion

STAR

11/11/76

The West Rand Administration Board is to ask the Minister of Bantu Administration, Mr M C Botha, to specify the period of leases under the new home-ownership scheme for urban blacks.

At a seminar on black home ownership in Johannesburg today, it became apparent that the "indefinite period" term used in relation to home ownership leases in Soweto was confusing.

Several questioners referred to this "indefinite period" as not being specific enough to allay black fears that the homeownership scheme may not be reversed at some stage by the Government.

This was in spite of assurances by the chief director of the West Rand Board, Mr J C de Villiers, that he regarded "indefinite" as being "in perpetuity."

Mr de Villiers agreed that the board should ask the Minister to clear up the confusion.

"In some quarters this is interpreted as a period of uncertain duration," Mr de Villiers said.

"My own interpretation, and the one which I believe reflects the intention of the Minister of Bantu Administration, is just the opposite."

He said he had no hesitation in suggesting that "indefinite" should be interpreted as "in perpetuity."

THE EMPHASIS

Mr de Villiers added that he believed the State housing authorities agreed with the West Rand board

that in future housing projects the emphasis should be on a better type of house.

"Less and less elementary housing should be provided," he went on.

"Up to now the emphasis has been on providing the maximum number of houses in the shortest possible time.

"The consequence has been houses offering basic essentials and catering only for the protective aspect.

"The new dimension in black housing should provide not only for physical but also for spiritual and social development needs of the family."

● Rumpus blows up over Soweto homes—Page 7.

123

Family still homeless after fire

THE Laatoe family, whose home in Kensington was destroyed by fire in September this year, are still looking for a place to live.

Mrs Fozia Laatoe, 25, said yesterday that she was finding it increasingly difficult to look after her two sons properly.

"I am now staying with my in-laws and there is not sufficient room for my husband, who has had to find a place to live elsewhere," she said.

"I have been to the City Council to look for a house, but an official there told me that there were no houses and that the list of people waiting for houses ran into thousands," Mrs Laatoe said.



Mrs Fozia Laatoe and her two sons Ridwaan and Mallick.

(123/259 .

Housing deficit is R10-m

5 Feb
12/11/46

The West Rand Administration Board's housing department expects to have a deficit of R10,3-million this financial year as a result of the unrest.

The severity of the board's losses were underlined in a statement yesterday by the chairman, Mr Manie Mulder.

DESTROYED

"Our department of housing operates annually on an overall loss, and in the past this loss was made good from profits through the sale of liquor and Bantu beer," Mr Mulder said.

"These sources of revenue were destroyed during the recent disturbances in Soweto and the consequence is that the anticipated loss on housing this year is estimated at R10,3-million."

123/336

Ministers to sort out house problem

S. Far 10/11/76

The disagreement between the West Rand Administration Board and the Department of Community Development over the selling of Government-financed houses in Soweto

is likely to be sorted out at ministerial level within a few days.

The disagreement between the Government departments erupted into the open in the columns of an Afrikaans newspaper.

In two reports the newspaper accused the Bantu Administration Boards — and the West Rand Board in particular — of dragging its heels about selling Community Development-financed houses in the townships under the new home-ownership scheme.

The paper quoted the Secretary for Community Development, Mr Louis Fouche, as saying that the boards had been given all the details they needed.

The West Rand Board retorted with a short statement saying that the matter had "some time back" been taken up at ministerial level.

The board refuses to enter into any controversy with Community Development over the selling of houses but there are signs that all the details necessary to get the scheme off the ground are still not with the boards.

No boards have yet sold Community Development houses in the urban townships. This was an indication that all the red-tape had not been sorted out, board sources pointed out.

It is understood there are moves to sort out the tangle at ministerial level within a few days.

Black homes plan

The railways is considering a home ownership scheme for black staff.

A spokesman said an investigating committee had been formed and it would also consider the feasibility of providing rented accommodation.

Home ownership for coloureds and Indians was already established and about 200 coloureds and five Indians would move into their own homes soon.

The schemes are identical to those for whites — the railways buys the house on their behalf. Interest rates for coloureds and Indians vary from 1.25 percent to four percent.

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266/123

DEVELOPERS HIT OUT Councils to blame for high costs

14/11/76
Sunday
Express

TERRY MEYER

LOCAL authorities have been singled out as among the worst culprits in the fight to keep down housing costs by containing the price of residential stands.

Many councils according to developers, are guilty of:

- Failing to observe the letter of the Niemand Commission recommendations on the provision of essential services in new townships;
- Insisting on standards which are unnecessarily high and which buyers have to pay for in the end; and
- Reluctance to alter their own planning schemes to allow for smaller erven at a time when there is a crying need for a cut in stand sizes.

The recommendations of the Niemand Commission on the supply of essential services is one of the main complaints.

Most councils still insist that developers provide and pay for the provision of water and sewerage schemes. The fact that the councils make a profit out of these schemes in following years at the expense of the man in the street is not taken into account.

The cost, of course, is passed on to the buyer and one well-known developer estimates that this amounts to R1 500 a stand on average.

Based on a sale of 12 000 to 15 000 units a year in the Witwatersrand area, the total additional burden on the man in the street amounts to about R15-million a year.

The recommendation of the Niemand Commission, after a close study of the position, was that local authorities should bear the cost of all revenue-producing services.

But the Government failed to enforce the measure and this has now fallen away.

The effect, the developers claim, is that private developers are subsidising the government and are compelled to pass the additional cost on to the ultimate purchaser.

The question of the minimum standards for services is also a touchy point. The complaint is that while some councils accept what developers believe to be adequate standards, others insist on more expensive materials and more complicated procedures.

Again, where exceptionally high services are demanded, the cost is passed on to the buyer.

There is a strong feeling in the townships industry at the moment that the government should step in and lay down the standard of services required.

The insistence of unnecessarily high services is another cost which is invariably passed on to the buyer.

Rogoff Rand Investments' Morrie Tapaugh for example, estimates that the additional cost to the purchaser is as much as R1 500 a stand where such conditions are imposed.

The third factor — smaller stands — is also closely related to costs of housing because the 1 000 minimum price of a sq metre stand today is R6 500 whereas a convenient erf half the size would cost no more than R4 000.

But, although the trend is towards higher density living, many local authorities appear to frown on smaller stands.

The development of these small stands usually requires an amendment to the town planning scheme governing the area. This requires both municipal and provincial approval, but the local authorities are often reluctant to see changes.



81/123

Mitchell's

Case: 15/11/76

Plain:

Tribunal

sits again

THE arbitration tribunal, which has been sitting since July last year to determine the cost of the land on which Mitchell's Plain is being built, today began hearing evidence again.

Argument, which was due to begin today, was postponed after the tribunal granted an application by the former owners of the land, National Portland Cement Co Ltd, to reopen their case and lead the evidence of a property expert on comparative sites.

REDUCED

The land on which the Coloured township stands was expropriated by the council in April 1974. National Portland Cement claimed the land was worth R27 114 000, while the council maintained the value, at the date of expropriation, did not exceed R1.5-million.

National Portland Cement reduced its claim to R20 765 511 during the hearing.

The two arbitrators are Mr. W. G. Burger and Mr. A. Yeld. Mr. G. Friedman, SC, is the umpire. Appearing for National Portland Cement is Mr. W. Vivier, SC, assisted by Mr. L. Dison, SC, and instructed by Bisset, Boehmke and McBlain. Mr. E. Smitcher, QC, assisted by Mr. H. Berman, SC, and instructed by Silberbauers, is appearing for the council.

There is an overwhelming case for urban black home ownership says MR PHILIP SCEALES, chairman of the United Building Society. In an interview with Tom Duff he expresses strong reservations about the present system of leasehold for urban blacks.

It is dishonest to describe the present leasehold scheme in urban black townships as home ownership, says Mr Sceales.

"The Government would not dare to have the effrontery to offer this to the white population and call it home ownership.

"The scheme now put forward is to my mind completely cynical."

Mr Sceales compares it with the scheme devised by property magnate Chaim Wainer. As the owner of flats subject to rent control, he developed a scheme to sell the flats. The monthly instalments were much more than the rent the tenants had previously paid, yet the scheme was so devised that they never became the owners.

"This is exactly the scheme the Government is offering to the blacks," says Mr Sceales.

"At the moment they admittedly pay a very

Home ownership for blacks: scheme is cynical

modest rental. Under the government scheme they will pay much more than the rental. But the lease is for an indefinite period, which means it can be terminated at any time.

"If a black is endorsed out, he will lose his home. If he dies, he cannot bequeath it to his family. If he purchases the lease of a piece of land, he does not own the land and any building he may erect is not his property. It is the property of the owner of the land, namely the particular Bantu Administration Board."

The United Building Society has felt strongly for many years that urban black people should be allowed to own their homes, says Mr Sceales.

"They save money with us, make deposits. It seems obvious that if urban blacks own their homes in townships like Soweto and other very congested areas on the Witwatersrand, home ownership will create a stable population. People will be proud of their homes, will seek to improve them and will be given a higher standard of living and an incentive to save."

He notes with concern the large amount of money blacks spend in beerhalls.

"As an industrialist I have noticed that since black wages were increased, in many instances there has been greatly increased absenteeism. There is so little purpose to which they can apply the money they earn.

"We believe very strongly in a capitalist society. Blacks number about 70 percent of our population. Unless they can participate in capitalist society, they are not going to support it. Here is the most straightforward way of making them capitalists.

"In short, if the vast majority of the black population in the urban townships were homeowners, the recent riots would have been far less severe than they have been."

had deteriorated to their present state, and terrorism was only beginning in Rhodesia.

"I said that nowhere had I ever heard of a homeowner who is a terrorist."

"One of the basic tenets of communism is that there is no private ownership of land. By its present actions, the Government is promoting communism in this respect."

"In short: There is an overwhelming case for true urban black home ownership."

He says it may not be widely appreciated that most mortgage loans granted by building societies are subsidised by employers. This includes both the Government and the private sector.

"Virtually all the large companies have schemes with building societies in which they provide collateral security and the societies then grant loans to their employees.

"It is a great factor in recruiting, retaining and stabilising the labour force. We know from the positive approaches made to us that just as employers assist their white employees, even more would they like to assist their black employees.

"In fact, if they were able to do this, at a time when the Government is very short of money, they could help to shoulder the burden of providing houses for black people. But for this to happen, proper home ownership must be allowed."

Mr Sceales points out that six years ago he and his colleagues called for home ownership for blacks. This was at a time before political conditions

332
123

The Argus 17 Nov 1976

Urgent call for Black home-ownership and ending procedural snarls over alteration plans.

SPOTLIGHT ON HOUSING FOR URBAN BLACKS

Report by:

JOHN BATTERSBY

MANY residents in the Peninsula's Black townships have made extensive improvements to their homes in spite of the fact that any additions automatically become the property of the Bantu Affairs Administration Board and no compensation can be claimed by the owner.

This is one of the major findings in a study by the University of Cape Town's Urban Problems Research Unit (UPRU).

The survey is being conducted in conjunction with the Southern African Labour and Development Research Unit (Saldru) and with the co-operation of the Bantu Affairs Administration Board (BAAB).

In a preliminary report on family housing released this week, UPRU makes an urgent call for Black home-ownership in the Western Cape and a streamlining of the process to have alteration plans approved.

The report points out that because Blacks are not allowed to own their homes they cannot make use of building society facilities. It calls for the introduction of a scheme to make funds available for both home improvements and the building of new family houses.

CONDITIONS

The report claims that few ordinary citizens outside official circles know what housing conditions

in the Black townships are like.

About 105 000 Blacks live in Langa, Guguletu and Nyanga, representing nine percent of the city's population.

Only 68 000 urban Blacks qualify to live in family housing while the remainder — all men — live in single quarters.

There are 10 090 family houses in the three townships and only 38 of these have more than four rooms. More than 75 percent of the houses are four-room dwellings built in terraced rows of up to eight units.

OUTBUILDING

The houses are not provided with electricity, ceilings, flooring or internal doors and the walls are not plastered. Each has a small outbuilding at the bottom of the plot containing a toilet and bath with cold running water.

The houses are allocated by the BAAB and

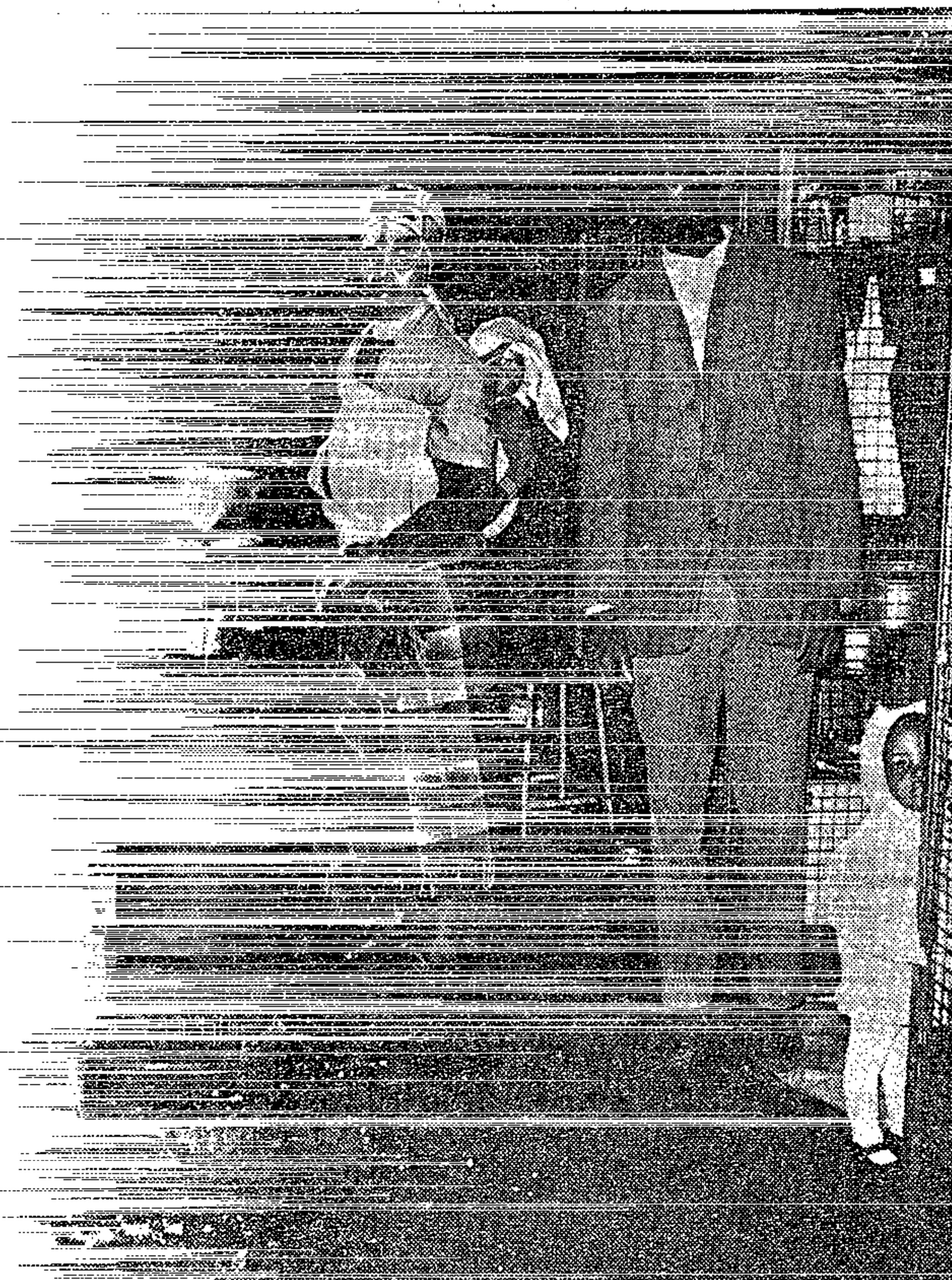
tenants have only a monthly lease which is subject to many conditions imposed by regulations.

Many tenants have added bedrooms, dining rooms, lounges, kitchens and bathrooms while, in a large number of houses without additions, electricity, ceilings, flooring and cupboards have been installed.

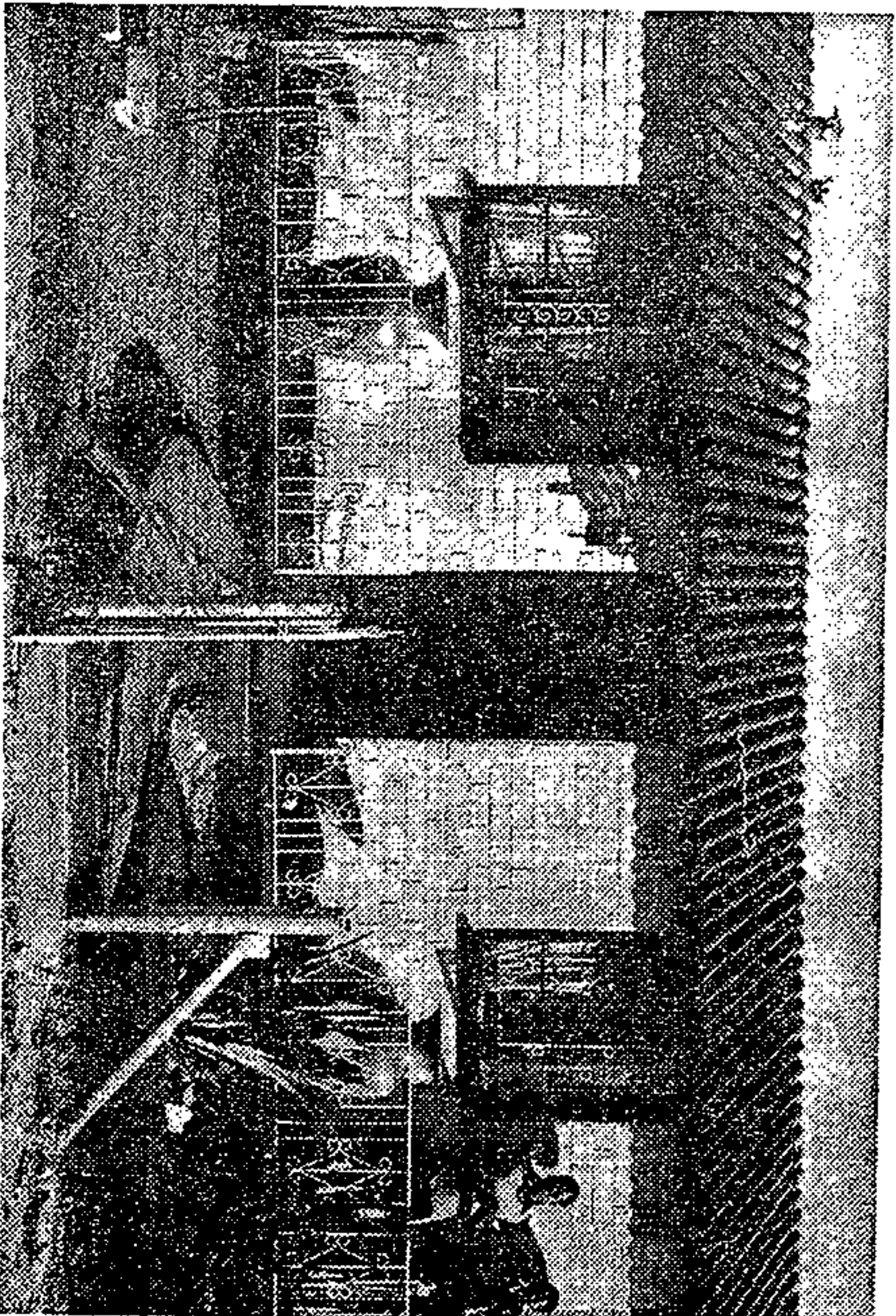
PROCEDURE

Occupants wishing to improve their homes face a complex and drawn-out procedure to have plans improved. Proposals must be submitted to the township superintendent, the BAAB department of works and finally the City Council or Divisional Council.

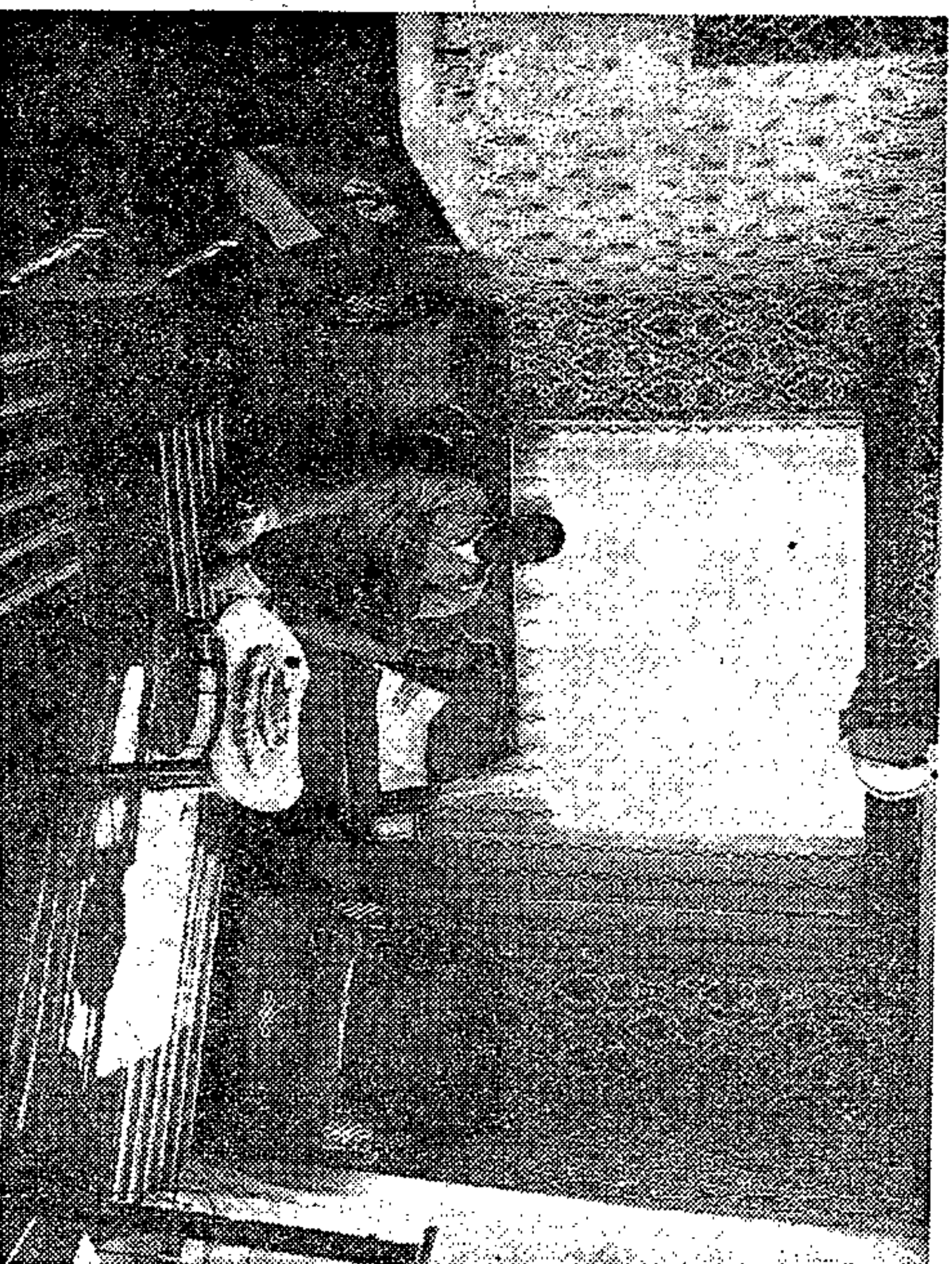
The report concludes that the majority of Blacks in the townships consider the house they live in their only home. The need among Blacks to establish a family home and put down roots appears strong.



WIRE CAGES in dormitory sheds such as this one serve as lockers for clothes and personal belongings. Behind the cages are beds. These 'single quarters' are often also home for the men's wives and children.



THESE neat, brick four-roomed houses are typical of about 75 percent of the homes provided for families in the Black townships. But, small as they are they often have to accommodate up to 13 people.



Dismal quarters for bachelors

THE most dismal accommodation for single men in Cape Town's Black townships is provided by large industrial firms for their contract labour, according to a survey of Black housing by the University of Cape Town's Urban Problems Research Unit (UPRU).

In a preliminary report published recently UPRU recommends that top priority in the future planning of single quarters, be given to privacy, comfort, health and reaction of the residents.

The survey is being conducted in conjunction with the Southern African

Labour and Development Research Unit (Saldru) with the co-operation of the Bantu Affairs Administration Board (BAAB). Fieldwork for the survey began in October last year and the final report is expected towards the end of this month.

The preliminary report said that while some employers had conformed with the BAAB's higher standards for housing contract labourers much still needed to be done to bring standards up to an acceptable minimum.

The report pointed out that the employer cannot own the buildings he erects in the townships although he has to bear the full construction costs.

At present 37 000 Black men live in single quar-

ters comprising one third of the total Black population. About 8 600 men — of whom 6 500 are contract workers — live in the dormitory accommodation provided by employers.

DORMITORIES

The dormitory buildings house between 30 and 50 men in shed-type buildings with no ceilings or floors. There are no partitions between the rows of double bunks and only some buildings are equipped with a coal stove for heating.

Cooking is often done on paraffin stoves in a partitioned area at the end of the dormitory.

The large, draughty interiors are poorly lit and in some the water condensation makes the top

bunks almost uninhabitable.

Contrary to regulations many of the men have attempted to combat the cold draughts, dampness and lack of privacy by erecting partitions and ceilings of cardboard and plastic.

Another type of accommodation for single men — and almost as dismal — is the barrack which consists of large rooms each housing 26 men on double bunks built end-to-end along the length of the room.

There are no mattresses on the solid bunks and no lockers are provided for clothes and personal belongings.

Separate ablution blocks contain eight cold water showers for 546 men. Lavatories consist of open

channels with running water and a few timber rails for support.

About 70 percent of the single men live in the more acceptable hostels. Each unit, which is designed to be convertible into two family units, houses 16 men and consists of six bedrooms, a communal living-dining area and toilet facilities.

There is a maximum of three men to a room and thus a measure of privacy exists. This is reflected in the considerable improvements carried out by the occupants who in some cases have installed floor, ceilings, internal doors and electricity.

The fourth type of accommodation for single men is the flat — 27 to a

floor in four storey blocks.

Rooms are shared by two men and a central washroom serves each floor. Once again there is a degree of privacy which is reflected in the decorations and improvements which are evident in many rooms.

The report concludes that urgent positive action is needed to improve living conditions for the eight-out-of-ten Black men who are providing the Western Cape with indispensable labour.

If only economic productivity is considered these men would be contented and well housed. It is imperative too, that their living conditions should be conducive to basic human dignity, the report adds.

Proceedings
Star 18/11/66
**R100 000
homes plan**

A R100 000 home-improvement scheme for black and coloured employees has been introduced by Volkswagen of South Africa.

The company announced today the money would be made available on a long-term, low-interest loan basis to all employees with five or more years service.

"We introduced the scheme to help employees overcome the problem of making houses in certain of the Uitenhage townships more comfortable," said Mr A. O. Rademeyer, industrial relations manager for the firm.

On home ownership, Mr Rademeyer said a scheme to lend money to black workers for deposits on homes would be considered as soon as full particulars of black home ownership in Uitenhage townships were released by the Bantu Affairs Administration Board.

25

Mulder doubt on pay rises

Freeze on

STAR 24/11/76

housing

John Patten, Political Correspondent

The stumbling economy has struck a double blow at public service workers in the fields of housing and pay.

In the housing field the Department of Community Development has stopped allocation of all loans for housing schemes until the end of the fiscal year (March 31), and will spend remaining funds only on schemes already in progress.

In the public service sphere public servants, railway and postal workers and teachers are in jeopardy of losing their expected pay increases of at least 5 percent which were due from January.

The Minister of the Interior, Dr Mulder, said in an interview today that the Cabinet had not yet taken a decision on whether the 5 percent pay increases for public servants (proposed by the Government when the July increases were granted) would be approved.

No upturn

A decision would be announced before the Cabinet held its last meeting of the year, early next month.

Dr Mulder said the Government was eager to alleviate the position of public servants and other public sector workers such as rail and postal workers and teachers, but admitted there had been no upturn in the economy since the July increases took effect — one of the conditions under which the further 5 percent pay increase could be granted.

"Naturally, if we can assist public servants we will, but at the same time we must be responsible in our actions, otherwise we will lose everything we have gained," Dr Mulder added.

OFS speech

The criteria on which the public servants' pay issue would be decided would be "what a man is entitled to and what the economy can afford."

On the housing position, the Minister of Coloured Relations, Mr Smit, revealed in a speech in the Free State today that the financial position had necessitated drastic cuts in the allocation of funds.

Allocated funds for housing, he said, would not be used further than for contracts already undertaken.

'Put housing before shops'

argus 26/11/76

123/82

THE need for Indian housing should take priority over commercial shopping complex buildings, the Rev E. J. Mannikam, chairman of the Rylands Estate Management Committee, said this week.

Mr Mannikam was commenting on a management committee resolution calling on the Cape Town City Council to provide more funds to meet the present housing backlog facing the Indian community.

He said at the committee's monthly meeting that the City Council had failed in its responsibility towards the Indian community as far as housing and the improvement of sports facilities were concerned.

'The fact that the council has allocated R100 000 for housing in Rylands is a joke,' he said.

'PIPE DREAM'

'We all know what the cost of housing is today and how many houses can be built with R100 000. Even with a promise that a further R580 000 may be also allocated for the housing project we know that this is just a pipe dream.'

Indian leader calls on City Council to get priorities right.



The Rev E. J. Mannikam

'We are aware of a dire need for 1500 housing units at present. Houses are desperately needed and our people are living in overcrowded conditions in garages and outbuildings.

'And we therefore appeal to the City Council and the Department of Community Development to give priority to housing for the community. The committee is of the opi-

nion that precedence should be given to housing by the council and the Department of Community Development.

'ORIENTAL PLAZA'

'This applies to both the new shopping complex in Rylands Estate and the proposed Oriental Plaza in Cape Town.

'The traders of the community were happy where they were and it seems that the authorities want to push them into shopping complexes to fulfil ideology,' Mr Mannikam said.

Mr Mannikam said the proposed Oriental Plaza complex in the centre of the city should have a multi-racial tenancy when it was finally built.

The committee unanimously adopted another motion tabled at the meeting by Mr Mannikam calling on the police to investigate shebeens operating in the Rylands Estate area.

Mr Mannikam said shebeens should be 'eradicated' in the area because of the social hazards caused to the community which often faced hardships when a family

breadwinner spent his money on illicit liquor at weekends.

(123) 180

THE obsession that keeps

THE Government's preoccupation with removing Coloureds from White areas is delaying the rehousing of hundreds of slum dwellers.

Kliptown, the Coloured area west of Johannesburg, must rank among the country's worst slums.

But the people living there cannot move into new houses in neighbouring Eldorado Park. These are reserved for the Coloureds being ejected from flats in White areas like Doornfontein and Fordsburg.

Homage to the Group Areas Act takes first place: Coloureds must not live in White areas. But Coloureds may live in Coloured areas that would be condemned by any health authority and which certainly would fall foul of South Africa's own Slums Act.

Mr Albie Pop, representative for the Kliptown area on the Johannesburg City Council's Coloured Management Committee, has become so desperate about the plight of these people that he took steps this week to have the slum declared a disaster area.

"It is the only way left to get them rehoused," he said.

The section of Kliptown known officially as 87 Short Street and unofficially as Paddavlei has 38 people, no taps, and

Sun. Times
28/11/76

a slum alive

By
MARTIN
CREAMER

no additions or alterations are allowed.

In their report, the sisters said: "We consider it a waste of time to try much in the way of rehabilitation in conditions like these"

One room, the nurse said, was "totally uninhabitable. Perhaps one would find some parallel for this room in the pigsty of a careless farmer unacquainted with modern farming methods."

Sister Pauline said that some of the people in Kliptown earn R105 a week and would have little difficulty in paying the rents in Eldorado.

Mr Pop said: "The Government wants to make the White areas whiter than white so they remove Coloureds from perfectly respectable flats and houses in Doornfontein. "The people of the slums are left to rot so that Government ideology can be carried out."

Priority

The Deputy Secretary of Community Development, Mr A. van W. Schoeman, said: "I cannot give you an explanation of our policy nor the order in which we fill new houses. It is a confidential policy."

"If a Coloured occupies a substantial house in a White area, he would not be given high priority. We do try to resettle these people from the White areas."

"I am not denying that people have been taken out of White areas and resettled in Eldorado."

Meanwhile the slum dwellers see the new houses being built and sometimes standing empty for weeks.

Recently some of them moved in as squatters. This resulted in several court cases.

Mr Johannes Hollander, 44, is one of them. He told me: "I am living like a king now. I have a toilet and a shower."

He pointed to his old home: "Two of my babies died in there," he said.



Dinky

Mrs Hester Beukes, 46, a mother of seven living in a room which has been condemned and is therefore rent free, told me: "I applied for a house two years ago.

"The roof has come off this place. But they just told me to put it back again because there were no houses.

"Yet the people from Doornfontein get houses because they are living in White areas."

Mrs Rachel Leitsching, 41, with eight children, pointed to a mark on the wall of her dinky room. "This is where the water rises to when it rains," she said.

Mr Pop complains that officials and councillors don't take enough interest in the area. He said the most recent visit by Mr J. F. Oberholzer, chairman of the Johannesburg Management Committee, and Mr Louis Fouche, secretary for Community Development, was by helicopter.

"What could they have seen from up there?" he asked. "What a waste of ratepayers money."

Dr Emile Jammine, head of the Johannesburg City Council's Coloured and Asian Division, said he had been told by the department a few days ago that the council should redevelop the Kliptown slums.

"We know the need for speedy action and I am very happy that the council has been asked."

He could not say when redevelopment would begin or when the slum-dwellers could be rehoused.



CF 27/11/76

(123) 298.

Critical shortage of homes for the aged

Staff Reporter

HUNDREDS of homeless elderly people are turned away from old-age homes each month.

Spiralling building costs and a lack of funds have resulted in a critical shortage of homes for the elderly throughout the Cape Province.

"There is a desperate need for these homes. Every day we receive phone calls from people who are penniless and who have nowhere to go but we do not have the room," a spokesman for Carlisle Lodge in Fish Hoek said.

The lodge has a waiting list of over 600 and while plans have gone through for a second home for the town, it is difficult to obtain a building loan and further funds to furnish and equip the home.

100 people

Even when the complex is completed it will only cater for 100 people.

Other Peninsula homes are running at a loss and unless

conditions improve, the Department of Social Welfare and Pensions will be approached for larger grants.

According to Mrs Z Droskie, director of the National Council for the Aged, most of the homes run by the council have broken even this month but problems will be experienced at the beginning of next year when staff salaries are raised.

Mrs Droskie added that the Government was encouraging the elderly to live independently to keep homes open solely for the frail and infirm. The subsidy for an elderly person who is fairly active is R10 per month — the subsidy for the frail and infirm is R88 per month.

While plans for several new homes have been submitted, by the time building loans have been granted the costs may have doubled.

Most private hotels and small homes for the aged have been forced to close down during the past two years as they have proved uneconomical.

Because of this, elderly people have been forced to turn to flats and homes for the aged, and, according to Mr R Pettit, the secretary of the Cape Peninsula Welfare Organization for the Aged, flats have proved too expensive for many people.

On average, they cost R100 per month with two meals a day while the Government pension is R72 per month.

123
~~332~~

Homes plan for blacks

Hundreds of blacks employed by the beer division of South African Breweries will have the chance to buy, build or improve their homes.

The South African Breweries have prepared a housing scheme which provides their workers with finance facilities, low interest subsidised loans, building plans and insurance.

The scheme is the result of a R1-million tie-up between South African Breweries and the Natal Building Society.

"Two of the most stabilising factors in a man's life are a good job and home ownership," Mr John Seton, general manager of the breweries' northern provinces region, said today.

He said loans could be used in three ways: employees could use them to buy their existing homes, make extensive improvements to them, or to build new homes.

In terms of the scheme, which will be available to about 900 employees throughout the Transvaal, the Free State and the Northern Cape, home loans will be made available at an interest rate of five percent — which is more than five percent below the prevailing building society rate.

123

Heavy housing costs hamper mines' aims

Stas 22/12/76

Mac Thain

High building costs could stand in the way of any moves to phase out migratory black labour in industry, says Mr Denis Etheredge, chairman of Anglo American's President Steyn gold mine, in his annual review.

Discussions are well advanced between the mining industry and the Government to provide married housing for senior black workers, but the cost of a comprehensive house-build-magnitude required will be great.

Mr Etheredge says the capital investment to provide a single man with hostel accommodation is R2 000 but a house will cost up to R8 000, depending upon service requirements. Progress will have to be slow, even with the present proposals being accepted, if the cash resources of companies involved are not to be over extended.

ARMY SERVICE

However, even if it were possible to phase out migratory labour and create a permanent labour force it would not be within the financial capacity of the mining industry as a whole to contemplate complete change other than over many years.

The mines are likely to be faced with renewed labour problems in 1977. Some difficulty exists with the call-up of skilled white workers for army service; production may be lost with the introduction of the 11-day working fortnight; and the continuation of job reservation and closed-shop agreements of the past with white trade unions.

● Downward gold trend now over, says Etheredge — Page 22.

FORTUNATE

The mining industry can consider itself fortunate that the unrest in the townships did not extend to mining communities — in fact the industry experienced one of its most peaceful periods in recent years.

It would be irresponsible, declares Mr Etheredge, to adopt a complacent attitude in the face of disturbed conditions on the sub-continent and in South Africa. The mining industry is acutely conscious of the grave deficiencies of the migratory-labour system — a feature of black employment in local industry, notably the mines — which has been the object of attack for many years and for good reasons.

Tax on cut-price home

THOUSANDS of homeowners in the private sector face the prospect of having tax concessions on low-interest company housing loans withdrawn by the Government in the New Year.

There are growing fears in business circles that the amendment to the Finance Act introduced last parliamentary session was

By IVOR WILKINS

a move to clear the ground for a tax blitz on private home-owners with low-interest company loans.

If this is so, it will involve the private sector in an additional financial burden running into millions of rands. Financial experts fear that the move could have a serious rip-

ple effect, eventually encroaching on the already over-burdened economy.

Banks, building societies, insurance companies and private businesses operating housing schemes for their employees have already examined the implications of the move. Formal and informal discussions have taken place in top circles of the business world where it was decid-

ed to adopt a wait-and-see attitude.

But, despite an assurance from the Department of Inland Revenue that there is no "campaign" against the private sector, it is agreed that the outlook is ominous.

The amendment to the Finance Act exempted public servants from tax on their housing benefits. The effect of the amend-

Loans?

ment was to make official a practice that was introduced by the Cabinet in 1969.

In fact, there were cases where the Government was breaching its own Income Tax laws by paying cash subsidies to public servants for housing, without imposing tax.

What people in the private sector fear is that by specifying public servants in the amendment, the Government has now cleared the ground for a move on thousands of homeowners in the private sector who, in practice, have enjoyed the same housing tax concessions as public servants.

In previous skirmishes with the Receiver of Revenue on this issue, the private sector has always been able to point a finger at public servants' concessions, and the Receiver has been forced to retreat.

The amendment removes this protection and leaves the private sector exposed.

An influential tax authority, Dr Aubrey Silke, in attacking the move, has raised afresh an even more alarming spectre. In his 1976/77 Supplement to Silke on South African Income Tax (co-written by Mr Costa Divaris and Mr Michael Stein) Dr Silke expressed the hope that the State's discriminatory action in exempting the housing benefits of its employees, does not signify that it intends in future also to exempt their salaries from taxation.

"There is no reason why the principles that motivated the exemption from taxation of their housing benefits could not be extended also to the salaries of public servants. In fact, a call for the exemption of these salaries from taxation has already been made in certain quarters," he said.

But a spokesman for the Department of Finance said the idea mooted by the Minister of the Interior, Dr Connie Mulder, in February this year, was not being considered at this stage.

Alarming

"As far as we are concerned it would erode the tax base and at this moment we definitely cannot afford it," the spokesman said.

Did "at this moment" imply that such a move was on the cards for the future? "That is anyone's guess," the spokesman said.

Dr Silke said that "alarming as this prospect may be to employers and taxpayers in the private sector, in principle such an action is no less unsatisfactory than the exemption from tax of housing benefits".

Mr Henri de Villiers, managing director of the Standard Bank, said he could not see how this could be justified on any basis of equity.

"Why should the public service be exempted from tax on housing benefits when people in the private sector are not?" he asked.

He said the fear was that the Government could take some notional rate as the genuine rate of interest. If that was higher than the rate people were paying, they would regard the differential as a taxable benefit.

123

298
123

Pensioners fear loss of homes at auction

Pretoria Bureau *Star 5/1/78*

More than 128 Doringkloof families in Pretoria, many of them widows and pensioners, fear the loss of their homes and life-savings when S M van Achterbergh Holdings is auctioned later this month.

Bitterness, confusion and insecurity about their future are the most prevalent emotions expressed by the tenants of Il Trovatore, La Traviata, Aida, La Boheme, Carmen and Rigoletto Flats in the city.

These properties, including the Doringkloof Pick 'n Pay shopping centre, are to be sold by public auction at 11 am on January 28.

"We face a dark future," said Mr David van der Schyff yesterday.

The 73-year-old railways pensioner added: "My wife and I put most of our life-savings into the deposit for our little flat — now we may lose all."

LESSEES

Mr van der Schyff paid a R2 000 deposit on his R15 000 flat. He has been paying monthly instalments of R135,00 since 1974.

He received a letter from the joint provisional liquidators dated November 15 last year. Among other provisions, the letter stated that from December 1 1976, the occupants would be regarded as lessees and would be

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He received a letter from the joint provisional liquidators dated November 15 last year. Among other provisions, the letter stated that from December 1 1976, the occupants would be regarded as lessees and would be responsible for rent calculated at one percent of the purchase price.

This provision was not stated in the English version attached to the circular.

"It means that I now have to pay a monthly rent of R150 for a flat which may never be mine," Mr van der Schyff said.

He also referred to his next door neighbour whose monthly rental had been hiked to R135.

His neighbour, an elderly widow, had paid a deposit of R600 on the flat — which she may now lose.

BITTER

"People living down the corridor in exactly the same size flat as hers have been paying R100 a month rent. Where is the justice in such a system?" Mr van der Schyff asked bitterly.

"Most of us pensioners here face either the slums or old age homes if no one comes to our aid."

Tenants in the four adjoining blocks of Aida, La Boheme, Carmen and Rigoletto are considering forming an action committee "to fight for our rights."

"We will wait and see what the outcome of the auction is. Maybe the new owners will consider our position," said a caretaker of one of the blocks.

Housing projects frozen

All municipalities in South Africa have been told by the Department of Community Development to stop undertaking new housing contracts because of the lack of money.

"This is one of the most retrogressive instructions ever issued from that office," commented Mr Sam Moss, MPC, former chairman of Johannesburg's housing committee.

He put the backlog in coloured housing in the city at 20 000—a figure which would grow.

Mr Moss added that a shortage in white housing could also develop.

"There is a recession in the building industry. Now is the time, because the private sector is laying off staff, that the public sector should start building when workers are available."

Major J D Opperman, MPC, chairman of the housing committee, said he accepted the order not to begin new projects.

DEPUTATION

But a deputation would be sent to the Minister of Community Development, Mr Steyn, to clarify whether new schemes for coloured people could go ahead if they were financed from private sources such as employers.

Major Opperman said the aim to build 2 500 houses for coloured people yearly would not be achieved. He could give no exact details of how many houses would be built this year.

The circular sent by the Secretary for Community Development, Mr Louis Fouche, said projects already being worked on could be completed, but under no circumstances could new projects be started during the coming financial year.

VOORDELE B.

Staat kyk na nuwe bronne

Deur VIC DE KLERK

DIE staat gaan waarskynlik in die volgende Begroting sekere van die behuisingsvoordele belas wat werknemers in die private sektor geniet. Uit 'n kort ontleding van die staat se finansies vir die nuwe boekjaar wat op 1 April begin, is dit duidelik dat sy uitgawes waarskynlik vinniger sal styg as sy inkomste uit die bestaande inkomstebronne.

Die tekort tussen lopende inkomste en uitgawes sal in die huidige boekjaar waarskynlik R1 500 miljoen wees. Dit kan op die bestaande inkomstebronne vir die volgende jaar tot R2 000 miljoen styg.

Hierdie tekort is so groot dat dit baie moeilik met lenings gefinansier sal kan word en die staat sal nuwe inkomstebronne moet vind. Een hiervan kan wees dat die behuisingsvoordeel wat sekere werknemers geniet, as 'n deel van sy inkomste beskou word en dat dit dan teen die gewone belasting-skaal belas word.

Die huidige Belastingwet maak reeds hiervoor voorsiening, maar die staat was traag om dit in die verlede te gebruik omdat dit sou beteken dat sy eie amptenare wat feitlik almal 'n behuisingsvoordeel geniet, ook die hoër belasting sou moes betaal.

Uitsluit

Die nodige veranderinge in die wet wat staatsamptenare van so 'n belasting kan uitsluit, is egter verlede jaar in die wet aangebring, en ons kan verwag dat dit in die nuwe Begroting ingestel sal word op werknemers in die private sektor.

Uit die tabel hier langs aan is dit duidelik dat die meeste werknemers wat hierdie behuisingsvoordeel geniet, se salarisse aansienlik sal moet styg as hulle nie ná die instel van hierdie belasting swakker daaraan toe wil wees nie.

In die geval van die hoër inkomstegroep is 'n huislening teen 4 persent op 'n ná-belastinggrondslag net soveel werd as 'n salarisverhoging van byna 50 persent — selfs op 'n huidige basiese salaris van R25 000 per jaar.

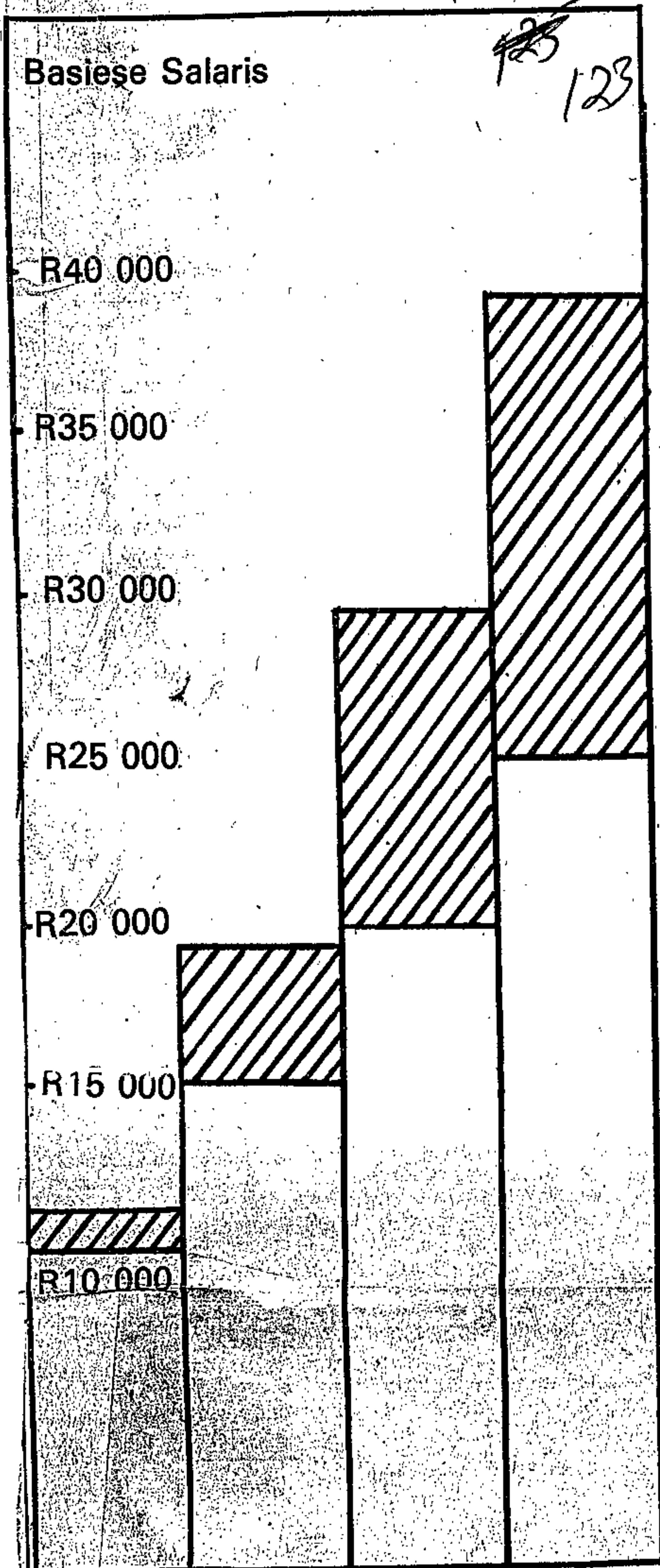
Selfs al sou die meeste werkgewers besluit om hul personeel te vergoed vir hierdie voordeel wat nou verval, sal die staat nog 'n inkomstewins toon. Die maksimum-belasting-skaal vir maatskappye is 49 persent, terwyl die marginale belastingkoers vir die meeste werknemers wat tans die behuisingsvoordele geniet, seker hoër is. Die daling in die maatskappye se belasting sal dus meer as opgemaak word deur die styging in die individuele belasting.

Die skerp styging in die onderhoudskoste van 'n motor die laaste klompie jare, kan dalk deur die staat as rede aangevoer word waarom 'n motor wat ook vir private doeleindes gebruik word, meer werd is as waarvoor die ontvanger dit tot nog toe aangeslaan het.

Die maksimum-voordeel wat hy tans aan so 'n motor heg, is R360 per jaar. En dit is nou al 'n hele paar jaar lank so. Teen die huidige koste, om 'n motor te onder-

hou, werk dit maar uit op ongeveer 3 000 kilometer per jaar. Die meeste mense wat so 'n maatskappye se besit, ry seker jaarliks heelwat meer as dit op nie-sakeritte.

As hy byvoorbeeld hierdie voordeel vir belastingdoeleindes verhoog van R360 tot R720, sal die meeste mense wat so 'n motor het, nog 'n verdere R1 000 of meer per jaar moet verdien om te verseker dat hulle nie regter daar aan toe is nie.



BOSTAANDE grafiek toon hoeveel die basiese salaris van 'n werknemer sal moet styg as hy ná die betaal van belasting op sy behuisingssubsidie nie swakker daaraan toe wil wees nie. Die grafiek is gegrond op die volgende aannames: Die werknemer ontvang van sy werkgewer 'n huislening teen 4 p.s. rente per jaar en die maksimum-huislening mag nie drie keer sy basiese jaarlikse salaris oorskry nie. In die berekening van die belastingkoers het ons aangeneem dat die persoon getroud is met drie kinders en dat hy die maksimum kan aftrek vir versekering en mediese voordele. Ons het ook aangeneem dat die staat hom belas op die volle rentekoersverskil tussen sy eie 4 p.s. en die minimumbougenootskaprentekoers van 11,5 p.s.

Upsurge in black housing forecast

Government spending on sub-economic housing, mainly for blacks, could rise by 25,4 percent to R420-million in 1977 says the authoritative Bureau for Economic Research of Stellenbosch University.

In its annual building survey released today the bureau says the increase could be made despite Government determination to cut expenditure wherever possible.

The provision of more sub-economic housing, "may be considered of strategic importance," says the report.

It points out that despite the bad economic climate Government expenditure on such housing increased in 1976 and that there was "great pressure" for a further increase this year.

Given the domestic unrest, the provision of adequate housing, together with the employment it will engender, has become a dire necessity which must be considered very high on the list of priorities for internal security.

SURVEY

The survey points out that house-building has the advantage of being labour intensive and that a million rands spent on housing projects will provide work for 250 men for

a year. The same amount spent on something like road-building will only provide work for 100 men for a year.

In addition the houses were required in areas where there was the greatest amount of unemployment and did not require a high degree of skill from workers. It also did not require imported materials.

SELECTIVE

Although the Government was anxious to cut expenditure the bureau believes there is "a possibility that provision can be made in the next budget for selective additional expenditure on vital projects such as low-cost housing.

It is therefore estimated that Government expenditure will increase from an estimated R335-million in 1976 to R420-million in 1977.

This represents an increase of 25,4 percent in the current prices but only between 11 to 12 percent in real terms.

The bureau also expects that the number of private houses built in South Africa will decrease by between 10 and 12 percent this year although slightly more will be spent on such housing in money terms.

● A survival year for many builders—Page 24.

7. The lower right-hand section should be completed. N.B. Your major course (see pages 6-7 of the attached schedule of advice - column C) will also count as one of your four senior courses (see columns B and C). Arts Faculty courses are those that are underlined on pages 6 to 7.

The working out of a curriculum is explained in detail on pages 2 and 3. See page 4 for model curriculum and the photocopy of a curriculum.

ADVICE:

Advice about had from the be available 1976 and fr to discuss proposed ma

A/D 28/1/77

Report condemns township slums

GRAHAMSTOWN — A team of senior Government health inspectors who investigated conditions here have reported that it is difficult to imagine equally poor conditions in black townships anywhere else in South Africa.

The shock report highlights overcrowding, poor hygiene and associated conditions which have contributed to the spread of disease and

high infant mortality rates, as well as being conducive to crime.

It urged for priority attention to eradicating overcrowding which in some places is as high as 74 persons a single plot.

In the Fingo Village where the Government is to move out landowners, the report comments on a case where 46 houses will have to be built to accommodate the people who reside in a single plot at 36 Wood Street.

They said the increase in infant mortality rates from 25 to 28 a 1 000 among Coloureds and blacks was due to poor housing and unhygienic conditions. The same conditions accounted for the high death rate due to gastro enteritis and kwashiorkor.

Most of the 5 109 Coloureds lived in acceptable accommodation.

In a supplementary report, the inspectors noted that at Dead Horse Kloof, 1 334 people live on 18 plots, 600 m from the nearest drinking water and without any sanitary services. — DDC.

t of a curriculum may be The Student Adviser will t October and 9 th December, s are strongly recommended f the Department of their

II. HOW TO

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- French Intensive
- German "
- Hebrew "
- African Languages Int
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A. DEGREE

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| French I | French I |
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| " " | African Lang. II |
| " " | Italian II |

If you qualify for admission to French I, German I or Hebrew I, by having passed that subject at Matriculation (or equivalent) examination, you will NOT be allowed to take the Intensive course.

A CURRICULUM is a set of at least NINE COURSES fulfilling all the requirements for a B.A. degree.

Houses for all 'a must'

Home ownership must be extended to all sections of the population to build up a responsible, urbanised population, according to Mr Ane B de Wet, managing director of the Trust Building Society.

He told members of the Afrikaanse Sakelkammer in Stellenbosch today that this was not only one of the greatest challenges facing South Africa, but was a major and vital contribution towards a stable society.

"The meaning and value of housing to the black urban population should no longer be regarded as beyond the consideration of building societies and while subeconomic housing remained the responsibility of the State, economic housing must be financed by building societies," he said.

Pointing out that the provision of new housing had been severely curtailed during 1976 and would be even more limited this year, Mr de Wet said the rate at which private homes continued to be built depended on the availability of building society funds.

SOMETHING WRONG

He said in 1963 five investors were needed to finance one home loan: a figure which had risen to 8,6 in 1975.

In the United States, the position was completely reversed with 9,2 investors required in 1963 to finance a loan, dropping to 8,2 in 1975.

From these figures, he said, there was something seriously wrong with the investing and borrowing pattern habits in South Africa.

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Umhlanga plan for finance

probe dashed

Municipal Reporter

UMHLANGA ratepayers' hopes for an inquiry into the council's finances were dashed yesterday by the MEC for Local Government, Mr. Derrick Watterson.

He said the Province could not interfere in the affairs of a legally elected local authority unless there was evidence of maladministration or gross incompetence.

As far as he was aware no such accusations had been levelled at Umhlanga.

Umhlanga ratepayers this week passed a vote of no confidence in their council and officials after rates in the town rose 60 percent in two years.

The Ratepayers' Association decided to ask Mr. Watterson to send "his experts" to look into the council's workings.

"All local authorities, particularly on the coast, are heavily over-rated because the system of rating is such that they are having to pay for amenities and facilities used by more people than the residents," Mr. Watterson said.

He suggested that residents elected another council. Alternatively they could call on the present council to resign.

"They elected their council. If they don't like them they can change them," Mr. Watterson advised.

But last night councillors and officials hit back at the ratepayers.

The borough's Mayor, Councillor Dave Gehley, said: "I was at the (no-confidence debate) meeting and can say that every figure quoted was out of context. Anyone can take a set of figures and twist them to their advantage."

The meeting heard that 5 percent of rates went to supporting the beach.

Councillor Ken Riggs, chairman of the finance committee, explained: "5,5 percent of the rates are spent on the beach.

"This amounts to R78 000. What the people at the meeting failed to point out is that the high-rise buildings on the beach front, including hotels and holiday flats, contribute more than R300 000 to the rates, which is over four times the amount actually spent on the beach."

Mr. Brian Watson, Acting Town Clerk, added: "The people who said their rates had risen enormously in the last four years also conveniently forgot to mention their properties had now risen in value."

The major reason for the increase in rates was the R4,2 million sewerage scheme.

123

State to stop bond subsidy

123
4/24/77
DD

CAPE TOWN — The Government has decided to stop the interest subsidy scheme on houses costing less than R20 000 bought by private individuals from April 1.

In a statement yesterday, the Secretary for Community Development, Mr L. Fouche, said no person not already in receipt of a subsidy in terms of the scheme by March 31 would qualify for a subsidy after that date.

People in receipt of subsidies on March 31 would not be affected by the decision, he said.

The scheme introduced in November, 1970, provid-

ed for State-subsidised interest to a maximum of two per cent in excess of 8,5 per cent on housing loans granted by building societies and financial institutions to private individuals for houses whose valuation did not exceed R20 000. — SAPA.

Mitchell's Plain

cost comparison:

Brand replies

COSTS in Mitchell's Plain could not fairly be compared with developments less than a hundred times its size, the City Engineer, Mr J. G. Brand, said this week.

He was commenting on a report of a Bellville group housing development in last week's Property Argus in which the cost of the homes was compared with those being built at Mitchell's Plain. Mr Brand said:

'While I agree completely that the undertaking by the Bellville Municipality is a success and has achieved everything it set out to accomplish, I am disturbed at the comparison made between the costs at Bellville and Mitchell's Plain as the two schemes are completely different both in concept, construction and method in which costs have been determined.

'In order to avoid incorrect conclusions being drawn from this article I would like to detail some of the more salient differences between the two schemes.

● **Concept** — It should be appreciated that Groenvallei is the development of an estate within the municipal area of Bellville and even in its enlarged and final size forms a very small portion of the municipal area. It further does not have to support its own amenities and will share the overall hierarchy of amenities and facilities planned for the Greater Bellville area.

'With regard to major services the inter-

connection into the existing municipal reticulation is a fact and completely new major reticulation and link trunk services have not had to be undertaken. The same applies to the road network which within the area comprises virtually an estate system and feeds on to established major roads abutting the area.

'Mitchell's Plain is of such size that Groenvallei in its completed form would constitute about 1 percent of the built environment. In contrast to falling within an already established area, Mitchell's Plain has had to be designed as a complete city with a separate network of all service facilities such as sewerage and stormwater reticulation, sewerage disposal works, water and electricity reticulation from fairly remote take-off points, and a completely new road network which will necessitate establishment of major roads right back to the present city network.

'All these factors are necessarily more costly than those in Bellville and have influenced the cost of housing.

● **Housing** — The Bellville concept is based entirely on single storey 'terrace' housing which is only one way of handling the problem. At Mitchell's Plain, with its much greater size and income spread, many different types of housing have to be considered and the situation has called for a predominance of individual houses on their own erven.

'Terrace housing in Mitchell's Plain occurs only in double-storied townhouses which have not

been built in any great numbers.

'You will appreciate that the costs of housing in single storey terraces must be lower than individual houses by virtue of shared walling, services and so on.

● **Construction** — It is in the construction and finish that the two schemes basically differ most radically, the main differences between the two schemes being as follows:

'Concrete block single-skin walling at Bellville as opposed to brick or block cavity wall construction at Mitchell's Plain.

'Vinyl floor tiles throughout at Bellville as opposed to wall-to-wall carpeting in living/dining areas and all bedrooms; vinyl in other compartments at Mitchell's Plain.

'One solid wall as party wall between units in all cases at Bellville as opposed to a cavity wall as common wall to town houses and semi-detached houses at Mitchell's Plain.

'Shared drainage reticulation at Bellville as opposed to individual (or separate) reticulation at Mitchell's Plain.

'Individual houses in terraces in the Bellville scheme do not front on to roads as opposed to the street access and on-site parking provided for all dwellings at Mitchell's Plain. While the Bellville solution is not necessarily considered bad and saves considerably on servicing

costs, it is an entirely different and less satisfactory approach to the one used at Mitchell's Plain.

'Garages in blocks are divorced from houses in the Bellville scheme. While this again is not necessarily bad the provision in the Mitchell's Plain scheme is considered superior in that on-site parking/garaging facilities are provided for although garages have not been constructed by the Council.

● **Cost** — Unlike Bellville all house costs at Mitchell's Plain include on a pro rata basis a contribution towards the cost of the infrastructure of the built city.

'While the houses offered by Bellville are approximately the same size as those in Mitchell's Plain the disparity in price of the houses offered in the two schemes are easily explained.

'I understand that Bellville's prices cover only the cost of construction, land acquisition costs and service connection costs. In Mitchell's Plain approximately R2200 must be added a dwelling unit as a contribution towards the cost of the infrastructure — for tarred roads and paved footways, street lights, sewerage and stormwater drainage, some trunk services, a sewage disposal works, parks and general landscaping, sportsfields, play lots, swimming baths, libraries and community and public buildings.'

ing too ironical an

hier, soos die Nederlandse taalkundige J. L. Pauwels aantoon, met 'n oorgetrefde verskynsel te make.

J. A. VERHAGE, „Dafstige en gemensame vorme in die sinsverband van ou Kaapse taal”, *Tydskrif vir geesteswetenskappe*, jg. 5, nr. 3, 1965, pp. 307-323.

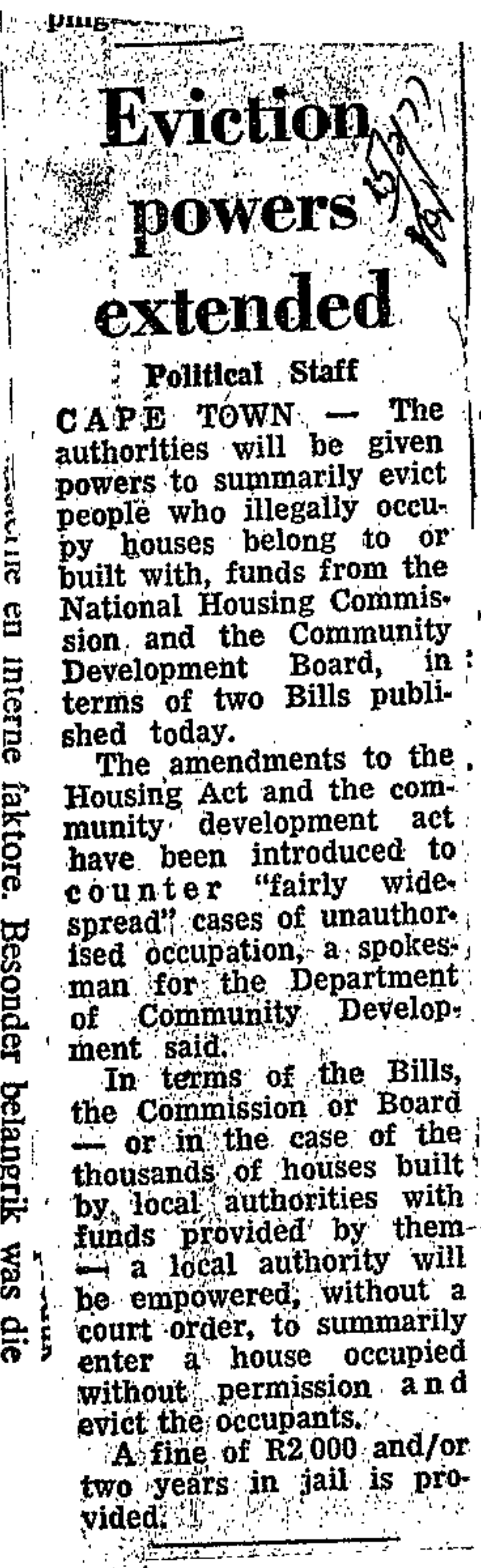
J. A. VERHAGE, „Die herkoms van die verbinding *as war na 'n kompara-tief en sy verbreiding in Afrikaans*”, *Tydskrif vir geesteswetenskappe*, jg. 7, nr. 1, 1967, pp. 328-342.

J. DU P. SCHOLTZ, *Taalhist. opstelle*, pp. 162-168.

J. L. PAUWELS, „De volgorde van verbogen verbale vorme in het Nederlands”, in *Dietsse studies*, pp. 105-110.

9.5 Slotopmerkinge

In hierdie beknopte oorsig van die wording van die Afrikaanse taal kon net op die mees opvallende kenmerke van die woordeskate...



... en interne faktore. Besonder belangrik was die dialektiese skakerings van 17de-eeuse Nederlands; soos uit die oorsig blyk, is die meeste „kenmerke” van Afrikaans voortsettings van die een of ander dialektvorm of tendensie in 'n dialek wat in Nederland self deur beskawingsfaktore teëgewerk is of verdwyn het. Daarnaas het die invloed van die talje vreemdeilinge aan die Kaap 'n rol gespeel. Ook hier kan ons net by uitsondering een groep sprekers isoleer en vir die wording van 'n bepaalde taalvorm verantwoordelik hou. Ons kan by nie aantoon in hoever die Franse of Duitse immigrante die Afrikaanse sinsbou direk beïnvloed het nie, of in hoever hulle die vereenvoudiging van die vormstelsel veroorsaak het nie.

1. Teorieë oor die ontstaan van Afrikaans

Vroeër is daar wel aan die een of ander beslissende taalinvloed gedink. Dit was die geval voordat 'n taamlik groot hoeveelheid direkte ge-

wens van die Kaapse taal in die Argief in Kaapstad gevind is. Kort na die stigting van die GRA het die belangstelling in die herkoms en ontstaan van Afrikaans by taalgeleerdes begin posvat en aanleiding gegee tot die ponering van verskillende teorieë oor die ontstaan van Afrikaans. Th. Hahn se *Hottentots-teorie* van 1882 was die eerste poging tot 'n verklaring van die karakter van Afrikaans. Hoewel hy vasstel dat Afrikaans „phonetically teutonic” is, d.w.s. sy Germaanse struktuur behou het, is dit volgens hom „psychologically an essential Hottentot idiom”. Maar hierdie vae stelling kan hy nie bewys nie. Kort ná hom kry ons die belangstelling van Nederlandse geleerdes soos M. de Vries en J. de Winkler, wat die *Frans-teorie* voorstaan. Volgens dié teorie sou Afrikaans onder die invloed van die Franse Hugonote ontstaan het, maar D. C. Hesseling het die teorie in 1897 al weerlê. In 1885 wys Hugo Schuchardt, die beroemde Duitse geleerde en kenner van Kreoolse tale, op twee belangrike faktore wat by die wording van Afrikaans 'n rol kon gespeel het; hy dink aan die een kant aan Duitse invloed; aan die ander kant was hy die eerste wat in 1891, op grond van sy kennis van Indo-Portugees en Maleis-Portugees, op moontlike kreooliseringsfaktore in Afrikaans die aandag gevestig het. D. C. Hesseling het dié gedagtes in 1897 en 1899 verder gevoer, veral in sy beroemde werk *Her Afrikaansch* (1899) waarin hy sy *Maleis-Portugees-teorie* uiteengesit het. In teenstelling met die vorige teorieë was Hesseling s'n dié eerste wat werklik wetenskaplik verantwoord was. Volgens Hesseling moes daar binne die eerste dertig jaar van die volkspianting 'n skielike botsing van tale aan die Kaap plaasgevind het, nl. 'n botsing tussen die 17de-eeuse Nederlands van die vryburgers, soldate en amptenare en die taal van die Oosterse slawe wat Maleis en 'n vorm van gebroke Portugees gepraat het, of 'n vermenging van albei („Maleis-Portugees”). In 1658 en daarna het 'n groot aantal slawe wat gebroke Portugees gepraat het, Kaap toe gekom; dit sou volgens Hesseling 'n skielike kommunikasieprobleem veroorsaak het wat tot 'n vinnige verandering van Nederlands gelei het. Die resultaat was 'n sterk vereenvoudigde taal met 'n reduksie in sy grammatika. Wanneer 'n kultureel taal in 'n bepaalde kontaksituasie deur 'n botsing met 'n sosiaal laerstaande taal binne 'n kort tydperk 'n drastiese reduksie, strukturele verandering en vereenvoudiging ondergaan, praat 'n mens van kreoolisering. Hesseling moet eger self erken dat die tipiese kenmerke van kreoolisering in Afrikaans ontbreek, daarom kom hy tot die konklusie dat Afrikaans beskou moet word as Nederlands wat halfpad bly staan het om 'n Kreoolse taal te word.

Ongelukkig het Hesseling destyds nie oor die nodige direkte taalgegewens beskik nie; hy kon sy teorie feitlik net op sosio-historiese gegewens baseer wat bowendien nie volledig en korrek was nie. Daarom was ook sy teorie ontoereikend en eensydig; dit het 'n hipotese gebly wat hy nie kon bewys nie.

Government's shock go slow on housing

RA in 26/2/77

By BERNARDI WESSELS
Political Correspondent
HOUSE OF ASSEMBLY.

The Government has adopted a mark-time policy on house building instead of speeding up its programme to beat the backlog and reduce unemployment.

Mr Marais Steyn, Minister of Community Development, said in reply to Mr Theo Aronson (IUP, Walmer) yesterday that no cut-back was planned this year in housing programmes for any race group. Projects already under way would continue.

However, except for a few exceptions, tenders for new projects would not be called for in 1977.

Mr Steyn's reply prompted strong reaction from

the housing spokesmen of all three Opposition parties.

Mr Aronson said: "If I understand the answer correctly, it means that thousands of houses which should have been built in addition to existing projects will not be provided."

"This could mean an even more serious backlog than existed already."

"Despite the cuts in Government spendings, housing is the one field where it would be absolutely fatal to cut down."

Mr Lionel Murray (UP) said Mr Steyn had announced last week that approved housing in Cape Town area included 1353 houses in Atlantis and 4960 in Mitchell's Plain.

"Greater Cape Town alone needs about 35 000 houses for Coloureds. The announcement that no further tenders will be called this year comes as a shock."

"Over the years we have called for emergency action, with an acceptance of large scale site and service schemes in which the Coloured people would be involved in self-help. Every time the Government has turned it down."

Dr Van Zyl Slabbert, the PRP spokesman on housing, urged the Government to reconsider.

"It must go ahead with new projects for all races if it hopes to meet the housing backlog. This has been admitted by the Minister himself."

"His latest reply simply means that the backlog will increase given the present rate of population increase and urban migration."

Dr Slabbert referred to another reply by the Minister in which he estimated the Coloured housing shortage at 36 000. He had admitted that it would take seven to 10 years to overcome.

SA warned of critical home shortage

16/7/77 flow

Roy Wilson,
Property Editor

Unless South Africa steps up its home-building rate by the year 2000 there will be a shortfall of more than 3-million housing units.

This is the view of Mr J A H Woolcott, assistant property manager for Johannesburg Consolidated Investment Company, who has prepared a study of housing requirements to the end of the century.

He says if the total of South Africa's population reaches 50-million by the year 2000, with 70 per cent of this number living

in urban areas, then 7-million housing units will be required.

By 1970 only 1 686 000 had been built towards this total, leaving a shortfall of 5 300 000 homes to be built over 30 years—an annual average of around 180 000.

But the total rate of house construction is about 70 000 units a year, a shortfall of at least 50 000 yearly.

Mr Woolcott pointed out that as blacks currently

made up two-thirds of the country's population, it was clear that the building of black housing must be stepped up to at least 100 000 a year so that the shortage in this particular sector did not become critical.

In Soweto, with its estimated one-million people, there were only 96 000 houses. This means that in some cases housing units are accommodating more than 10 people each, he said.

Appo Rsm

Blacks now average 17 to a house

By CLIVE EMDON

THE LACK of housing for Africans has reached alarming proportions in the past five years and the average number of people living in each house has risen from 13 to 17.

The African population in 10 areas has risen 50 per cent in five years — but only 15 per cent more houses have been built.

These figures were given yesterday to the Cillie Commission of inquiry into last year's unrest. They were provided by the Association of Chambers of Commerce.

Assocom says the average of 17 people to a house in 1975 should be seen in relation to the fact that the average wage of African workers had doubled in the five years to 1976.

It concluded from this that the real improvement in income has not had the beneficial effect it could have had on living standards — it could only have had frustrating effects.

The organisation, which represents 16 000 businesses whose members in the commercial distributive trade alone employ 500 000, recommended that top priority be given to planning and building new homes for Africans in urban areas.

It also recommended that full right of ownership should be given on properties, including the site, because leasing was a restrictive form of ownership and was legally awkward.

The Assocom submission — detailed on Page 9 — examined many aspects of urban African life, and recommends big changes which could improve community life and work conditions.

These included:

- The principles of free enterprise should be applied more fully to Blacks to improve the prospects of economic growth and social stability. The Black

Assocom's housing figures are taken from a sample from 10 comparable areas which account for 2 782 078 people — 50 per cent of South Africa's urban African population.

The figures, which relate to the five years to 1975, are taken from Bantu Administration Board statistics of the size of the population and the number of houses in each area. Hostel accommodation is not included.

The submission to the commission shows that while the population in the 10 areas rose by 920 069, only 20 350 new houses were built in the five years.

In the submission tabled at the hearing by Assocom's president, Mr Sidney Goodwin, the association claims the Bantu Administration Boards had not revealed projection figures for the next five years. It says this "could indicate either a lack of forward planning or an attempt to withhold important information of public interest". Either reason was highly uncommendable, said Assocom.

The standard Soweto home, known as a 51/6 house, has four rooms including a kitchen, outside lavatory but no bathroom. The current cost is R1 425 a house, and costs are rising.

man must be provided with a stake in the system if he is expected to support it.

● The removal of restraints on employment of Africans — the Environmental Planning Act, influx controls and provisions in the Industrial Conciliation Act — which allow White trade unions to limit the ratio of Africans employed.

● Africans should be allowed to negotiate directly with employers, as Whites can.

● Urgent provision of

● The proper supply of electricity and telephone services to Blacks was imperative and restrictions on private entrepreneurs should be lifted to allow them to provide cultural, recreational, educational and social facilities which could substantially improve the quality of life.

● Attention be given to teacher training and improvement of teachers' wages and conditions. Thought should also be given to review subjects being taught in the schools thus better

● Urgent provision of more training facilities for Africans and steps to align the supply and demand of labour to existing opportunities regardless of race.

● The elimination of discriminatory legislation and practices against African businessmen and professional men, giving them the same rights as Whites.

schools, thus better equipping students for industry and commerce.

● African administration and consultation in decision-making in areas dealt with by the Department of Bantu Administration and Development and the Bantu Administration Boards.

Cape Times 19/2/77



Steyn gives housing figures

HOUSE OF ASSEMBLY. — The Minister of Community Development, Mr Marais Steyn, said the Government had given consideration to all the points raised by Mr Lionel Murray in his motion on housing. It was aware, for instance, that provision of housing created large-scale work opportunities, that large-scale building operations were not inflationary, that housing schemes did not require foreign capital investment and that it was an excellent way of eliminating unemployment because the building industry was labour intensified.

He believed it was in the interest of South Africa to "brag" about the outstanding achievements in the field of providing housing.

From the time of the establishment of the Housing Commission in 1920 till 1960 an average of 800 houses a year had been built by the State. Between 1962 and 1971 the average figure had risen to 1 570 a year. Between 1972 and 1976 the figure had risen to more than 20 000 a year.

What was even more impressive was that in 1976 alone over 26 000 houses had been built and 80 000 had been under construction.

He said that 82,5 percent of all houses belonging to Coloured people were financed and built by the Government. Between 1962 and 1971 the Government had built 86 700 houses for Coloured people and in the five years since 1971 another 61 000 houses had been built.

In 1976 alone 18 000 houses were completed with 12 000 still under construction.

Time for the debate expired and the motion lapsed. The House rose. — Sapa

New plan for black housing

Slu 29/2/77
 Tim Patten, Political Reporter

CAPE TOWN — The Government is planning a new scheme for urban black housing, making it easier for blacks to become home-owners, the Deputy Minister of Bantu Administration and Development, Mr Cruywagen, has revealed.

It appears that building societies are eager for the Government to go ahead with the plan.

Mr Cruywagen told Parliament yesterday that the matter was being investigated by the Prime Minister's Economic Advisory Council.

The plan had been taken to the council to investigate its desirability, discuss the policies involved and decide whether legislation needed to be changed to put the scheme into practice.

Also involved is a plan to allow black tenants to add the cost of building material to their rents, if they can afford it, so that they would be able to own their houses sooner.

STORE

Mr Cruywagen said a store of building material in black townships was envisaged from which the tenants could draw.

This system would have the advantage of keeping costs down. He described it as a "self-build" system, which would become popular on improvements.

He said building societies had already supplied funds to the Bantu Administration Boards to finance black housing.

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Overcrowding in Black homes is increasing

By CLIVE EMDON

THOUSANDS of families living in shacks and single rooms on the premises of African homes in urban areas account for Assocom's figure showing a national average of 17 people per home.

In the cities, where there are tight controls on squatting, the average number per home drops dramatically.

According to Assocom, examples of this in 1975

were: 8,8 people per home in greater Soweto, 7,5 per home on the East Rand, and 6,5 per home in the Vaal Triangle. These figures were increasing rapidly.

Yesterday the Rand Daily Mail found that the Northern Transvaal Bantu Administration Board, which has jurisdiction over an area including 13 rural towns, has a population of 35 562 people in the towns with 2 852 homes — an average of 12,5 persons per home.

No new homes have been built since 1970 and there are no plans for housing of urban Africans in this area. Most workers in these towns commute from the homelands each day.

Assocom confirmed yesterday that a few administration boards included population statistics for White rural areas in answering the organisation's urban housing questionnaire last year. This had marginally upset the analysis.

"The main intention of using the statistics was really to show up the acute problem of overcrowded conditions and squatting in the rural towns and their surroundings," said Mrs C. Y. Duval of the Johannesburg Chamber of Commerce.

"We estimate that the West Rand Administration Board, which has jurisdiction over greater Soweto, will only build another 1 500 houses in 1976 and 1977 — giving a total of 102 000 homes for one million people.

"This means 9,8 people to a home, a dramatically increasing rate."

Mrs Duval said: "What we call rural South Africa, the often picturesque huts and shacks, could in the most part be totally inadequate homes for squatters."

Yesterday, Mr Albert Keller, a former president of Assocom living at Tzaneen, said the Bantu Administration Board for the area "has washed its hands of the African housing problem."

He said squatter problems existed in the areas around the towns right up to the borders of the homelands.

Most of the 13 towns in the area were close to the borders with workers commuting 10 to 20 km each way daily.

In the Board's area, the number of homes in the 13 towns for Blacks has dropped from 3 506 in 1970 to 2 852.

According to Mr C. J. Lotter, director of the Board, no new homes will be built.

The main towns in the area include Pietersburg, Tzaneen, Potgietersrus, Nylstroom, Louis Tri-chardt Naboomspruit and Messina.

Mr Lotter said there was relatively little squatting, the main problem being in Ellisras. This affects about 50 families.

2 123
304

Coloured housing shortage 'serious'

By GERALD REILLY

THE shortage of housing for the country's three-million Coloureds and Indians has become an acute problem in the major urban areas.

The director of the Coloured and Asian Affairs Department of the Johannesburg City Council, Dr E. J. Jamine, said that in Johannesburg alone the shortage was nearly 8 000 houses of which about 5 000 were needed for Coloured families.

A major reason for the growing housing shortage was the steady drift of Coloureds to urban areas in search of work and better living conditions.

"A very serious situation has developed. We will be in trouble if the drift continues and the recession persists."

Dr Jamine said local authorities had been told by the Department of Community Development that economic conditions made it more difficult than in the past to fund housing.

There was a growing demand for houses but less money available to build them.

Dr Jamine said the shortage was as acute in Cape Town and Durban.

Local authorities had not been told how much would be allocated by the State for housing during the 1977-78 financial year. Without this information forward planning was difficult, he said.

A member of the executive of the SA Indian Council, Mr Joe Carrim, confirmed that the housing shortage in Indian areas was critical. The SAIC had asked the Government to spend more on building homes.

The leader of the Labour Party, Mr Sonny Leon, said that in some Coloured townships three families were sharing two-bedroomed houses.

"The drastic need for houses is a major grievance among Coloureds and was one of the prime causes of recent unrest and riots."

Mr Leon said that when the appalling lack of homes was added to all the other disabilities loaded on to Blacks by the Government "then how can they ever expect a contented and peaceful Coloured population?"

Mr Leon estimates the total shortage of Coloureds' houses at nearly 100 000. In the Western Cape alone, he said, 48 000 homes were needed.

FIRMS IN BIG *DEPT* ~~STATS~~

move on black housing

~~125~~
123

Labour Reporter

Almost a third of South Africa's industrial employers intend implementing a housing scheme for their black or coloured workers in the coming year.

One company, Barlow Rand Ltd, has initially allocated R500 000 for housing loans for black employees. It emphasised, however, that this was a "last resort" until building societies were ready to move into the housing field.

Details of other companies are contained in a survey released today by Contact Personnel Services of Johannesburg.

Of nearly 70 leading companies which participated, only four had housing schemes for workers other than white in operation.

But 32 percent intended to implement schemes in the coming year.

SWITCH

"This dramatic switch in company policy can only be attributed to the accent placed on black home ownership and the creation of a stable middle class of black workers in the aftermath of the township disturbances," said Mr Olof van Schalkwyk, director of Contact Personnel Services.

"However, it is clear from our survey of non-white employment conditions, that the majority of employers have sought to improve conditions for their black workers for some time," he said.

"Thus the survey showed that 54 percent of the companies have a medical aid scheme for these workers in spite of the fact that blacks are known to get free treatment at Government hospitals."

Half the companies have their own doctors.

Eighty percent operate canteen facilities and subsidise them to the tune of R40 annually on average per worker.

Threequarters have a pension plan and 65 percent have a non-discriminatory pension plan, applying to all workers irrespective of race.

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Homes halt shocks MPs

Political Correspondent

CAPE TOWN—The Government has adopted a shock mark-time policy on housing instead of speeding up its programme to beat the backlog.

Mr. Marais Steyn, Minister of Community Development, was asked in a written question by Mr. Theo Aronson (U.P., Walmer) if he planned any cut-back in housing programmes for any race group this year.

Mr. Steyn replied: "No. Projects already under way are proceeding, but, save for a few exceptions, tenders for new projects will not be able to be called for in 1977."

The reply

Mr. Steyn's reply has prompted strong reaction from the housing spokesman of all three opposition parties who have been urging the Government to speed up housing in the face of a growing backlog and more squatters.

Mr. Aronson said this "means that thousands of houses which should have been built in addition to existing projects will not be provided."

It could mean an even more serious backlog than existed already.

Mr. Lionel Murray, the U.P.'s chief spokesman on housing, said Mr. Steyn's announcement was a "shock" and called for "emergency action."

"The need in greater Cape Town alone is for some 35,000 houses for Coloureds. The announcement that no further tenders will be called

this year comes as a shock," he said.

"Emergency action — with a new approach and acceptance of large-scale site and service schemes in which the Coloured population is involved in self-help — has been requested and rejected over many years by the Government.

Reconsider

"The Prime Minister must appoint a competent Minister of Housing to avoid serious consequences."

Dr. van Zyl Slabbert, the PRP's spokesman, urged the Government to reconsider.

"It definitely needs to go ahead with new projects for all races if it hopes to meet the housing backlog. This has been admitted by the minister himself," he said.

"His latest reply simply means that the backlog will increase given the present rate of population increase and urban migration."

He referred to a pre-

Cape Times 26/2/77

Govt to mark time on housing — Steyn

Political Staff

THE GOVERNMENT has adopted a shock mark-time policy on housing instead of speeding up its programme to beat the backlog.

Mr Marais Steyn, Minister of Community Development, revealed this yesterday in reply to a written question by the Independent United Party's Walmer MP, Mr Theo Aronson.

Asked if he planned any cut-back in housing programmes for any race group this year, Mr Steyn replied: "No. Projects already under way are proceeding but, save for a few exceptions, tenders for new projects will not be able to be called for in 1977."

Mr Steyn's reply has prompted strong reaction from the housing spokesmen of all three opposition parties, who have been urging the Government to speed up the housing programme in the face of a growing backlog and squatter problem.

Mr Aronson said: "If I

understand the answer correctly — that save for a few exceptions new projects will not be called for for the whole of this year — it means that thousands of houses, which should have been built in addition to existing projects will not be provided."

It could mean an even more serious backlog than existed already.

Despite the Government's cut-back in expenditure, housing is the one field in which it would be absolutely fatal to cut down," he said.

35 000 needed

In order to have a stable community it was absolutely essential for all races to be properly housed. A mass housing scheme would also provide employment for thousands of people. The Government had lost its sense of proportion.

Mr Lionel Murray, the UP chief spokesman on housing, said Mr Steyn's announcement was a "shock" and he called for "emergency action".

He said Mr Steyn had said a week ago that approved housing in the Cape Town area included 1 353 houses in Atlantis and 4 960 in Mitchell's Plain.

"The need in Greater Cape Town alone is for some 35 000 houses for Coloureds.

The announcement that no further tenders will be called this year comes as a shock," he said.

"Emergency action — with a new approach and acceptance of large scale site-and-service schemes in which the Coloured population is involved in self-help — has been requested and rejected over many years by the Government.

"The Prime Minister must appoint a competent Minister of Housing to avoid serious consequences."

Dr Van Zyl Slabbert, the PRP's spokesman, urged the Government to reconsider.

"It definitely needs to go ahead with new projects for all races if it hopes to meet the housing backlog. This has been admitted by the Minister himself," he said.

"His latest reply simply means that the backlog will increase given the present rate of population increase and urban migration."

He referred to another reply by the Minister in which Mr Steyn estimated the Coloured housing shortage at 36 000 and said that it would take seven to 10 years to beat, "provided funds are obtained to proceed with projects at the 1976/1977 rate and as programmed for subsequent years".

(Report by O. Pollock, 77, Burg St, Cape Town.)

HOUSING & HOSTELS

GENERAL

MARCH 1976 - NOV 1977

|

Senate Standard 4 Q. no. 27

9/3/76

**Housing shortage for Whites/Coloureds/
Indians**

10. Senator L. E. D. WINCHESTER
asked the Minister of Community Deve-
lopment:

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What is the shortage of housing in the
Republic for (a) Whites, (b) Coloureds
and (c) Indians.

The MINISTER OF COMMUNITY
DEVELOPMENT:

(a) 6 700.

(b) 57 800.

(c) 19 700.

HOUSING & HOSTELS - GENERAL

MARCH 1976 - NOV. 1977

Senate Hansard 5 @ col: 29

15/3/76

MONDAY, 15 MARCH 1976

† Indicates translated version.

For written reply:

Housing constructed by private sector in main cities

14. Senator L. E. D. WINCHESTER asked the Minister of Statistics:

What was the total number of dwelling units constructed by the private sector in respect of each race group in (a) Durban, (b) Johannesburg, (c) the Cape Peninsula and (d) Port Elizabeth during 1975.

The MINISTER OF STATISTICS:

	Whites	Coloureds	Asians	Bantu
(a) Durban municipal area	569	24	1 155	—
(b) Johannesburg municipal area	646	11	7	5
(c) Cape Town metropolitan area	3 081	478	3	1
(d) Port Elizabeth municipal area	767	35	16	—

The Cape Town metropolitan area comprises: Municipal area of Cape Town, Bellville, Goodwood, Parow, Milnerton, Pinelands, Fish Hoek, Durbanville and areas controlled by the divisional councils of the Cape and Stellenbosch.

Dwelling units for non-Whites are mainly financed and built by the public sector.

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18/3/76

(123)

Amounts for housing in main cities

11. Senator L. E. D. WINCHESTER asked the Minister of Community Development:

What amounts for housing for each race group were (a) requested by and (b) allocated to (i) Durban, (ii) Johannesburg, (iii) Cape Town, (iv) Port Elizabeth, (v) Pretoria and (vi) Pietermaritzburg in the financial years 1974-'75 and 1975-'76, respectively.

The MINISTER OF COMMUNITY DEVELOPMENT:

1974-'75

	Whites R	Coloureds R	Indians R
(i) (a)	700 000	1 310 000	1 600 000
(b)	565 043	552 500	1 390 800
(ii) (a)	1 108 562	1 351 610	—
(b)	834 275	834 000	—
(iii) (a)	3 179 411	7 388 177	—
(b)	2 491 142	6 944 566	—
(iv) (a)	486 700	3 166 549	—
(b)	166 000	1 363 947	—
(v) (a)	305 727	449 768	40 000
(b)	276 594	298 342	40 000
(vi) (a)	1 256 688	504 000	1 205 000
(b)	900 000	353 067	250 000

1975-'76

	Whites R	Coloureds R	Indians R
(i) (a)	1 650 000	3 800 000	3 854 000
(b)	1 081 375	2 260 655	3 540 531
(ii) (a)	1 253 000	7 610 000	—
(b)	528 386	4 729 000	—
(iii) (a)	1 650 000	22 496 790	—
(b)	1 300 000	7 268 925	20 000
(iv) (a)	618 733	4 978 083	—
(b)	703 167	3 017 419	—
(v) (a)	3 663 215	992 996	3 059 457
(b)	1 861 500	530 000	1 500 000
(vi) (a)	2 688 134	1 480 000	480 000
(b)	1 111 797	750 000	430 000

For the information of the hon. senator it should be mentioned that the above-mentioned statistics represent only the amounts which were applied for and allocated at the beginning of each financial year and do not include subsequent allocations according to progress with expenditure and changes in requirements during the relative financial year.

In this way original allocations were very notably augmented and, for example, the initial allocation in respect of Cape Town for 1975-'76 will be increased from R7 268 925 to actual expenditure of R17,9 million. This also applies to other centres depending on building achievements.

Senate Hansard 6 Q. nos. 39-40

23/3/76

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**Housing units constructed by Department/
local authorities in main cities**

13. Senator L. E. D. WINCHESTER
asked the Minister of Community Develop-
ment:

(1) What was the total number of dwell-
ing units constructed by (a) local
authorities and (b) his Department
in respect of each race group in (i)
Durban, (ii) Johannesburg, (iii) the
Cape Peninsula and (iv) Port Eliza-
beth during 1975;

(2) what is (a) the estimated backlog for
housing and (b) the number of units
under construction by local authori-
ties and his Department in respect
of each race group in each of these
centres.

**The MINISTER OF COMMUNITY DE-
VELOPMENT:**

(1)		White	Coloured	Indian	Chinese
(a)	(i)	102	240	416	—
	(ii)	1 210	1 260	—	—
	(iii)	731	4 546	—	—
	(iv)	21	253	—	—
(b)	(i)	4	126	250	—
	(ii)	100	252	—	—
	(iii)	192	—	48	—
	(iv)	49	—	30	72
(2)					
(a)	(i)	1 100	4 000	13 500	—
	(ii)	1 750	4 200	1 500	—
	(iii)	1 500	38 000	800	—
	(iv)	600	4 500	360	—
(b)	(i)	230	462	1 052	—
	(ii)	960	1 595	307	—
	(iii)	536	4 355	—	—
	(iv)	164	999	—	—

The above statistics are applicable to
the respective metropolitan areas.

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Senate Standard 13

Q nos 89-90

16/6/76

Dwelling units required annually

54. Senator L. E. D. WINCHESTER asked the Minister of Bantu Administration and Development:

What is the estimated number of dwelling units required annually for Bantu, to

meet the anticipated population increase in (a) the Durban complex, (b) the Witwatersrand complex, (c) the Cape Peninsula, (d) Pretoria, (e) Port Elizabeth, (f) Pietermaritzburg and (g) each province.

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT:

The information, not being readily available, would entail extensive research by the existing 22 Bantu Affairs Administration Boards to assemble. The cost involved is not considered to be warranted.

Senate Hansard 14
22/6/76

@ cols 92-93

Dwelling units constructed by local authorities/Department in Witwatersrand complex

51. Senator L. E. D. WINCHESTER asked the Minister of Community Development:

How many dwelling units were constructed by (a) local authorities and (b) his Department for (i) Whites, (ii) Coloureds and (iii) Indians in the Witwatersrand complex in 1974 and 1975, respectively.

The MINISTER OF COMMUNITY DEVELOPMENT:

1974	(i)	(ii)	(iii)
(a)	926	937	—
(b)	356	235	—
1975			
(a)	1 210	1 260	—
(b)	100	252	—

Besides these figures there were many dwelling units under construction on 31 December 1975.

In so far as the provision of dwelling units for Indians is concerned, the Department was obliged to await the outcome of the investigation into the dolomite constitution of the land. The construction of dwelling units got underway during 1976.

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Shortage of houses

24. Mr. L. F. WOOD asked the Minister of Community Development:

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- (1) What was the estimated shortage of houses for White, Coloured and Asiatic persons, respectively, in each province as at 31 December 1976;
- (2) how many houses were made available for occupation by persons of each race group in each province during 1976 by (a) his Department and (b) local authorities.

The MINISTER OF COMMUNITY DEVELOPMENT:

	Whites	Coloureds	Asiatics
(1) Transvaal	2 400	6 200	2 390
Cape Province	2 000	46 000	1 033
Orange Free State	500	900	—
Natal	1 200	5 500	17 700
(2) Transvaal	(a) 636	503	240
.....	(b) 1 692	2 582	490
Cape Province	(a) 470	178	1
.....	(b) 1 430	13 512	77
Orange Free State	(a) 30	—	—
.....	(b) 299	827	—
Natal	(a) 342	102	162
.....	(b) 402	192	1 564

For the information of the hon. member it may be mentioned that on 31 December 1976 there were also 3 714 dwelling units for Whites, 12 271 dwelling units for Coloureds and 2 939 dwelling units for Asiatics under construction in the Republic. In addition schemes comprising approximately 43 000 dwelling units for all population groups had already been approved but in respect of which funds could not yet be made available as a result of the financial position. In so far as Durban in particular is concerned a further 1 022 dwelling units for Coloureds were under construction whereas schemes comprising 1 914 dwelling units have already been approved but construction work could not yet be started. For Asiatics 2 131 dwelling units are under construction, whereas there are 6 348 dwelling units in approved schemes.

Black housing muddle goes on

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FIN MAIL
4/2/77

"They will have the right to bequeath (their houses). They can sell, they can have mortgage rights."

— Prime Minister Vorster, speaking in the No-confidence debate.

It's taking government painfully long to match promise with fulfilment. Black "home ownership" has been on the cards for the past two years. After an exclusive *FM* interview this week with Bantu Affairs Deputy Minister Willem Cruywagen, it remains as depressingly far from large-scale implementation as ever.

The fact is that the building societies, upon whom any significant private sector funding turns, talk a different language from the Deputy Minister. They talk law; he talks intentions.

"We are determined to get this thing moving," Cruywagen tells the *FM*. "The merits of house ownership need hardly be stressed. At Katlehong African township, Germiston, about 74% of the houses are owned by individuals. There were no problems during the recent unrest."

One glimmer of hope is that Cruywagen sees no role for the Bantu Administration Boards as the middlemen between societies and Black borrowers. Neither societies nor Blacks are anxious to deal through them — the societies because they want to show their thousands of loyal Black depositors what they are doing; the Blacks because they don't like the Boards.

But it's the legal tangles which continue to cause most hassle. In terms of the Building Societies Act, a society may lend only against security of a mortgage bond over urban immovable property, which includes land on registered lease which has not less than 20 years to run. "It is therefore possible for societies to grant mortgage loans to individuals for the erection or improvement of houses in urban African areas," Cruywagen believes.

At present, according to Cruywagen, the definition of "urban immovable property" includes the *cession* of registered lease having not less than 20 years to run "and the cession of any lease, whether or not it is registered, entitling the lessee . . . and his successors in title to



Building society . . . it can't go dishing out money against inadequate security

CURRENT AFFAIRS

occupy any land within the District of Kimberley and belonging to De Beers Consolidated Mines or its successors in title . . ." To facilitate building society lending, Cruywagen intends adding to this definition a clause "as well as any land administered by a Bantu Affairs Administration Board."

The solution is nowhere near that simple.

First, his reference to cession of leases appears to be contrary to the Deeds Registry Act, in terms of which the only method of hypothecating a lease is by registration of a notarial bond over the lease if it is for less than 10 years, and by registration of a mortgage bond if for more than 10 years. Government seems confused over the exact nature of the tenancy (or is it a right of occupation?) which it proposes granting.

Second, even if the Building Societies Act were amended to permit the societies to lend on registered leases of less than 20 years, this would be unacceptable. If a Black borrower goes insolvent, or is endorsed out of the urban area under the pass laws, the society is placed at risk. It is dependent on recovering its loan by selling the property in execution. What would a lease of, say, five years be worth? The societies are custodians of the public's finances, and cannot go dishing out public money against inadequate security, whether the borrower be Black or White.

Third, there must be no possibility of the Bantu Administration Boards being able to terminate a lease because a Black borrower can't keep up his instalments. The societies must have an option to pay

up the balance of his rental. Similarly if he is endorsed out. Without the right to sell the lease in execution, the societies' security is frustrated.

Fourth, if the Boards are to have a pre-emptive right for five years to buy back the lease, the terms must be clearly defined. If it can be bought back at a nominal sum, then the societies' security is nominal.

If government grants freehold, which it remains dead against, or permits registered leases of at least 20 years, which it continues to avoid, then the societies can start lending directly. If it merely goes on talking about rights of occupation in perpetuity, whatever that may mean (such rights are not a legal concept, cannot be registered and cannot be in perpetuity if the home "owner" is endorsed out), they cannot lend directly.

It's high time that the Deputy Minister and the societies sat down and worked it out. Or government's sincerity may well be called into question.

AND AMENITIES FOR BLACKS

AS
CANS

- Technical &
- Apprentices
- Training

LATION - Apprenticeship

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10/2/77

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Houses made available by Department of Community Development and local authorities

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

(1) How many houses were made available during 1976 for occupation by persons of each race group in each province by (a) his Department and (b) local authorities;

(2) what was the estimated shortage of houses for each race group in each province as at 31 december 1976;

(3) how many houses for each race group in each province are planned for building during 1977 by (a) his Department and (b) local authorities.

The MINISTER OF COMMUNITY DEVELOPMENT:

		Whites	Coloureds	Asians
(1)	Transvaal			
	(a)	636	503	240
	(b)	1 692	2 582	490
	Cape Province			
	(a)	470	178	1
	(b)	1 430	13 512	77
	Orange Free State			
	(a)	30	—	—
	(b)	299	827	—
	Natal			
	(a)	342	102	162
	(b)	402	192	1 564
(2)	Transvaal	2 400	6 200	2 500
	Cape Province	2 000	46 000	1 035
	Orange Free State	500	900	—
	Natal	1 200	5 500	17 700
(3)	Transvaal			
	(a)	301	803	182
	(b)	1 780	2 700	500
	Cape Province			
	(a)	221	169	—
	(b)	1 500	15 000	60
	Orange Free State			
	(a)	50	—	—
	(b)	350	700	—
	Natal			
	(a)	209	1 789	54
	(b)	450	220	2 000

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TYPE OF FARM EMPLOYMENT	TYPE OF FARM EMPLOYEE - CASUAL			RACE - WHITE	EMPLOYMENT AS AT 31ST AUGUST 1973
	Whites R	Coloureds R	Asians R		
EC REGION EMPLOYMENT					1
EC REGION EMPLOYMENT					11
EC REGION EMPLOYMENT					2
EC REGION EMPLOYMENT					3
EC REGION EMPLOYMENT					3
EC REGION EMPLOYMENT					6
EC REGION EMPLOYMENT					4
EC REGION EMPLOYMENT					56
EC REGION EMPLOYMENT					5
EC REGION EMPLOYMENT					194
EC REGION EMPLOYMENT					6
EC REGION EMPLOYMENT					144
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EC REGION EMPLOYMENT					16
EC REGION EMPLOYMENT					12
EC REGION EMPLOYMENT					10
EC REGION EMPLOYMENT					23
EC REGION EMPLOYMENT					2
EC REGION EMPLOYMENT					24
EC REGION EMPLOYMENT					0
EC REGION EMPLOYMENT					0
EC REGION EMPLOYMENT					59
EC REGION EMPLOYMENT					47
EC REGION EMPLOYMENT					28
EC REGION EMPLOYMENT					7
EC REGION EMPLOYMENT					60
EC REGION EMPLOYMENT					0
EC REGION EMPLOYMENT					48
EC REGION EMPLOYMENT					2
EC REGION EMPLOYMENT					35
EC REGION EMPLOYMENT					9
EC REGION EMPLOYMENT					36
EC REGION EMPLOYMENT					1

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

What amount was spent (a) by his Department and (b) by local authorities on housing for each race group in each province during each of the past five years.

The MINISTER OF COMMUNITY DEVELOPMENT:

	Whites R	Coloureds R	Asians R
1972			
(a) Cape Province	3 305 344	1 325 395	1 355 815
Natal	9 401	467 989	1 968 994
Transvaal	1 908 915	1 297 389	2 140 076
Orange Free State	851 520	—	—
(b) Cape Province	13 568 434	16 522 061	54 401
Natal	3 585 035	77 754	7 804 249
Transvaal	7 972 415	911 061	1 750 762
Orange Free State	1 553 404	—	—
1973			
(a) Cape Province	8 185 072	1 292 532	721 334
Natal	312 521	1 438 398	971 745
Transvaal	5 223 564	486 219	470 922
Orange Free State	1 131 029	—	—
(b) Cape Province	8 655 836	24 195 901	56 960
Natal	3 129 675	249 584	8 506 524
Transvaal	16 287 759	3 012 693	1 150 123
Orange Free State	1 115 670	107 320	—
1974			
(a) Cape Province	7 029 603	492 101	367 263
Natal	2 357 795	680 548	1 086 774
Transvaal	8 780 848	1 084 786	514 229
Orange Free State	521 306	—	—
(b) Cape Province	10 196 755	33 196 658	210 289
Natal	2 199 381	2 020 622	9 993 266
Transvaal	11 756 188	3 554 109	708 865
Orange Free State	1 749 026	137 244	—
1975			
(a) Cape Province	18 224 801	960 083	692 741
Natal	4 134 393	830 349	596 870
Transvaal	11 267 952	736 846	138 550
Orange Free State	965 506	—	—
(b) Cape Province	17 653 770	55 292 143	1 120 346
Natal	3 896 489	2 241 847	9 167 863
Transvaal	18 795 649	8 930 158	1 955 170
Orange Free State	3 855 670	1 414 417	—
1976			
(a) Cape Province	8 133 955	1 918 497	62 340
Natal	2 928 534	1 438 924	578 222
Transvaal	8 144 322	2 950 346	1 103 686
Orange Free State	1 002 361	—	—

	Whites R	Coloureds R	Asians R
(b) Cape Province	12 425 347	62 096 717	123 089
Natal	2 397 722	2 430 723	11 131 754
Transvaal	10 892 534	14 519 294	3 214 323
Orange Free State	2 894 645	1 219 255	—

During 1972 further amounts of R7 888 126 and R70 839 in respect of Whites and Coloureds, respectively, were spent by the Department on official quarters in the Republic. These amounts were at that time kept only on a national basis and a classification according to the provinces is therefore not available.

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Housing for Coloureds/Asians

12. Senator B. R. BAMFORD asked the Minister of Statistics:

How many housing units for (a) Coloured persons and (b) Asians were built by the private sector in 1973, 1974 and 1975, respectively, and (c) what was the total cost in each category in each year.

The MINISTER OF STATISTICS:

Dwelling units completed and estimated value—private sector.

	(a)		(b)	
	units	(c) value (R1 000)	units	(c) value (R1 000)
1973	2 669	10 582	1 643	15 762
1974	3 008	12 142	1 450	16 379
1975	3 949	17 105	2 038	24 898

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Housing for Coloureds

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431 Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

(a) What is the total amount which his Department plans to spend on housing for Coloured persons in the Republic in 1977 and (b) how many housing units are to be built.

The MINISTER OF COMMUNITY DEVELOPMENT:

(a) It is not practicable to give an indication of the amount my Department intends spending on account of variable circumstances which make an accurate estimate of anticipated expenditure impossible.

(b) With due regard to my reply to (a), the construction of 21 381 dwelling units for Coloureds is envisaged for 1977.

(123)

Housing projects

318. Mr. H. MILLER asked the Minister of Community Development:

Whether any local authorities have been requested by his Department to carry funds for housing projects for the period March to December 1976 against repayment by

his Department; if so, (a) which local authorities, (b) what are the amounts involved in respect of each such local authority, (c) when does his Department expect to repay these amounts and (d) from which specific appropriation of funds will the amounts be repaid.

The MINISTER OF COMMUNITY DEVELOPMENT:

Yes.

(a)	(b) R	(c) Financial Year	(d) Out of appro- priation for relative finan- cial year to—
Durban	12 750 000	1977-'78	National Housing Fund (N.H.F.)
	313 018	1977-'78	Community Development Fund (C.D.F.)
Port Elizabeth	6 000 000	"	N.H.F.
Bloemfontein	1 500 000	"	"
Nigel	1 700 000	"	"
Pietersburg	800 000	"	"
	344 859	"	C.D.F.
Pretoria	2 139 012	1977-'78	N.H.F.
Pietermaritzburg	1 500 000	"	"
Joubertina	50 000	"	"
Piet Retief	100 000	"	"
Welkom	110 000	"	"
Rustenburg	1 200 000	"	"
Newcastle	1 734 829	"	"
Springs	230 000	"	"
Divisional Council of Stellen- bosch	2 640 000	"	"
Tongaai	520 000	"	"
Rawsonville	12 300	"	"
Vaal Triangle Bantu Affairs Ad- ministration Board	3 600 000	"	"
South Western Cape Bantu Af- fairs Administration Board	172 000	"	"
Highveld Bantu Affairs Administ- ration Board	100 000	"	"
Central Orange Free State Bantu Affairs Administration Board ..	1 000 000	"	"
Southern Orange Free State Bantu Affairs Administration Board ..	929 564	"	"
Trompsburg	17 000	"	"
Town Council of Stellenbosch ...	550 000	"	"
Bellville	134 667	"	"

(a)	(b) R	(c) Financial Year	(d) Out of appro- priation for relative finan- cial year to—
Vredenburg/Saldanha	134 842	1977-'78	N.H.F.
	20 600	"	C.D.F.
Beaufort West	178 000	"	N.H.F.
Tulbagh	500 000	"	"
Drakensberg Bantu Affairs Ad- ministration Board	247 670	"	"
Benoni	78 000	"	"
Strand	35 000	"	"
Divisional Council of the Cape ..	9 940 000	"	"
	58 000	"	C.D.F.
Plettenberg Bay	84 049	"	N.H.F.
Lichtenburg	285 325	"	"
Umzinto	417 000	"	"
Kakamas	150 000	"	"
Roddepoort	550 000	"	"
King William's Town	1 300 000	"	"
Bethlehem	300 000	"	"
Somerset West	600 000	"	"
	55 000	"	"
Uitenhage	2 095 304	"	"
Carnarvon	100 000	"	"
Krugersdorp	1 700 000	"	"
Durbanville	24 281	"	"
Fish Hoek	100 000	"	"
Middelburg (Cape Province)	111 345	"	"
Uppington	3 000	"	"
Despatch	115 000	"	"
Craddock	373 530	"	"
Northern Orange Free State Bantu Affairs Administration Board ..	170 000	"	"
Humansdorp	140 000	"	"
Malmesbury	77 093	"	"
McGregor	45 000	"	"
Lamberts Bay	50 000	"	"
Boksburg	2 000 000	"	"
Parow	2 500 000	"	"
Montagu	33 000	"	"
Alberton	1 533 890	"	"
Tulbagh	75 566	"	"
De Aar	23 342	"	"
East London	643 009	"	"
Grahamstown	74 783	"	"
Worcester	1 017 380	"	"
Knysna	153 114	"	"
Caledon	23 450	"	"
Paarl	121 507	"	"
Little Karoo Divisional Council ..	207 111	"	"
Kraaifontein	500 000	"	"
Diamond Fields Bantu Affairs Administration Board	80 000	"	"

(a)	(b) R	(c) Financial Year	(d) Out of appro- priation for relative finan- cial year to—
Cape Midlands Bantu Affairs Board	1 800 000	"	"
City Council of Cape Town	1 400 000	"	"
	2 112 712	"	"
	277 839	"	"
	1 500 000	"	C.D.F.
	670 000	50%—1977-'78	"
		50%—1978-'79	"
Pinetown	1 923 815	1977-'78	"
Nelspruit	113 078	"	"
Oudtshoorn	146 262	"	"

Senate Hansard 2 @ col 10-11

24/2/77

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Dwelling units

5. Senator L. E. D. WINCHESTER asked the Minister of Statistics:

What was the total number of dwelling units constructed in 1976 for each race group by (a) the Department of Community Development, (b) local authorities and (c) the private sector in (i) Durban, (ii) Witwatersrand complex, (iii) the Cape Peninsula, (iv) Pretoria and (v) Port Elizabeth.

The MINISTER OF STATISTICS:

	Whites	Coloureds	Asians	Bantu
(a) ...	1 970	32	407	—
(b) ...	8 216	49	71	2
(c) ...	3 475	707	—	5
(d) ...	2 517	19	48	1
(e) ...	1 107	47	27	—

See Bulletin of Statistics 7.17 and 7.18 for description of areas.

Dwelling units for Coloureds, Asians and Bantu are mainly financed and built by the public sector.

(123)

Fin Mail 25/2/77

Judge Steyn — give me three years

top talk

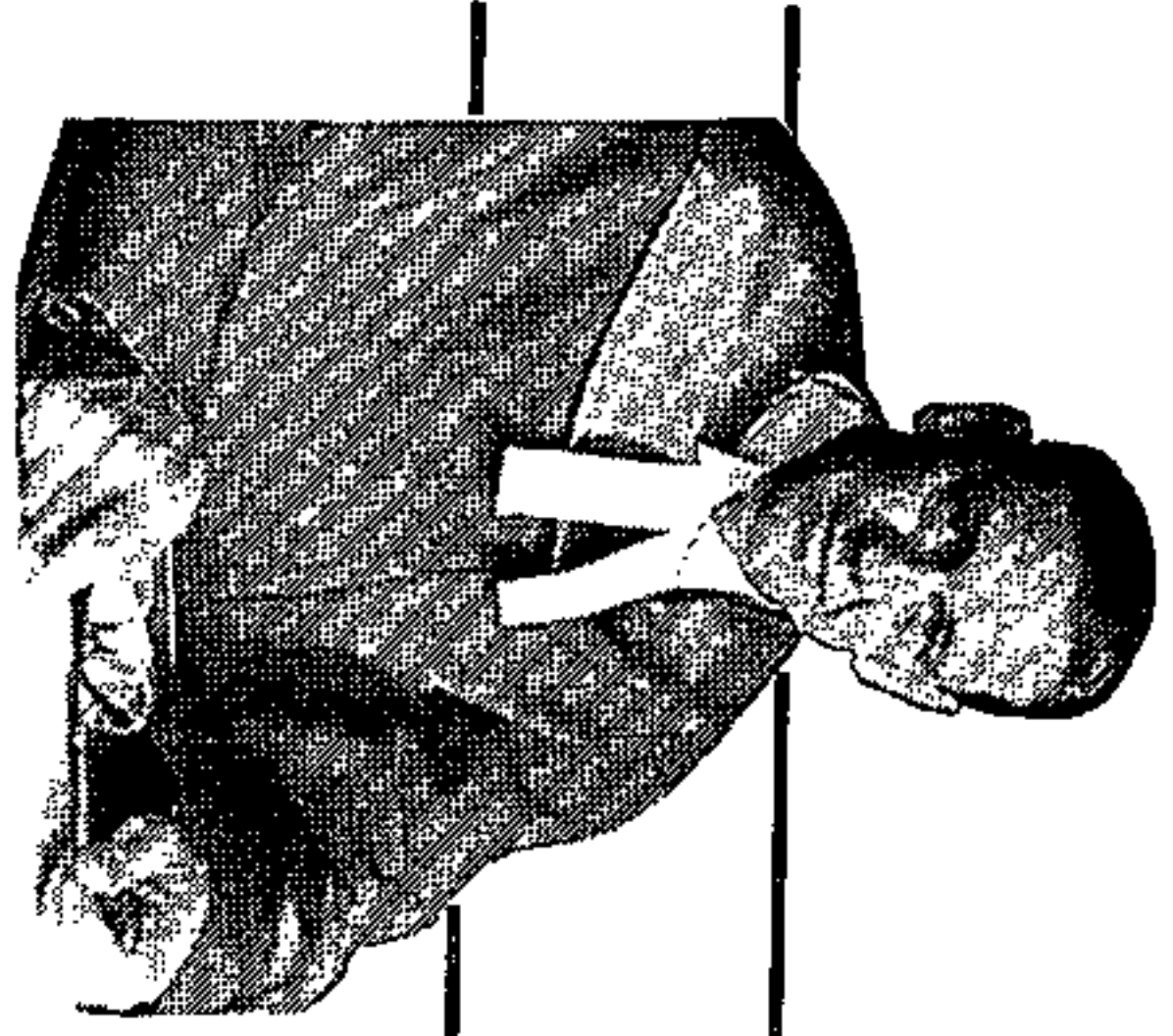
The best definition of Mr Justice Jan Steyn's new job as executive director of the Urban Foundation comes from a colleague on the Cape Town Supreme Court bench: he will be a sort of catalyst among the pigeons.

He has no illusions about the job. On the one hand he will have to try to overcome Black prejudice and scepticism; on the other, through patient negotiation and intelligent persuasion, he will somehow have to make use of whatever "evolutionary dimensions of government policy" present themselves in mobilising the care and concern of the private sector to bring about urban reform for hard pressed communities.

This will not be easy. In a society badly dented by prejudice, suspicion and discrimination, the Foundation's objective to "promote and co-ordinate involvement by the private sector in the improvement of the quality of life of urban communities in SA on a non-political, non-racial basis" seems extraordinarily bland. It may well be read by many Blacks to mean that White businessmen are trying to make apartheid more comfortable.

How do you seek to improve the quality of urban Black life without paternalism, or seek to bend government policy in such a way that politicians and policymakers won't lose face?

Steyn means to tackle the first leg of the problem by getting down to grass roots to determine the most pressing needs of urban communities. "We



Mr Justice Steyn . . . a catalyst among the pigeons

interviewed him in chambers, he had just had word that Old Mutual chairman Jan van der Horst had agreed to join the Foundation as a

director. And in the meantime he has received private assurances of good faith and co-operation from a number of high-powered leaders, the disclosure of whose identities would clearly be impolitic.

He estimates he will need about three years' leave of absence to get the Foundation off the ground and working well. If he has anything like the success in urban reform that he achieved in 10 years' campaigning for reform of the SA criminal system, we should see a number of changes in three years' time.

Steyn believes the following quotation from Albert Camus to be appropriate:

"Some want their country to identify itself wholly with justice, and they are right. But is it possible to be just and free in a dead or subjugated nation? And does not absolute purity for a nation coincide with historical death? Others want the very body of their country to be defended against the whole universe if need be, and they are not wrong. But is it possible to survive as a people without doing reasonable justice to other peoples?"

don't want to be seen doing things for people, we want to convince them that we sincerely want to do things with them," he says.

Housing is clearly the top priority. The moratorium on action against squatters is in no small measure due to the intercession of members of the Urban Foundation.

Steyn is anxious, however, to avoid the notion that the Foundation is to become a pressure group. "When I attended last year's conference on the quality of urban life I was profoundly impressed by the genuine desire of everyone there to do something. So when I was offered the job I had little hesitation in accepting because I knew the private sector would give me the tools I need: expertise, research, wherewithal."

This enthusiasm for the job mounts daily. This week, when the *FM*

Standard 5 @ col 498 25/2/77

Income limit for assisted housing

432 Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

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- (1) (a) What is the present income limit for (i) Whites and (ii) Coloureds and Asiatics to qualify for assisted housing and (b) when were these limits laid down;
- (2) whether consideration has been given to raising these limits; if not, why not.

The MINISTER OF COMMUNITY DEVELOPMENT:

- | | | |
|---------|------------|-----------|
| | (i) | (ii) |
| (1) (a) | R200 p.m. | R200 p.m. |
| (b) | March 1975 | June 1976 |

- (2) Although during the interim no formal consideration has been given to raising the income limits, a careful watch is continuously kept on the situation. The income limit for Coloureds was increased only recently and circumstances have not yet changed sufficiently to warrant further adjustment of the limits.

No homes for crisis children

Mercury Reporter

THE chronic housing shortage for Coloureds was the main cause of the acute scarcity of foster parents in this community, leaders of Durban women's organisations were told yesterday.

They were attending a meeting called by the Mayoress of Durban, Mrs. Barbara Hollis, for Durban Child Welfare Society which is trying to find people prepared to foster children.

The director of the society, Miss Dorothy Heeger, said the need was even greater among Coloureds than among Whites.

She had told the Government that if something was not done urgently about the standard of care for Coloured children, there would be "headlines one day about the death of a child."

She appealed to churches and women's institutes to help find foster parents.

"The terrific overcrowding and lack of housing is the biggest problem which must be solved first," said one Coloured representative.

"Coloureds also have to foster the illegitimate children of all mixed unions."

Miss Heeger said: "We need a waiting list of stable people who are married, have a spare bed and at short notice can become loving parents to a child who has come from a crisis situation."

Hansard 6 @ cols 533-534 2/3/77

Housing units for Coloureds

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

- (1) (a) How many housing units for Coloured persons were built throughout the Republic during 1976 with the assistance of his Department, (b) where were they built and (c) what is the estimated number that will be built in 1977;
- (2) (a) what was the estimated shortage of houses for Coloured families as at 31 December 1976 and (b) when is it expected that this shortage will be eliminated.

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The MINISTER OF COMMUNITY DEVELOPMENT:

(1) (a) 17 896.

(b) in the areas of jurisdiction of the following local authorities:

Alberton, Boksburg, Johannesburg, Nigel, Potchefstroom, Pretoria, Coligny, Middelburg (Transvaal), Standerton, Wolmaransstad, Mafeking, Kimberley, Carnarvon, De Aar, Douglas, Kakamas, Kenhardt, Niekerkshoop, Upington, Ladysmith, Newcastle, Durban, Bloemfontein, Jacobsdal, Philippolis, Rouxville, Springfontein, Trompsburg, Welkom, Aliwal North, Port Elizabeth, Adelaide, Cradock, George, Graaff-Reinet, Grahamstown, Jansenville, Knysna, New Bethesda, Oudtshoorn, Pacaltsdorp, Pearston, Plettenberg Bay, Somerset East, Stutterheim, Uitenhage, Willowmore, Cape Town City Council, Divisional Council of the Cape, Divisional Council of Stellenbosch, Beaufort West, Bredasdorp, Caledon, Darling, Franschhoek, Fraserburg, Kraaifontein, Ladysmith, Lady Grey, Loeriesfontein, Montagu, Nieu-

woudville, Paarl, Prince Albert, Robertson, Stanford, Stellenbosch Town Council, Sutherland, Vredenburg/Saldanha, Wellington and Worcester.

(c) 21 381.

(2) (a) 58 600.

(b) in 7 to 10 years provided funds are obtained to proceed with projects at the 1976-'77 rate and as programmed for subsequent years.

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Contrast in housing expenditure

The Argus
Parliamentary Staff

NEARLY two-thirds of the R110 - million spent on housing by the Department of Community Development in the present financial year went on Coloured housing, but in contrast only three percent was spent on housing for Blacks.

This has emerged from figures placed before Parliament by the Minister of Community Development Mr S. J. Marais Steyn in response to written questions put to him by Mr Theo Aronson (IUP, Walmer).

Giving details of amounts spent by the departments on economic and sub-economic housing for each of the racial groups, Mr Steyn disclosed that more than R70-million was devoted to housing for Coloured people, nearly R23-million for White housing, R13-million for Asian housing and R3.4million for Black housing. No money was spent on Black sub-economic housing.

Nearly 80 percent of the department's housing funds was spent on economic housing.

Handson 6 @ cols 530 - 533 2/3/77

(123)

Economic/sub-economic housing

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

- (1) What funds were available to his Department as at 31 December 1976 for the construction of (a) economic and (b) sub-economic housing;
- (2) what amount was (a) spent and (b) allocated by his Department for the building of economic and sub-economic housing, respectively, for the period 1 April to 31 December 1976 in respect of each race group in (i) Cape Town, (ii) Durban, (iii) Pietermaritzburg, (iv) Pretoria, (v) Port Elizabeth, (vi) Kimberley, (vii) East London, (viii) Bloemfontein and (ix) Johannesburg.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) None—the full amount available for the financial year 1976-'77 had already been allocated and spent on 31 December 1976.

(a) and (b) fall away.

(2) White	(a)		(b)	
	Economic R	Sub-economic R	Economic R	Sub-economic R
(i)	3 969 869	2 247 933	1 150 000	345 176
(ii)	399 115	385 908	800 000	216 000
(iii)	1 015 553	225 767	1 434 000	227 119
(iv)	3 517 610	2 161 599	3 310 465	1 453 413
(v)	206 799	1 040 592	531 961	1 272 497
(vi)	167 488	73 135	134 093	45 897
(vii)	398 800	—	267 700	—
(viii)	1 154 335	908 319	1 201 039	654 951
(ix)	3 712 131	1 132 111	979 000	271 000
			<u>R14,29 =</u>	<u>9 800 000 + 4,49</u>
Coloured				
(i)	40 044 996	6 118 904	13 831 113	1 023 711
(ii)	2 678 934	374 357	2 439 733	690 267
(iii)	—	136 733	30 000	—
(iv)	94 058	—	492 548	—
(v)	1 318 433	2 299 640	1 396 929	3 098 613
(vi)	430 303	361 935	245 000	207 077
(vii)	163 169	—	181 967	—
(viii)	181 993	469 680	135 310	690 232
(ix)	14 441 200	1 849 475	8 295 600	584 400
			<u>R33,35 =</u>	<u>27 06</u> <u>6,29</u>
Asian				
(i)	—	—	—	—
(ii)	5 697 472	3 396 000	3 870 000	2 584 000
(iii)	26 042	—	30 000	10 000
(iv)	1 855 574	—	1 843 574	—
(v)	63 423	—	790 000	—
(vi)	—	—	—	—
(vii)	11 015	111 522	140 000	62 791
(viii)	—	—	—	—
(ix)	2 077 194	—	700 000	—
			<u>R10,02 =</u>	<u>7,37 + 2,65</u>
Bantu				
(i)	110 169	—	149 586	—
(ii)	868 660	—	—	—
(iii)	39 002	—	50 000	—
(iv)	166 012	—	—	—
(v)	490 981	—	367 400	—
(vi)	—	—	27 000	—
(vii)	—	—	—	—
(viii)	79 648	—	—	—
(ix)	1 629 584	—	—	—

The data given above are in respect of the National Housing Fund and the Community Development Fund.

59 3986

Klan Af 57 660 000

Affirmation 594 000

1,03 %

Senate Hansard 3 of vol 27 March - 28

2/3/77

(123)

Asians: Housing/rehousing

14. Senator B. R. BAMFORD asked the Minister of Community Development:

- (1) (a) How many Asians require housing or rehousing in (i) the area of Greater Durban and (ii) the remainder of the Republic and (b) what does this represent in terms of housing units;
- (2) (a) how many housing units for Asians were built by (i) the Central Government and (ii) local authorities in 1973, 1974 and 1975, respectively, and (b) what was the total cost in each category in each year.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) (a) (i) 61 000.
(ii) 45 175.
- (b) (i) 12 200.
(ii) 9 035.
- (2) (a) (i) 1973 1974 1975
 576 122 382
(ii) 4 190 1 374 1 268

- (b) (i) R2 164 001 R1 968 266 R1 428 161
- (ii) R9 713 607 R10 912 420 R12 243 379

Senate Hansard 3 cols

25-26

2/3/77

Dwelling units for each race group

10. Senator L. E. D. WINCHESTER asked the Minister of Community Development:

What was the total number of dwelling units constructed in 1976 for each race group by (a) his Department and (b) local authorities in (i) Durban, (ii) the Witwatersrand complex, (iii) the Cape Peninsula, (iv) Pretoria and (v) Port Elizabeth.

The MINISTER OF COMMUNITY DEVELOPMENT:

		White	Coloured	Asian
(a)	(i)	169	102	162
	(ii)	176	498	235
	(iii)	253	—	—
	(iv)	350	—	—
	(v)	72	—	—
(b)	(i)	136	48	1 098
	(ii)	985	2 343	137
	(iii)	473	6 234	—
	(iv)	153	95	306
	(v)	148	1 180	—

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Senate Standard 3 Q 25-26

2/3/77

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Coloureds: Housing/rehousing

11. Senator B. R. BAMFORD asked the Minister of Community Development:

- (1) (a) How many Coloured persons require housing or rehousing in (i) the area of Greater Cape Town and (ii) the remainder of the Republic and (b) what does this represent in terms of housing units;
- (2) (a) how many housing units for Coloured persons were built by (i) the Central Government and (ii) local authorities in 1973, 1974 and 1975, respectively, and (b) what was the total cost in each category in each year.

The MINISTER OF COMMUNITY DEVELOPMENT:

(1) (a) (i)	187 200.			
	(ii)	117 520.		
(b) (i)	36 000.			
	(ii)	22 600.		
(2) (a) (i)		1973	1974	1975
	(ii)	793	745	357
(b) (i)	11 709	7 533	12 815
	(ii)

R3 217 149 R2 257 435 R2 527 278
R27 565 498 R39 668 633 R67 878 565

Voysey Bond's problems could hit 5 000 families

ADM 3/3/77 123

By DEREK SMITH
Property Editor

ABOUT 5 000 families in South Africa will be directly affected by yesterday's court decision to put the holding company of Voysey Bond and its property-owning subsidiary under judicial management.

But, unlike Glen Anil, Voysey Bond is not being liquidated and buyers and tenants will continue as usual.

The appointment of a judicial manager places a moratorium on the company debts and could be the prelude to recovery.

People who could be affected are buyers of block share flats (mainly in Durban), sectional title buyers (mainly in the Transvaal) and both residential and commercial tenants.

Voysey Bond (Pty) Ltd, which is a wholly-owned sectional title subsidiary, has not been put under

judicial management. This company is operating profitably and it will continue to trade without hindrance.

If judicial management fails and liquidation follows, buyers will have the same options open to them as they have had with the other major liquidations.

The Transvaal operation, however, would still be likely to continue. The liquidators would probably sell it as a going concern.

The Transvaal company has 32 blocks — eight of which are wholly owned. Six are registered in terms of the Sectional Title Act.

Registrations are of vital importance at this stage, because buyers on deed of sale should be able to take immediate transfer if liquidation cannot be avoided.

Among the eight fully-owned blocks are Trafalgar Square (West Rand), Ceres (Pretoria), Rhodesfield Heights (Kempton Park) and Cambyses (Johannesburg Berea).

Mr N. Lillelund, Natal general manager of the Standard Bank, said yesterday: "It was a tragic decision for me to take not to mount a rescue operation for a company of such high repute."

"But Voysey Bond's problems are a sign of the times. The company was caught in a position where it was unable to maintain a positive cash flow."

Mr Paul Koep, chairman of the Transvaal sectional titles committee of the SA Property Owners Association, said the ills of Voysey appeared to have been caused by problems unrelated to the sectional title aspect.

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11/2/77

Steyn on housing outlook

Roy Wilson, Property Editor

More than 76 percent of South Africa's white population can afford to take mortgage loans of only R19 500 or less, the Minister of Community Development, Mr Steyn, said today.

"Neither the homeowner nor the country can afford the obsession of keeping up with the Joneses and a far more realistic approach by both the home builder and home seeker is needed," he said.

Addressing delegates to a seminar on "Real Estate in South Africa" in Johannesburg Mr Steyn said nearly 80 percent of South African families live in detached dwellings with an area of between 130 sq m and 140 sq m.

EXTRAVAGANT

It was likely the average middle income group, comprising about 38 percent of the population, would soon live in houses with a floor area of between 80 sq m and 90 sq m, he said.

The Fouche Commission is investigating extravagant standards of housing and the Minister said he hoped its recommendations, whether popular or unpopular, would give clear directions for the future.

"On the future of housing, it should be stressed it is neither the desire nor policy of the Government to adopt a socialistic approach.

"In an expanding economy with competition from other attractive avenues of investment, it must be expected that money for home building will seldom be freely available and interest rates will remain high.

'Housing aid move won't hit many'

The rise in property prices means that the Government's decision to end the loan subsidy for houses costing less than R20 000 will have little effect.

Mr David Alston, director of the Association of Building Societies, said about 70 000 people already receiving the subsidy would not be affected.

HARDSHIP

"Abolition of the subsidy might cause a few cases of hardship where a man cannot afford a house costing more than R20 000, but there are few properties in any metropolitan area at that price," he said.

A man who takes a R15 000 bond will now have to pay R16,63 a month more than those who have been subsidised. On a R10 000 bond the extra monthly amount is R10,96.

Mr Alston agreed that abolition of the subsidy might have more impact on rural growth points like Pietersburg and Witbank. It might also affect the renovation boom in the older suburbs of the large cities.

"But in any case many renovators are speculators who don't need the subsidy," he added.

Housing subsidy

Cape Times
to cease

4/3/77
THE Government has decided to stop the interest subsidy scheme on houses costing less than R20 000, and purchased by private individuals, with effect from April 1.

In a statement in Cape Town yesterday the Secretary for Community Development, Mr L Fouche, said no person not already in receipt of a subsidy in terms of the scheme by March 31 would qualify for a subsidy after that date.

People already in receipt of subsidies on March 31 would not be affected by the decision, he said.

The scheme provided for State-subsidized interest to a maximum of two percent in excess of 8,5 percent on housing loans. — Sapa

Standard 7 @ col 619 11/3/77

Housing contracts: value

20 Mr. H. MILLER asked the Minister of
Community Development:

To what value is his Department com-
mitted for the financial year 1977-'78 on
housing contracts already awarded.

†The MINISTER OF COMMUNITY DE-
VELOPMENT:

R169 596 000.

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Standard 7 Q col 615 14/3/77

Housing loan interest: 2% subsidy

*10 Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

123

- (1) For what reasons is the 2% subsidy scheme on housing loan interest to be discontinued in respect of applications after 31 March 1977;
- (2) how many persons are at present in receipt of this subsidy.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) The subsidy placed an increasing burden on the state coffers, which already amounts to R15 million per annum. Because of this, i.e. the tremendous demands on the exchequer, and the fact that the subsidy was instrumental in enabling large numbers of persons to buy more expensive houses than they would have been able to afford on their incomes without the subsidy, the Government decided to withdraw it in all new cases.
- (2) Approximately 70 000.

Property Mail

Homes will shrink — Minister

DEREK SMITH: Property Editor

A DRAMATIC drop in the size of White South African houses has been predicted by the Minister of Community Development, Mr Marais Steyn.

He told a recent real estate seminar in Johannesburg that although an estimated 80 per cent of Sout African families

now lived in detached dwellings with an area of 130 to 140 sq metres, it seemed likely that the middle income group would be living in 80 to 90 sq metres dwellings in the not too distant future.

Without elaborating, Mr Steyn implied that the findings of the

Fouche Commission, investigating "extravagant standards of housing", would play a role in the change.

"I trust that the recommendations of this commission will give clear directions—whether popular or unpopular—for the future," the Minister said.

The 80 to 90 sq metres mentioned are far more in line with the average space occupied by Europeans—74,5 sq metres in France, 65 sq metres in the Netherlands, 79,5 sq metres in Sweden and 82 sq metres in West Germany.

The question of house sizes was mentioned by the Minister in a list of ways in which cheaper housing could become a reality.

"Neither the homeowner nor the country can any longer afford the obsession many South Africans have of keeping up with the Joneses—a far more realistic approach by both home-builder and home-owner is needed," he said.

The fact that funds for home building were unlikely to be freely available because of competition from other investments, should force many in the future to accept more realistic standards.

Another compelling factor was building costs, he said.

Other considerations which would help keep down costs were:

- **Better land use:** The movement of the population to the urban areas plus natural increases in population could not be reversed or even halted.

This would result in increased urban sprawl if the status quo plots—not smaller than 1 000 sq metres, with the present one-dwelling-per-site development—was maintained.

In the long run urban life would become intolerable owing to, among other things, long commuter distances in congested traffic, high costs of municipal services and of land.

Because of this the average citizen would have to accept a new life of higher densities. He warned, however, against the development of new Hillbrows and indiscriminate high-rise flat development. medium density development, he said, should be given preference.

Local authorities would have to give attention to sites which would probably be in the region of 500 to 700 sq metres.

As far as group housing was concerned, densities of 80 to 110 people per hectare were envisaged.

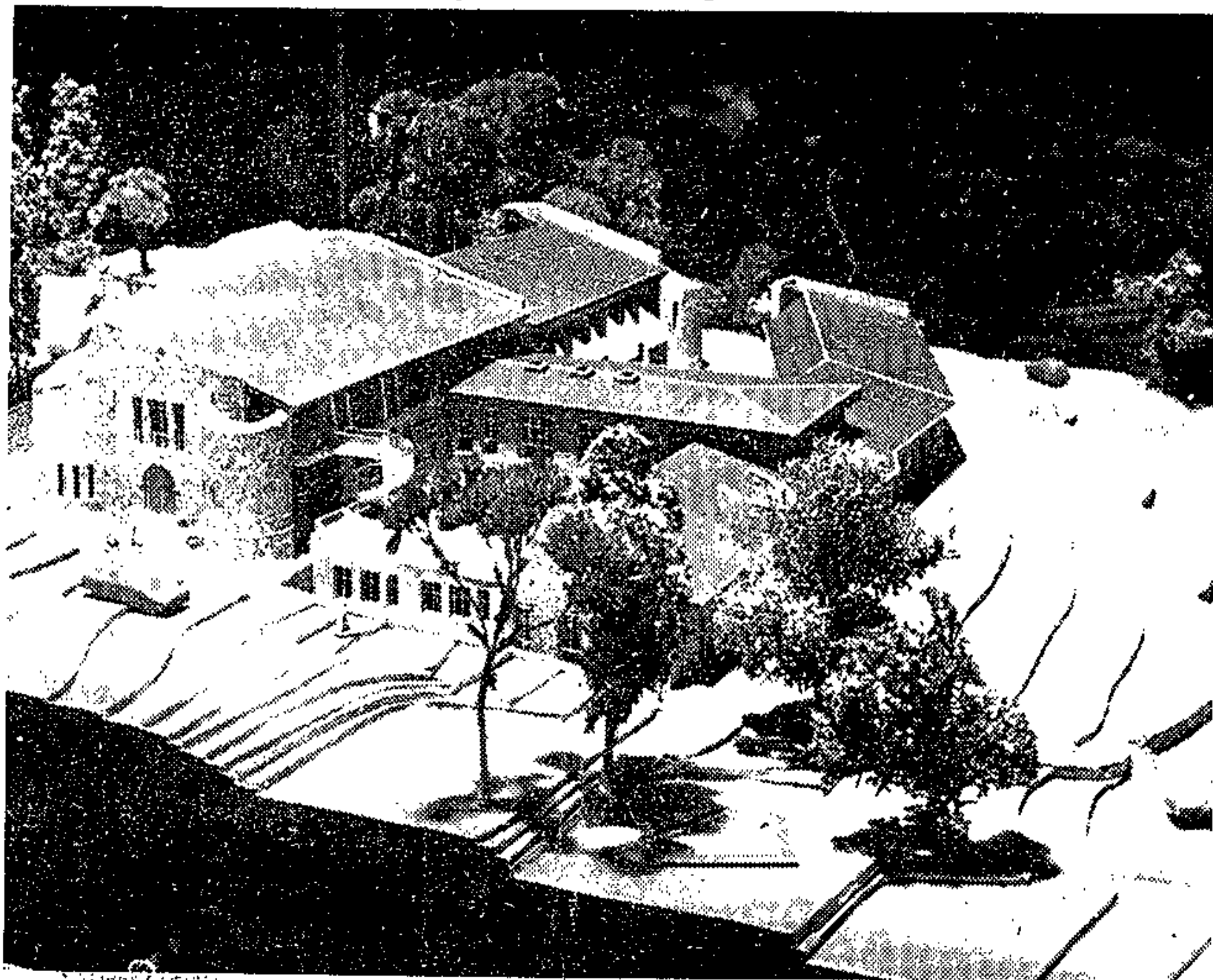
- **More sensible compositions of households:** A report published by the Department of Statistics in November last year showed that the average size of White households was 3,2 people.

The biggest group—28 per cent—were for two people and 18 per cent catered for three people. With 46 per cent of homes containing two or three people, he suggested there was a bigger need for two bedroomed houses which would also lead to better use of land.

Developers would have to reconsider the tendency to build nothing less than three-bedroomed homes with two bathrooms.

- **Local authority requirements:** Much could be saved at the planning stage and more attention should be given to creating uniform standards for services.

Attention would have to be given on the basis that inferior standards were not encouraged on the one hand, but that costs should be kept as low as possible on the other.



Boys' Town, the famous school at Magaliesburg in the Transvaal, is rising Phoenix-like from the ashes of the fire that destroyed large parts of the building in 1975. The school is being restored, rebuilt and altered by James Thompson Building Services, a member of the LTA Construction division. The R423 000 contract for the restoration was awarded late last year. Work on the project began in January, 1977, and building operations should be completed by December. Building work at the school involves partial demolition of the existing central block and the erection of certain new extensions, single and double storey. They will be used for administration purposes, kitchens, dining rooms and staff living quarters. A school hall with a floor area of 253 square metres is included in the contract.

123 ROM 12/3/77

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Hansard 4 vol 359 15/2/77

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Shortage of housing

393. Mrs. H. SUZMAN asked the Minister of Bantu Administration and Development:

Whether there is a shortage of housing for Blacks in White urban areas; if so, what

is the shortage in each of the major urban centres of the Republic.

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT:

Yes. The shortage of family housing units are as follows:

Cape Town	1 400
Port Elizabeth	11 402
Durban	4 000
Pietermaritzburg	2 000
Bloemfontein	5 104
Welkom	1 617
Germiston	4 621
Springs	3 500
Benoni	1 300
Vaal Triangle	4 825
Johannesburg/Roodepoort	10 235

Hansard 9 Q vol 681 21/3/77

Subeconomic houses

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

(a) How many subeconomic houses have been sold by his Department to date on the application of local authorities, (b) in which local authority areas were these houses situated and (c) what was the total value of these houses.

The MINISTER OF COMMUNITY DEVELOPMENT:

- (a) None.
- (b) and (c) fall away.

For the hon. member's information I should like to explain that my Department of Community Development does not sell subeconomic houses on application of local authorities, but may on application approve the conversion of subeconomic houses to an economic basis so that they may be sold by local authorities. Since my Department requested local authorities on 30 October 1975 to give sympathetic consideration to applications to buy subeconomic dwellings, only one application for the conversion of dwellings to the economic basis has been received. This application in respect of 19 dwellings belonging to the Krugersdorp Town Council was approved and the total selling price was determined at R102 474. Prior to October 1975 approval was given for the conversion for sale of only a limited number of subeconomic dwellings but full particulars of these approvals are not available because at the time separate records were not kept.

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- 33. Where the price elasticity of demand for a good was relatively high, the effect of placing a sales tax on that good would be to :
 - 1. Have almost no effect on sales.
 - 2. Place a relatively high proportion of the tax on the shoulders of the consumers.
 - 3. Place a relatively high proportion of the tax on the shoulders of the producers.
 - 4. Reduce government revenue.
 - 5. Shift the demand curve to the left.
- 34. If the price elasticity of demand for potatoes was 0.25 then the effect of a bumper harvest which raised output 20% above the expected level would be to
 - 1. Raise revenue by 20%.
 - 2. Raise revenue by more than 20%.
 - 3. Reduce prices but no so far as to affect the increased output.
 - 4. Both 1. and 4. above.
 - 5. Reduce revenue, received by farmers.
- 35. If the equilibrium market price of eggs was 20 cents a dozen, then the effect of legislation which ruled that the minimum price of eggs could not be below 18 cents a dozen would be to :
 - 1. Reduce the supply of eggs
 - 2. Increase the demand for
 - 3. Both 1. and 2. above.
 - 4. Cause a surplus of eggs
 - 5. Have no effect.
- 36. If the equilibrium market price was 10 cents per square foot control that laid down a maximum would be to :
 - 1. Help alleviate the housing
 - 2. Increase the rate of turnover
 - 3. Increase the chances of investment in Sea Point.
 - 4. Make it more difficult
 - 5. All three possibilities
- 37. In the following diagram ec
 - 1. EF per unit of land.
 - 2. OABG
 - 3. The amount ABCF
 - 4. The triangle ECF
 - 5. The rectangle ABCE

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Senate Standard 6 @ cols 48-49

23/3/77

Foreign capital for housing

*1. Senator L. E. D. WINCHESTER asked the Minister of Community Development:

- (1) What foreign capital has been made available for housing in the Republic;
- (2) whether departmental or local authority housing can be financed from private funds; if so, on what conditions.

123

The LEADER OF THE HOUSE (for the Minister of Community Development):

- (1) and (2) The Department or local authorities do not make use of foreign or private capital in the provision of housing for low wage earners in terms of the Housing Act, but funds for this purpose are appropriated by Parliament to the National Housing Fund on the Department's budget vote. The obtainment of funds for the performance of its duties, is not the responsibility of my Department.

In terms of section 52(b) of the Housing Act, 1966, however, a local authority may borrow money for the construction of dwellings from any source other than the National Housing Fund, subject to the approval of the Administrator concerned and on such conditions as he may on recommendation of the National Housing Commission determine.

SCHOOL OF ECONOMICS
ECONOMICS 1A

Hostels for Bantu

CLASS EXAMINATION

643 Mr. L. F. WOOD asked the Minister of Bantu Administration and Development:

123

This exam counts

Multiple choice questions provided. Don't

1. Economics'

- 1. Attempt
- 2. Use of
- 3. Foundat
- 4. Explana
- 5. Analyti

2. An economic

- 1. A state
- 2. An expl
- 3. An hypo
- 4. An expl
- 5. An idea

3. Choice is f

- 1. People
- 2. Resourc
- 3. Choosin
- 4. Opportu
- 5. Prices

4. Which of th

- 1. Water i
- 2. Water i
- 3. Distill
- 4. Water
- 5. Minera

5. Which of tl

- 1. Purchase of shares through the Stock Exchange.
- 2. Opening an account with a bank.
- 3. Buying a factory completed last year.
- 4. Building a block of flats.
- 5. Buying National Savings Certificates.

(1) How many hostels for Bantu are there in (a) KwaMashu, (b) Umlazi, (c) Clermont, (d) Chesterville, (e) Lamontville and (f) Ntuzuma;

(2) what is the (a) actual and (b) maximum number of (i) males and (ii) females who are and can be accommodated in the hostels in each area.

The MINISTER OF BANTU ADMINISTRATION AND DEVELOPMENT:

(1) (a) 1.

(b) None.

(c) 9.

(d) None.

(e) None.

(f) None.

(2) (a) KwaMashu.

(i) 18 800.

(ii) Nil.

Clermont.

(i) Nil.

(ii) 1 050.

(b) KwaMashu.

(i) 18 800.

(ii) Nil.

Clermont.

(i) Nil.

(ii) 1 224.

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investment ?

How to get a luxury home for R45 a month

By HUGH MURRAY

A ROW is expected to blow up in Parliament over the fact that Cabinet Ministers have been paying a static rent of R45 a month for their luxury official residences since 1940.

The Cabinet's "inflation-free" rent scheme, through which Ministers have been exempt from rent increases for 37 years, will be the subject of questions to be asked in Parliament at the earliest opportunity.

The controversy has come to a head over the news this week that the Department of Public Works is considering building six luxury flats for Deputy Ministers in Pretoria's prime residential area of Bryntriton. It is believed the flats could cost anything between R75 000 and R100 000.

MS 18/10/77

Cabinet Ministers receive R21 010 a year and Deputy Ministers R17 160. Ordinary MPs get R10 010. They all receive an additional tax-free Parliamentary allowance amounting to R2 022.50 a year. At present most Cabinet Ministers live in Bryntriton or Brooklyn while Parliament is in recess. When Parliament convenes they move to their homes in the beautiful Rhodes Estate, spread across Rondebosch and Newlands below the campus of Cape Town University.

In Newlands land sells at close to R30 a square metre and houses on postage-stamp plots go for anything up to R70 000. Some of the less fortunate Ministers have to be content with beach front flats in Sea Point or homes in Bishopscourt — two of the most expensive parts of Cape Town — but they are in a small minority.

The reason for concern is that when rents were originally set at R45 this represented a reasonable figure and the amount anyone would have to pay for a decent home.

According to Professor Jan Sadie, head of the Bureau of Economic Research at Stellenbosch University, this would have paid for "a good, three-to-four bedroom home".

It could be the equivalent, he added, of R500 a month by today's rental standards and it would not be unfair to regard the difference between this and R45 as additional income for Ministers.

You just have to be a Cabinet Minister

He said, moreover, that a monthly payment of R45 would also have covered the normal payments in 1940 on a home costing between 5 000 and 6 000 pounds sterling — "a good house".

Meanwhile the Secretary for Public Works is not saying what Deputy Ministers will have to pay for their new Pretoria flats if the Government decides to go ahead and build them.

"I am waiting for the Minister's approval," Mr M du Preez told the Express this week.

But Deputy Ministers were not subject to the same rent scheme as full Ministers, he said, adding:

"They pay what we call economical rental. It is not the same as the nominal rental paid by Ministers."

Asked what economical rental amounted to in the case of Deputy Ministers he replied: "There are various schemes but I'm not prepared to discuss them with you."

He explained that Deputy Ministers' perks were decided upon by the Prime Minister's department and the Cabinet and had nothing to do with him.

But he confirmed that Ministers were still paying R45 a month for fully-furnished homes in Pretoria and Cape Town.

South Africa is one of the few countries in the Western world that provides officialdom with such lavish accommodation.

In the United States former Secretary of State Dr Henry Kissinger had to rent his own home in Washington. In fact, he recently ran into trouble when his landlady evicted him because his dogs were "ruining" her furniture.

Moreover, his neighbours continually complained that their driveways were often blocked by Secret Service cars.

Foundation for
Telephone: Cape Town

Dear Sir,

The Foundation for So of community development and ed current projects is the immedia Centre. At present we are focu African and Coloured communitie this service to encompass all

Hammond 10 @ vol 791-792 1/4/77

SIZE GROUP (HECTARE)	ECONOMIC REGION					
	56		57		58	
	No.	Area	No.	Area	No.	Area
10	-	-	-	-	1	-
2 -	7	25	-	-	654	-
5 -	4	25	-	-	227	-
10 -	1	14	-	-	69	-
20 -	4	118	1	34	190	-
50 -	9	611	5	371	117	-
100 -	11	1 737	11	1 808	141	-
200 -	19	4 634	24	6 192	129	-
300 -	56	23 485	53	20 768	271	-
500 -	176	134 427	100	73 114	485	-
1 000-1 999	263	382 319	98	137 796	330	-
2 000-4 999	206	603 268	27	68 078	179	-
5 000-9 999	35	214 851	6	37 520	8	-
10 000- OVER	5	69 449	1	18 635	1	-
TOTAL	796	1 434 963	326	364 316	2 802	1 579 683

The MINISTER OF COMMUNITY DEVELOPMENT:

Yes, 68 sub-economic houses constructed by my Department were sold to Indians. It is, however, not possible to give particulars of sub-economic houses sold by local authorities because, once approval for the conversion of sub-economic dwellings to the economic basis has been given to a local authority so that they may be sold and selling prices have been determined, my Department has no interest in the subsequent individual sale transactions.

Sub-economic houses
 (641) Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

Whether any sub-economic houses were sold to tenants during 1976; if so, how many houses to members of each race group.

21 660	47	7 587	17	2 495
32 200	76	18 950	17	4 239
106 373	186	73 396	19	7 383
350 535	415	303 004	21	14 926
462 774	443	624 192	12	15 783
514 783	252	768 965	7	20 516
57 669	39	252 258	-	-
13 467	6	105 551	-	-
1 622	1 622	2 160 641	123	66 136

123

SOURCE: Department of Statistics.
 Report on Agricultural and Pastoral Production 1972 - 73.
 Agricultural Census No. 46 Report No. 06-01-10.

Stamand 10

Q cols 792-793 (27)

1/4/77

123

Housing units

665 Dr. F. VAN Z. SLABBERT asked the Minister of Community Development:

Whether any housing units built by his Department since 1973 for sale or letting to

ONS

	.17	.18	19	.20
--	-----	-----	----	-----

N/SALES/NO. (1)

Maize	-						2,3	0,2	-	-
Grain Sorghum	-						0,1	6,4	0,3	-
Wheat	1,1						4,9	0,3	0,2	-
Other Cereals	0,1						1,8	-	1,3	-
Sunflower Seeds	-						0,1	1,7	-	-
Ground Nuts(Shelled)	-						0,5	11,0	-	-
Ground Nuts(Unshelled)	-						2,7	15,6	-	-
Legumes	0,1						0,7	3,4	0,3	-
Tobacco	-						-	-	0,1	-
Chicory	-						-	-	99,9	0,1
Seed Cotton	-						23,1	18,7	0,5	-
Sugar Cane	-						-	-	-	-
Sisal	-						-	-	-	-
Phormium Tenax	-						-	-	-	-
Hay&Fodder Crops	1,5	0,5	3,7	0,2	0,6	3,1	5,2	3,2	0,4	0,3
Vegetables	0,3	0,1	0,6	-	-	3,6	0,7	0,6	0,1	0,6
Citrus Trees (B)	0,1	-	0,1	-	-	-	0,2	12,5	1,4	0,1
Citrus Trees (N-B)	-	-	0,1	-	0,1	0,2	0,2	15,9	2,1	0,1
Bananas,Pineapples, Granadillas	-	-	-	-	-	-	-	14,3	12,2	26,7
Other Sub-Trop Fruit(B)	-	-	-	-	-	-	-	0,1	-	2,5
Other Sub-Trop Fruit (N-B)	-	-	-	-	-	-	-	0,1	-	0,7
Nut Trees (B)	0,8	0,1	0,7	0,2	-	-	-	0,1	0,2	-
Nut Trees (N-B)	0,1	-	0,3	-	-	0,1	-	0,1	-	0,6
Grapes (B)	0,1	-	-	-	0,1	0,4	3,5	-	-	-
Grapes (N-B)	0,2	-	-	-	0,1	1,5	5,2	-	-	-
Other Deciduous Fruits(B)	1,1	-	0,3	-	0,1	1,0	0,5	0,1	-	-
Other Deciduous Fruits (N-B)	1,3	-	0,3	-	-	0,6	0,1	-	-	-
Cattle	0,2	0,1	0,8	0,1	0,2	1,7	8,9	1,6	0,7	0,5
Sheep	10,6	1,5	7,6	2,0	4,6	2,8	6,5	0,9	0,4	-
Goats	3,3	13,8	13,8	0,5	3,0	3,1	9,1	8,1	0,4	0,2
Pigs,	1,0	0,5	1,6	0,1	0,1	1,3	2,5	1,1	0,3	0,3
Horses,Mules,Donkeys	2,6	0,8	4,0	0,8	1,3	2,2	7,5	1,0	0,2	0,2
Ostriches	0,9	1,3	1,1	0,4	0,3	1,0	2,1	0,5	0,1	-
Poultry	0,3	0,1	0,5	0,1	0,1	0,2	0,6	0,5	1,1	1,6

Whites in (a) the Cape Peninsula, (b) Port Elizabeth, (c) East London, (d) Durban, (e) Pietermaritzburg, (f) Bloemfontein, (g) Johannesburg and (h) Pretoria have remained unsold or unlet for more than one year after completion: if so, how many units in each area.

The MINISTER OF COMMUNITY DEVELOPMENT:

Yes, only one dwelling in Pretoria, where unforseeable soil formation problems caused walls to crack.

Blacks to build own homes in Govt drive to cut backlog

123.

THE Government has allocated R15-million for a do-it-yourself housing plan for blacks.

It will first be introduced in the homelands, where there is a big housing backlog in the new decentralised industrial areas.

National Party sources say the intention eventually is to extend it to black townships in the white urban areas.

The programme involves the purchase and demarcation of land by the Gov-

Political Correspondent

ernment or its agencies and the provision of basic amenities such as water and latrines.

The Bantu Trust will buy and supply building materials at cost. The residents will be left to build their homes and rent or buy the stands at a nominal sum.

Although the initial plan calls only for the provision of basic services, it is un-

derstood that the programme will be extended to provide sewerage and power in certain areas where prospective people in higher income groups can either build their own homes or leave the construction to black building contractors.

The rationale behind the programme is that while it provides rudimentary housing for the very poor, it can also be used to introduce variety and self-design into housing for those who can afford it.

The plan, which was predicted in the Sunday Times earlier this year, has long been advocated against strenuous opposition from the Minister of Community Development, Mr Marais Steyn — as the only solution to the squatter problem, and the massive shortfall in black and coloured housing.

The Government has accepted it because, it now realises that:

- It is economically im-

possible for the authorities to meet the demand for housing.

● Mass housing in which the residents have no say or feeling of ownership is neither economically nor socially successful.

Welcoming the move, Dr Alec Boraine, PRP spokesman on housing, said: "The squatter problem cries aloud for this scheme to be implemented without delay throughout South Africa."

2/4/77 ST

Senate Hansard 7 Q col 59-60

4/4/77

123

**Houses/flats owned by Department of
Community Development**

64. Senator L. E. D. WINCHESTER asked
the Minister of Community Development:

(a) What is the total number of (i) flats
and (ii) houses owned by his Department in
each of the major urban areas of the
Republic and (b) for what average period
have they been unoccupied.

The MINISTER OF COMMUNITY DE-
VELOPMENT:

(a)	(i)	(ii)
Witwatersrand	1 378	4 680
Cape Town	620	1 022

Durban	2 720	924
Pretoria	798	639
Port Elizabeth	1 506	197
Bloemfontein	54	249
Kimberley	85	54
East London	—	200

(b) As will be conceived by the hon.
Senator it will be an almost impos-
sible task to peruse each one of the
more than 15 000 cases in order to
determine the exact averages. It may,
however, be stated that with few
exceptions the demand for dwellings
in the Department's possession is so
strong that its dwellings almost never
remain unoccupied or, if they do, then
only for very short periods.

Senate Hansard 7

Q no 58-50

4/4/77

MONDAY, 4 APRIL 1977

123

† Indicates translated version.

For written reply:

Waiting list for housing

4. Senator L. E. D. WINCHESTER asked the Minister of Community Development:

- (1) What is the official waiting list for housing for each race group in (a) Durban, (b) the Witwatersrand complex, (c) the Cape Peninsula, (d) Pretoria and (e) Port Elizabeth;
- (2) what funds were (a) applied for in respect of and (b) allocated to each of these areas for each race group in 1976.

The MINISTER OF COMMUNITY DEVELOPMENT:

	White	Coloured	Asian
(1) (a)	600	4 000	12 200
(b)	1 400	5 100	1 150
(c)	1 250	36 000	790
(d)	100	600	800
(e)	—	2 400	140

For the hon. Senator's information it may be mentioned that data furnished above do not reflect the actual number of applications on waiting lists kept by my

Department and local authorities, but are the result of the most careful analysis of available information to determine the shortage of new dwellings. Owing to duplication, obsolescence and a variety of other reasons of which the hon. Senator is possibly already aware, waiting lists are considered unreliable for the purpose of determining housing requirements and they are therefore not officially accepted for this purpose. Furnishing the actual number of applications on waiting lists can therefore serve no useful purpose.

	White	Coloured	Asian
(2) (a) (a)	1 219 494	2 300 000	15 203 000
(b)	7 007 736	20 617 539	2 009 000
(c)	5 811 043	74 636 052	—
(d)	2 759 603	714 000	1 543 843
(e)	2 469 458	7 759 545	—
(2) (b) (a)	305 494	1 830 000	5 972 831
(b)	2 513 805	8 035 000	380 000
(c)	1 250 176	31 654 824	—
(d)	1 000 000	580 000	420 000
(e)	1 504 458	4 495 542	—

State seeks aid in urban black home-building

123

PRETORIA. — About 510-m was needed to eliminate the present shortage of 170 000 houses in black urban areas, Mr H P Joubert said here yesterday on behalf of the Department of Bantu Administration and Development.

Giving evidence before the Cillie Commission, Mr Joubert, Under-Secretary (Housing), said the housing shortage would grow during the next five years by a further 118 000.

During the same period, 89 000 houses would be provided, leaving a backlog of about 200 000.

It was clear that the state could not bear this load alone.

His department was negotiating with 36 employers on the erection of about 7 000 houses and one 800-bed hostel. Budgeting for these projects involved R1,3-m.

Other hoped-for sources included R3-m from building societies, R2-m from the Johannesburg City Council and loans from Ford and General Motors of R780 000 and R1-m respectively.

Hostels

About 30 percent of the estimated 444 000 houses in the urban black residential areas were already owned by blacks, he said. In many white cities the home-ownership percentage was lower than in Katlehong (Germiston) — 75 percent, and Tembisa (Kempton Park) — 55 percent.

He felt that hostels placed under suitable management and control were still the most effective and economic form of housing for workers from the homelands.

More than R17-m in hostels had been provided by employers in the Vaal Triangle alone. In the same area more than R500 000 had been spent by employers on housing.

The Bantu Administration Board in the Vaal Triangle had erected four "show" houses at a cost varying between R4 300 and R6 600 a house. The aim was to provide prospective buyers with an idea of the type of house that could be built on the plots made available by the board.

He said his department had asked the National Building Institute of the CSIR to do

R510 m needed for black housing inquiry told

8/4/73

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The Bantu Administration Board in the Vaal Triangle had erected four "show" houses at a cost varying between R4 800 and R6 600 a house. The aim was to provide prospective buyers with an idea of the type of house that could be built on the plots made available by the board.

The National Building Institute of the CSIR had been asked by his department to do intensive research into low cost housing. The erection of flats in the black residential areas was being considered. — SAPA.

- c) work up labour supply projections;
- d) select a trial overall growth rate and translate this into growth rates for the major sectors of the economy;
- e) project increases in labour productivity in these sectors;
- f) from the anticipated growth in output in major sectors, take the growth in labour productivity to yield the growth in labour demand;
- g) if demand outstrips supply, try again with a lower growth rate, if supply outstrips demand, try a higher growth rate and continue until balanced.

Property of National Housing Commission/Community Development Board

In the peculiar circumstances considered growth of the white, the absorption

*5. Mr. G. W. MILLS asked the Minister of Community Development:

- (1) Whether rates and taxes are paid on the property owned by the National Housing Commission and the Community Development Board and situated in municipal areas; if not, why not;

, however, planners have viewed : Firstly, the absorption of an labour force. Secondly,

The growth rate will be higher labour force, faster than that been recognised however, under

- (2) what is the total value of the property owned by these bodies.

increase in the labour force the increase of the white a secular tendency to grow ways, this problem has dealing with it has,

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) Yes, in instances where property is being let or has been sold but not yet transferred to the purchaser.
- (2) R236 958 466.

ing to trace. White immigration the two growth rates some assumed emigration of very well as a national es. officials entrusted sorting them and making sure

gration has all closer together "illegal foreign solution to the with the task they don't ret

Mr. B. W. B. PAGE: Mr. Speaker, arising out of the confusion created by the hon. the Minister, is it also due to the fact that he holds the portfolio of Minister of Indian Affairs that he ventures to wear a tie like that?

Mr. SPEAKER: Order!

problem must have penetrated to the planners, as no later programme refers to this emigration as a factor to be considered in projecting labour supply. The 1965/70 programme noted relatively high white unemployment. White employment growth could temporarily be slightly higher than the underlying trend; it recognised, however, that the white labour force would be under considerable pressure by 1970. The 1966/71 programme noted that "no relaxation is permissible in the attempts to encourage white immigration and to maintain it at a high level, to provide better training for more persons of all races and to raise productivity

Hansard B col 972

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THURSDAY, 28 APRIL 1977

† Indicates translated version.

For written reply:

Housing in major cities

765. Mr. H. MILLER asked the Minister of Community Development:

What amount of the proposed expenditure on housing for the financial year 1977-'78 (a) has been allocated for and (b) is it estimated will be spent on (i) White, (ii) Coloured and (iii) Indian housing in the municipal areas of Johannesburg, Cape Town, Port Elizabeth, Durban and Pretoria, respectively.

The MINISTER OF COMMUNITY DEVELOPMENT:

(a) and (b)	(i)	(ii)	(iii)
Johannesburg	R548 047	R6 233 395	—
Cape Town City Council	R323 022	R19 726 780	—
Port Elizabeth	R37 203	R8 230 700	—
Durban	R302 685	R4 489 232	R15 450 273
Pretoria	R594 454	R1 350 128	R701 009

The above-mentioned amounts were allocated to the local authorities in question out of the National Housing Fund. In addition the following amounts out of the National Housing Fund and the Community Development Fund will be spent by the Department itself on the provision of housing and services in the respective metropolitan areas.

Johannesburg	R7 500 000
Cape Town	R1 100 000
Port Elizabeth	R700 000
Durban	R3 950 000
Pretoria	R1 000 000

FRYSTELLINGSTYD: 12.30 NM.
DONDERDAG, 28 APRIL 1977.

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TOESPRAAK GELEWER DEUR SY EDELE J.C. HEUNIS, MINISTER VAN
EKONOMIESE SAKKE BY GELEENTHEID VAN DIE OPENING VAN DIE
KAAPBOU- EN KONSTRUKSIE-TENTOONSTELLING OP 28 APRIL 1977.

Geagte Meneer die Voorsitter, dames en here,

Dit is vir my 'n aangename voorreg om vandag met u te
verkeer en om boonop die eer te hê om die opening van hierdie
uitstalling te mag waarneem.

Een van die knellendste ekonomiese probleme wat Suid-Afrika
op hierdie stadium in die gesig staar, is hoe om voldoende
kapitaal uit interne en eksterne bronne te mobiliseer vir die
2/.....

2.

finansiering van sy binnelandse kapitaalbehoefte. In die
verlede kon Suid-Afrika staat maak op 'n redelik bestendige
bydrae van buitelandse kapitaal, veral langtermynkapitaal om
noodsaaklike kapitaalprojekte vir ons ekonomiese ontwikkeling,
in die private sowel as die openbare sektor te finansier. In
die na-oorlogse tydperk, dit wil sê gedurende die jare 1946 tot
1976, het buitelandse fondse ongeveer 12 persent van Suid-Afrika
se totale finansieringsbehoefte voorsien. Vir die meer onlangse
jare, dit wil sê vir die jare 1974 tot 1976, het hierdie buite-

3/.....

3.

landse bydrae tot soveel as 18 persent van ons totale investering vermeerder. Weens verskeie redes, waaronder politieke verwickelinge in Suider-Afrika, sal Suid-Afrika moontlik in die toekoms nie meer in dieselfde mate as in die verlede op buitelandse kapitaal as bron van finansiering kan staat maak nie. Dit sal beteken dat ons nie meer tot dieselfde mate daarop sal kan reken om met behulp van buitelandse kapitaal 'n relatiewe hoë reële groeikoers te handhaaf nie, en dat ons dus daarop voorberei moet wees om 'n laer groeikoers te aanvaar of heelwat meer in die binneland te spaar. Beide alternatiewe sal

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4.

noodwendig aansienlike aanpassings in ons binnelandse volkshuishouding vereis. Dit beteken nie slegs dat 'n kleiner gedeelte van ons beskikbare inkome aan verbruiksbesteding, dit wil sê, private sowel as owerheidsverbruiksbesteding, toegewys sal kan word ten einde 'n groter gedeelte vir besparing te reserveer nie, maar ons sal ook aanpassings moet maak ten opsigte van die meer doeltreffende aanwending van die beskikbare kapitaal.

Afgesien van die huidige en verwagte tekort aan kapitaal, ondervind Suid-Afrika tans ook 'n werkloosheidsprobleem wat grootliks uit

die resessie voortspruit. As gevolg van die feit dat die Suid-Afrikaanse volkshuishouding reeds die afgelope 32 maande in 'n afwaartse fase van die konjunkturgolf verkeer, kan werkverskaffing nie tred hou met die groeiende werksmag nie, sodat daar vandag 'n aansienlike mate van werkloosheid, veral onder die nie-blanke bevolkingsgroepe, bestaan. In die lig van die verwagte volgehoue tekort aan kapitaal sou 'n omskakeling vanaf meer kapitaalintensiewe na meer arbeidsintensiewe ondernemings ongetwyfeld 'n gewenste korrektiewe maatreeël wees. Die owerhede sal sodanige ontwikkeling dus

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6.

verwelkom aangesien dit nie slegs sal bydra tot die verligting van die tekort aan kapitaal en die werkloosheidsprobleem nie, maar ook sal help om die voortdurende druk op ons betalingsbalans te verlig.

Die bou- en konstruksiebedryf, as een van die belangrike vorms van ekonomiese bedrywigheid in Suid-Afrika, sal vanselfsprekend ook aanpassings moet maak ten opsigte van die veranderde omstandighede en die finansiële eise, knelpunte en vraagstukke waarvoor die land, en dus ook die bedryf, te staan gekom het. Voordat verdere aandag aan hierdie aanpassings gegee word, is dit egter nodig om kortliks te let op die

omvang en belangrikheid van die bou- en konstruksiesektor in Suid-Afrika in die algemeen en dié van woningbou in die besonder.

The importance of building and construction in the South African economy is clearly illustrated by the fact that during the nineteen seventies no less than 15 per cent of the gross domestic product was channelled into building and construction works. In 1976, when the building and construction industry experienced severely depressed conditions, investment in buildings and construction nevertheless still represented approximately 16 per cent of total gross domestic product.
8/.....

8.

product. Outlays on residential buildings, on the other hand, represented less than 4 per cent of total domestic product during the nineteen seventies. An international comparison of investment in residential buildings, as a percentage of gross domestic product, for South Africa and the major industrialised countries for the years 1970 to 1974 yields the following:

	<u>Percentage of GDP</u>
Japan	7,5
France	7,0
Netherlands	5,9
Spain	5,9
Germany	5,9
Sweden	5,3
Australia	5,0
Canada	5,0

9/...

	<u>Percentage of GDP</u>
U.S.A.	4,0
South Africa	3,8
United Kingdom	3,6

Although international comparisons of this nature should always be treated with circumspection, it would appear that a relatively small part of South Africa's total resources is being allocated to residential construction. Also as a percentage of total domestic fixed investment, outlays on residential building in South Africa are relatively low compared to that of other Western countries. In fact, in 1976 investment in residential buildings comprised only 12 per cent
10/.....

10.

of total fixed investment. During the period 1970 to 1974 investment in residential buildings on average amounted to 14,5 per cent of total fixed investment which is very low indeed when compared with the 22,6 per cent for the ten previously mentioned countries taken together.

This fact refutes the argument that, in total, the Republic allocates a too large proportion of its funds to housing. Nevertheless, the provision of functional, durable and socially acceptable housing at a reasonable cost is a basic essential for any healthy community.

11/.....

In South Africa housing is provided by both the public and private sectors. The latter covers employers such as financial institutions and other business organisations, especially in the mining sector, and private individuals in their capacity as private home owners. The public sector comprises the central government, provincial administrations, local authorities and public corporations such as Iscor, Sasol, Escom, IDC, SABC and Rand Water Board, to mention only a few corporations. Although the provision of housing by public corporations could be grouped with that provided by the

12/.....

private sector, the position of the central government through its specialised bodies, the National Housing Fund and Community Development Fund, and of the housing departments of local authorities is quite different. If we exclude public corporations, the public sector broadly provides economic and sub-economic housing for those members of the community who cannot afford to provide accommodation for themselves. Funds are granted for this purpose only if certain criteria relating to the income level, the amount of the loan and the cost of the stand and improvements are met. In order to keep government

13/.....

expenditure on housing within reasonable limits, these criteria and other standards have to be adhered to. Apart from purely financial considerations, the National Housing Fund applies its own set of building standards when houses are erected on its behalf, but standards differ appreciably as between local authorities.

In the case of the private sector a different situation exists. The dream of almost every South African family is to own a detached single-family dwelling. In itself this cannot be faulted, but as a result of their background and culture, South Africans also like open

14/....

space, roomy rooms, and naturally, all other mod.cons. Minimum building requirements are laid down by local authorities, but at this juncture they differ from province to province and even from municipality to municipality. Each individual has his own separate taste and priorities and as long as finance is available, little if any restriction is imposed on building methods, materials or the degree of luxury. This has often led well-intentioned people to compete with the Joneses as to use of extravagant and costly building materials and the size of houses, while effective and functional

15/....

methods have gone by the board. In fact, our demands, needs and motivation for housing facilities are largely influenced by considerations which cannot be justified on economic grounds.

During a period of fast-rising living standards and bright prospects for employment it is only to be expected that subjective requirements for housing facilities will be upgraded. Moreover, the expectations of prospective home-owners are further exploited by some architects, builders and landscape gardeners. Although many if not most white South Africans may have been able to afford diverse

16/.....

luxuries such as spaciousness, private pools, tennis courts, and professionally designed gardens during the nineteen sixties and early seventies, circumstances have changed dramatically during recent years and a reassessment of living standards in general, and housing standards in particular, is long overdue.

During the period 1960 to 1972, the per capita disposable personal income at constant prices increased by no less than 3,2 per cent per annum, thus indicating a substantial improvement in the average standard of living of South Africans. From 1973 to 1976, however,

17/.....

the real purchasing power of individuals showed hardly any increase, An even more striking situation emerges when real salaries and wages, i.e. before providing for direct tax payments, of White workers in the non-agricultural sectors of the economy are analysed. During the nineteen sixties and up to 1971, real salaries and wages per White worker in the non-agricultural sectors of the economy increased by as much as 4 per cent per year on average. Subsequently however, real income per worker declined although increases were registered in the calendar years 1973 and 1974. In fact, real earnings per White

18/....

worker in the non-agricultural sectors of the economy have declined by no less than 3,2 per cent between 1974 and 1976. This decline was, more than matched by a decrease in the operating surplus of businesses.

In these circumstances where declining living standards have to be accepted by Whites, in particular, a call for a change in our concepts of housing standards is necessary. Building societies and institutions such as the National Building Research Institute deserve praise for their continuing efforts to sell the idea of high density

19/....

housing to the general public. Although limited success has been attained in this direction up to now, people are beginning to realise that the large increases in the price of building sites and building costs in general, escalating cost of municipal services, combined with the scarcity and high cost of mortgage finance and constant or declining real per capita incomes, will make it more difficult to fulfil their desires for their "dream houses". However, we also need a set of generally accepted national building standards and specifications, uniformly applied by the central government, local authorities, public

20/....

corporations and the private sector, i.e. all who are engaged in providing housing facilities.

Een van die belangrikste maniere waarop die boubedryf hom kan aanpas by die veranderde omstandighede van ons tyd en die strengere finansiële eise wat vir die toekoms aan ons gestel word, mag moontlik opgesluit lê in beter standardisasie. Dit mag dus gepas wees om net kortliks te let op die vordering wat daar al reeds op die gebied van gestandaardiseerde bouregulasies en bouspesifikasies in Suid-Afrika gemaak is.

21/.....

Navorsing oor standardisasie word deur die Suid-Afrikaanse Buro vir Standaarde (SABS) in samewerking met die Nasionale Bouwingsinstituut (NBNI) van die WNNR gedoen. In 1970 het die Suid-Afrikaanse Buro vir Standaarde 'n stel standaardbouregulasies (SBR's) opgestel. Die bedoeling hiermee was onder andere dat plaaslike owerhede vrywilliglik hierdie regulasies sou aanvaar deur afkondiging daarvan in die verskillende provinsiale koerante. Die plaaslike owerhede het egter die reg gehad om wysigings aan hierdie SBR's aan te bring deur middel van die afkondiging van sodanige wysigings van die regulasies

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in hulle onderskeie provinsiale koerante. Aangesien daar uiteenlopende besware teen die SBR's was, het slegs sowat 90 uit 'n totaal van ongeveer 800 bou-owerhede die SBR's teen 1973 in die geheel of gedeeltelik aanvaar, en dus is daar nog geensins eenvormigheid oor bouspesifikasies verkry nie. Gevolglik het die Buro vir Standaarde in 1973 besluit om die SDR's te hersien en te vervang met 'n stel van nasionale bouregulasies (NBR's), waarna ek weer hieronder verwys.

In die openbare sektor is daar reeds aansienlik gevorder met die toepassings van standarde vir openbare geboue. Behalwe dié van die

23/.....

Nasionale Behuisingsfonds waarna reeds verwys is, is daar aan die begin van 1976 'n inter-departementele Bounormekomitee onder die vleuels van die Tesourie in die lewe geroep wat spesifiek belas is met die toepassing van bounorme by die oprigting van groot projekte in die openbare sektor. Hierdie norme is neergelê na ondersoek deur die NBNI en in oorleg met en op aanbeveling van deskundige advies.

As een van die maatreëls om inflasie te bekamp, is in 1976 aan die Anti-inflasie Komitee voorgestel dat dit vir alle plaaslike owerhede verpligtend gemaak moet word om eenvormige bouregulasies te

24/.....

24.

aanvaar. Gevolglik is die Wet op Nasionale Bouregulasies en Boustandaarde voorberei wat waarskynlik nog tydens die huidige sitting van die Parlement in al sy stadiums deurgevoer sal word. Hierdie wet sal dit vir alle plaaslike owerhede maar ook vir staatsorganisasies wat bouwerk onderneem, verpligtend maak om eenvormige boustandaarde na te kom. In hoofsaak is die wet daarop gemik om (1) die veiligheid, (2) die gesondheid, en (3) die gerief van die mens te verseker. Nuwe standaardregulasies word tans deur die SABS opgestel, terwyl die NBNI behulpsaam is met die voorsiening van gedetailleerde advies

25/.....

met betrekking tot tegniese vereistes. Die nuwe regulasies sal hopelik teen die einde van 1978 gereed wees vir algemene toepassing op nasionale vlak.

Ook op die gebied van standaardisasie van boumateriaal is heelwat spesifikasies reeds deur die SABS voorgeskryf. Tans word feitlik alle tipe boumateriaal soos hout, bakstene, sement, klip, die grootte van venster- en deurrame, ens., reeds deur voorskrifte van die SABS gedek. Nodeloos om te sê voldoen alle produkte tans nog nie aan hierdie standarde nie.

26/.....

Die algemene toepassing van standarde ten opsigte van regulasies en boumateriale sal ongetwyfeld ook 'n aansienlike bydrae lewer om stygende boukoste in toom te hou. Gedurende die afgelope vier jare (1972 tot 1976) het totale boukoste, soos deur die S.A. Reserwebank vir nasionale rekeninge-doeleindes bereken, met nie minder nie as gemiddeld 16 persent per jaar gestyg. Dit het plaasgevind in 'n tydperk toe twee algemene aanwysers van inflasie, naamlik die algemene verbruikersprysindeks en die BBP-deflator, met ongeveer 11½ persent en naastenby 12½ persent per jaar, onderskeidelik, gestyg het.

27/.....

Ofskoon arbeidskoste ook toegeneem het, was dit veral toenames in geadministreerde en ander materiaalpryse en indirekte kostes wat tot die groot styging in boukoste aanleiding gegee het. Indien gestandardiseerde boumetodes met voorafgespesifiseerde en gestandardiseerde boumateriaal, vry algemeen toegepas word, of dit nou konvensionele of onkonvensionele metodes en materiaal is al dan nie, kan 'n aansienlike verlaging in boukoste te weeg gebring word, veral as die gebruik van voorafvervaardigde industriële materiaal tot sy reg sou kom. In hierdie verband merk die NBNI op dat "... die voordele van een stel
28/.....

28.

regulasies vir die hele land -- wat letterlik honderde verskillende dokumente en standaarde van die land se 800 bou-owerhede sal vervang -- 'n aansienlike daling in boukoste sal meebring. Besparings sal reeds by die beplanningstadium plaasvind aangesien enige professionele firma in staat sal wees om bevredigend te beplan vir enige deel van die land in terme van slegs een stel regulasies. Ook by die konstruksiestadium sal besparings plaasvind vanweë veel groter vryheid by die gebruik van enige materiaal en metode wat bevredigende resultate sal lewer ongeag

29/.....

of dit tradisioneel of nuut is. Daarbenewens sal die feit dat een sentrale liggaam, die SABS, verantwoordelik sal wees vir die bywerk van regulasies ook 'n besparing ten opsigte van sodanige wysigings meebring en ook verseker dat dit meer effektief gedoen word as wanneer 'n groot aantal liggame dit elk op hul eie probeer doen."

Mag ek ten slotte, Meneer die Voorsitter, by wyse van twee vrae na verdere kapitaalvermorsende faktore verwys: Eerstens, ly ons in Suid-Afrika nie aan die "sloopsiekte" nie? Is dit nie so dat ons, moontlik as gevolg van ons pioniersinstink of moontlik as gevolg

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30.

van die advertensiewaarde van 'n groot moderne konstruksie, dikwels geboue sloop wat steeds funksioneel is sodat prestige geboue teen hoë koste in die plek daarvan opgerig kan word nie? Daar is ongelukkig nie empiriese gegewens beskikbaar wat 'n gekwantifiseerde antwoord op hierdie vraag moontlik maak nie.

Ek is egter daarvan oortuig dat 'n nugtere evaluering van ons persoonlike waarnemings in dié verband tot 'n bevestigende antwoord by baie van ons sal lei.

31/.....

My laaste vraag wil ek byvoorbeeld kwalifiseer. Argitekthe het die uiters moeilike taak om binne die finansiële en tegnologiese beperkings wat hulle opgelê word geboue te ontwerp wat funksioneel sowel as kunstig en aantreklik is. Laasgenoemde moet nie in belangrikheid onderskat word nie, want 'n gebou versier of ontsier sy omgewing oor 'n baie lang periode. Ons kan egter die vraag vra of argitekthe, baie keer op versoek van die ontwikkelaar, nie dikwels teen hoë koste die klem te veel op die nie-funksionele aspekte van hulle skeppings laat val nie? Gegewe ons huidige en voorsiene toekomstige

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kapitaalskaarste is dit 'n vraag waaroor ons gerus kan peins.

Suid-Afrika staan by 'n kruispad, ook wat die behuisingsverwagtings en -vereistes van sy bevolking betref. Die private sektor in die algemeen en die huishoudelike sektor en private individue as huiseienaars in die besonder, besef alreeds in 'n mate dat die veranderde omstandighede te weeg gebring deur die skaarsheid van en die hoë koste van kapitaal, stadiger stygende of selfs dalende reële inkomper hoof asook vinnig stygende erfprijs, boukoste en aanverwante behuisingsdienste die droom van die man op die straat oor sy droomhuis

33/.....

Other areas which over two thirds of farmers regard as a problem are lack of workers and the effects of dagga. These problems are not likely to be solved.

Cape Times 28/4/77
Prize houses would sell for less than R9 000 (123)

A HOUSE with four bedrooms and a selling price of about R8 900 could be one of the results of Mitchell's Plain Architectural design competition which was won by a team of Cape Town architects.

But Mr L. A. Barac, one of the members of the design team, feels that equally important is that the scheme will create better environmental conditions.

The scheme which won the R5 000 first prize is for 165 houses which will range from two to four-bedroomed homes. Prices will be between R6 200 and R8 900.

The construction will be fairly conventional with cement blocks and an asbestos roof. The houses will have insulated ceilings and they will face either north or east.

One of the requirements stipulated in the competition rules was that the houses had to be suitable for two-car families. Access to the houses is provided by what Mr Barac calls "trafficable play courts".

He explained the idea was to give cars roads in the development but to make them just difficult enough to discourage through traffic.

But the presence of cars at night and the possibility that an area could be lighted up unexpectedly by headlamps would have a certain "policing" effect.

The layout of the scheme provided houses with a view of the streets and private open space.

The winning team was drawn from two City firms Barac and Hirschman and Cruickshank and Cruickshank but Mr Barac said there was no team leader as such. "We were very democratic about it all," he said.



Mr L. A. Barac with a model of the winning entry in the Mitchell's Plain architectural design competition.

problems are not likely to be solved.

not have the necessary skills. Farmers are forced to attend no adequate training at agricultural colleges. This deprives farmers of the skills needed to be successful. They feel that the lack of training is of importance in the marketing and production of their produce.

to give, e.g. the inadequate provision of the services of the working class, pensions, and live with

It has been realised that the "problem" of industrial attraction results from the low wages paid and the problem is actually the wages paid which then makes industrial attraction a problem. The only effective way that urban and periurban attraction can be overcome is by raising farm wage levels to be on a par with those paid by industry. However, farmers cannot be expected to raise the wages to these rates especially at the current employment levels. It is to the farmers' benefit to initially ensure a more settled labour force and in due course find methods of increasing wages, e.g. increased mechanization, reduced work force, or even both if the farmer wishes to compete for labour effectively. The initial wage increase for worker stability must exceed the threshold levels mentioned in connection with Figures 5 and 6. These threshold levels are estimated at R77 a month for skilled workers and R62 a month for unskilled workers. These are minimum levels and worker stability will not occur until these earnings (of cash and kind) are received by the workers. These are mean threshold levels and consideration must be given to the type of work, presence of the worker's family and other factors which will have an influence on different farms.

The research findings reported upon above reveal certain important characteristics of the farm wages and labour supply situation in Natal. Other aspects of the survey *inter alia*: size of farm, location, have yet to be fully examined and related to them. This, and the paper, needs to be evaluated in the light of political, social and economic factors affecting conditions of labour and subsistence of rural workers in South Africa as a whole.

R57m to be spent on housing in 5 cities

RDM
29/4/77

123

THE ASSEMBLY. — About R57-million would be spent on housing in the five major metropolitan areas this year, the Minister of Community Development, Mr Marais Steyn, told the Assembly yesterday.

The United Party member for Jeppe, Mr Hymie Miller, asked Mr Steyn how much the Government estimated it would spend on housing for Whites, Coloureds and Indians in the municipal areas of Johannesburg, Cape Town, Port Elizabeth, Durban and Pretoria during the 1977/78 financial year.

Mr Steyn said in a written reply that the amounts allocated from the National Housing Fund were R1 805 411 for White housing, R40 030 235 for Coloured housing and R1 151 282 for Indian housing.

In addition, R14 250 000 had been allocated from both the National Housing Fund and the Community Development Fund to be spent by the department itself on housing in the five areas.

The total amount was R57 236 928. — Sapa.

30/4/77

A bonus bond housing plan?

123

HOW about a "bonus bond" scheme to help clear up the country's incredible housing shortage and the attendant squatting problem throughout the land?

In spite of what some people may think, South Africans are not entirely without a social conscience.

While most appreciate the need for increased finances for defence purposes, they are also sympathetic enough to realise that something must be done — urgently — to help in the provision of housing for all people.

Having accepted that there is nothing wrong in principle about the defence "bonus bonds" why could we not also have "housing bonus bonds."

I am quite sure that there are enough people in this country who will support both, and that neither scheme will suffer inordinately because of the existence of the other.

Defence is necessary to ensure that South Africa can try to sort out its own problems without outside intervention. Having secured this, the country should surely try then to put its internal affairs in order.

Housing for all population groups is an essential facet. It is a mammoth task.

It has often been pointed out by the Government that to provide homes, no matter how humble, for the entire population it will have to build more units before the end of the century than have been built in the country's entire history.

According to the Minister of Community Development, Mr. Marais Steyn, the Government intends to spend R57,2 million on housing in five major metropolitan areas this year.

It is not enough. The country needs a crash housing programme to deal with the issue, and if the Government has not got the money it should raise it through a "bonus bond" scheme.

Surveys have shown that 86 percent of the people who need housing are either squatters or slum dwellers, or people who are already living in overcrowded conditions.

INSENSITIVE

The Government's own insensitive approach to race issues has contributed considerably to the housing problem — such as in places like District Six, where people at least had homes but were told to move. At the very least people with homes should not be moved until others without them have been settled.

Members of the United and Progressive Reform parties should be congratulated on the stand they took against the Government's new Prevention of Illegal Squatting Amendment Bill this week. While they failed to convince the Government to drop it, they managed successfully to highlight the extent of the problem.

NOT ENOUGH

It is difficult to see how, as Mr. Steyn promised, the housing issue could be settled in eight years. A mere R57 million a year is not enough to do it.

Removing squatters from the "homes" they already have is not going to help either. If the country needs money for housing let the public raise it through "bonds" so that a full-scale building programme can be launched. This would also ease the rising unemployment situation.

7/5/71 RAm

Urgent probe into Black housing costs

123

By PATRICK LAURENCE

THE Government has agreed to an "immediate and urgent" inter-departmental investigation into the financing of housing and services in Black townships.

The agreement was announced yesterday by the Minister of Bantu Administration, Mr M. C. Botha, in the wake of last week's decision to suspend proposed rent increases in Soweto and West Rand townships for a month.

Subsidies from the Treasury will almost certainly be one of the alternatives considered in the investigation.

Townships in "White" areas fall under Bantu Administration Boards, which are required to be financially self-sufficient.

Before the introduction of boards in 1973 townships were administered by municipalities, many of

which subsidised administration of townships from their general revenue accounts.

Since their establishment the boards have faced deficits, which they have sought to overcome by raising rent and service charges. Opposition spokesmen have warned of adverse effects of increases on race relations and have called for subsidisation by the Treasury.

But Mr Botha warned yesterday that the proposed rent increases could not be suspended totally because of the rising costs over the past few years.

He asked employers of Black labourers to consider how best they could help. Theoretically employers could assist in two ways — by raising wages or by agreeing to higher levies on their use of Black workers.

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with no squatters being allowed to settle on farms in the

(73). With regard to squatting, however, the Bill was very tough,

D.D.T. Jabavu, to the Beaumont Commission, though without effect

tenure was one which was to be advocated by some Africans, like

area of black and white farming which allowed for freehold land

Africans than the 1913 Bill was to do and the idea of a "mixed"

for a greater degree of latitude in the disposal of land to

divisions (72). These two latter provisions undoubtedly provided

areas, the African area was divided into "mixed" and "reserved"

Call for review of Slums Act

CAPE TIMES
10/5/77

123

THERE is an urgent need to review South Africa's prewar Slums Act to bring it up to date and possibly save hundreds of thousands of rands on big housing projects like those at Mitchell's Plain, according to an architect, Mr David Hirschman.

Mr Hirschman is one of the three Cape Town architects who won the national competition for the design of a low-cost housing scheme.

Mr Hirschman said in an interview that the Slums Act was drawn up at a time when the ceiling height of homes was 3,05 m or 10 feet.

Ceiling heights had dropped considerably since the war and it was now necessary to build larger rooms to give them the volumes stipulated by the act. Invariably it was the living area of the home that suffered.

He said when he started work on the low cost housing competition he found the Slums Act placed constraints on the design of houses which he felt were not necessary.

Liners

Many double cabins on a luxury ocean liner would not meet the standards laid down by the Slums Act and the time had come to ask whether the act should not be revised.

Under the Slums Act, a minimum room area and volume were specified for a room in which two adults slept. In the days of high ceilings the minimum areas was about 7,5 sq m but since lower ceilings were allowed it was necessary to increase the

area of the room by 2 sq m to about 9,5 sq m to meet the requirements of the act.

Ironically the extra two square metres space made it possible to put an extra bed in the room and overcrowd it - the very thing that the act was designed to prevent.

Extra cost

The cost of this extra floor space could add R0,5m to each of the vast 5 000-house schemes at Mitchell's Plain.

A further concern was that houses designed to be occupied by six or seven people were occupied by 12 or more people. He said anybody who had anything to do with the big renting schemes was aware of this and the situation was tolerated.

In these overcrowded conditions condensation and mould-formation problems were experienced largely because windows and air bricks were often blocked to keep out drafts.

Mr Hirschman said a better approach to the problem would be to ensure adequate and less-easily obstructed ventilation in rooms with a reduced volume.

He also questioned the need, in terms of the Slums Act, for divisions between all the bedrooms to go right up to the ceiling.

Senate Hansard 9

Q vol 68-70

11/5/77

Amount appropriated for housing for current financial year

*3 Senator L. E. D. WINCHESTER asked the Minister of Community Development:

- (1) Whether the amount appropriated for housing for the current financial year includes provision for the repayment of loans advanced by local authorities during the past financial year;
- (2) what amount is provided in the appropriation for the current financial year to meet the escalation of building costs;
- (3) whether the amounts allocated to local authorities will enable them to meet all existing contracts;
- (4) whether any local authority has made representations to his Department regarding the amounts allocated to it, if so, with what result.

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†The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) Yes;
- (2) no specific amount, because escalation costs cannot be determined beforehand. Such costs are defrayed from the total amount appropriated;
- (3) generally speaking amounts allocated together with supplementary financial arrangements should be sufficient to enable local authorities to meet commitments under existing contracts;
- (4) yes, having reviewed the funds position, an increased allocation could be made only in a few instances, but agreement was reached with certain local authorities to the effect that essential schemes be temporarily financed with funds from sources other than the National Housing Fund, whereas a number of smaller local authorities were advised to renew their representations later in the financial year after amounts allocated have been spent when an increased allocation will be considered in the light of possible savings by other local authorities.

Senator L. E. D. WINCHESTER: Mr. President, arising from the hon. the Minister's reply, can he tell this House by how much the net amount, after the local authorities have been paid back the amount due to them, exceeds the amount allocated last year?

The MINISTER: Mr. President, we have to repay about R70 million to local authorities, and now my friend can do his own sum on the estimates.

Senator L. E. D. WINCHESTER: I thought the amount was R100 million?

The MINISTER: No, it is R70 million.

Hansard 19 vol 1250 6/6/77

Housing of Coloured/Indian squatters ✓

1013. Mr. H. E. J. VAN RENSBURG asked the Minister of Community Development:

- (1) How many sites have been established in South Africa for the temporary housing of (a) Coloured and (b) Indian squatters awaiting accommodation in permanent housing;
- (2) (a) what is (i) the size and (ii) the number of families accommodated, (b) what is (i) the type and (ii) the number of toilets provided, (c) how many water taps are provided and (d) what (i) health and (ii) other services are provided, at each site for Coloureds and Indians, respectively.

123

The MINISTER OF COMMUNITY DEVELOPMENT:

- (1) (a) 15.
(b) none;
- (2) (a) (i) not available;
(ii) 34, 43, 70, 121, 117, 31, 28, 114, 34, 27, 44, 53, 38, 90 and 100;
- (b) (i) pit latrines in 13 instances and buckets in the other two instances;
(ii) 1 latrine for every ten persons of the same sex in respect of 13 instances and 48 and 10, respectively, in respect of the other two instances;
- (c) in 13 instances none because water is obtained from nearby canals and 4 and 10, respectively, in respect of the other two instances;

(d) (i) a mobile clinic pays periodic visits in 13 instances and a doctor and nurse are available twice a week at clinics in the other two instances;

(ii) in two instances refuse and night soil removal and in the other instances which are situated in rural areas, far removed from the nearest township development, the provision of such services is not feasible, but proper supervision over the camps is nevertheless exercised by the local authorities concerned.

The reply to (2)(b) also refers.

For the hon. member's information it may be mentioned that the abovementioned instances are all emergency camps, established in terms of section 6 of the Prevention of Illegal Squatting Act, 1951, which came into being before the administration of the said Act was entrusted to my Department during October 1975. As the hon. member is aware it is my Department's policy not to establish any new temporary camps unless this is absolutely unavoidable. Existing camps are cleared as permanent housing, which is being provided as fast as funds allow, becomes available, and in other instances those who are poorly housed are resettled directly into proper housing as soon as possible.

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Employers can help with black housing

JOHANNESBURG — Organised commerce has called on its members to help their black employees obtain housing.

Introducing a new booklet of procedures at a press conference in Johannesburg, Mr Ted Smale, president of the Johannesburg Chamber of Commerce, said companies could secure existing homes in Soweto and elsewhere at R1 360 or R2 235. This could be paid in cash, or secured with a 25 per cent deposit and a loan from the Bantu Administration Boards at 9.5 per cent.

The purchase gave a right of occupancy in perpetuity, as the first stage.

The sponsoring organisations of the black home purchase scheme are the Johannesburg Chamber of Commerce, the Johannesburg Afrikaanse Sakekamer, the Transvaal Chamber of Industries and the National African Federated Chambers of Commerce.

Mr D. Masson, president of the Sakekamer, called on businessmen to mount an act of faith in supporting the homes purchase scheme. There

were already 17 000 people on the Soweto waiting lists for existing houses.

New housing could also be built, and there were some 14 000 building sites available in Soweto, of which 1 200 were in the existing suburbs. Loans of 75 per cent were also available from the Boards, but the interest rate was 1.25 per cent higher at 10.75 per cent.

Estimated costs of building two standard type houses at present prices were R2 900 for the design known as type 51-6 and R3 500 for the type 51-9, which has an internal bathroom.

The right of occupancy was granted to blacks who had dependants, and who had worked continuously for one employer for 10 years or more.

In addition to individual company finance, one building society was offering loans against the purchase of paid-up shares by employers. These loans were also administered by the Boards.

Finance could also be raised by direct loans from employer to employee, provided the monthly repayments were not more than 25 per cent of the employee's income.

Tripartite agreements could also be entered into between the Board, employer and employee, but this would apply only where a minimum of 20 houses were to be built for a particular company's employees.

The full amount would have to be paid to the Board, who would guarantee repayment if the employee defaulted or left his employment.

Improvements could also be made to existing homes by people who had acquired the right of oc-

cupancy. The present estimated cost of two extra bedrooms, a bathroom and kitchen was R1 600.

Site rentals varied between R11,50 and R12,95, and typical monthly repayments per R1 000 of loan were R9,44 over 25 years or R11,05 over 15 years.

Mr Masson said loan finance for black employees would be easier if there was title to the property. — SAPA.

	98,4
ansvaal	27,9
rholzer,	
tonaria	25,4
	46,4
Park.	87,5
	25,2
, Rusten-	
bi.	27,9
stspruit,	
elburg,	16,5
, Belfast,	
ef, Volks-	
-Boven.	21,0
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ur, Bethal,	
Standerton.	23,3

R124,8 m. on houses

PRETORIA — The value of houses completed in South Africa during the four months January to April this year amounted to R124,8-million, compared with R117,6-million during the corresponding period last year, according to statistics released here.

Total residential buildings completed amounted to R148,9-million compared with R139,1 million. Non-residential buildings completed during the period amounted to R78,9-million compared with R54,6-million, bringing the total value of all buildings completed to R228,4-million compared with R244,1-million. — SAPA.

workers. Obviously a farmer's discretionary powers are rather extensive in this respect.

Other requirements are more specific and follow below under separate

ARGUS 14/6/77

R250 000 GIFT TO FOUNDATION

THE main responsibility for improving the standards and quality of living of all of South Africa's peoples lies with the private sector of the economy, the chairman of Mobil Oil SA, Mr W. F. de la H. Beck, said today.

Mr Beck was presenting a cheque for R250 000 from Mobil to the director of the Urban Foundation, Mr Justice Jan Steyn.

'There is no doubt that the highest standard and quality of living appertain in those countries which are dedicated to the free enterprise system,' Mr Beck said.

While South Africa could be proud of the progress it had made in improving the standards and quality of living of all its peoples since World War 2, there was still considerable leeway for further improvement.

FAIR PAY

The private sector was fully aware of the importance of training people to ensure that they reached their maximum capacity, that they received equal and fair pay for the work they did and that human dignity was accorded them.

Mr Beck said individual organisation was not as effective as collective or-

ganisation. In the collective areas of housing, transport, schooling, recreation and health facilities, the Urban Foundation could play a vital strategic role.

He believed the Urban Foundation would succeed because it mobilised the necessary capital and know-how from the private sector to act as a catalyst in 'helping people to help themselves to improve their quality of living.'

NO DELAY

Mobil was giving the R250 000 as an immediate contribution, not spread over a number of years, because they believed the project of the foundation should be implemented without delay.

Mr Justice Steyn said the gift spoke of the perception and appreciation of the gravity, urgency and dimension of the problems which faced South Africa.

Urbanisation produced distortion in society. But the resolution of the prob-

lems could not be left to the private sector alone.

'It requires more than money to bring about the long-term stability we seek.'

'It requires changes of attitude and participation of all South Africans to achieve a more just society than the one we have,' he said.

101 SIZE BETWEEN

100L

ROOMS

74

8

2

9

SOURCES: 1959. Bulletin of the Bantu Education Department.
1974. R.P. 45/1975

10/ Calculated from numbers given in R.P. 45/1975.

11/ Community, Government/Territorial and Farm Schools together account for 95% of all schools, 97% of pupils and 96% of teachers.

More get economic housing

THE ASSEMBLY — The Minister of Community Development, Mr Marais Steyn, announced concessions enabling more poor people to qualify for sub-economic housing and bringing lower economic housing scales for coloured people and Indians into line with those existing for whites.

The bread-winner's income limit to qualify for sub-economic housing was being cut from R200 a month to R150.

The qualifications of coloureds and Indians for economic housing would be brought into line with those applying to whites.

The third change was that the income limit permitting single coloureds and Indians to live in youth centres, would be brought into line with the R300 a month qualification for whites. — Sapa.

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INVESTMENT

* Indicates translated version.

Consider the following example For written reply:

(a) You agree to lend someone 5 per cent per annum payable at the end of 1 year you At the end of 1 year you If P_0 = the sum lent, P_1 = the

Housing for each race group

70. Senator L. E. D. WINCHESTER asked the Minister of Community Development:

What amounts have been (a) applied for by and (b) allocated to each local authority in (i) the Durban complex, (ii) the Witwatersrand complex, (iii) the Cape Peninsula, (iv) Port Elizabeth, and (v) Pretoria for the financial year 1977-78 in respect of housing for each race group.

a rate of interest of

i = the rate of interest

per annum compounded 6.

(b) You agree to lend someone annually. At the end of :

The MINISTER OF COMMUNITY DEVELOPMENT:

5.76

		White R	Coloured R	Asian R	Bantu R
(i)	City Council of Durban	(a) 1 380 110	4 406 000	12 263 590	505 000
		(b) 307 995	4 489 232	15 586 164	383 042
(ii)	Town Council of Alberton	(a) —	—	—	—
		(b) —	1 533 890	—	—
(iii)	Town Council of Benoni	(a) 81 300	—	2 302 000	—
		(b) 159 300	—	1 055 739	—

15.76

and what the value of a depending upon the give a specific sum at future sum if we are

		White R	Coloured R	Asian R	Bantu R
(iv)	Town Council of Boksburg	(a) —	4 503	—	—
		(b) 2 000 000	4 503	—	—
(v)	Town Council of Brakpan	(a) 790 487	—	—	—
		(b) 106 656	—	—	—
(vi)	Town Council of Carletonville	(a) 11 598	—	—	—
		(b) 11 598	—	—	—
(vii)	Town Council of Germiston	(a) 1 563	—	—	—
		(b) 1 563	—	—	—
(viii)	City Council of Johannesburg	(a) 866 356	11 346 497	—	—
		(b) 548 047	3 933 395	—	—

Therefore the

(in addition a finance and construct scheme for Coloureds to the value of R5 million is at present under consideration)

(ix)	Town Council of Kemptonpark	(a) 154 500	—	—	—
		(b) 154 500	—	—	—
(x)	Town Council of Krugersdorp	(a) 364 471	—	559 730	—
		(b) 1 073 249	—	1 479	—
(xi)	Town Council of Nigel	(a) 1 410 744	665 188	—	—
		(b) 1 590 004	561 665	—	—
(xii)	Town Council of Randfontein	(a) 13 421	1 132 278	—	—
		(b) 13 421	45 058	—	—
(xiii)	Town Council of Roodepoort	(a) 89 800	543 300	—	—
		(b) —	550 000	—	—
(xiv)	Town Council of Sandton	(a) 48 575	—	—	—
		(b) 48 575	—	—	—
(xv)	Town Council of Springs	(a) 299 190	—	—	—
		(b) 529 190	—	—	—
(xvi)	East Rand Bantu Affairs Administration Board	(a) —	—	—	3 207 580
		(b) —	—	—	1 632 580
(xvii)	West Rand Bantu Affairs Administration Board	(a) —	—	—	1 816 304
		(b) —	—	—	537 247
(xviii)	Vaal Triangle Bantu Affairs Administration Board	(a) —	—	—	3 271 469
		(b) —	—	—	—

ts to know if the profit he has borrowed, an. Therefore, he borrowed sum. he will want to know for a factory) will (for example, to a

cts to receive each rate of return the rate of discount l to the purchase l efficiency of

of each 4 years reduced the annual ple below.

6%

R94.34
89.00
83.96
79.21

R346.51

R354.60

iditure would not p.t.o.

		White R	Coloured R	Asian R	Bantu R
Town Council of Durbanville	(a)	—	—	—	—
	(b)	—	24 281	—	—
City Council of Cape Town	(a)	3 301 786	45 250 724	700 000	—
	(b)	1 163 022	17 093 484	—	—
(in addition a finance and construct scheme for Coloureds to the value of R30 million, which will be spent over three years, is at present being undertaken)					
Town Council of Parow	(a)	2 778 600	244 088	—	—
	(b)	2 700 000	—	—	—
Town Council of Fish Hoek	(a)	250 390	—	—	—
	(b)	250 390	—	—	—
Divisional Council of the Cape	(a)	2 786 900	27 393 270	—	—
	(b)	716 640	17 847 284	—	—
Divisional Council of Stellenbosch	(a)	—	3 606 811	—	—
	(b)	—	4 582 067	—	—
South Western Cape Bantu Affairs Administration Board	(a)	—	—	—	20 000
	(b)	—	—	—	192 000
Peninsula Bantu Affairs Administration Board	(a)	—	—	—	39 586
	(b)	—	—	—	39 586
(iv)					
City Council of Port Elizabeth	(a)	800 000	4 665 309	—	—
	(b)	37 203	8 230 700	—	—
Midlands Bantu Affairs Administration Board	(a)	—	—	—	1 254 300
	(b)	—	—	—	1 254 300
(v)					
City Council of Pretoria	(a)	2 322 442	518 490	322 259	—
	(b)	594 454	1 350 128	701 009	—

The fact that in some instances amounts in excess of those requested have been allocated must be attributed to bridging capital repayable during the financial year 1977-78 being included in the amounts allocated whereas amounts requested did not make allowance for bridging capital. The amounts allocated do not represent the actual amounts which will be spent on housing during the financial year because expenditure in respect of schemes financed on a temporary basis by local authorities themselves is not repayable from National Housing funds during the year in which the expenditure was incurred.

In addition to the above-mentioned amounts allocated to local authorities out of the National Housing Fund, the following amounts out of the National Housing Fund as well as the Community Development Fund will be spent by the Department itself on the provision of housing and services in the respective metropolitan areas:

Witwatersrand	R7 500 000
Durban	R3 950 000
Cape Town	R1 100 000
Port Elizabeth	R700 000
Pretoria	R1 000 000

earn a greater return than if he were to lend the money elsewhere (for example, to a building society).

After forecasting the return (excluding depreciation) that he expects to receive each year, the businessman will then be able to determine the percentage rate of return (i.e. the percentage rate of profit). This percentage is simply the rate of discount which makes the present value of the series of annual returns equal to the purchase price of the capital asset. This rate of discount is the marginal efficiency of capital.

Suppose the capital asset cost R354.60 and yielded R100 at the end of each 4 years after which time it was of no value. The rate of discount which reduced the annual returns to equal the cost of the asset would be 5%, as in the example below.

Expected Return	Value Discounted at			
	3%	4%	5%	6%
Year 1 R100	R97.09	R96.15	R95.24	R94.34
Year 2 R100	94.26	92.46	90.70	89.00
Year 3 R100	91.51	88.90	86.38	83.96
Year 4 R100	88.85	85.48	82.27	79.21
Sum of discounted returns	R371.71	R362.99	R354.60	R346.51
Cost of asset	R354.60	R354.60	R354.60	R354.60

If the rate of interest on borrowed funds was 6%, the capital expenditure would not be worthwhile. If 4%, it would be worthwhile. p.t.o.

at a rate of interest of

and i = the rate of interest

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at per annum compounded
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15.76

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Housing shortage 'can aid unrest'

123

Political Staff
THE ASSEMBLY — The provision of adequate housing could be an important factor in preventing unrest in urban areas, Opposition speakers warned yesterday.

They said that unless the present housing shortage was overcome serious problems would arise.

Housing was one of the main issues discussed in yesterday's budget debate on the Community Development Vote.

Mr Lionel Murray (UP, Green Point), congratulated the Department of Community Development on "meaningful progress" made in the provision of housing, with the co-operation of local authorities, but pointed out that according to an official report amounts voted by Parliament had hardly covered increased building costs.

It had been reported that witnesses before the Cillie Commission had testified that the shortage of housing was one of the most important causes of unrest.



Mr Lionel Murray



Mr Marais Steyn

Mr Murray said it was true that there had been little or no unrest in home-ownership areas.

A man given a home of his own became involved in the maintenance of law and order.

Dr F van Zyl Slabbert (PRP, Rondebosch) said the shortage of houses for black people could become one of South Africa's most urgent problems of the future.

Referring to coloured housing, Dr van Zyl Slabbert asked the Minister how the shortage was calculated, what consideration was given to the quality of housing and whether the problem of crowded living conditions was taken into account.

These and other factors should be taken into ac-

count in determining the extent of the housing shortage.

It was necessary to take into account the financial circumstances of people to whom houses were made available. It would not help to build houses for people who could not afford to pay for them.

Mr S F Kotze (NP Parow) said separate residential areas for the different race groups was one of the basic principles of National Party policy.

South Africans would have to be accommodated in blocks of flats to an increasing extent. Scientific surveys had shown that high-density living was not as harmful, psychologically and emotionally as some people believed.

16/6/77 (102)

CAPE TIMES 16/6/77.

123

Determination to solve housing problem 'shown'

HOUSE OF ASSEMBLY. — The meaningful progress that had been achieved up till now to provide housing for the coloured people showed the determination of his department, municipalities and divisional councils to solve the problem as soon as possible, the Minister of Community Development, Mr Marais Steyn, said yesterday.

Speaking on his vote in committee on the Budget, Mr Steyn said that since the new act on squatters came into operation last year, an additional 5 548 decent houses had been provided in the Greater Cape Peninsula.

This was a remarkable achievement, "and we see light at the end of the tunnel".

The temporary transit housing being provided by the Government should not be seen as permanent accommodation. The houses had, however, been built in such a way that the occupants should they desire,

could rebuild their houses into permanent residences.

All this showed that the Government was trying its utmost to speed up a solution to the squatters' problem. Everything today, however, was subject to the availability of funds.

Mr Steyn said the housing shortage for whites, coloured

people and Indians in South Africa at present was 6 100, 58 600 and 21 235 respectively.

To meet the natural increase in requirement of houses until 1980 it would be necessary to provide 25 700 family units a year for whites, 13 400 a year for coloured people and 4 000 a year for Indians. — Sapa

CAPE TIMES
16/6/77

Concessions on housing

123

HOUSE OF ASSEMBLY. — The Minister of Community Development, Mr Marais Steyn, yesterday announced a reduction in the qualifying ceiling for sub-economic housing from R200 to R150 a month and the equalizing of economic housing qualifications for coloured people and Indians with those existing for whites.

Speaking during the debate on his vote, Mr Steyn said that in view of the present economic situation and the heavy load that the sub-economic income limit placed on the National Housing Fund, the National Housing Commission had decided to lower the breadwinner's income limit to qualify for subeconomic housing from R200 a month to R150 a month.

It had also been decided to lower the limit of income of between R200 and R250 a month, enabling a person to qualify for assistance from the National Housing Fund at a differential rate of interest of 3½ percent, to between R150 and R250 a month for all race groups.

The qualifications of coloured people and Indians for economic housing would be brought into line with those applying to whites.

At present, Indians and coloured people earning less than R400 a month qualified, irrespective of the number of children they had, while qualifications for whites were:

R380 a month (no children); R440 a month (one or two children); R500 a month (three or four children); R540 a month (more than four children).

The third change announced by Mr Steyn was that the income limit permitting single coloured people and Indians to live in youth centres, would be brought into line with the R300 a month qualification applying to whites. At present the income limit for coloured people and Indians is R220 a month.

Mr Steyn said the changes would be effective immediately. — Sapa

HANS 21

123

21/6/77

Cols 1376-7

Housing Amendment Act: Amount spent on amenities

X 1120. Mr. G. W. MILLS asked the Minister of Community Development:

What amount has been (a) allocated to and (b) spent on amenities for which the Housing Amendment Act, 1975, provides:

The MINISTER OF COMMUNITY DEVELOPMENT:

- (a) R15 677 161, being the value of loans granted by the National Housing Commission for the provision of community facilities.
- (b) R8 776 499 of the approved amount under (a) has already been placed at the disposal of local authorities, but it is unfortunately not possible to indicate precisely how much has already been spent because loans amounting to R6 021 978 are being financed from reserve funds over which the local authorities themselves exercise direct control. An amount of R1 791 318 has been spent in respect of loans which are being financed out of the National Housing Fund.

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Rent control must be scrapped—commission

CAPE TOWN — The Fouché Commission into housing has recommended that rent control should be scrapped by 1980.

It has urged that a proclamation be published as soon as possible to remove rent control on buildings constructed between January 1, 1960 and June 1, 1966 and further buildings be removed from control annually until 1980 when a final proclamation will abolish it altogether.

To prevent rapid increases in rents in previously rent-controlled buildings, the commission has suggested that for the first two years increases be limited to 10 per cent per year.

These proposals are contained in the report of the commission of inquiry into housing matters tabled in Parliament yesterday. The commission was chaired by Mr L. Fouché.

Its proposal to withdraw rent control entirely drew an immediate reaction from the United Party's spokesman on housing, Mr Lionel Murray, MP, who

said it would cause considerable hardship to pensioners and others with fixed incomes.

The commission said the existing law on rent control discriminated between tenant and tenant and between lessor and lessor "on the blatantly arbitrary approach of

fixing a date which can be changed."

In addition, the law restricted improvements to buildings and maintenance because "the fixing of rents on the present basis results in a great percentage of cases in the subsidising of tenants by lessors." — PC.

Average flat rents

Cities:	Controlled	Uncontrolled
Single:	R45-R65 pm	R70-R120 pm
One bedroom:	R50-R80 pm	R70-R160 pm
Two bedroom:	R80-R100 pm	R100-R260 pm
Three bedroom:	R90-R120 pm	R150-R300 pm
Larger than 3 bedrooms:	R300 plus pm	R300 plus pm
Rural areas:		
Single:	R30-R50 pm	R50-R70 pm
One bedroom:	R45-R60 pm	R70-R90 pm
Two bedroom:	R70-R85 pm	R90-R120 pm
Three bedroom:	R90-R110 pm	R110-R150 pm

1.

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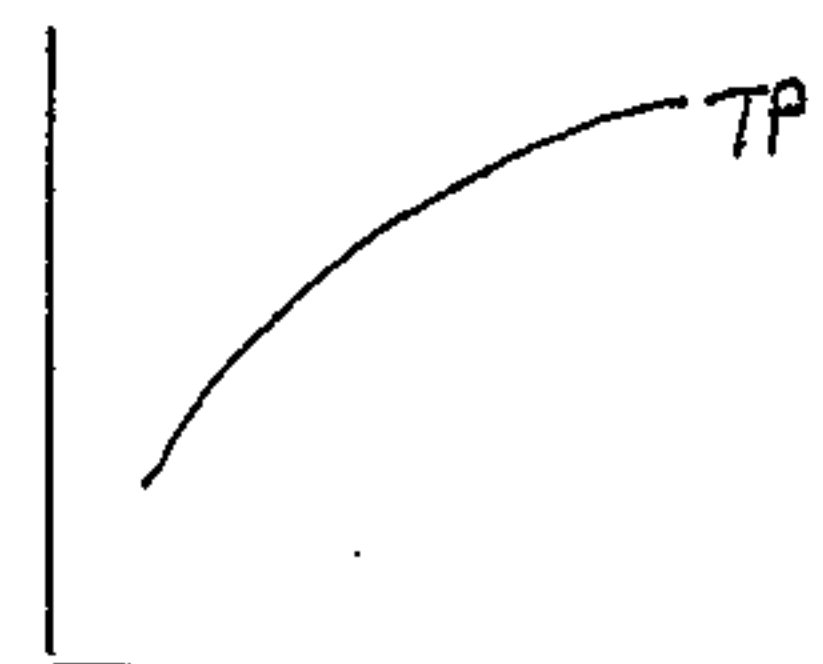
uct curve (on the right)

marginal rate of

substitution

- (2) diminishing marginal productivity
- (3) decreasing returns to scale
- (4) the production possibility boundary
- (5) none of the above

Output



No. of Men

4. Under all market conditions a firm's marginal revenue from a given output is

- (1) the price at which the marginal unit sells
- (2) total revenue from all units sold divided by volume of sales
- (3) average revenue of total output minus average revenue of one less unit of output
- (4) the profit yielded by producing the last unit of output
- (5) the change in total revenue resulting from the sale of the last unit of output

5. The fixed costs of a firm

- (a) are fixed only in the short period
- (b) when expressed as an average, do not change with output
- (c) increase with the level of output

(123) Edm. 28/7/77

Steyn wants urban blacks to own land

By PATRICK LAURENCE
MR JUSTICE Jan Steyn, director of the Urban Foundation, has called for freehold land tenure for urban blacks as part of an overall revision of policy towards black townships.

The Government has repeatedly refused to grant urban blacks the right to private ownership of land, in spite of pleas from homeland leaders that it do so.

"Laws and systems are like old clocks — in the course of time they need to be cleaned, oiled and set to time," he told a Rotary Club lunch in Johannesburg this week.

"That is what we in

South Africa need to do in regard to the many rules, regulations and practices which operate in respect of our urban black communities."

He listed several advantages which flow from private ownership of land in black townships. Among them were:

- Social stability arising from security of tenure.
- Consolidation of private enterprise values among blacks.
- Impetus towards the development of a stable black middle class.

Mr Steyn said: "I may add that I have good reason to believe that authority at all levels is well aware of these advantages."

Owning one's home 'basic to stability'

EVERYTHING possible should be done to bring about a conversion from home lesseeship to home ownership, says Mr Justice J. H. Steyn, director of the Urban Foundation.

The judge was seconding the adoption of the directors' report and the annual accounts of the United Building Society at the annual meeting last week.

He said: 'Land tenure and home ownership are basic to the kind of stability an orderly and progressive society strives after.'

Turning to sub-economic housing, which fell outside the range of building society activities, he said although some progress was being made there was scope for imaginative and original ideas and action which would improve considerably the present position.

NEW FORMULA

'Unless he can progress readily beyond this station, the sub-economic lessee will find it hard to attain self-dependence and contributive citizenship. He will remain inclined to rely on others, particularly the authorities, to do things for him.'

'The faster we can promote home ownership — even if it means creating a new housing formula aimed at providing homes that fall between the existing economic and sub-economic classes — the sooner we will promote stability and independence.'

On urban Black housing, Mr Justice Steyn said 'I think it is recognised by all — and certainly by authority at all levels — that there are enormous benefits which would flow from making land tenure and home ownership available for all Blacks who aspire thereto.'

'Some of these benefits are:

- Social stability arising from security of tenure and pride of ownership.

'It follows that the ability of the private sector to participate, as well as the level of its commitment in financing Black housing, is directly related to the quality and the substance of the tenure conferred,' Mr Justice Steyn said.

'I record my eager expectation that the day is fast approaching when we

shall have a system which extends to Blacks in our urban areas all the advantages which land tenure and home ownership bring with them.

'I believe that the fabric of South African society will be considerably strengthened by such a step and that future stability will be significantly enhanced,' he said.

- The opportunity of providing capital formation by Blacks.

- The stimulation of efforts to upgrade standards of low-cost housing.

- The consolidation of the concept of private ownership of land and the confirmation of private enterprise values among Blacks.

- The impetus it would provide toward the rapid development of a stable middle class among Black communities.

It was also important that the private sector be permitted to participate in the financing of urban Black housing, particularly in the areas of new housing construction, improvement of existing housing and the provision of social amenities.

Rights conferred under any new system had to:

- Render the borrower's title essentially unassailable.

- Permit free and unfettered transferability.

- Provide that rights to the property must be conferred for a substantial time — the period which comes readily to mind is 99 years.

REPORT 'IS THREAT TO HOUSING STANDARDS'

price. So it is far from certain that advantageous decisions if they were not

These two trivial games suggest one thing: the strategic interplay among the rival oligopolists play are far more complicated with the actions of several competitors and each will have a range of alternative product design, merchandising policy, a matter of only a single dichotomy. On top of all this, the uncertainty of business make it impossible to write what we have done.

Mercury Correspondent

CAPE TOWN—The housing standards of more than half the homeowners in South Africa are threatened by recommendations of the recently tabled report of the Commission of Inquiry into Housing Matters which would revise subsidies on home loans if accepted by the Government.

Angry civil servants and other employee groups are preparing to fight the proposals which estate agents claim will further depress the ailing property market.

And the country faces massive wage demands from hundreds of thousands of workers in the public and private sectors to counter the possible increased housing costs.

Subsidies

The Commission, headed by Mr. L. Fouche, found housing subsidies advanced to employees by State corporations, building societies, insurance companies and other large firms were a primary reason for increased housing prices. The subsidies enabled people to live in homes they would otherwise never be able to afford.

The Commission recommended the revision on all subsidies to ensure they did not have a significant influence on the cost of housing.

Existing State and private schemes save participating homeowners R70 a month and more through low interest rates, and allow larger loans than normal building society regulations would permit.

Enjoyed

A senior building society official yesterday said that more than 50 percent of the employees in the Republic who owned their own homes enjoyed some sort of subsidy.

He did not expect the proposals to affect existing subsidies, but they would mean that many people would never be able to sell their homes because they would not qualify for the same subsidies on new dwellings.

Independent

The president of the Post and Telegraph Association, Mr. B. J. Blume, said in Pretoria that civil servants would fight the proposals to do away with subsidies. House prices were such that workers would not be able to afford them without subsidies. The housing price rise had been independent of the subsidies.

Mr. Blume said civil servants had been granted the housing subsidies about seven years ago in lieu of pay rises. It would cost the taxpayer even more if the subsidies were abolished because this would lead to widespread agitation for higher pay.

Serious

The president of the Institute of Estate Agents, Mr. D. B. Porritt, said in Pietermaritzburg that any lowering of housing subsidies would have a serious effect on the property market.

"It's the first law of economics. Demand will fall if people don't have buying power."

Areas such as Pretoria would suffer more than others because of the higher proportion of civil servants. He believed building societies and other institutions should be allowed to offer low-cost housing loans.

It was a major perk which attracted the right type of staff.

RDM 13/7/77

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Wrab breaks its ethnic rule over houses

By PATRICK LAURENCE
Political Staff

COMPANIES employing blacks have made enquiries about buying a total of nearly 10 000 houses in Soweto for their employees — sufficient to wipe out the official housing waiting list.

But the market forces unleashed by the home ownership scheme are threatening a cardinal aspect of official ideology in the process of reducing the housing waiting list.

Officially Soweto residents have to be placed in separate ethnic areas, but houses are being sold to buyers who can raise the money without regard to ethnic origin.

Some blacks are able to raise the deposit on their own but most are dependent on loans from their employers.

In either case the West Rand Administration Board is selling houses without inquiring into the ethnic origin of the owner.

The board has nearly completed 80 houses in Pimville Zone 5, and is busy with a further 120. Material for another 200 is available.

During a visit to Pimville, Mr M P Wilsnach, deputy chief director of



MRS HELEN SUZMAN

... not tribal links

the board, admitted that his sole concern was money, not ethnicity.

Since the introduction of the home ownership scheme last September, the board has sold 628 houses and is currently in the process of selling more than 1 000.

Enquiries and applications from employers on behalf of black employees cover a total of 10 000 houses or just under one-

tenth of the present number of houses in Soweto.

Standard model houses are built by the board at a target rate of two a week. The houses under construction in Pimville are the new 51/9 model, a superior version of the standard "matchbox" house or 51/6.

Unlike the 51/6, the 51/9 has:

- An internal bathroom and lavatory.
- Internal wooden doors.
- Concrete floors in all rooms.

Like the 51/6 it has two bedrooms, a lounge-cum-bedroom and a kitchen without a stove.

Its total cost is R3 650, of which the buyer has to deposit just over R900. Monthly instalments vary, depending on period contracted for repayment. Monthly instalments on a 30-year repayment period are R17.

Commenting on the undermining of ethnic grouping by market forces, Mrs Helen Suzman MP, said yesterday: "I am glad to hear it. Blacks in urban areas are much more interested in improving their standard of living than in preserving tribal links."

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Mercury
18/9/77

House, hope now flat

123

PORT ELIZABETH — Plans by a city man here to restore a 150-year-old home in Blanco, near George, and turn it into a museum, came crashing down last week when the house was bulldozed flat, in error.

The owner, Mr. N. P. Terblanche of Rintoul Street, Port Elizabeth speaking yesterday of the demolition of the house and garage said a 1954 light delivery van which had been in the garage, was extensively damaged.

"I am livid" he said, "and have instructed my lawyers to claim compensation once we have discovered where the blame lies."

The house had been in good condition and he had recently added a bathroom and toilet.

The house has been in Mr. Terblanche's family since 1941.


It is believed contractors who had been instructed to demolish an old building on an adjacent site, had also demolished Mr. Terblanche's house.

The owner of the contracting firm, Mr. J. W. Stander, confirmed from George yesterday that a mistake had been made.

"I did not personally supervise the demolition but I am aware of what had happened," he said.

Mitchell's Plain in money trouble

CAPE TIMES 20/7/77 123



BUILDING at Mitchell's Plain could come to a standstill because the National Housing Commission has turned down the City Council's application for a R14,6m loan to pay for water and electricity services.

The council's Executive Committee, unhappy about the decision, decided yesterday to resubmit the application.

Mr J G Brand, City Engineer, said the services were urgently required for houses being built by contractors in four areas of Mitchell's Plain, the new housing project for coloured people.

They could not be delayed without bringing a halt to the housing development at the new city.

In a report to the committee, Mr J Watkins Baker, City Treasurer, said R10,6m was required for electricity and R4m for water.

In the past the council had provided the money for these revenue-earning services but it was now having difficulty raising capital. The treasury had also limited the council's capital spending.

Mr Watkins Baker said the National Housing Code provided for loan funds for these services, and other major local authorities had been granted such loans by National Housing.

It was the responsibility of the State to provide capital funds for housing, and the need for the R14,6m loan arose solely "as a result of the development of Mitchell's Plain in terms of government policy".

The executive committee endorsed his recommendation that the council should offer to provide bridging finance of nearly R2m for the present financial year.

N. Mercury 28/7/77

(123)

Council seeks new powers to subsidise Blacks

Mercury Reporter

DURBAN City Council is to apply for legislation to enable it to subsidise home loans for its Coloured, Indian and African employees.

This was confirmed yesterday by Councillor Clive Herron, chairman of the Health and Housing Committee.

This week the Management Committee discussed his letter calling for the provision of housing for its Black staff.

Mr. Herron said: "We shall apply to the Administrator of Natal to prepare legislation so that we can subsidise our Coloureds and Indians, now paying economic rates of interest, down to 8 percent — the same as

with the Whites.

"For African employees we will require amending legislation to make money available to buy land outside the municipal area — that is in the KwaZulu areas of Umlazi, Kwa Mashu and Ntuzuma."

This, said Mr. Herron, would be done in consultation with the KwaZulu Government.

According to Government policy the Council says it cannot at present own property in KwaZulu or register mortgages bonds against properties to secure loans for employees living there.

Dreaming of homes from rubbish



IF you want to build your own home an "ecological house" may well be the answer.

This new form of habitat, which is supposed to heat itself, cool itself, and generate its own water, power and food source, is now occupying the minds of architects in their idle moments.

"It has always been the dream of architects to provide a truly self-sufficient home," says architect and university lecturer Mr. Danie Theron.

With this in mind he asked students at the Natal University School of Architecture to design their own versions of the "ecological house."

The results they produced featured solar collectors for the generation of heat, windmills for a constant supply of electrical power, roof water for cooling, drinking and cultivation and sewerage which could be treated for use as green-house fertilizer.

Building materials, they suggested, should consist primarily of "re-cycled" material such as old timber, paper, gum poles, motor car parts, bottles, beverage cans and packing cases.

"This type of housing is

Useful booklets

USEFUL information for do-it-yourself homebuilders is contained in a series of booklets published by the National Building Research Institute.

The booklets, available from the Institute at 75 cents each, cover a wide range of subjects on home building and improvements including noise control, painting and solar heating.

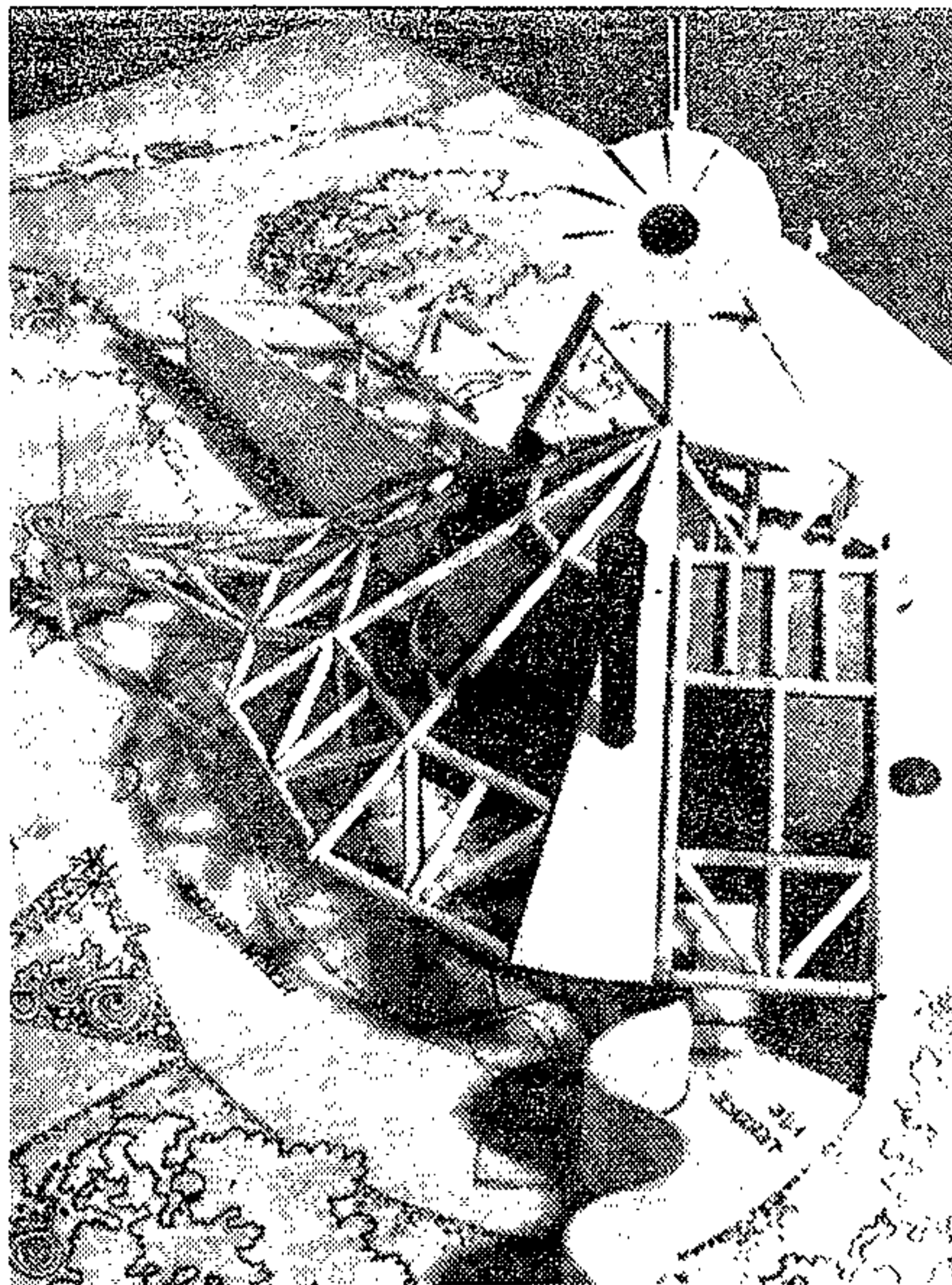
not all that far-fetched," said Mr. Theron. "For example, Durban is ideally suitable for windmill generators because of the strong prevailing winds. Solar heaters are not that effective here but what is needed is cooling for the hot summer months. This can be achieved with large overhangs and proper ventilation and window arrangement.

"Every house should have roof water piped into storage tanks. Just look at the savings that would be achieved in the cost of water pumping and storm water drain networks.

"Rose gardens and lawns, which are large consumers of fertilisers and pesticides, should be put to more productive use as greenhouse vegetable gardens and I'm sure with a bit of ingenuity the contents of septic tanks could be converted into fertiliser."

In America recently the government has announced tax concessions to people who make energy savings through home ingenuity and Mr. Theron suggested that the South African Government or local authorities should consider similar subsidies.

"The ecological house is certainly something that individuals, developers and Government bodies should look at as a viable alternative to conventional housing."



Model of an architect's dream

The booklet on noise control provides information on cheap and simple methods of keeping down noise in the home, and the booklet on solar heating gives practical instruction on "home-made" solar heaters.



Mr. Hilton Katz has been appointed director of Schachat Cullum Johannesburg (Pty.) Limited.

1/8/77
N.M. [unclear]

Homes for stability (123)

AN ADEQUATELY housed nation is one insured against sociological discontent and political strife, for there is nothing like a stable home environment to encourage the best in the individual and enable him to withstand the pressures of life.

Bearing this in mind, one would expect the Government, provincial and local authorities, as well as employers of large labour forces, to apply themselves assiduously to the accommodation problem. The efforts to date have fallen far short of expectations and there are no signs of any improvement.

Indeed, nothing short of a miracle will eliminate the immediate shortage of 170 000 houses, and in any case where is the necessary R510 million to come from in these parlous financial times? And just to compound the issue, within five years the shortage will have grown by a further 118 000 dwellings.

Private companies are rising nobly to the occasion in the Transvaal, where they have made inquiries about buying a total of nearly 10 000 houses for their employees - a number that would virtually wipe out the official waiting list.

In Natal the industrialists appear to have been moving somewhat more slowly, mainly as a result of legal and policy restrictions on the funding of housing in the Black areas - restrictions which only the Government can remove.

The authorities are obviously aware of the immensity of the problem - earlier this year the Department of Bantu Administration and Development laid the relevant figures before the Cillie Commission - but the extent of their desire to solve it can only be gauged by the alacrity and determination of their remedial efforts.

These have not yet manifested themselves, otherwise, in the case of Natal at least, it would not be necessary for a local authority like the Durban City Council to have to apply for legislation to enable it to subsidise loans for its Coloured, Indian and African employees.

We urge the Government to remove all existing legal impediments on funding, and hope that the fine example now being set by the Urban Foundation in helping to finance the housing of Black workers will soon be emulated by others.

ARGUS 2/8/77

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Expert: living standards will fall

SOUTH AFRICAN cities would become increasingly Third World in character, with declining living standards, a University of Cape Town lecturer said yesterday.

Dr David Dewar, senior lecturer in the Department of Urban and Regional Planning, was speaking at the Centre for African Study's course Introduction to South Africa.

He said South African cities would become increasingly populated by low-income people. The fundamental urban priority would not be housing, transport or related services — important as these were — but economic survival, in the form of enough job opportunities.

'The other implication of the increasingly 'Third World' nature of South African cities is that the problem of urban supply will not so much be the provision of housing, social services, infrastructure and the like on a hitherto unprecedented scale, but the provision of these facilities at prices which allow people access to them.

'There is no doubt that presently unquestioned, Western-based attitudes to what constitutes acceptable minimum standards will have to undergo radical revision within the foreseeable future.'

Dr Dewar added: 'The emphasis in city development must necessarily become the creation of opportunity.'

'At the present time, however,

the emphasis is almost entirely on restrictions: the efforts of individuals are hampered at every turn by . . . among others, legal restrictions, restrictions on access to capital, unnecessarily rigid building regulations, inadequately created and insufficient opportunities in newly planned areas, and above all, through zoning which is blindly based on the simplistic and dangerous ethic of land use separation.'

Probably the most powerful tool for the creation of opportunity lay in building cities to maximise the processes of reinforcement.

'The collective power of the system can provide opportunities for the individual . . . the poor

benefit from the presence of the rich; one man benefits from his neighbours; the whole is much greater than the sum of the parts.

'In South African cities, however, this reinforcing power of collectiveness has been dissipated not only by removing the poor from the more wealthy, but also through the practice of "township" or "housing estate" development.'

Large, rapidly completed and low-density townships which were cut off from the rest of the city by freeways or open spaces had to be self-sufficient.

This was impossible and attempts to achieve it resulted in areas which were environmentally sterile and lacked opportunities normally inherent in urban areas.

Homeland policy doomed

IF the Government's homelands policy is as much as 50 percent successful, 11 more cities the size of Cape Town will have to be built by the turn of the century to house the growing urban population, Dr Dewar said.

'If we look at it in terms of African population increase, eight more cities the size of Soweto will have to be built by the turn of the century — and this if the policy is as much as 50 percent successful,' he said.

'PEOPLE FORCED TO OWN CARS'

ONCE the future residents of Mitchell's Plain have paid for the basic necessities of living, they will need a great deal of the rest of their monthly income on commuting, said Dr Dewar.

'This is income which could be used for things other than basic necessities, such as education, house improvements, recreation, savings and so on.

'It can be seen from this that the structural relationship between place of work and resi-

dence affects almost every aspect of urban living.

'We are creating cities which, because of inadequacies in public transport facilities, force people to own cars, regardless of their purchasing capacity.

'There is an imposition of priorities here which has nothing to do with freedom of choice. Yet when people respond to the imposition and purchase a car, this action is used as evidence that car ownership is a priority of the people and that road building should take priority over other transport forms,' he said.

Another way in which city structure was aggravating poverty was that the poorest people lived further and further from the higher order commercial and activity nodes on which they were dependent for the satisfaction of their daily needs.

'The resulting processes substantially increase their costs of living,' he said.

The policy of separate development in South Africa removed the poor from the more wealthy classes.

Commercial and other facilities were mostly located where there was a

large amount of 'luxury' income. Because prices in these areas were usually lower than elsewhere — largely because of competition — these centres paradoxically best served the needs of the lower income group.

'The expenditure of the poor is increased either through excessive transport costs for journeys other than work or through inflated prices (33 percent higher than elsewhere) within the local areas themselves.'

'The overriding effect of the city structure is, therefore, that the poor continue to get poorer,' Dr Dewar said.

MIGRANTS

He added that a 50 percent success rate by the year 2000 was impossible and that the flood of migrants to the urban areas of South Africa would continue at an unprecedented rate, regardless of legislative measures to prevent it.

For the policy to be just 50 percent successful, all jobs, social services, and the infrastructure would have to more than double in the next 23 years merely to maintain the minimal and grossly inadequate developmental levels which exist at present, he said.

Speaking about the projected growth of South Africa's population, Dr Dewar said the population explosion was still to come. The real problems, the real pressures, are still to come.

'Govt giving priority to housing'

After 3/8/77

Political Reporter

The Government is giving priority to the provision of housing for the lower and middle income groups of all races in South Africa, the Minister of Community Development, Mr Marais Steyn, said today.

In a prepared speech to the Lumber Millers' Association in Johannesburg, Mr Steyn said implementing the recommendations of the Commission of Inquiry into Housing Matters would be very important to the future of housing.

He said the R150-million spent in the past year on housing showed a R54-million-a-year increase over expenditure four years ago. The number of houses built a year had increased from 24 000 to 30 000, he said. Mr Steyn quoted figures

which showed that in the past five years the Department of Community Development had spent R254-million on white housing, R258-million on coloured housing, R68-million on Asian housing and R34-million on black housing.

He said an analysis of these figures showed that

89 percent of the housing provided for blacks in white areas had been provided from State funds.

Only 13,5 percent of white housing had come from Government coffers.

VOLUME

Mr Steyn said the fact that the Government's expenditure constituted 21 percent of the total investment in housing illustrated the volume of work done by private contractors. This supported the policy of the Government that "the economy of South Africa must remain based on private enterprise."

Steyn tells lumber millers:

Mercury 4/8/77
Wanted yearly:

(123)
33,700 houses

JOHANNESBURG — A total amount of R872 million had been invested by Government sources to further the project of housing the peoples of South Africa during the past five years, the Minister of Community Development, Mr. Marais Steyn, said here yesterday.

In an address to the annual meeting of the S.A. Lumber Millers' Association read by the Secretary of Community De-

velopment, Mr. L. Fouche he said 33 700 housing units at a cost of R250 million would be needed annually for Whites, Coloureds and Asians.

"To estimate the housing needs of Blacks in White urban areas is more difficult. But 9 084 houses, 15 hostels and 82 schools at a cost of R26 million had already been passed for urban Blacks.

A total amount of R318 million had been budgeted for the building of dwellings for Whites, Coloureds, Asians and urban Blacks.

This involved the building of 33 266 housing units, 15 hostels and 82 schools.

"I sincerely believe that it is only through an alliance with all those concerned and their collective effort that the provision of sufficient and effective housing can be successful."

The number of dwellings constructed increased from 24 110 in the financial year 1972/73 to 30 716 in 1976/77.

The amounts spent rose from R96,5 million to R150 million.

An analysis of these figures showed that 80 percent of all Coloured housing, 65 percent of all Asian housing, 13,5 percent of all dwellings for Whites and 89 percent of housing provided for urban Blacks had been provided by State funds budgeted for community development over the past five years.

The total gross domestic investment in housing in the republic for this period amounted to R4 156 million.

Govt. sources

Out of this amount R872 million had been invested by Government sources.

The fact that the Government's expenditure constituted 21 percent of the total investment in housing during the past five years, illustrated two elements of importance:

"Firstly, it gives evidence of the volume of work which has been done by private contractors for the public sector. Everyone of these housing schemes erected by means of State funds has been built by private initiative.

"Secondly, the fact that the State makes use of private entrepreneurs and that 79 percent of the gross domestic investment in housing was made by the private sector, portrays the desire and the policy of the Government that the economy of South Africa must remain based on private enterprise," Mr. Steyn said. — (Sapa.)

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A full minute of
due course.

5 August 1977

Amicus

Sun. Trib.

RENT control has been with us for just over a quarter of a century and the chances are that it is going to be with us for some time to come. Against this background, Tribune Property legal expert AMICUS puts the question: "What is a reasonable rent?"

YOU AND THE LAW

AN authoritative answer is to be found in the Rent Control Act of 1976. Here the term is defined as meaning, in relation to controlled premises a rental which the Rent Board in question determines by allowing a Lessor

- A return of 8.5 percent, per annum on the value of the buildings and land.

- The actual amount of all rates and taxes and stand licences, if any.

Although this definition seems to go and on (as will shortly be seen) it should be appreciated that it has to take many further factors into account.

Where the dwelling is situated on a business site or one having a potential business value and the rates and taxes are, in the opinion of the Rent Board, calculated on the basis of the potential value of the site for business purposes, a reasonable amount may be allowed in respect of rates and taxes.

There is an exception, though. Where written permission in terms of the Housing Act of 1966 to demolish a dwelling or to

Property
14/5/77
(123)

use or permit it to be used other than residential purposes has been refused, the Rent Board shall allow the actual amount of rates and taxes paid.

The definition of "reasonable rental" takes into account what the board deems reasonable in respect of any furniture, household linen, fittings, equipment, machinery or plant or in respect of services supplied by the lessor.

The amount of any wages paid by the lessor to any caretaker or other employee for the upkeep, care and servicing of the premises are not necessarily to be passed on to the tenant — the board has the power to reduce these if unreasonably high.

The Act also lays down that amounts expended by the lessor in supplying electric current, gas, water, fuel and sanitary services can be taken into account.

The definition also makes provision for insurance premiums. There are not only the usual ones — plate glass insurance and that relating to furniture, fittings and equipment and fire but also consequential loss arising from and against public liability. Even premiums paid by the lessor against special perils, riots, strikes and earthquakes may be involved.

Yet another category which a board may take into account is that of collection charges, maintenance, repairs and depreciation — to say nothing of fees, contributions and assessments paid by the lessor in respect of those effected by Bantu registration, unemployment insurance, workmen's compensation, Bantu Services Levy Act and the Bantu Transport Services Act.

Everything has been thought of!

AP
rts

Discount

Sunday Times
house (Business Times)

7/8/77
takes

123
knock

By NIGEL BRUCE

NORMALLY discount houses, which borrow surplus banking deposits and invest them in short-term securities, make profits when interest rates are falling and losses when they rise.

Ironically, however, Interbank Discount House has in the past year reversed the process, largely because of the infectious apprehension the smaller banks experienced as a result of, among other things, the difficulties of Rondalia and Rand Bank.

Interbank, the youngest of the three discount houses, saw its profits tumble in the financial year to June by 17,5 per cent to R505 090.

Admittedly, interest rates didn't fall all that much over the year — Pretoria couldn't allow that in view of our shortage of foreign liquidity — but they fell sufficiently to enable considerable scope for capital gains.

To make matters worse, this is the second year in which Interbank's profits have tumbled — in the previous year they were down from R0,8-million to R0,6-million.

The other two discount houses, however, showed substantial profit increases, despite Interbank's greater penetration of their markets. Of course, they have greater reserves on which to rely to keep declared profits heading the right way.

What really knocked Interbank were the provisions it had to make in view of its big involvement with Rondalia and Rand Bank.

And there was the banking crisis too. But it was not as widespread as chairman C. H. J. van Aswegen implies. It was a crisis among small banks, mainly Afrikaans ones, which form the core of Interbank's customers.

Cost-cutting causes summonses fiasco

TUCKERS, the township developer that attempted to sue about 1 000 of its stand buyers who had fallen in arrears, has been forced to withdraw many of its summonses.

This was because they were all issued in the Johannesburg magisterial district and not in the districts in which either the stand purchase documents were signed or where the recalcitrant buyers reside.

Managing director Hymie Tucker says that where the summonses were inappropriately issued they have been withdrawn and are now being reissued.

This occurred because Tuckers issued all the summonses itself to save legal costs. "We were inexperienced and it has meant extra expense (about R40 a summons) and some delay," he explains. Had he issued the summonses through his attorney, Joel Melamed, it would have cost me R4 000."

Simultaneously, summonses that refer to sales in townships prior to the provision of statutory guarantees are being amended to imply that the original sale was in fact not a sale, but an option to purchase which becomes binding on proclamation.

Indeed, this is at the very heart of Tuckers' controversy with Horace Sammel's Stand Owners' Action Committee, which is trying to invalidate some of these transactions.

Mr Sammel contends that the Town Planning and Township Ordinance states quite plainly that sales prior to the provision of guarantees are illegal. Tuckers claim to have legal opinion to the contrary.

This week, however, Mr Tucker conceded that the "matter was still debatable" and that the amended summonses "could work in our favour."

According to Mr Sammel, Transvaal MEC Daan Hough has legal opinion supporting the view that these sales

were illegal. Yet, despite promises to do so, Mr Hough has made no public pronouncement to this effect which, Mr Sammel believes, would be added grist to his committee's mill.

Mr Hough has been occupied with number plate proclamations and, in any case, whether the opinion of a minor Nationalist politician really counts in a matter that clearly needs judicial clarification is open to question.

However, notwithstanding the withdrawals and amendments, more than half of those who received summonses have "made satisfactory arrangements for paying" and others were still negotiating, Mr Tucker tells me.

On the other hand, "quite a considerable number" had entered an appearance to defend.

One thing Mr Tucker is anxious not to do in the present business climate is to repossess land. This is understandable as currently deed of sale instalments are quite likely the main prop to Tuckers' cash flow, which is currently R6-million a year.

Indeed, this cash flow is a sore point with Mr Sammel who believes that, while it has fluctuated over the past eight years, Tuckers has spent an inadequate amount of it on the provision of township services. Naturally Mr Tucker disagrees.

According to Tuckers' latest accounts, R4,8-million has so far been spent on the servicing of proclaimed townships and a total of R5,3-million on unproclaimed ones in which stand sales have already taken place. This works out at an average of R265 per stand in unproclaimed Tucker townships, assuming

... but
Tuckers
will try
again



Hymie Tucker ...
"we were inexperienced."

By NIGEL BRUCE

that there were about 20 000 stands in them.

Also, according to Tuckers accounts, R38,9-million has been provided for services in its unproclaimed townships in which sales have taken place, which on the same basis, averages R1 945 per stand.

Mr Sammel, however, believes this provision to be inadequate. For his property consultants have worked out that in 22 of Tuckers' unproclaimed townships where sales have taken place, a total of R70-million is needed to supply services — that is an average of R3 500 a stand.

Tuckers' estates manager, Hymie Gluckman, doesn't go along with that. He points out that at the Crocodile River township services cost only an average of R565 per stand and that rising competition in the present depressed construction industry is likely to bring down the cost further.

Of course, it's difficult to say who is right. One has only to look at Tuckers' audited report to see how hazardous it must be to make such estimates. It says ... "we are unable to form

an opinion as to the value of townships land and the inflationary factor applied to the cost estimates for future development expenditure."

What might assist developers in the future provision of services is the Fouche Report on Housing Matters' suggestion that the standard of township services required is on the high side. This, plus pressure from developers and stand-buyers fearful of their investments remaining moribund, might lead to an eventual official reduction in standards, which in turn could modify development costs.

A major factor preventing, in recent years, the proclamation of townships in the Pretoria-Witwatersrand-Vereeniging triangle was an official freeze for three years to enable road planning.

This, says Mr Tucker, was the main reason why Tuckers has such a bad proclamation record. But, the provincial authorities tell me, it wasn't the only one.

Moreover, not all Tuckers' townships were affected by

it. According to Mr Sammel, Oakdene Exts 3 and 4, Valleyview, Wonderboom Ext 6 and Nadustria are in areas where road planning did not hold up proclamation.

Nor had it anything to do with the Crocodile River township in the Eastern Transvaal which, after about eight years, has still not been proclaimed.

Tucker's recorded handling of the affairs of buyers in this township is at best arrogant and at worst characterised by administration that can only be described as slipshod.

For example, correspondence between Tuckers, to which sales contracts in this township were ceded in 1970 by Country Wide Developments, and two Crocodile River buyers (Mr H.D. Prince who bought eight years ago and Mr S.L. Coffey who bought six years ago) shows a sad record of unkept proclamation promises.

In November 1971 it was promised by the end of 1972; in March 1973 by early 1974; in June 1974 by the end of 1974; in April 1975 by the end of 1975; in June 1975 by the end of 1976; and in March 1977 by July of this year.

According to Mr Tucker, proclamation is now being held up by a dispute with the Peri-urban Board over recreational facilities, which began by its requiring R2,5-million to be spent on them but which it has subsequently reduced to R500 000.

Apart from that, some buyers in this development are concerned over whether they will, in terms of a provincial proclamation, be able to live there for the full 12 months of each year.

When Mr Prince enquired about this in February, he received a reply from Tuckers a month later saying: "As far as the limited sojourn period on the township is concerned we

cannot comment until the conditions of establishment are made known."

Mr Gluckman explains now, however, that interrupted sojourn is a provincial requirement for holiday establishments for health reasons. The relevant clause states that residence may be for no longer than four months unless the Administrator's permission be obtained and that this will not unduly be withheld.

The Director of Local Government had indicated to Tuckers, he says, that there would be no difficulty over this permission, as running water and adequate sewerage arrangements had been provided. The fact remains that it can be withheld, whether that be likely or not, and that it has only recently come to light.

Be that as it may, Mr Sammel says that members of his committee have been unable so far even to find the pegs demarcating the land they are purchasing in this township.

Another example of haphazard administration is a letter from Tuckers dated June 1976 to Mr L. Hepher, who bought stand 746 at Leondale Ext 1, offering to purchase it back because the presence of dolomite made it "unfit for residential building". It was signed "J. Coleman, accountant."

In July this year in reply to a letter from Mr Hepher a few days before, D. Colville, Tucker's credit controller, says "we are not repurchasing stands in this township nor are we cancelling deeds and refunding monies paid in. You are thus held bound by the terms of the said deed."

Messrs Tucker and Gluckman acknowledge that "J. Coleman, accountant" wrote a number of similar letters, but that he was wrong to have done so and has subsequently left Tuckers and is in Israel.

Blacks get housing loans

RDM 26/8/77
123

BLACK employees of the Lion Match Company throughout the country are being helped by a new scheme to obtain and improve the quality of their homes.

They are given up to R500 in interest-free loans at a time backed up by advice on purchasing and design.

"Most South Africans would agree that the two major priorities in improving black standards are education and accommodation," says the group's personnel manager, Mr Al van Wyk.

"We have a well-established educational programme for all employees which ranges from basic literacy training for blacks to post-graduate level for all races.

"We are helping employees to upgrade the accommodation side."

The housing loan scheme has already been used by 50 employees to improve their houses.

At Mabopane near Rosslyn, personnel officer Mr Isaac Mogajane has bought a house with company financial assistance and is aiming to improve it steadily.

"The scheme enables me to turn a basic rectangular house comprising two bedrooms, lounge-dining room, kitchen and bathroom-into a larger and far more attractive dwelling which I hope will not be out of place in any suburb," says Mr Mogajane.

W.N.L.A.

workers who, upon presenting themselves at the Associations' to work in Southern Rhodesia'. In addition, the W.N.L.A. Agricultural Native Labour Limited (originally entered into an National Farmers' Union in 1943), whereby W.N.L.A. would Rhodesia farms those workers recruited for the mines but as 'unfit', remained undisturbed.^{12/} This agreement tion until 1965 when the A.N.L.L. folded up and ceased

'opsonistic competition' between the two bureaux worked of W.N.L.A., the higher wages stipulated on the latter's the all important determinant of the distribution of labour them. Only Nyasaland government limitations on permissible ment levels enabled the R.N.L.S.C. to secure a growing as its permit maximum was periodically re-negotiated thern Bechuanaland a similar pattern of W.N.L.A. superi- the supply of R.N.L.S.C. recruitees from this country being th of latitude 22° S. the N.R.C. operated for the Chamber

establishment of the Federation in 1953, whereby Nyasaland uly under the political power of Southern Rhodesian employers, ued to dominate the Nyasaland foreign contract labour market. n Rhodesia continued to place most of its reliance on the em though the R.N.L.S.C. did build up annual recruitment high level. The peak was reached in 1956 with a total

recruitment of 16 234 workers. After 1958, with the onset of economic recession in the Federation, the growth of a substantial labour surplus in Southern Rhodesia and the adoption of a new foreign labour policy by the Southern Rhodesian government, the R.N.L.S.C. contract system faced steadily increasing supply constraints. Its annual throughput began systematically to be run down. This occurred as W.N.L.A. hegemony in Nyasaland became more easily asserted and as farm wages fell seriously in real terms in Rhodesia after 1963. By 1960 the Chamber of Mines (S.A.) had recruited 83 000 'Tropicals' (20,9 per cent of all their African mine-workers in South Africa). By 1973, as may be seen in the table below, the figure for Malawian workers alone had reached 106 638 or 27,7 per cent of the total complement.

/Table 1

HOUSING LOANS TO BLACKS OBSTACLE IS REMOVED

Sun. Trib. 28/8/77

A MAJOR obstacle in the path of corporate housing loans to black workers has been quietly removed in the latest Financial Institutions Amendment Act of 1977, according to Paul Clipsham, director of African Pension Trusts.

He points out that the new Act rescinds an amendment to the 1976 Act, which effectively barred access to pension fund contributions for the repayment of members' debts to their employers.

This, he adds meant that companies making housing loans to their workers had problems in securing their loans "creating an understandable reluctance to advance the money."

The latest amendment, however, makes it possible to recover housing loans through pension fund money in terms of section 19(5) of the Act.

But, Clipsham warns: "There is almost certain to be a tax liability on the re-

Finance Reporter

fund and prudent employers should take this into account in assessing any advance."

He explains that companies that wish to grant housing loans to their black workers now have an additional measure of guarantee for the loans provided the member's accumulated pension fund contributions are sufficient.

"The accumulated value of the pension fund contributions can, in other words, be regarded as an important yardstick by which to judge the eligibility of the worker for a housing loan," he says.

The latest changes to the Act, says Clipsham, mean that the employer's security remains the same irrespective of the nature of the pension fund providing the fund allows cash refunds on the termination of a workers

service.

But, he adds, the type of pension fund plan maintained by a company can affect its approach to the question of granting a mortgage.

"If you have a privately administered fund, you obviously have greater flexibility over the cash flow within statutory limits. The only real problem is tying up pension funds at what may be an uneconomic rate of interest," he says.

"If, on the other hand, you have an insured fund, you can't easily get monies out of a pension fund for housing loans. It is, however, sometimes possible to pressurise building societies, which have links with insurance companies, to advance the loans required."

FOOTNOTE: The new change to the Act also applies to white staff housing loans and pension funds.

by D.G. Clarke

Saldru Working Paper No. 6

123



STAATSKOERANT

VAN DIE REPUBLIEK VAN SUID-AFRIKA

REPUBLIC OF SOUTH AFRICA

GOVERNMENT GAZETTE

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Vol. 145]

KAAPSTAD, 29 JULIE 1977

[No. 5676

CAPE TOWN, 29 JULY 1977

DEPARTEMENT VAN DIE EERSTE MINISTER

DEPARTMENT OF THE PRIME MINISTER

No. 1366.

29 Julie 1977.

No. 1366.

29 July 1977.

Hierby word bekend gemaak dat die Staatspresident sy goedkeuring geheg het aan die onderstaande Wet wat hierby ter algemene inligting gepubliseer word:—

No. 124 van 1977: Behuisingswysigingswet, 1977.

It is hereby notified that the State President has assented to the following Act which is hereby published for general information:—

No. 124 of 1977: Housing Amendment Act, 1977.

Act No. 124, 1977

HOUSING AMENDMENT ACT, 1977.

ACT

To amend the Housing Act, 1966, so as to further define certain expressions; to increase the number of members of the Commission; and to provide for the summary ejection of persons who move into certain dwellings.

(English text signed by the State President.)

(Assented to 11 July 1977.)

BE IT ENACTED by the State President, the Senate and the House of Assembly of the Republic of South Africa, as follows:—

Amendment of section 1 of Act 4 of 1966, as amended by section 1 of Act 47 of 1967 and section 1 of Act 40 of 1975.

1. Section 1 of the Housing Act, 1966 (hereinafter referred to as the principal Act), is hereby amended—

- (a) by the deletion of the word "or" at the end of subparagraph (i) of paragraph (c) of the definition of "scheme" in subsection (1);
- (b) by the deletion of the word "or" at the end of subparagraph (ii) of paragraph (c) of the definition of "scheme" in subsection (1);
- (c) by the addition of the following subparagraph to paragraph (c) of the said definition:
 - "(iii) a protective workshop for persons who are handicapped to such an extent that they cannot be admitted to sheltered employment with the Department of Labour; or"; and
- (d) by the substitution for subparagraph (iv) of paragraph (c) of the definition of "woning", in the Afrikaans text, of the following subparagraph and words:
 - "(iv) 'n algemene reserwefonds;
 - en ook die bouterrein waarop die woning gebou is of gebou staan te word."

Amendment of section 6 of Act 4 of 1966.

2. Section 6 of the principal Act is hereby amended by the substitution in paragraph (a) of subsection (1) for the words preceding subparagraph (i) of the following words:

"6. (1) (a) The Commission shall consist of not less than nine and not more than twelve members appointed by the Minister of whom—"

Insertion of section 86A in Act 4 of 1966.

3. (1) The following section is hereby inserted in the principal Act after section 86:

"Summary ejection of persons.

86A. (1) If any person moves into and occupies a dwelling belonging to the Commission without the permission of a person authorized by the Secretary, the Secretary or a person authorized by him may, without having obtained any judgment or order of court, summarily enter upon and take possession of that dwelling and employ such force as may be necessary to remove from the dwelling that person with his dependants and their possessions.

Act No. 124, 1977

HOUSING AMENDMENT ACT, 1977.

(2) If any person moves into and occupies a dwelling erected or acquired by a local authority with moneys from the fund without the permission of a person authorized by that local authority, a person authorized by the local authority may, without having obtained any judgment or order of court, summarily enter upon and take possession of that dwelling, and employ such force as may be necessary to remove from the dwelling that person with his dependants and their possessions.

(3) Any person who moves into and occupies a dwelling referred to in subsection (1) or (2) without the permission referred to in the said subsections shall be guilty of an offence and liable on conviction to a fine not exceeding two thousand rand or to imprisonment for a period not exceeding two years or to both such fine and such imprisonment."

(2) Subsection (1) shall be deemed to have come into operation on 1 September 1976.

Short title.

4. This Act shall be called the Housing Amendment Act, 1977.

where soils are slightly shallower. Heteropogon contortus favours the contortus is associated with Elionurus argenteus in areas of higher cover occurrence of Elionurus argenteus and the southerly aspect. Heteropogon and Roberts (1974) suggest that there is a correlation between the

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BLACK HOUSING

More complications

The constantly reiterated demand by city Africans for freehold title raises several interlocking issues of government policy that will have to be resolved before the private sector, especially the building society movement, can become meaningfully involved in the financing of black housing.

Specifically, four difficulties must be resolved: the nature of the land title; the establishment of a direct relationship between lender and borrower; a solution for the sale of sub-economic housing; and the abolition of the legal restrictions on the rights of Africans to reside in the so-called "white" urban areas.

Black leaders have made their views clear: "We have been fobbed off with interim solutions that became permanent solutions ever since Soweto was created. The people of Soweto will not accept anything less than freehold title now," says Nthato Motlana, chairman of the Committee of Ten.

Under the present regulations, Africans may only "purchase" their houses from the Bantu Affairs Administration Boards (Baabs) on an "indefinite" period

lease which is not notarially certifiable and therefore not mortgageable. The Natal Building Society, which has made funds available to several of the Baabs for the purchasing of housing under this scheme, has come under heavy fire by the Committee of Ten and others for failing to present a united front with the other societies on the issue of freehold title.

Tim Hart, regional manager of the NBS, replies: "Our absolute preference is to lend directly to individual borrowers against freehold title. We believe that changes in government policy to this end are inevitable and so we are making use of facilities that are available in this transitional period to allow blacks to improve and purchase their own homes. If we believed that we were in any way jeopardising the eventual granting of freehold title to urban blacks we would certainly withdraw."

Even assuming that freehold title were to be granted, however, difficulties would still remain concerning the sale of sub-economic housing. The Association of Building Societies has clearly stated that its members would not concern themselves "with sub-economic housing which is, and must remain, the responsibility of the State." Based on the inadequacy of sub-economic housing as security for long-term loans, this is established society policy with regard to other races, but has particularly serious implications for African housing.

While technically there is little or no sub-economic housing in Soweto, in as much as the Department of Community Developments' definition covers only those households with incomes below R60 per month, the Association is adamant that it would only lend against the "better quality" of black housing anyway. The result is that the vast majority of black homes will effectively be placed outside of the circle of building society involvement.

Moreover, the housing backlog in

Soweto (22 000 units) and elsewhere is so great that even the many black families who could afford better accommodation have no alternative to their existing sub-economic homes for a long time to come.

One obvious solution to this problem is to grant municipal status to Soweto, which could then become a "lender of last resort." The building societies could then place funds with the Soweto City Council in terms of prescribed investment requirements. It would then be able to make these funds available as mortgage or home-improvement loans to its citizens in sub-economic houses. "If home-ownership is not to be just a sop for a small elite, which would generate great resentment, then a way of financing ownership for the mass of the people must also be found. Obviously a Soweto City Council could play an important role, though the central government would initially have to play a bigger role than the building societies in making loans available," says Motlana.

Yet another question is that of the legal restrictions on the rights of blacks to dwell in the urban areas. "In some ways these legal disabilities are even more serious than the issue of land tenure," says Hart. "Even with freehold title, the building societies would have great difficulty in lending to borrowers who could be dispossessed of their tenancy rights in terms of Section 10 and other legislation regarding fit and proper residents.

"Until these disabilities are completely removed, so that black urban dwellers enjoy the same rights as their white counterparts, the private sector's involvement in the financing of black housing must necessarily remain strictly limited."

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soils at higher altitudes in this area. Diataria monodactyla, although

Specific to mesa surfaces is Eragrostis sclerantha, a species found only on sandy

argenteus, Heteropogon contortus, Brachiaria serrata and Eragrostis capensis.

The general dominant grass species are Eragrostis chloromeles, Elionurus

123

INTENTIONS

Mon. 1st Prisoners awaiting execution
Tue. 2nd "Political" prisoners
Wed. 3rd Law prisoners
Thurs. 4th Warders and guards
Fri. 5th Makers and executors of the laws
Sat. 6th All may share a vision of the future

R318m earmarked for house schemes

JOHANNESBURG — The Government had earmarked R318 million for housing schemes up to March 31 this year, for the lower and middle income groups.

So said Mr L. Fouche, Secretary for Community Development, at the home builders' congress here yesterday.

The schemes would comprise 51 266 units which excluded the cost of services and community amenities.

The Department of Community Development is to provide at least 1 000 houses in Lenasia, the Indian township south of Johannesburg, and an equal number in Ennerdale, a new Coloured township near Alberton during 1978.

Mr Fouche spoke of the Government's "ever increasing efforts to alleviate housing problems, and especially its earnest desire to

provide adequate housing for the lower and middle income groups.

The building industry should rest assured the Government was going ahead with funds earmarked for low cost housing, he said.

"The demand for housing and shortage of housing are patent and exert a powerful and demonstrable force in a society where the lack of adequate housing is no longer acceptable."

The provision of sufficient housing, together with the employment it would engender, had to be considered high on the list of priorities for the maintenance of internal good order.

The construction of low cost housing had a high labour intensive nature. It was calculated that R1 m spent on low cost housing projects, created 250 man years employment. — SAPA.

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FROM THE ACTING RECTOR

CONFIRMATION
R. 77.77

For the benefit of the parents I would like to know that the confirmation will take place on Sunday 23 October at 5:00 p.m. in the church. It will be confirmed by Bishop Parrish and I will also celebrate a Mass and will make their first communion service.

It is important that the candidates have regular preparation for their confirmation. Some of the candidates are of late age and I appeal to you to encourage them and to continue to be regular in their preparation. They have been confirmed and will continue to be regular in their preparation.

Probably the main reason why some candidates remain faithful after they have been confirmed is because of the lack of interest by their parents. You as parents should be showing more interest in their preparation and after they have been confirmed, young people require guidance and encouragement otherwise they will drift away. Why so many who have been confirmed in the past fail to continue in the church.

I therefore appeal to parents to encourage the candidates to be regular in their attendance at Mass and at their preparation and to continue to be able to influence them to become faithful members of Christ's Church.

continued. Kenner... fully from Griffiths... says he doesn't think much of old castles. But I guess we'll go this week, if we can get Randolph. W.S. Anderson... B.F. Dick... D.E. Fie... stay at the... with him;... up there.

mean to... can drive... You can... Our course... Bloemfontein... Ficksburg... Generalised humidity... W.S. Anderson... B.F. Dick... D.E. Fie... stay at the... with him;... up there.

10/9/77

123

MILLIONS SPENT ON NEW HOMES

Mercury Reporter

AN AMOUNT of R2,5m had been spent so far in developing Pinetown's new Coloured township Mariannridge, Minister of Community Development Mr. Marais Steyn said yesterday.

The 602 units were almost completed and a further 1 000 would be put out to tender early in 1978, he told guests at the official opening of the township.

"It is the department's intention, if funds allow, to erect about 600 units a year."

Population would even-

tually be about 45 000, the minister said.

Sewerage facilities were provided by a regional sewerage scheme for the upper Umhlatuzana River Valley.

This scheme would serve Mariannhill and give impetus to the development of other townships in the valley. Industrial development had been hampered by the lack of sewerage facilities in the past, Mr. Steyn said.

Durban Corporation would supply electricity and the water supply had been undertaken by the Pinetown Regional Water Corporation — both at the Department of Community Development's cost.

Construction of roads, stormwater drains and sewage reticulation had also been undertaken by the department.

Need for homes in SA

D.D.
2/9/77

123

GOODA

JOHANNESBURG — Would South Africa be able to afford additional lower-income housing in the future? This question was raised by Mr G. S. Muller, managing director of Nedbank Limited.

GOODA

Speaking at the second annual congress of South African Home Builders, Mr Muller said: "In a social sense, the country as a whole cannot afford not to equip itself with an adequate and appropriate housing stock — but can the economy afford it?"

GOODI

He said the demand for additional housing for urban blacks was 24 000 units a year. If the present known backlog was to be wiped out, about 45 000 urban units would have to be built in the next five years.

GOUNK

He said the Minister for Community Development had said South Africa would need to build about 33 700 housing units a year for the white, Coloured and Asian population groups, and this would entail spending approximately R250 million a year.

"Because the population is increasing, there will be a continuing demand for additional owner-occupied housing and dwellings of all types by all sections of the population", Mr Muller said. — SAPA

GREENV

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STAR 13/9/77

All groups 'need home (123) security'

Political Staff

DURBAN — All race groups should be given the security of home ownership, particularly in urban areas, Professor Erika Theron, who was chairman of the controversial commission of inquiry into the future of the coloured people, said in Durban yesterday.

Prof Theron, speaking at the bi-annual conference of the South African Institute of Housing Management on "The human being in housing," also hit out at local authorities for not doing enough to supply homes for people of all races in the lower income groups.

"People must have security, and they only get it with home ownership," she said.

Prof Theron said people lived for years in an area wondering when they would be moved. Their fears were sometimes justified and at other times not.

ALL GROUPS

As an indication of how insecure the other race groups felt, Prof Theron said, she had been told by a coloured woman in the Transvaal that "she saw white homes coming closer and closer to her area and she wondered when will we be moved again."

In an interview after her speech, Prof Theron said she was referring to all race groups, particularly in the urban areas, when she spoke about home ownership.

D.D. 16/9/77

Big housing backlog for blacks — survey

123

PRETORIA — An enormous housing backlog has developed in 308 black urban areas within the white sector of South Africa, according to a survey carried out by Prof P. Smit and Mr J. J. Booysen of the University of Pretoria.

In 1975, the backlog was estimated to be 110 000 houses and 118 000 hostel beds.

This, according to the survey published by the Institute for Plural Societies at the Pretoria University, had led to concealed squatting in the black townships.

The black urban population exceeded that of whites soon after 1946, notwithstanding influx control measures, and this gap had continued to widen.

The researchers found that urbanisation in the homelands did not offer a total solution to blacks in white areas.

Most homelands had a parasitic rather than generative effect on

homeland development.

The black population was moving from the heartlands of the homelands towards the black towns on the borders of the homelands.

The survey showed that uncontrolled squatting was taking place around many homeland towns.

Low wages, low house rentals, and accompanying problems were responsible for the fact that housing services in certain townships had to be subsidised by more than 50 per cent.

The natural increase of the black population made a heavy demand on the housing supply, it was found.

The survey claimed the urbanisation process of

the blacks was probably the most important socio-economic and political phenomenon in South Africa.

The common interests of urban whites and blacks were to a large extent entwined, and the most stringent test of the policy of separate development.

Many people considered urbanisation in the homelands the solution to many of the problems of urban blacks, particularly in regard to towns and cities located near the homelands like Pretoria, Durban, East London, Pietersburg, Newcastle and Rustenburg.

The number of towns in the homelands had increased from three, accommodating 33 000 in-

habitants in 1960, to 86 with an estimated population of about 1 million at present.

During the period 1960-1975 the expenditure on the development of towns in the homelands amounted to R354 million. Towns were in most instances only "dormitory towns" for black workers who commuted daily to neighbouring white towns and cities.

The survey found that black towns near white urban areas were causing considerable problems as large numbers of blacks travelled daily to white towns and cities where mealtime, leisure and other amenities were mostly inadequate or non-existent. DDC.

This is undoubtedly low. Dept. of Bantu Affairs figures are much higher. For example, see Rhodesia Herald, 3 April 1976.

- 67/ I am grateful to Nicholas Dziva who conducted the interviews in the vernacular.
- 68/ When starting operations, the Acting Manager of Wenela (Mr. N.D. Nicolle) conducted an on the spot review of unemployment in and around Salisbury. From this cursory investigation, he was well-satisfied as to the extensive evidence of urban unemployment in Salisbury. It is also worth reporting the comment of the President of the South African Chamber of Mines that an off-take of 20 000 contractees 'would not make a dent in the local labour market'.
- 69/ See Business Herald, 6 February 1976; and Financial Mail, 9 May 1975.
- 70/ I am grateful to Ian Phimister for pointing this out to me.
- 71/ It is an interesting point to be recorded that, according to the General Manager of Wenela in Rhodesia, the publication of political news indicating heightening of the local political crisis and/or possibility of change has brought about immediate fall-off in recruitment intake levels.
- 72/

ARBUS 20/9/77

Crash housing plan to 123 boost economy

Financial Editor

THE Government is planning a crash non-White housing programme in a bid to counter any further deepening of the recession.

This programme has been decided on because:

- It will have a low direct import content.
- It will have a high direct potential to provide employment.
- It will be productive in the social sense.
- It can be got going quickly.

This was announced by the Prime Minister, Mr B. J. Vorster, last night in a statement reviewing the outcome of the latest meeting of his Economic Advisory Council on August 29 and 30.

CONTRIBUTION

In addition to the low-cost housing which the Government was planning to provide, the council believed the private sector could also make a significant contribution in supplying a higher standard of housing to those people in the non-White population groups who could afford it, Mr Vorster said.

As an indication of the urgency which the Economic Advisory Council sees the question of selec-

tively stimulating the economy, Mr Vorster added that the council even saw justification for the use of short-term bank credit as bridging finance until the houses had been built and longer-term funds could be found.

'JUDICIOUS CHANGE'

He said the council's views largely corresponded with those of the Government, which had already indicated that the time had come for 'a judicious change of direction in economic policy.'

However, Mr Vorster warned that it was not the intention of the council to give the green light to any large-scale stimulation of the economy by giving free rein to Government spending and embarking on the extensive creation of money.

'The conditions to enable such an approach to be followed without serious detrimental consequences clearly do not exist in the economy at present,' he said.

Assocom
congress

Star
BUSINESS

Black housing: get a move on call to Govt

(123)

Michael Chester, Financial Editor

The annual congress of Assocom in East London next week is expected to trigger new pressures on the Government to act without more delay to provide the economy with stimulants to pull out of recession.

Mr S O Goodwin, president, will press the argument that priority should be given to the building industry via plans for a sweeping advance with the black housing programme.

He told me in an exclusive interview that using low-cost housing as a spearhead towards economic recovery promised a number of specific advantages. It would:

● Haul a crucial industrial sector out of a depression that has chopped the building labour force by 20 percent or 60 000 workers over the past year.

● Help to cure the critical unemployment problem by being especially well suited to put together a labour-intensive package, by the wide use of workers rather than machines to

tackle house building.

● Avert the risk of a steep rise in demand for imported materials which in turn would threaten the recent improvements in the balance of payments.

● Provide a big contribution to a solution to socio-economic and socio-political tensions by cutting the long queue for new black homes.

The policy is likely to be tied to a motion from the Johannesburg Chamber seeking speedier progress towards the scrapping of racial discrimination.

Assocom will take its final policy package to a round-table session with the Cabinet which will follow the three-day congress.

It is virtually certain that Assocom will urge the government to stop dilly-dallying over actual

action with economic stimulus and racial reform.

In particular, the Cabinet will be reminded of the contents of an August statement by the Prime Minister in the wake of an Economic Advisory Council meeting in which Mr Vorster said "it would be best not to procrastinate" over stimulants and pick on projects that could be put under way quickly.

"As far as I can see," Mr Goodwin told me, "nothing has emerged yet — and time is pressing."

Also it was weeks ago that the Minister for Bantu Affairs announced a decision to widen the rights of black traders in black urban areas. "But we have still seen no action," grumbles Mr Goodwin.

And it was way back in 1975 that the Prime Minister talked about reverting back to the pre-1967 system of granting home ownership to black families, allowing them to buy houses in urban townships.

"Here, too, we are still awaiting new regulations," says Mr Goodwin.

"The time to act is now — and we hope to persuade the Government to call a halt to the dilly-dallying."

The issue is bound to be taken up with Mr Chris Heunis, Minister for Economic Affairs, who is due to formally open the congress on Monday.

17. CLOSURE AND NEXT MEETING

Builders welcome move on low-cost homes

ARGUS 20/9/77

123

THE building of more low-cost housing is one of the best ways the Government could have chosen to stimulate the economy, because it is labour-intensive and does not involve imported materials, spokesmen for large building contractors said today.

Welcoming the Government's decision to stimulate the building industry

the managing director of the giant LTA group, Mr M. T. Ridley, said: 'It is long overdue, like most of these actions authorities take.

'They should have stimulated the building of low-cost housing much sooner.

'It will do a great deal to solve the widespread unemployment problem in the building industry as well as helping to solve the serious housing problem.

'The big advantage of low-cost housing is that most of it is a type of building which is labour-intensive, providing the greatest number of jobs, and it involves virtually no imported materials.

He said he hoped little time would be wasted in

implementing the new policy. In the present state of the industry, there would be a quick response from a great many firms as soon as contracts were put out to tender.

APPROVED

Mr Lionel Sheffield, of HSK said his company approved of the Government action.

It would be a good thing for the country as a whole if the building industry were given a boost, because there would be a big spin-off benefit to other industries as well as relieving unemployment in the building trades.

He pointed out that the state of the building industry was usually taken as a barometer, showing the state of the economy as a whole.

A spokesman for Clifford Harris said the building industry had been 'in dire straits for some time'.

Batm

Black urban housing backlog increases

RDM 123

By GERALD REILLY

AN ENORMOUS housing backlog had developed in 308 black urban areas falling in the white regions of South Africa, according to a survey carried out by Professor P Smit and Mr J J Booysen of the University of Pretoria's Geography Department.

In 1975 the backlog was estimated at 110 000 houses and 118 000 hostel beds.

The survey, published by the Institute for Plural Societies at the university, said this had led to concealed squatting in black townships.

The black urban popu-

lation exceeded that of whites soon after 1946, despite influx control measures. This gap had continued to widen.

The researchers found that urbanisation in the homelands did not offer a total solution to blacks in white areas.

Most homelands had a parasitic rather than generative effect on homeland development, they said.

The black population was moving from the heart of the homelands towards black towns on the homeland borders.

The survey showed that uncontrolled squatting was taking place around many

homeland towns.

Low wages, low house rentals, and accompanying problems were responsible for the fact that housing services in certain townships had to be subsidised by more than 50%.

The natural increase of the black population made a heavy demand on the housing supply, it found.

The survey claimed the urbanisation process of the black population was probably the most important phenomenon in South Africa from a socio-economic and political point of view.

The common interests of urban whites and blacks

were to a large extent entwined, and were the most stringent test of the policy of separate development.

Many people considered urbanisation in the homelands the solution to many of the problems of urban blacks, particularly in regard to towns and cities near the homelands, like Pretoria, Durban, East London, Pietersburg, Newcastle and Rustenburg.

The number of towns in the homelands had increased from three, accommodating 33 000 inhabitants, in 1960, to 86 with an estimated population of approximately 1-million at present.

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Fouche reveals more housing findings

By JOHANN STOLTZ

ABOUT half a million homes will have to be built in the next five years to meet the needs of all South Africans, said Mr. Louis Fouche, Secretary for Community Development, at Florida yesterday. Speaking at a function organised by Roodepoort's "Area 77" on the latest developments on the Fouche Commission's report on housing, he said local authorities will have to remain most realistic to meet demands.

Mr Fouche said that about 80 recommendations had been made by the commission — established two years ago — after extensive undertakings.

"All members are convinced that implementation of these recommendations must result in more modest, efficient and cheaper housing, and provision of services of acceptable standards," he said.

Mr Fouche emphasised that the commission's approach was one of modesty, reality and conservatism because it is unjustifiable that people buy houses or occupy homes of a standard well above their means.

"They then have to turn to the Government and general taxpayer for aid," he said.

Referring to the commission's recommendations, he said building societies should be precluded from granting a loan demanding a higher monthly instalment than 25% of the buyer's income.

Loans should be granted subject to the condition that no second mortgage bond be given.

The total number of housing units needed annually for whites is 25 000 to 30 000. An in-

REPORT ON 1977 SEAS

This section of the first dealing chron past season and the special attention. February 6 and 13 March 13 April 1 - 3 4 - 5 6 May 27-30 June 20-21 June/July Vac July 29-31 August September 25 - October 1

vestment of an additional R100-million in new homes to augment the housing stock can contribute from 5 000 to 10 000 new units — almost a third of the total required every year. Another recommendation is that rent control be phased out over three years. The commission was forced into this after finding that only 19% of white occupants stay in rent controlled units for more than five years. The commission has recommended that the phasing-out should be cushioned by regulations that no rentals on rent-controlled premises be increased by more than 10% a year for the next two years. This will not result in immediate substantial increase in rentals but may lead to the construction of more units for letting purposes.

RDM 24/9/77

(123)

Who gets the profit on black housing?

Sun. Tribune 25/9/77 (123)

Property Reporter

WHO should get the profit from the sale of housing to blacks under the new scheme? This tricky subject was tackled at the congress held by the Institute of Housing Management in Durban by Mr A. V. Rabie, Director of Housing for the Bantu Administration Board, Vaal Triangle Area.

In his paper, he said: "In the case of certain Bantu administration boards, it was established after taking over administration from various local authorities that the approved rental was insufficient to cover the expenses.

"The boards therefore suffered considerable losses on their housing accounts.

"Furthermore the boards have the well-being of the black people at heart and will re-invest

profits from selling houses in the interests of the black people.

"It is also a fact that if the profit goes to the Department of Community Development it could again be taken up as a loan, but further loan charges would then apply which again would have to be paid for by the black man."

Mr Rabie said the claim to the profits by the Department of Community Development could only be partially justified.

"In addition to Bantu housing, the Department of Community Development is also responsible for the provision of European, coloured and Indian housing and there is no guarantee that these funds will again revert to

Bantu housing, particularly in view of the priorities which are determined by the Cabinet as is presently the case with coloured housing."

On coloured housing, the enormous Mitchells Plain scheme at False Bay came under the conference scrutiny.

The figures of the scheme as described by Mr Denis Mabin, Cape Town's assistant city engineer (housing), are awesome.

Money is being spent on the scheme at the rate of a R1 million a week; by the time the 250 000-population scheme is completed in 1982 it will have cost R450 million.

It is popular, probably because, as Mr Mabin said, involvement with the community and with the community leader was considered vital from the start.

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5.3.1 (v) Eragrostis chloromelas - Eragrostis plana co-dominant grassland community as represented by plot 13

The waterways of the mesa have different dominants as the clay fraction and salt concentration increases towards the lower parts of the micro-relief.

Eragrostis plana is the most distinctive species as it is seldom grazed and stands one metre tall and retains its colour. The accompanying species are

Eragrostis chloromelas, Kyllinga erecta, Elionurus argenteus, Setaria flabellata,

Themeda triandra and Aristida congesta, which remain greener in this area as

water remains available longer. The lushness of the vegetation gives this

photo-unit a light-greyey-yellow-brown (lgyybr) hue which helps define the

limits of this community on species and habitat criteria.

Fouché-Kommissie

Kabinet het verslag al bestudeer

SAKE - RAPPORT 25/9/77

(123)

Deur ALPHONS DU TOIT

DIE kabinet het reeds die verslag van die Kommissie van Onderzoek na Behuisingsaangeleenthede bestudeer en sekere riglyne vir die wyse van inwerkingstelling van die aanbevelings in samewerking met die betrokke instansies neergelê.

So sê mnr. Louis Fouché, die Sekretaris van Gemeenskapsbou, wat ook as voorsitter van dié kommissie opgetree het. Mnr. Fouché het in Roodepoort gepraat.

Volgens mnr. Fouché sal die aanbevelings vir sover hulle vir die Regering aanvaarbaar is, geleidelik in werking gestel word. „Die wyse van inwerkstelling daarvan word nou aktief deur die betrokke instansies verder gevoer,” het mnr. Fouché gesê.

Oor die kwessie van 'n oorkoepelende liggaam om behuising in Suid-Afrika te koördineer, het mnr. Fouché gesê tot op hede was behuising nog in geslote kompartemente. Die Departement van Gemeenskapsbou finansier die laekoste-behuising. Die private sektor is hoofsaaklik en feitlik uitsluitend verantwoordelik vir die duurder behuising vir die grootste persentasie van die blanke bevolking.

„Daar was en is egter 'n geweldige gebrek aan koördinasie en veral 'n gebrek aan doelgerigte optrede om aan die hand van 'n vooraf bepaalde berekening en probleem bepaling woonpersele volgens behoefte te voorsien.

„Alles het op 'n lukrake en feitlik raaimetode voortgegaan met gevolglike oorsiening in sommige gevalle, tekorte in ander gevalle, geweldige verskille in standarde en maatstawe vir sover dit woonpersele, wooneenhede, dienstevoorsiening en so meer betref.”

Volgens mnr. Fouché het die kommissie eenparig sterk gevoel dat die Departement van Gemeenskapsbou, as 'n sentrale staatsdepartement, die oorkoepelende instansie moet wees wat hierdie uiteenlopende behuisingsterreine moet koördineer.

„Ek is bly om te kan aankondig dat die Kabinet dié aanbeveling simpatiek oorweeg het met die aanduiding dat dit in oorlegpleging met die provinsies geïmplementeer moet word.

„Die benadering is nie

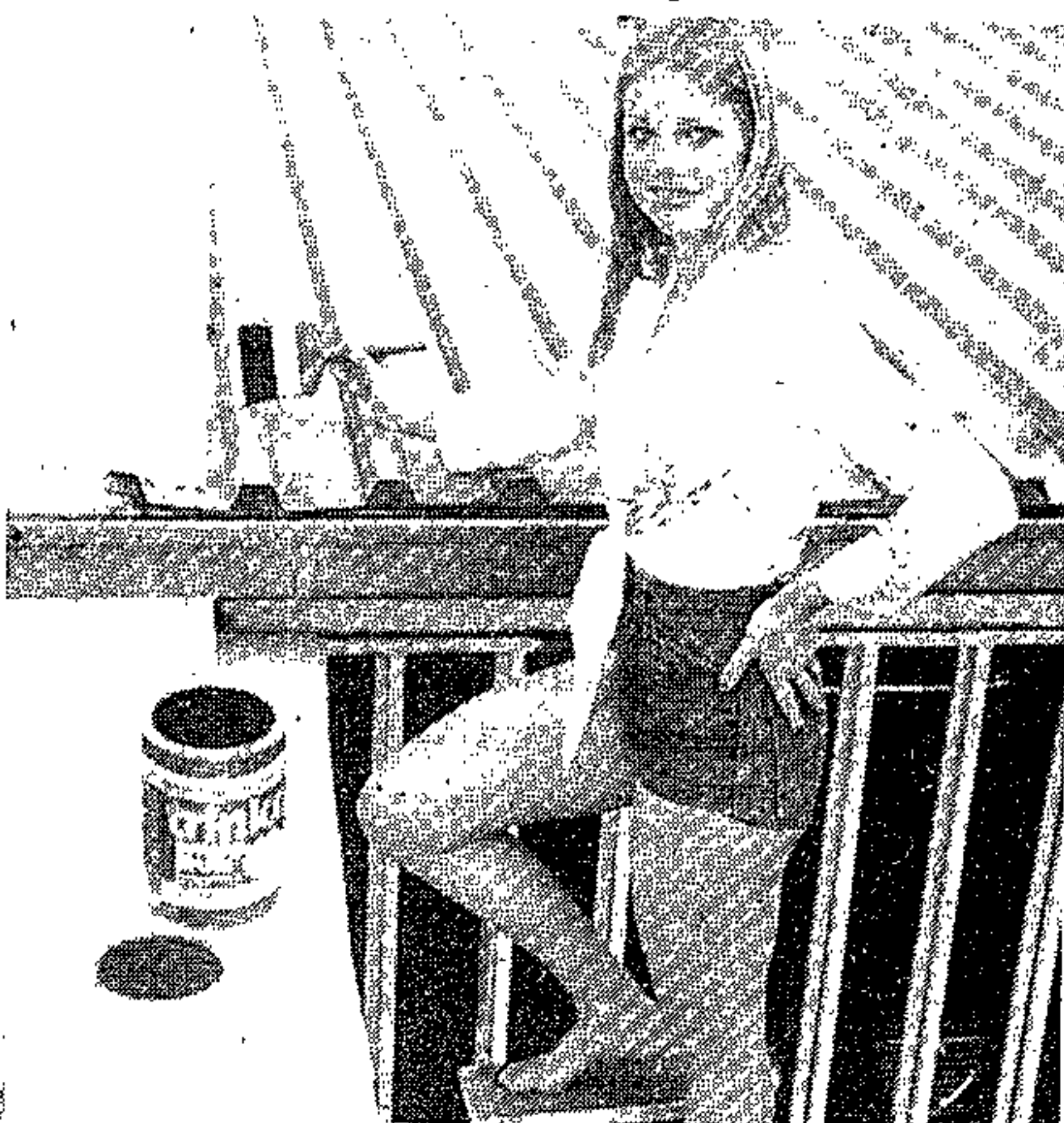
ge behuisingsbehoefte van die middel- en hoër inkomstegroepe in Suid-Afrika uitgeskakel moet word,” het mnr. Fouché gesê.

• Ná afloop van die funksie het gaste 'n indrukwekkende en kleurvolle handleiding oor die land se

Eiendoms-RAPPORT

dat dié Departement in enige mate in die bedrywighede van die private sektor sal inmeng of dat 'n staatsinstelling in mededinging met die private sektor moet staan nie, maar bloot dat die gebrek aan vooruitbeplanning oor die toekomstige

nuutste stad, Roodepoort, gratis ontvang. Dié handleiding bevat, in 'n neutedop, waardevolle raad oor al daardie dinge wat vir die voornemende huiseienaar van belang is — nie net in Roodepoort nie, maar op elke plek in die land.



HIERDIE meisie verseker haarself dat die somerrens nie die dak van haar huis sal laat lek nie. Sy gebruik Marley se nuwe middel, 'n sterk waterdigtings- en bindmiddel. Dit is spesiaal ontwerp om deur die doen-dit-self-huiseienaar met gemak gebruik te kan word.

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BUILD HOMES FOR PEACE APPEAL

Sun. Feb 18/9/77
123

By COLIN VINEALL

DR. EMILE JAMMINE, director of the Coloured and Asian Affairs Department of the Johannesburg Council, said this week that housing should rank second only to defence in the national budget.

And he added: "If we spent more on housing, we might not have to spend so much on defence."

Dr. Jammine, outgoing president of the Institute of Housing Management, was speaking at the third national housing conference in Durban.

Priority

Although the theme of the conference was housing for all, the message came through loud and clear: homes for blacks are top priority.

The papers presented to the 188 delegates ranged from one stressing the importance of home ownership for blacks by Mr A. V. Rabie, director of housing for the Bantu Affairs Administration Board, Vaal Triangle, to the role of community involvement in low-income housing by Mr Ken Finlayson, senior chief research officer at the National Building Research Institute.

Dr Jammine said: "Compared with national expenditure actually spent on less important projects, the priority rating financial-wise given to housing seems far removed from the level it should enjoy."

"Unless the immediate pressing housing problems can be solved speedily, it would be neither presumption nor conjecture on my part to suggest that a most important contribution towards promoting sound inter-race relationships and improvement of this great country's image would be lost."

2. Although you at this University in August,

Yours sincerely,

O. METCALF
Arts Faculty Office
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see p. 69)

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Black housing boom ahead

Star 11/10/77

(123)

A R150 000 home-improvement project, with far-reaching implications for black urban communities, is to be launched in the Vaal Triangle early in December.

The plan, formulated and financed by the Urban Foundation, could generate a potential R15-million worth of building activity through black self-help in the Vaal Triangle alone.

It could also launch new black entrepreneurs — one of the aims of the project being to train potential black building contractors to do home improvements.

If successful, this pilot project could become a master plan for urban townships elsewhere.

The pilot project — based at Sebokeng, near Vereeniging and Vanderbijlpark — exemplifies the foundation's aims to im-

prove the quality of life in black urban communities through self-help.

The outlay of R150 000 goes into a framework for advice to assist black home owners and builders in the extension and up-

grading of township homes.

It comprises:

- A large hall in the centre of Sebokeng where the foundation provides financial, technical and

To Page 2 Col 6

Boost in housing

▶ From page 1

administrative assistance in the form of plans and information regarding alterations, building materials, names of local builders and costs.

- An exhibition in the hall of building materials of a wide range from various suppliers.

- Ten show houses, adjacent to the exhibition centre, where home owners and builders can see a wide range of completed improvements to standard houses.

"We are making it possible for people in Sebokeng to use what money they have for home improvements most effectively," said Mr Pat Dempster, the foundation's general manager in the Transvaal.

The show houses would be rented from the Vaal Triangle Administration Board and altered under the foundation's supervision.

"In doing so, we shall be training black builders whom we would like to see carrying on."

Discounters handle hidden R72-billion

THE THREE discount houses, whose disclosed capital and reserves total little more than R15-million, handle securities with a value of a staggering R72 000-million a year.

These remarkable statistics emerged in an investigation I made this week of the money market, that little-known but vital part of our financial infrastructure, whose activities seldom attract public attention as it deals only with other financial institutions, and never comes into direct contact with the public.

Indeed, most business men, let alone laymen, probably have only a hazy idea of what the money market really is.

Surplus

On the face of it, one might assume that any market in which one can deal in money-related assets is a money market. But, technically, the term is restricted to the activities of the discount houses in channelling the surplus finds of banking institutions into profitable investments.

Legally, discount houses may only accept call money (that is, deposits whose repayment can be demanded with no notice by the lender) from banks, mining houses and building societies, but in practice 95% of the funds probably come from the banks.

Mining houses and building societies can generally employ surplus funds more profitably elsewhere. But for banks, deposits with the discount houses have the advantage

of being classed as liquid assets under the Banks Act, unlike call deposits with other banks.

Discount houses are legally allowed to accept deposits of up to 50 times their disclosed capital and reserves, so at present the total volume of funds they administer is between R750- and R800-million.

Relating this to the "turn-over" of R72 000-million I mentioned earlier, suggests that they hold securities on average for about three weeks, but a generalisation of this nature is not really meaningful, because of the diverse nature of assets the discount houses deploy their assets in.

Figures supplied by the movement suggest that just under half the assets dealt in are Bankers' Acceptances, about 20 per cent Treasury Bills, just under 20 per cent Negotiable Certificates of Deposit, 10 per cent short term (that is, with a remaining life of less than three years) Government and Land Bank stock, and 5 per cent long-term stock.

Stock

BAs normally have a total life of 90 days, but typically a discount house would only hold them for about a month. If it takes a position in Government stock it might be prepared to hold for much longer than this; conversely, if a house is offered a quick turn, it may literally sell a

By **MICHAEL COULSON**

stock it bought no more than 10 minutes previously.

The MD of one discount house recalled one, admittedly exceptional, morning when he bought R85-million of stock of various sorts, of which he sold R77-million again the same morning.

On this R162-million of two-way business, he showed a profit for the day of between R17 000 and R18 000, or just over 0,01 per cent — indicative of the frighteningly narrow profit margins in this highly competitive business.

You need nerves of steel to be a successful money market dealer; for when margins are as paper-thin as this, it only needs a marginal misjudgment of the way interest rates are going to move, to run into a loss instead of a profit. And it follows from these narrow margins, also, that you have to do a lot of big, profitable transactions to recoup even a small loss.

The cost should any paper held by a house not be honoured on maturity is even more severe, and recently houses have been looking much more closely at the names on BAs they invest in.

When a discount house undertakes a short-term jobbing operation in three-year Government stock, it will happily deal on a turn of 0,01 per cent. It would prefer a wider turn on a BA with, say, 10 days left to run: 0,15

per cent, or even 0,20 per cent if it could get it.

When stocks are held for a longer period, naturally the required margin of profit also widens, conceivably even up to 0,50 per cent or so.

The discount houses are currently paying 8,25 per cent for call money, so it may be wondered why they invest at all in Treasury Bills, on which the current rate is 7,9 per cent.

The answer to this lies in the fact that their business consists basically of borrowing short and lending (relatively) long. This is fine if things go well, as long rates are generally higher than short rates, but can be embarrassing if there are unexpected demands for withdrawals of funds which are tied up in assets that cannot be immediately realised.

Revenue

The houses thus accept a loss on TBs (although usually the gap is not as great as it is now) because the Reserve Bank is always prepared to buy them back, admittedly at 0,5 per cent above the nominal rate, but with a 7-14-day option to repurchase at cost. If this option is exercised, the discount houses escape without capital loss, although they do of course lose revenue.

Since the last presidential address of the Governor of the Reserve Bank, the Bank has also been prepared to rediscount BAs stamped as liquid in terms of the Banks

Act. But it will only buy back short-term Government stock at penal rates of interest, which would involve the discount houses in heavy losses, so they all hold TBs as a protection against being caught short, in effect regarding the small loss in interest as an insurance premium, part of the cost of maintaining flexibility.

At the moment, the banking system is so liquid that there is not much risk of the discount houses being caught short, but this happy state is by no means always the case.

Profits

Disclosed net profits of the three houses total about R2,6-million, so this is one of the more profitable areas of financial activity in relation to capital and reserves. But this reflects the high level of skill and knowledge involved, as well as the risk element.

The three existing houses were all established by major financial institutions, who still own their share capital. The two oldest, Discount House of SA and National Discount House of SA, probably each conduct about 40 per cent of the total business; the youngest, Interbank, is largely owned by Afrikaans interests, and was probably doing more than its present 20 per cent before the Rand Bank and Rondalia setbacks, in which it was thought to have been more seriously affected than the other two.

SARNO GUIDELINES TO EXPORTS

IT is a pity that it takes a severe downturn in the home market to prompt industrialists to think about exports. Also, that the urgency of the situation leads to hasty action which could cause disappointment and financial loss.

EXPORTS

N/Mercury 27/9/77

123

This is the view of Dr. P. J. Kieser, general manager of the South African Foreign Trade Association, who says that there are five guidelines which must be grasped by companies if they wish to enter an export market with confidence. These are:

Desk Research: There are about 350 different markets world wide. A product could sell in one out of ten. Attempting to export to 30 markets would spell disaster. The first task therefore is to select the five most promising markets.

In-Market Research: Having selected a few targets a well-prepared in-

market investigation can be undertaken. The exporter may wish to leave this to professional investigators or do it himself.

Costing: Before going into the market a company's prices must be established and calculated in the currency of the country concerned.

Incentives: Every possible export incentive available has to be studied with the utmost care.

Foreign marketing organisation: Long term exporting requires an organisation in the foreign market to look after a company's interests. The persons involved

must be selected with the greatest care.

Dr. Kieser adds that before leaving for a foreign market it is necessary to prepare three profiles. These set out the type of marketing organisation that is required overseas, give a full description of the product to be sold, in the language of the country concerned, and provide complete details of the company or manufacturer.

"Your client must be left in no doubt about the quality of your products, your company's capability to produce and your country's ability to deliver the goods."

It was essential not to fall foul of the exchange control regulations.

"To export it is necessary to have a firm order for a coin at a fixed price. Application is then made to exchange control and provided that the correct procedure for bringing the foreign exchange back to South Africa is followed, permission should be granted."

Mr. Keogh says that there is no way for the man-in-the-

street to buy coins, export them at once and make a profit.

"He stands to take a loss of anything up to 50 percent, if badly advised.

"Kruger rands sold by the banks are sold overseas at a premium of 2½ to 4½ percent, above the official price of gold. In South Africa the official bank price is 15 percent above the price of gold and in the free market a buyer can pay a premium of up to 36 percent."

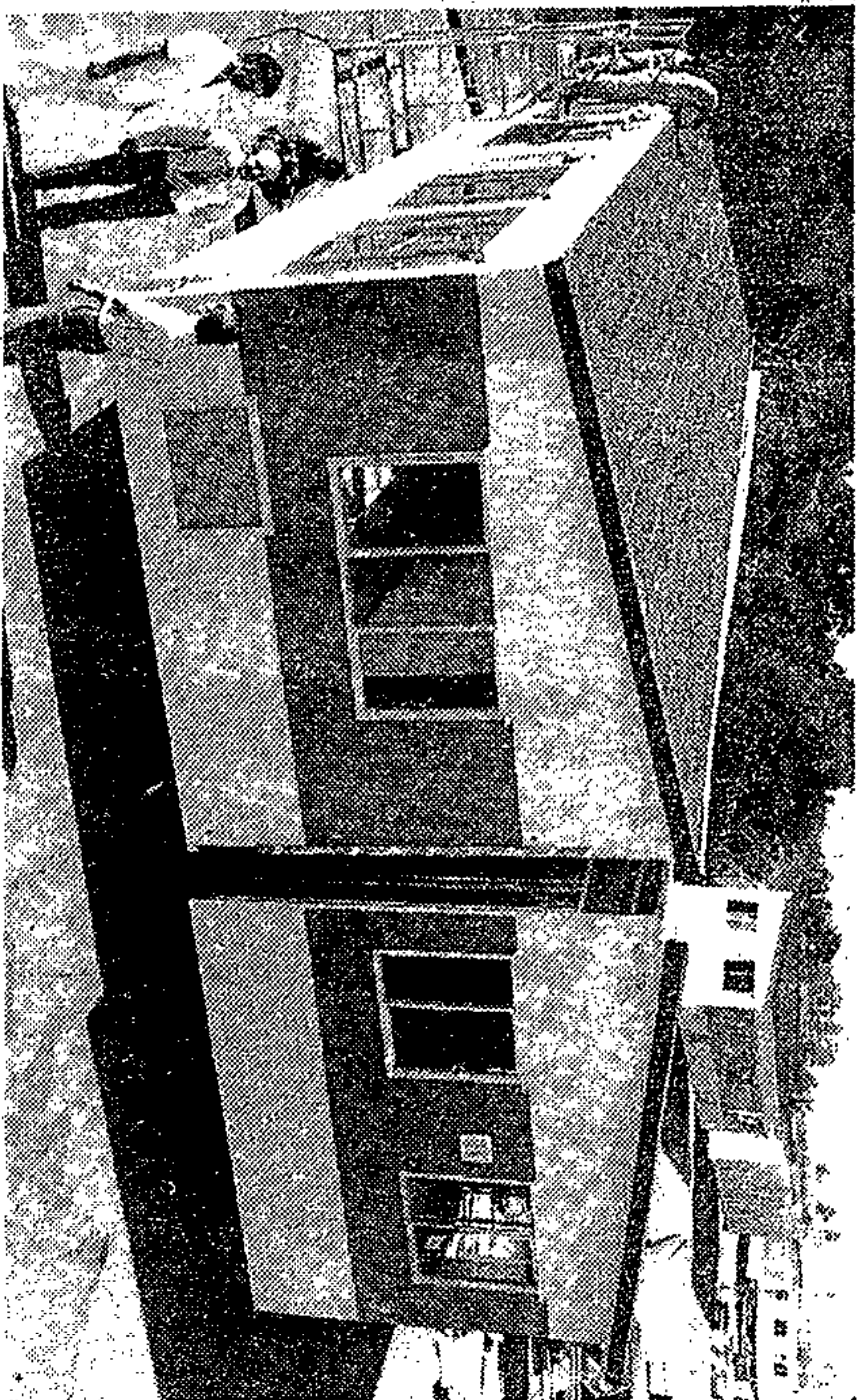


MISS ELEANOR Keen, liaison officer for the South African Foreign Trade Organisation in Durban. Sato now has a country-wide membership of 680. About 100 of these firms are in Durban.

KRUGER RAND FINANCE

RARE COINS have a world appeal and the advantage of making an investment in coins is that if the investor wants to sell, he is able to choose the best overseas market, according to Mr. J. G. Keogh, the owner of Keogh Coins, Durban.

Mr. Keogh gives a warning that there are "pitfalls" for South Africans when buying or selling coins.



A DOUBLE-WIDE mobile home manufactured by CI Parkhomes at Pinetown for the Department of Water Affairs.

Rush orders for factory-built homes

CI PARKHOMES, Pinetown, has orders for the manufacture of factory-built houses worth R3,1 million and is negotiating on enquiries worth a further R1 million.

By late last year the company had completed orders worth R1,5 million. Part of this sum covered the supply of 50 homes to the Sasol II project. The company has now received a second stage order from Sasol valued at R600 000.

On completion of a R500 000 order for the Department of Water Affairs in June, Parkhomes received its biggest ever single order which was for 112 fully-equipped double-wide homes worth R1,7 million from the same department. Other government orders received recently total R342 000.

Mr. David Stranack, chief executive of CI Parkhomes, said that such has been the volume of work in hand that a second production line has been opened, and the staff had worked every Saturday.

"Double-wide homes are coming off the line at the rate of 30 a month, together with 20 units a month of the other models in our range — that's 80 single units a month," he said. "These orders didn't just fall into our lap, we had to go out and get them, and we are now having to work hard to meet our deadlines."

The double-wide units for the Department of Water Affairs are being used to house personnel on major dam and canal construction sites throughout South Africa.

Tax employers to build Black homes—Marais

Sun. Exp. 20/10/77

By DEREK TAYLOR
AND PAM KLEINOT

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AN EMERGENCY company tax should be used to finance Black housing because most businessmen are leaving the job to an unfairly loaded minority.

This is the view of Dr M D Marais, doyen of South Africa's industrialist-economists and a former member of the Prime Minister's Economic Advisory Council.

"It is equally unfair to expect the Government or the minority of socially-responsible businessmen to shoulder this immense pro-

ject," Dr Marais said this week.

"A special company tax, limited to this objective, is the only way of spreading the load fairly."

Businessmen complained of Government interference but did not hesitate to plead with the Government to take over unattractive jobs.

"We can't have our cake and eat it in this matter," Dr Marais said.

"Either we accept a Government tax or the private sector gets down to the job on a genuinely co-operative basis."

Dr Marais's call for a Black housing tax on business came after the failure of an appeal to the 2 000 members of the Johannesburg Chamber of Commerce to help their Black employees with loans to buy homes in Soweto.

Only 52 companies responded.

Government contributions to house and hostel construction in Soweto has averaged less than R2-million a year since 1953.

According to a Johannesburg Chamber of Commerce inquiry some 52 companies have lent R215 000 to 236 Black employees since the appeal to help provide housing was made six months ago.

Most of the loans were made to buy existing houses. About 50 new homes were financed.

This year, only 970 houses are to be built in Soweto for the 22 000 waiting families (nearly 100 000 people).

The national backlog totals more than 400 000. Half of this is for Blacks living in White areas.

One estimate, by a West Rand Bantu Administration Board spokesman, claims that R1 200-million is needed to clear the backlog of Black housing in the Vaal Triangle alone.

Dr Marais believes the cost of Black housing should be extracted from employers, even if a government levy or tax mechanism is needed to collect it.

"Bodies such as the Urban Foundation are praiseworthy but one can see from the support they get that the brunt of getting something done in significant terms is being borne by a minority of responsible contributing companies," Dr Marais said.

"Blacks are not fond of paternalism and that is why the contribution of the private sector must be stressed — housing projects can and should be designed for the people, the locale and their working needs, with variations of scale, cost and types of housing.

Besides, the social asset of proper housing, the consequent stimulation of the stricken building industry can do something to lift business in a safe way.

Judge Jan Steyn, director of the Urban Foundation, said:

"The employer's responsibility does not cease at the work place but extends into his employees' living environment.

"But I still prefer voluntary participation in better Black housing to the compulsion of a tax."

But a main supporter of the Urban Foundation, Mr Ray Ackerman of the Pick n Pay supermarket chain, has enthusiastically welcomed Dr Marais's Black housing levy on all businesses.

"The companies who have ignored the appeals should certainly be compelled to pay their share of a project which is, even in the most limited sense, a great commercial asset to them," Mr Ackerman said.

Housing faces threat



BY TONY KOENDERMAN

IT HAS taken four months for the bombshell recommendations of the Fouche Commission on Housing to become the subject of a public debate — and in the interim the world is that the Cabinet has accepted most of them.

But last week's discussion of the report at the annual congress of the Building Industries Federation, Bifsa, was not entirely a waste of time.

For the question of how fast the recommendations will be implemented is still unresolved.

Blair Ewing, Schachat Cullum's marketing and sales director, speaking for home builders in general, said that despite many ac-

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• The writing into law of the "25 per cent rule" — that no bondholder may repay more than 25 per cent of his monthly salary;

• The exclusion of any subsidy from the establishment of the 25 per cent, which will force civil servants and others with housing subsidies to buy smaller houses;

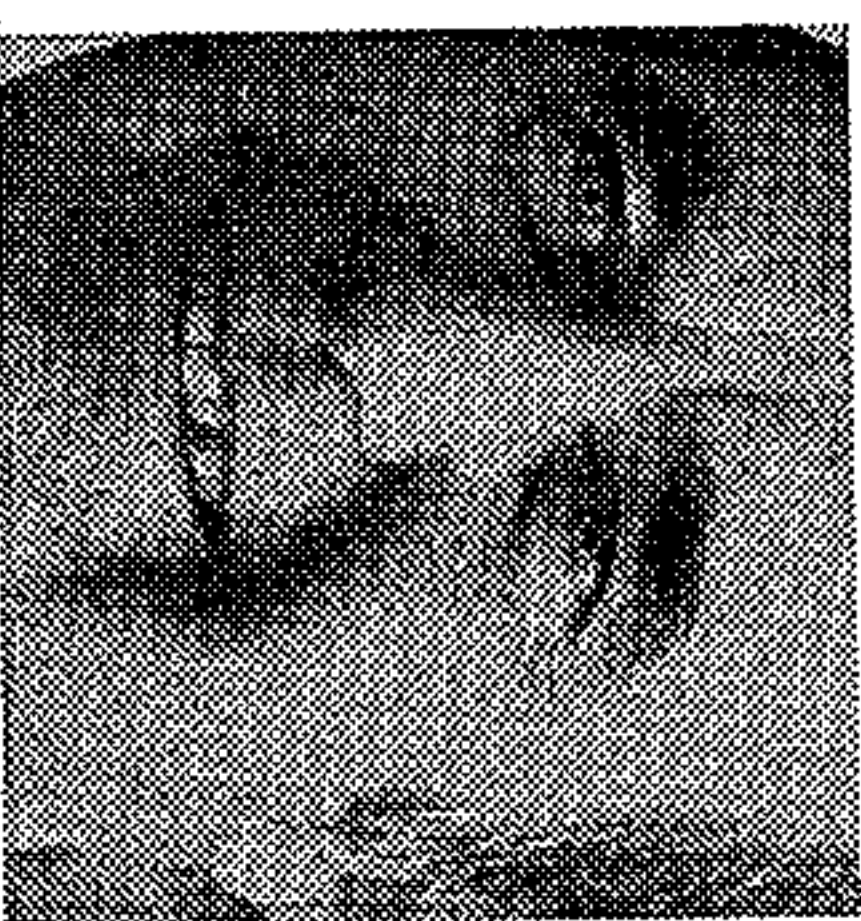
• The abolition of second bonds.

At present, building societies apply the 25 per cent rule as a rough guide, but it is not a legal requirement.

Civil servants and others who enjoy housing subsidies are generally able to buy bigger houses than their income would otherwise entitle

An ailing industry

could be crippled



Roy Canning . . . spread it over five years.

the them to because the 25 per cent rule is applied to the amount of their net repayments after the subsidy has been paid.

It is now proposed that the 25 per cent rule should apply to the gross amount of the

The result of the implementation of these three recommendations, according to Mr Ewing, would be "an immediate and catastrophic drop in the number of people who qualify for loans at current market values, which are already depressed enough."

"This must lead to a further devastating decline in all existing residential property values."

However, as Roy Canning, managing director of Natal Building Society, noted, people's ability to buy houses above their normal means has distorted market prices.

He agreed that implementation of the recommenda-

tions would depress prices, which are the building societies' securities.

"The remedy lies in phasing in the recommendations over a period of not less than five years," he said.

Among other recommendations made by the commission are:

• Abolition of transfer duty on properties costing up to R20 000 (or R8 000 for land alone);

• Introduction of a capital gains tax;

• Licensing of township developers;

• Penalties for failure to build on a stand within three years of purchase;

• Encouraging of building societies to enter the

township development field. The R18 000 ceiling on home loans should also be removed, the commission says, and rent control should be abolished.

The measures are sweeping, and there seems to be agreement that they will achieve their objectives of reducing the cost of housing, and forcing people to abandon the excessively high standards for housing on which they currently insist.

But for the depressed building industry, any such trend would be bad news, for, like it or not, the industry has developed in response to the growing aspirations of home owners.

STAR 31/10/77
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'Pay more, cut black subsidies'

The State and employers of blacks should phase out their contributions to black housing and services. Blacks in places such as Soweto should eventually foot the bill themselves.

This view has been expressed by Mr Fred Haslett, president of Johannesburg Chamber of Commerce.

His statement follows last week's announcement that Soweto site rentals will increase by 80 percent. Contributions paid by employers of blacks will go up from R1,80 a month to R2,15 per employee.

Mr Haslett said: "We believe that as a matter of principle, the subsidisation by employers and the Government of housing and services for blacks, such as transportation, should be phased out.

"This could happen only with the opening up of job opportunities that will enable them to earn higher wages."

On the question of

higher wages, he said a general wage increase without a corresponding increase in output, would be inflationary. Barriers in the way of black ambition should be removed.

Commenting on Mr Haslett's view, Mr Sam Moss, a former member of WRAB, said: "Mr Haslett, under the guise of so-called good business management, is trying to evade his social responsibilities."

Mr Moss, who used to be chairman of the city council's Non-European Affairs Committee, completely rejected Mr Haslett's call to phase out black subsidies.

Mr Moss said State laws prevented commerce and industry in Soweto. Such firms could provide taxes to run Soweto, as happened in white municipalities.

"We, the whites, must pay the price of apartheid legislation," he added.

Mr Moss said black wages should go up with the cost of living.

SHELTER waits 123

8 months for bureaucracy

EIGHT months have gone by since SHELTER was launched to a spectacular response from the public but work has not yet begun on its first major project — the building of 30 self-help houses.

One of the reasons for this became clear at last week's City Council meeting during a long wrangle that had most people confused.

In two instances, the executive committee had changed recommendations by the housing committee for reasons that never became clear during the untidy debate.

The first problem cropped up when the 30 self-help houses were discussed.

These "starter" houses have been designed by a City firm of architects at no cost to the council of SHELTER for erection in Lot NMH.

The plots for the houses were to have a nine metre frontage and this had been agreed by the housing committee and the housing engineers.


The nine-metre frontage plot was an integral part of the design.

Then the matter went to the executive committee and the executive committee, in its wisdom, or on official advice, decided that nine-metre frontages were a bit much and more plots could be squeezed on to the land by reducing the nine metres to six metres. In the stroke of a pen, they made the design useless and also set the project back a month or two.

Fortunately there were some councillors who persuaded the committee to reconsider the matter and

CIVIC DIARY

By
TONY ROBINSON



discuss it with SHELTER. The council gave the executive power to act.

The second problem involved the housing committee's plan to use the old John Power Holiday Camp in Retreat as a transit camp for the homeless people of the City.

The people who gave money to SHELTER in the simple desire to help the squatters and the homeless must be amazed at how most of the eight months since the launch of SHELTER have been spent in negotiations with officialdom. Between the people who gave their money gladly and those who need shelter is a bureaucracy . . .

Last week the Divisional Council elected its second "instant" chairman within a year when Mr Ivan Hampshire stepped straight into the chair after only two years as a member of the council.

And about 11 months earlier, the retiring chairman, Mr H J Kriel, did exactly the same.

On the face of it, this appeared to be just another case of an energetic young man doing well for himself, but the indications are that there is more to it.

In a carefully thought-out speech, Mr Kriel raised the question of whether public representatives get a fair financial reward for the time they put into their work on local authorities.

He also spoke of the need for a balanced council with both younger and older people playing their part and he suggested that attempts should be made to attract younger professional men into civic affairs.

Reading between the lines, it seems that local authorities may be experiencing some difficulty in persuading people to take on the responsibilities of public office — or is it mainly a divisional council problem? * * *

One of the reasons why Cape Town's big housing estates look so dreary is that very few of them have gardens.

This is something which the authorities recognize and, in their own unimaginative way, they have been trying to do something about it.

For many years now both the City Council and the Divisional Council have run gardening competitions, but I understand that the response has been so poor

that many prizes are not awarded because there are so few entries.

The Divisional Council is more generous than the City and their first prizes are R20 followed by prizes of R15, R10 and R5. These prizes are awarded in each township and the total purse is R770.

First prize in a City Council housing estate is only R10. The local authorities will have to do a lot better if they want to tempt people to take up gardening, but I'm not sure they are the right people to do it.

What is needed is a few prizes like television sets, radios and furniture to get things moving. Naturally one can't ask the councils to find prizes like this but they might be found in the commercial world where any number of firms, ranging from supermarkets to furniture and electrical dealers, would like to be identified with a promotion like this.

It will not be difficult to persuade a commercial nursery, that 100 fruit tree prizes will produce quite a few customers for pruning shears, sprays and fertilizer in a few years time.

By the way, entry forms for the Divisional Council competition, which will be judged next month, are available from the housing manager's offices in the various housing schemes. * * *

The amenities and health committee meets tomorrow and there is a town planning committee meeting on Wednesday. The executive committee meets on Thursday.

for the time being.

Commerce chief wants end to housing subsidy

RDM 1/11/77

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Industrial Editor

THE subsidisation of housing and services in Soweto should be phased out, says the president of the Johannesburg Chamber of Commerce, Mr Fred Haslett.

Commenting on the proposed 80% increase in Soweto site rentals announced by the Minister of Bantu Administration and Development Mr M C Botha, Mr Haslett said it was accepted that the increases were unavoidable, but the timing was unfortunate because of socio-political circumstances.

The increases are to be phased in December, April and July.

They should provide the West Rand Bantu Affairs Administration Board, which faces a R11-million deficit, with some relief. But it offers no real solution to the board's financial problems.

Mr Haslett says in the JCC

bulletin: "We believe that as a matter of principle, the subsidisation by employers and the Government of housing and services for blacks should be phased out over a period of time.

"It must be accepted that ultimately the people of Soweto themselves would have to pay for their housing and services in the township."

Mr Haslett says this could only happen if job opportunities were opened up, allowing blacks to earn higher wages and salaries, and assume the responsibilities that would follow from this.

He does not go along with the suggestion that employers should adjust the earnings of black employees to meet the rent increases.

Mr Haslett says it is JCC policy that any wage or salary

increases should be linked to improved productivity.

An upward adjustment of wages without a corresponding increase in output would be inflationary and bad practice.

Mr Haslett stresses the need to remove barriers to black ambition and calls on the authorities to make known the findings of the inter-departmental committee appointed to look into Bantu Affairs Administration Board financing.

State told to help with housing

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Quas 2/11/77

THE RECTOR of the University of the Western Cape, Professor Richard van der Ross, today called for further State subsidisation of housing for families who cannot pay basic rentals.

He also called on authorities to create minimum standards below which they will not build low-cost housing.

One should not supply low-cost housing for low-income people in such a way that the people are kept poor.

It is one thing when people set low standards for themselves; it is another, and worse, when authorities set low standards, thus compelling people to perpetuate a low quality of living, he said.

Professor van der Ross was speaking at the opening of the R1,2-million housing project of the large chemicals and explosives company, AECL, at Macassar.

Vision

He congratulated the company on its vision but called for 'still greater injection of public funds into housing projects.'

Talking about the quality of State provided housing, he said: 'I am told, for instance, that local authorities, in providing alternative housing for coloured squatters, are being compelled to re-house all the inhabitants of one squatter shack in one council house.'

'Thus, even if there were two or three families in the shack, they must go into one council house. If this is so, it can only lead to a very poor situation under the new conditions, where the quality of living might well be worse than in the squatter camp.'

Deduction

Professor van der Ross said there should be further subsidisation of families where the funds left after deduction of rental are too low for an adequate living standard.

'Nor can a single, simple formula such as one-quarter of income be applied. If a man earns R400 a month, and pays one-quarter for rent, he still has R300 to live on. But if he earns R100 a month, he cannot be expected to live on R75 a month.'

'It is here that his rent should be lower, and where the Government subsidy should make up the difference,' Professor van der Ross said.

AECTI gives

Area 21/177

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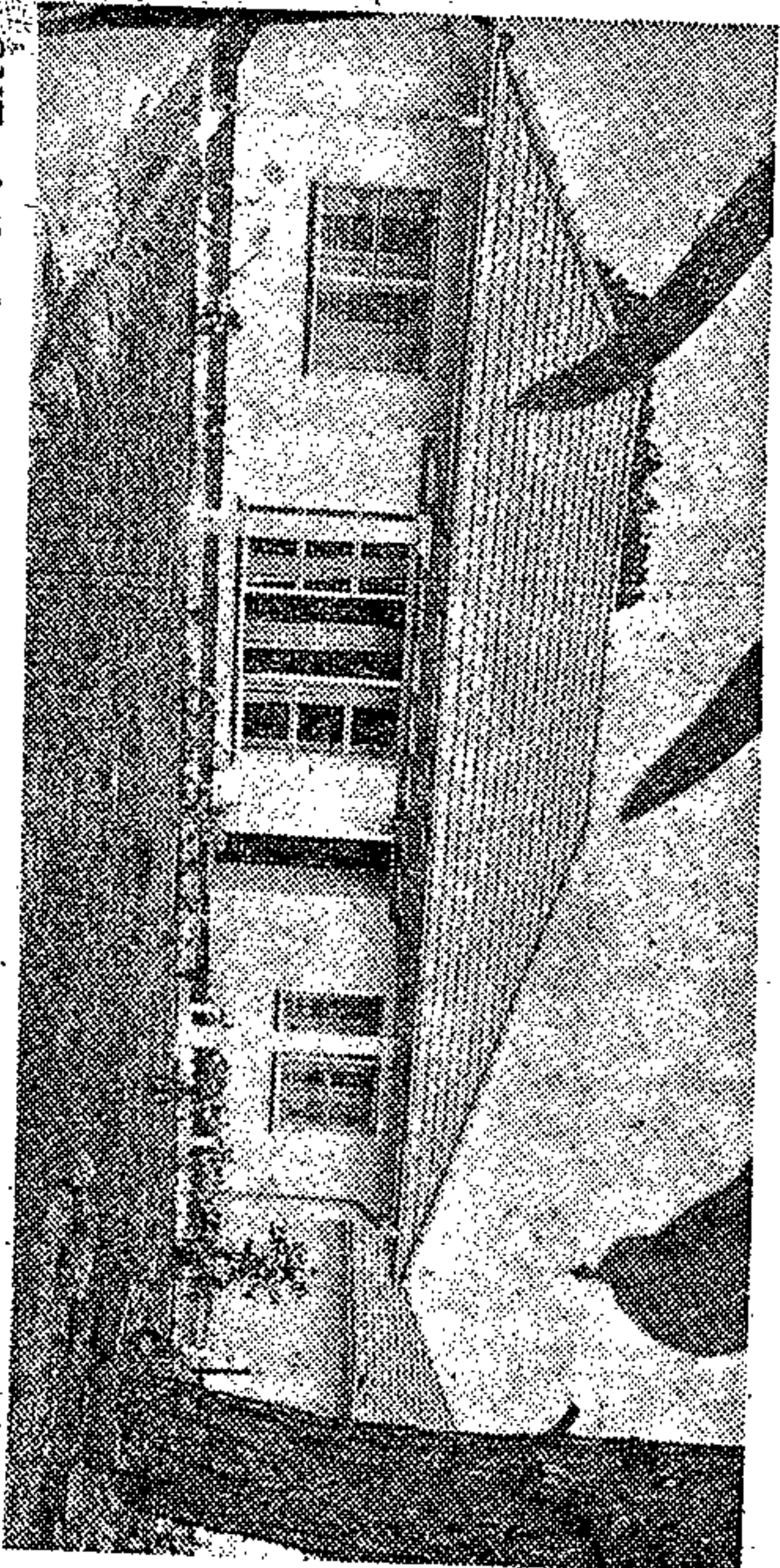
Return to Urban Foundation

THE large chemicals and explosives company, AECTI, announced today that it will grant R1-m to the Urban Foundation.

The gift, to be spread over five years until 1981, was made by AECTI's managing director, Mr D. N. Marvin, to the executive director of the Urban Foundation, Mr Justice J. H. Steyn.

Mr Steyn opened AECTI's R1.2-million housing project for coloured employees at Macassar, near their Somerset West plant today.

ONE of the houses in Marvin Park at Macassar, near Somerset West, which was officially opened today.



Cont ↓

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Argus

2/11/77

Accepting the gift, Mr Justice Steyn said: 'What you see here today is an example of how free enterprise can make a contribution toward the creation of greater stability in our urban communities.'

He said it was imperative to the achievement of the long-term goals of security and stability in South Africa that all citizens be accorded a stake in our society and in the benefits of the free enterprise system.

Calling for greater use of private sector involvement and participation in finding solutions in South Africa, Mr Justice Steyn warned that otherwise the movement towards socialism will proceed relentlessly.

An example

'Marvin Park, named after the managing director of AECL, is not only an example of how private enterprise can make a contribution toward ameliorating social distortions in our urban areas, but is also proof that the private and public sectors can cooperate efficiently toward the attainment of a common goal,' he said.

'And above all, I hope that the public sector will also in other areas extend the willing hand of co-operation of which this project speaks. There has never been a greater need for unselfish, unstinting joint effort than at this time,' Mr Justice Steyn said.

Great needs

There were great needs in all the areas of quality of life in South Africa, which could be defined as:

- In the creation of opportunities for personal development through personal initiative;
- The provision of an adequate physical environment;
- The creation of work opportunities and an adequate income from such work and thus ensuring the stability and security of the community, the individual and the family.

Township light bill 'enormous'

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Pretoria Bureau

It would cost R1 150 million to generate and distribute the 1 510 MVA of electric power required for full electrification of black townships, the Minister of Health and of Planning and the Environment, Dr van der Merwe, said in Pretoria today.

In addition a labour force of at least 2 000 skilled and semi-skilled persons would be required for the reticulation of the power to the houses in the townships.

Dr van der Merwe gave these figures in a statement based on investigations by the National Air Pollution Advisory Committee and the Department of Health.

Because of the far-reaching implications of fully electrifying the townships and the capital required to do this, the matter was referred to the Cabinet.

The Cabinet resolved that in the national interest further investigations be carried out before any further resolutions could be made.

(12) *edit*

AECI sets example with R1m gift to Foundation

Industrial Reporter

THE URBAN FOUNDATION yesterday received a donation of R1 million from the Anglo-American explosives and chemical giant, AECI, at the official opening of a coloured housing project by the company at Macassar.

The AECI project comprises 95 houses erected at a cost of R1,2m with a "no strings" freehold title.

The executive director of the Urban Foundation, Mr Justice J H Steyn, described the scheme as "an example of how free enterprise can make a contribution towards the creation of greater stability in our communities". He added that it was imperative for the achievement of the long-term goals of security and stability in the country that all citizens be accorded a stake in it. "If we really believe in this (free enterprise) system, let us also implement and extend it among all sections of our community and especially among all race groups."

It was essential that private enterprise should supplement state efforts in the provision of housing, "otherwise it seems to me that in this area the movement towards socialism will proceed relentlessly".

Mr Justice Steyn said he hoped the scheme would be the forerunner of many more: there had never been a greater need.

The new project has been named Marvin Park, after the managing director of AECI, Mr D N Marvin.

The Rector of the University of the Western Cape, Professor R E van der Ross, in an address at the opening ceremony, appealed for increased state housing subsidies to assist home ownership in low-income groups. Home ownership would become a burden, even an impossibility, for many unless this was done. Good housing should be seen as a pre-condition, met at birth by society, rather than as a reward for enduring a lifetime of misery.

But Dr Van der Ross asked if there would be enough time for the processes indicated in the housing project to come to fruition, given the trend of events in South Africa.

The manager of the AECI factory at Somerset West, Dr Peter Ashwell, pointed out that the company had offered bridging finance, interest free, of R1,2m for 18 months, and that, furthermore, 100 percent mortgage loans over a period of 30 years were being arranged with a major building society. The scheme offers nine designs of homes with three and four bedrooms and a choice of roofing material.

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Home ownership is an illusion

Home ownership in Soweto means:

- You may not own your home.
- You may be kicked out of your house on 30 days notice.
- You may not go away for more than 30 days, without permission from the township superintendent.
- You may not be unemployed for more than 30 days — unless you are ill and have a medical certificate to prove it.
- If you "buy" an existing house, you must sign a legal document which The Star's lawyers say they would not recommend that anyone sign and which they call "vague and contradictory."

The home ownership scheme for urban blacks sounded good when it was announced by the chairman of the West Rand Administration Board, Mr Manie Mulder, in August 1976.

In fact, as an investigation by The Star has shown, it confers few, if any, extra rights on the person who buys a home.

For the purchase price — from R1750 to R3500 — the buyer of a four-room house gets the same security of tenure as the man who rents it: none.

In its investigation The Star obtained copies of

the standard Agreement of Sale drawn up by WRAB and of the regulations governing township life.

The Star submitted these documents to its lawyers, asking whether the lawyers would advise any client to sign the Agreement of Sale to buy a house in Soweto. The lawyers' answer was clear.

"We would not recommend a purchaser to sign the Agreement in its present form. The Agreement is vague and, in our view, contradictory."

Moreover, the lawyers added, "If the Agreement is intended to convey only a right of occupation, and this appears to be the only intention, such right is subject to the provisions of Chapter 2 of government notice R1036," promulgated in terms of the Urban Areas Act (No 25 of 1945).

Under regulation 15 of that government notice, a buyer can be evicted from the house he thought he owned for a host of reasons, including those

listed above. He can also be evicted for the catch-all reason familiar to Soweto renters: for "ceasing to be, in the opinion of the superintendent, a fit and proper person to reside in the Bantu Residential area."

The Agreement of Sale adds a few more evictable offenses to those listed under Regulation 15. A person who buys a house from WRAB, for example, can lose it if he is one month late paying a pur-

chase price instalment or his site rent.

He is entitled to compensation, both under the Agreement of Sale and R1036, if he is evicted. But the amount is worked out between WRAB and the purchaser, according to WRAB, after the "buyer" has been evicted.

WRAB officials say they pay a fair price when a buyer has been evicted. According to housing director Mr Nico Malan, when houses are offered back to WRAB (as under the Agreement of Sale they must be, if the buyer wants to sell within five years of his purchase) WRAB tries to pay the going rate, not the price paid when the house was originally sold.

But WRAB does not

have to pay the going rate if the house is sold back to them after the first five years have elapsed, according to documents The Star has examined. There is a formula for the price during the first five years only.

Nor does a man who obtains a site permit and builds his own house privately gain any security of tenure. His arrangements, said a WRAB spokesman, are also subject to the regulations of Government Notice R1036.

The rules of home ownership in Soweto would be bizarre if they applied to homeowners. But a man buying a house in Soweto is not a homeowner, according to The Star's lawyers.

In fact, home ownership

for blacks in urban areas is probably an illusion. It hinges on a point of Roman-Dutch law, upon which South African law is based.

"With certain statutory exceptions which do not apply here, improvements accede to the land upon which they have been erected. The Star's lawyers said, in legal parlance, a house is an improvement. The house, then, becomes part of the land at the moment it is built. And the land belongs to WRAB, not the black man who has plunked down up to R3500 and thinks he has bought a secure place to live.

He doesn't own the house because he cannot, under existing laws, own

the land. He has paid for a site permit, allowing him to build a house on a site allotted by WRAB; or for a certificate of occupancy, allowing him to occupy a house already built there.

The Agreement of Sale he signs does not make that clear. Indeed, under that Agreement, The Star's lawyers say, "it is uncertain what, if anything, is being sold."

The lawyers point out an interesting contradiction:

While clause 1 in the Agreement states: "The board hereby sells to the purchaser who hereby purchases certain house together with fencing and outbuildings," referred to afterwards as "improvements," and Clause 2

says the purchase price will be paid for these improvements, Clause 12 warns that the purchaser is not "entitled to acquire ownership of the land upon which the improvements have been erected or any real right in such land."

The lawyers' comment: "It is therefore difficult to understand how a purchaser can be sold the house . . . which belongs to and forms part of the land, if the purchaser cannot also acquire ownership of the land itself."

"In our view," they conclude, "the purchaser buys nothing more than a right to occupy a site in a Bantu Township. The duration of his occupation is uncertain and can be summarily terminated."

as lenders of public money — we would be ready and willing to lend to them.

"They do not have normal freehold or leasehold rights in the land," he said. "We could only lend on a notarial bond, and we can't do that, either, because the Building Societies Act says we can only lend on urban immovable property."

Decide

Mr Alston said he saw no need to change the Building Societies Act. What was necessary, he said, were changes in those acts barring blacks from owning land in urban areas: the Urban Areas Act for example. Members of the associa-

tion have agreed to let each society decide on its own how to get the societies' money — much of it deposited by blacks — to the urban blacks trying to buy houses.

Many have opted to sit tight. But the Natal Building Society has gone ahead with a complicated muddle, with cash going through WRAB as middleman, and so far it appears to be working.

Roughly, the deal works this way: an employer who wants to help his staff buy houses buys a number of NBS shares, which pay about 9.5 per cent.

The NBS lends the same money to WRAB to lend to employees of the company who want to build or buy houses. The interest the board must

pay monthly, site rentals, these "rates" are lower than the fees renters pay. Over a period of decades, buyers who have managed to hold onto their houses have amortised the original purchase price.

That slight financial perk may be the sole advantage to "buying" a home in a township.

There are houses available for purchase by urban blacks who qualify under the famous Section 10 (1) (a) and (b) of the Urban Areas Act — men who were born here, have

worked here for at least 10 years for the same employer, lived here for at least 15 years, or women who are married to men who qualify, or women, with dependents, who qualify.

Officials of WRAB say they are pleased with the home ownership programme, and so is everybody else.

Not normal

"We have no problem," WRAB housing director Mr Nico Malan said last week. "It's going all right. The blacks were used to this sort of lease before 1968, and now it's back to normal."

But what is good enough for WRAB does not appear to be good

enough for the building societies. Where cold, hard cash is involved, legal distinctions become important. And the building societies do not consider the kind of leasehold offered by the Bantu Boards "normal" enough to lend money on it.

"We would like to be able to lend to the urban black, on merit," said Mr David Alston, director of the Association of Building Societies, last week.

"But the blacks do not own the land in the townships on which their homes are situated. They only have a right of occupation to the house.

"If a black had a legally acceptable title to the land on which his house stands — which would give us adequate security

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Blacks never 'own' theirs

BARBARA LUDMAN of The Star's Insight Team reports

announced by the chairman of the West Rand Administration Board, Mr Manie Mulder, in August 1976.

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listed above. He can also be evicted for the catch-all reason familiar to Soweto renters: for "ceasing to be, in the opinion of the superintendent, a fit and proper person to reside in the Bantu Residential area."

The Agreement of Sale adds a few more evictable offenses to those listed under Regulation 15. A person who buys a house from WRAB, for example, can lose it if he is one month late paying a pur-

chase price instalment or his site rent.

He is entitled to compensation, both under the Agreement of Sale and R1036, if he is evicted. But the amount is worked out between WRAB and the purchaser, according to WRAB, after the "buyer" has been evicted.

WRAB officials say they pay a fair price when a buyer has been evicted. According to housing director Mr Nico Malan, when houses are offered back to WRAB (as under the Agreement of Sale they must be, if the buyer wants to sell within five years of his purchase) WRAB tries to pay the going rate, not the price paid when the house was originally sold.

But WRAB does not

have to pay the going rate if the house is sold back to them after the first five years have elapsed, according to documents The Star has examined. There is a formula for the price during the first five years only.

Nor does a man who obtains a site permit and builds his own house privately gain any security of tenure. His arrangements, said a WRAB spokesman, are also subject to the regulations of Government Notice R1036.

The rules of home ownership in Soweto would be bizarre if they applied to homeowners. But a man buying a house in Soweto is not a homeowner, according to The Star's lawyers.

In fact, home ownership

for blacks in urban areas is probably an illusion. It hinges on a point of Roman-Dutch law, upon which South African law is based.

"With certain statutory exceptions which do not apply here, improvements accede to the land upon which they have been erected. The Star's lawyers said, in legal parlance, a house is an improvement. The house, then, becomes part of the land at the moment it is built. And the land belongs to WRAB, not the black man who has plunked down up to R3500 and thinks he has bought a secure place to live.

He doesn't own the house because he cannot, under existing laws, own

the land. He has paid for a site permit, allowing him to build a house on a site allotted by WRAB; or for a certificate of occupancy, allowing him to occupy a house already built there.

The Agreement of Sale he signs does not make that clear. Indeed, under that Agreement, The Star's lawyers say, "it is uncertain what, if anything, is being sold."

The lawyers point out an interesting contradiction:

While clause 1 in the Agreement states: "The board hereby sells to the purchaser who hereby purchases certain house together with fencing and outbuildings," referred to afterwards as "improvements," and Clause 2

says the purchase price will be paid for these improvements, Clause 12 warns that the purchaser is not "entitled to acquire ownership of the land upon which the improvements have been erected or any real right in such land."

The lawyers' comment: "It is therefore difficult to understand how a purchaser can be sold the house . . . which belongs to and forms part of the land, if the purchaser cannot also acquire ownership of the land itself."

"In our view," they conclude, "the purchaser buys nothing more than a right to occupy a site in a Bantu Township. The duration of his occupation is uncertain and can be summarily terminated."

as lenders of public money — we would be ready and willing to lend to them.

"They do not have normal freehold or leasehold rights in the land," he said. "We could only lend on a notarial bond, and we can't do that, either, because the Building Societies Act says we can only lend on urban immovable property."

Decide

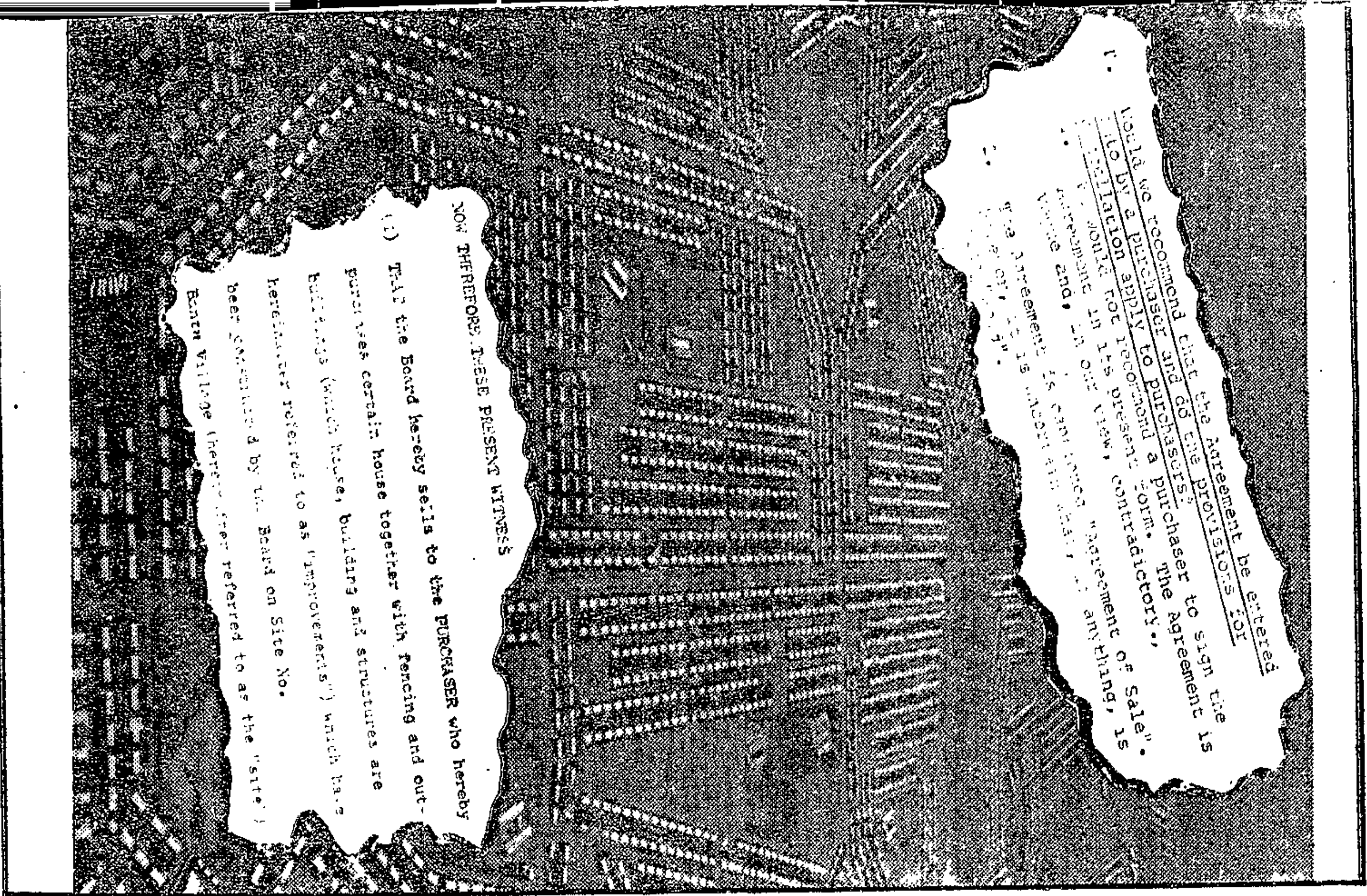
Mr Alston said he saw no need to change the Building Societies Act. What was necessary, he said, were changes in those acts barring blacks from owning land in urban areas: the Urban Areas Act for example. Members of the associa-

tion have agreed to let each society decide on its own how to get the societies' money — much of it deposited by blacks — to the urban blacks trying to buy houses.

Many have opted to sit tight. But the Natal Building Society has gone ahead with a complicated muddle, with cash going through WRAB as middleman, and so far it appears to be working.

Roughly, the deal works this way: an employer who wants to help his staff buy houses buys a number of NBS shares, which pay about 9.5 per cent.

The NBS lends the same money to WRAB to lend to employees of the company who want to build or buy houses. The interest the board must



Top: Part of the comment by The Star's lawyers on the "Agreement of Sale" drawn up for "sale" of existing houses in the area of the West Rand Bantu Affairs Administration Board.

Bottom: An extract from the West Rand Board's Agreement of Sale which purports to sell "improvements" which, according to The Star's lawyers, are legally part of the land and therefore cannot be sold.

NOW THEREFORE, THESE PRESENT WITNESSES

(1) That the Board hereby sells to the PURCHASER who hereby purchases certain house together with fencing and outbuildings (which hereinafter referred to as "improvements") which have been erected on and form part of the land, if the purchaser cannot also acquire ownership of the land itself.

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 1977.

Chairman of the Board

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 1977.

Chairman of the Board

WRAB makes the loans, case by case; the black buying a house pays the money back to the board, not to the NBS, at 10.75 percent; and the WRAB pays the loan back to the NBS.

Quite happy

WRAB says the fact that an employer has made money available for loans does not bind the employee to one company for the rest of his life, which would constitute a snag in the system. The buyer's deal is with the Board, not his employer. And the employer deals with the NBS, not the employee.

"Everybody is quite happy with the arrangement," said Mr. Malan. "The NBS, because its money is secure, and the black man, who gets certain rights. And the Board is happy."

There has been no stampede to follow NBS' lead in making money available. Only two other societies have shown an interest. A senior executive for another large building society explained the reluctance of his company to join in.

"Some building societies are participating because it's the only possible way they can assist," he said. "Others don't want to use this method because they want a better form of vehicle to deal with the black man directly. They do not want to perpetuate a system they do not approve."

Notarial bond

There are other complicated lending methods, skirting the building societies. For example:

An employer may lend his black employee money to buy a house. In order to give the employer security for his loan, the black signs a notarial bond, in favour of his employer, over his only "movables": the certificate of occupancy or the site permit WRAB will presumably issue him. The employer holds the relevant certificate until the loan is repaid.

No notarial bond is required for a third arrangement, a tripartite scheme among WRAB, the employer and the employee. But a large operation is necessary. An employer who supplies enough money for houses to be built for at least 20 of his employees can hand the money over to WRAB, which guarantees repayment should the employee change jobs or be unable to repay the loan.

Whatever scheme is used, however, the buyer will never "own" his home in any normally acceptable meaning of the word.

Black home scheme awaits the test

Star 11/11/77

123

Kevin Stocks
The Star's Insight Team
The announcement yesterday by the Minister of Finance, Senator Horwood, that the Govern-

ment was preparing a new deal for black urban homebuyers amounted to an admission that things were seriously awry with the old scheme.

A wry they certainly were as The Star pointed out in a detailed analysis of the scheme on November 4.

Although introduced only in August last year the scheme was so permeated with contradictions, deceptions (whether deliberate or inadvertent) and contraventions of legal truisms as to be unworkable.

Worse, it gave the alleged homebuyer no security whatsoever.

Now the Government is to introduce a new scheme.

According to Senator Horwood, the main

features of the new plan will be:

● Certainty of Title.

(This seems to mean that buyers will not be able to be evicted save for non-fulfillment of contractual obligations.)

● Availability of all the usual rights associated with property — except freehold rights.

● The launching of a cheap and simple registration of title.

(If there is no freehold tenure this cannot be the registration of title deeds which pertain to property ownership. It probably means the registration of a lease which, from available information, will probably be for 99 years.)

● Placing mortgages, such as building societies, in a position in which they would have all the normal rights.

(The plan was explained to the building societies at a meeting this week but they have not yet decided on their attitude. It is probable that they will agree to grant bonds under the new scheme — something they flatly refused to do under the old one.)

● The withdrawal of regulation 15 of chapter two of Government Notice R1036.

(This seems to mean it will no longer be possible to expel a black from an

urban area on the grounds that he is not "a fit and proper person to reside there.")

Although it is not freehold tenure the new scheme certainly seems to be a vast improvement on the old one.

The acid test, however, will be in the time taken to announce full details of the plan and to bring it into operation.

Inordinate delay, such as has occurred in the Soweto electrification scheme, will make some people wonder if the new plan is not merely a cosmetic for South Africa's flawed international image.

Star 11/11/77

Housing for 1-m more in 3 years (123)

John Patten,
Political Correspondent

The Minister of Community Development, Mr Steyn, predicted today that up to 1-million more people could be housed in the coming three years as a result of the Government's new housing drive.

The Government's house-building capability would be increased by a third, he said, and a total of 160 000 new homes should be built by the end of 1980.

The R250-million additional housing plan announced yesterday would provide about 40 000 houses, but the department's own building rate had risen to about 40 000 houses a year.

SQUATTERS

The Minister added: "In three years we may be on top of the squatter problem in Cape Town, Durban and Johannesburg."

The Minister disclosed that a conference of local authorities had been arranged for Monday to launch the R250-million special housing plan. Large and small municipalities would send representatives to obtain guidelines for bringing the plan into operation.

They would be encouraged to put out to tender immediately those schemes they already had at an advanced stage of planning.

"I expect building to start on some of the schemes in January," he said.

R250m to be spent on black housing

PRETORIA — The Government plans to spend R250 million over the next three years on housing for blacks, Coloureds and Indians — R100 million each for blacks and Coloureds and R50 million for Indians.

This was announced here yesterday by the Minister of Finance, Sen Horwood.

The amount for blacks will be split — R50 million in homeland townships adjacent to metropolitan areas and R50 million in urban areas.

Among the names high on the priority list is Mdantsane.

The move is the most important in a seven-part package aimed at a moderate stimulation of certain sectors of the economy.

Sen Horwood said the new policy was only a shift in emphasis. There was no

question of large wage and salary increases, general tax or interest rate reductions.

He said, however, that about R140 million of the R250 million would probably take the form of wages and salaries of building workers and those in related activities.

A consortium of banks is to provide R165 million in bridging finance. The rest will be provided for in the budget.

Other measures announced include:

Building society loans to urban blacks, and measures to ensure satisfactory title in black

home ownership schemes;

Export promotion;

Import replacement, made more important by the recent arms embargo and the threat of further sanctions;

Assistance to the motor industry through a six-month extension to hire purchase agreements to stimulate sales, and adjustments to the local content programme;

Public sector investment and fiscal incentives to private investment, and

Adjustments to broad monetary and fiscal policies, including maintaining adequate rates of increase.

In Johannesburg, the director of the Building Industries Federation, Mr J. H. Grotsius, said the federation was "extremely pleased that its representations to the authorities earlier this year are finally bearing fruit."

Commenting on Sen Horwood's plan to stimulate the economy, Mr Grotsius said the only disappointing feature about the announcement was that expenditure would be spread over a longer period — approximately 28 months — than the industry had hoped for. — SAPA.

Argus 11/11/77

Million more in homes in 3 years—Minister

X
123

The Argus Correspondent

PRETORIA. — The Minister of Community Development, Mr S J M Steyn, predicted today that up to one-million more people could be housed in the coming three years as a result of the Government's new housing drive.

The Government's house-building capability would be increased by a third, he said, so that a total of 160 000 new homes should be built by the end of 1980.

The R250-million additional housing plan announced yesterday would provide about 40 000 houses, but the department's own building rate had risen to about 40 000 houses a year, the Minister added. 'In three years we may be on top of the squatters problem in Cape Town, Durban and Johannesburg.'

'I said in Parliament two years ago that unless there was a decrease in the financial appropriation for my department, we could eliminate the squatter problem in about seven years, so we have five years left. I can say that with much greater confidence today,' Mr Steyn said.

CONFERENCE

The Minister disclosed that a big conference of local authorities had been arranged for Monday to launch the R250-million special housing plan. Large and small municipalities would send representatives to obtain guidelines for bringing the plan into operation.

They would be encouraged to put out to tender immediately those schemes they already had at an advanced stage of planning. 'I expect building to start on some of the schemes in January, immediately after the builders' holiday, and the first houses to be occupied within weeks after that,' he said.

HOUSING PACKAGE - 1

Banks muscle in

FM 11/11/77

(123)

One of the most important items to emerge from Finance Minister Horwood's speech to the *FM* Investment Conference was the announcement that an additional R250m will be spent on low-cost housing in "non-white" residential areas during the remainder of the current fiscal year and the following two fiscal years.

The breakdown in financing is as follows: R85m will be provided for in the next budget; R165m will be financed by the four major commercial banks, Barclays, Standard, Volkskas and Nedbank (plus one or two other smaller banks) in equal amounts of roughly R41m each.

The banking sector claims to have taken the initiative in the whole scheme, which is considered long overdue from a political viewpoint.

At 3% above Bank rate — thus at 12% — the rate of interest offered can not be regarded as particularly attractive under normal market conditions. But it is certainly as safe as houses.

Although the amounts involved will rank as prescribed investments, this is not considered particularly useful to the banks since most already have large surpluses over and above their legal requirements.

Despite these minor adverse factors, the scheme and its timing have been generally welcomed by the banking sector. The bulk of expenditure will not take place until 1979, however.

HOUSING PACKAGE - 2

Where's the freehold?

FM 11/11/77 (23)

Of the R250m proposed for black housing in Horwood's selective stimulation package, R100m will be set aside for coloured, R50m for Asian, and R100m for African housing. Half of the allocation for Africans will be spent in Bantustan townships adjacent to the cities (such as Mdantsane, Umlazi and Mableton) while the other half will go towards African housing in the "white" urban areas.

Horwood dealt not only with the

2.

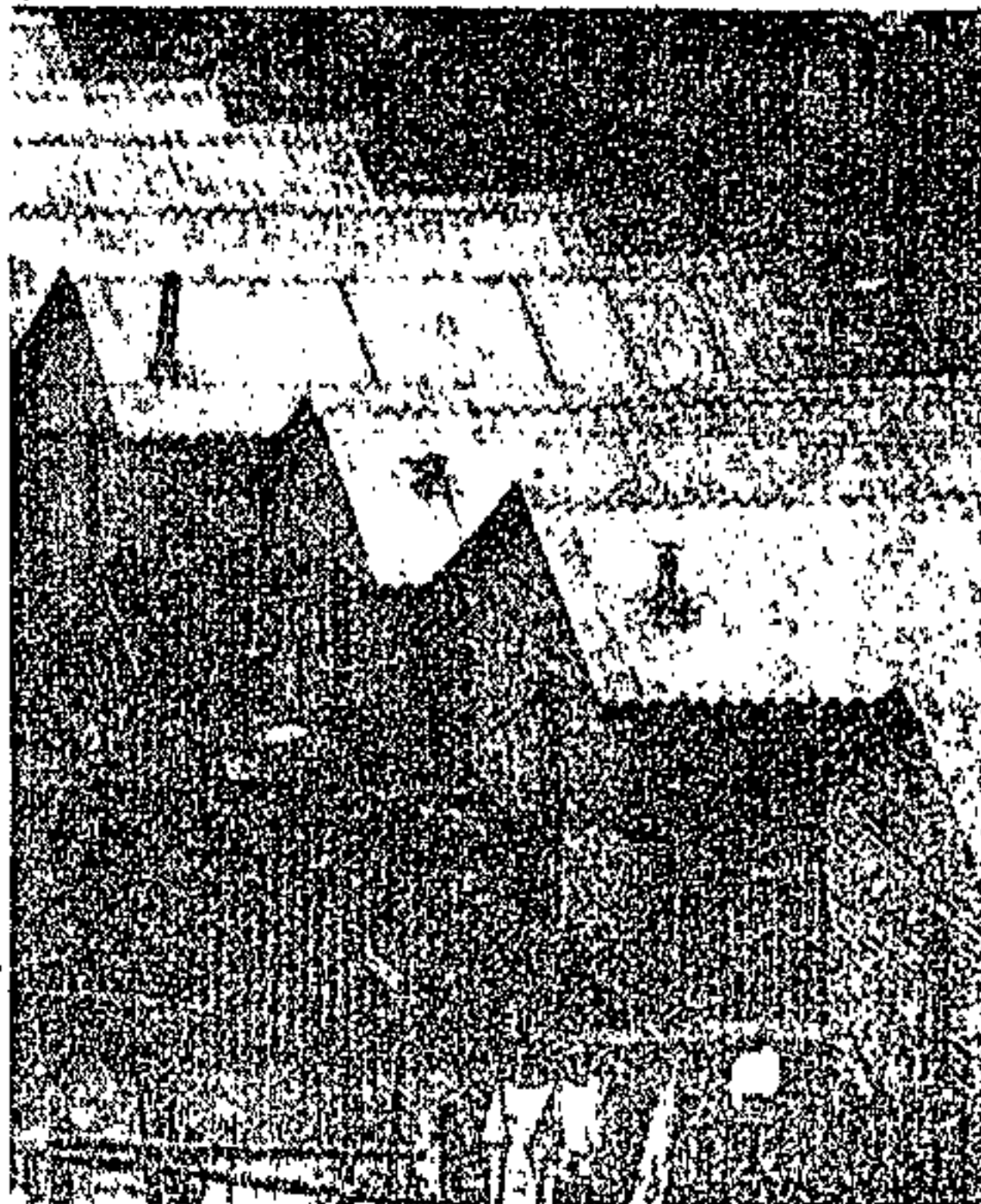
financing of new housing but also with the development of a new form of "home-ownership" title, and the removal of some of the regulations providing for the summary eviction of Africans from their homes.

Though the new allocations are to be welcomed, they will not be enough to alleviate the desperate African housing shortage. Assuming an average construction cost of R3 000 per house, a total of only about 33 000 additional houses will be built for Africans throughout the country. Against this there is already a backlog of 22 000 houses in Soweto alone, while the shortage in the whole PWV area is estimated at almost 100 000.

Stressing the importance of private sector involvement in the provision of African housing, Horwood noted that urban Africans would be "greatly assisted if they could be afforded suitable title to residential properties in urban areas outside the homelands". Discussions have recently been held between the Departments of Finance and Bantu Administration and representatives of the building societies. Horwood is confident that an "acceptable and satisfactory scheme of home-ownership" for urban Africans will be established.

The new scheme will, he says, incorporate "satisfactory certainty of title",

3



Soweto homes . . . still no freehold

and availability of all the usual rights associated with ownership (including selling, subletting, building or altering the property, encumbering the property by passing of a mortgage bond, etc).

The scheme will also, claims Horwood, make the occupation of properties by black owners as "secure and permanent as possible". Government is therefore withdrawing regulation R1036 of

1968, which provided for the summary eviction of people from their homes on a number of grounds. A township superintendent could, for example, evict on 30 days' notice anyone who in his opinion "ceases to be a fit and proper person to reside in the Bantu residential area".

Says Association of Building Societies director David Alston: "The building societies' first choice must always be freehold title. However, provided that basic lending criteria are met, there should be no particular problem with the introduction of a new form of home-ownership title. Its acceptability to black borrowers will still have to be tested in the market place."

This of course is a crucial point. The new form of title mentioned by Horwood evidently does *not* include the freehold land rights for which Africans have been consistently asking. Instead of allowing land-ownership to urban Africans, government is presumably going to amend the Building Societies Act so as to permit lending against a new form of title which will fall short of this.

Before he was detained, Ntatho Motlana, chairman of Soweto's Committee of Ten, made the point: "We have been fobbed off with interim solutions ever since Soweto was created. The people will not accept anything less than freehold title now."

S TRIB 13/11/77

Government begins spending those millions

123

THE Government begins work tomorrow on ways of spending the R250 million it has set aside for low-cost housing — and has set a target of 160 000 homes to be built by 1980.

Yet, despite the announcement this week by Minister of Finance Senator Owen Horwood of the massive injection of funds, housing experts have suggested that the money still falls alarmingly short of what is needed.

And, by borrowing R165 million from a consortium of banks, the Government has saddled itself with another multi-million rand bill — to pay off the 12 percent interest the banks are demanding.

The Minister of Community Development, Mr Marais Steyn, said in Durban at the weekend, that the prospects for the scheme were "exciting".

Split

The R250 million is to be split up this way:

- R200 million to be spent by Mr Steyn's department, once described as the world's biggest estate agency;
- R50 million to be administered by the Department of Bantu Administration and Development.

Mr Steyn's R200 million is to be further split: R100 million for coloured housing — a priority, said Mr Steyn — R50 million for Indian homes and R50 million for housing in the homelands.

Senator Horwood also announced that building societies would be able to

By COLIN VINEALL
Property Editor

lend money to blacks — a fact cautiously welcomed by the director of the Association of Building Societies, Mr David Alston.

Details

He said they would have to wait for written details from the Registrar of Building Societies but the association was on record as saying that societies had been worried about the fact they could take black money but not lend it back.

Professor J. J. C. Greyling, director of the Institute for Social and Economic Research at the University of Durban-Westville, reacted cautiously to

the R250 million plan.

"The R50 million is worth more than nothing but it is not really a large amount for the Indians. At the moment there is a backlog in Durban of 20 000 homes for Indians."

Mr Alan Mountain, regional director of the Urban Foundation said the injection of the money was "positive, laudable and necessary, but in relation to what is needed it is still a long way off."

"For Durban alone, creche facilities which are needed now would cost R10 million. And what about nursery schools, other schools, community centres, halls, clinics and the other kinds of services new developments need?"

13/11/77

BUILDING SOCIETIES WANT INFLUX ASSURANCES

123

A long way to go for housing

SUNDAY EXPRESS 13/11/77

**By HUGH
MURRAY**
Political Editor

BUILDING society loans will only be granted for the "better class" of Black township homes — and they will only be given if the Government provides guarantees that Black holders of building society bonds will not be "endorsed out" of the areas in which they buy.

This was disclosed to the Sunday Express by the Association of Building Societies, which is engaged in negotiations with the Government on these points.

It appears that despite the announcement by Finance Minister Owen Horwood that urban Blacks will get satisfactory certainty of title, the right to buy, sell, let or bequeath property, and security of tenure, it will be a long time before any such scheme gets off the ground.

Director of the Association of Building Societies Mr David Alston said that building societies would impose the same conditions on Black applicants for bonds as they do on Whites.

This means Blacks will not be allowed to pay more than 25% of their wages on bond instalments — and they will have to convince the societies they are good risks.

"There's no reason why we should change from



● The usual township dwelling . . . but there are many snags in the new R250-million low-cost housing plan.

sound lending principles just because an applicant is Black," Mr Alston said.

Asked what kind of homes societies would invest in he said: "The better class — such as the kind you find in Dube (the Houghton of Soweto)".

He added he did not wish to be categoric or definitive on this, but suggested they would also look at home financing in the R6 000 to R7 000 bracket.

According to Mrs Sheena Duncan, of the Black Sash, the average building cost of a Soweto house at present is about R2 400. Therefore, she argues, the building societies' scheme will be way beyond the reach of most Blacks.

This week Senator Horwood announced the Government was providing a R250-million package for low-cost housing. Fifty-million will go to expenditure on urban Black

homes, R50-million for homeland Blacks, R50-million for Indians, and R100-million for the Coloured people.

Mrs Duncan said: "Don't knock it — it's a start." But the figure is regarded as inadequate by many — particularly as the R250-million is to be spread over three years.

Mr Alston, who also welcomed the move, nevertheless confirmed that building societies lend more than R1 000-million A YEAR at present, of which 90% goes on "dwelling houses".

Seen against this figure, the Government effort does seem to pale.

Nevertheless, Mr Alston cautions, it must be borne in mind that the unit cost per Black home is far lower than that for Whites, so the R250-million will go a lot further.

Just how far is debatable. Sheena Duncan points out that the R50-million will buy

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● Mr David Alston ... no preferential treatment for Blacks.

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16 000 houses for urban blacks ACROSS THE COUNTRY when the waiting list in Soweto alone is more than 20 000, and she dismisses Government claims that the list in Soweto is only 9 500 as "nonsense".

"They'll tell you that and then talk about the secondary list of 10 000. What's that supposed to mean?" she asks.

At the moment it looks as if the Government is going to have to iron out a lot of legislation directly related to influx control before it can implement its housing plans.

For example, it will have to amend its regulations allowing the authorities to endorse certain Blacks out of urban areas.

According to building society sources, loans will only be considered in the case of people who comply with section 10 (1) A (Blacks who have lived continuously in one area since birth) and Section 10 (1) B (people who have lived continuously and lawfully in one area for 15 years or have had one employer for 10 years).

In normal circumstances, these Blacks would be reasonable business risks, provided they met the nor-

mal financial requirements, but it is feared by building societies and organisations like the Black Sash that these potential bond-holders may also fall foul of influx control regulations.

I understand a tough new amendment to the law, empowering the Bantu Administration Boards to "endorse people out" if they can be shown to have been out of work for 120 days of the year, is on the cards. This could mean a man hit by the deteriorating employment crisis could lose his house by being sent back to the homelands.

There is also the risk, as legislation stands at present, that a homeowner may move from one area to another and let his house.

Though the Minister has said the Black homeowner's right to let will be observed, the boards may well decide to cancel the lessor's right to live in the area where he owns a home if he stays away for, say, three years.

Then there are the provisions disqualifying adult males whose wives don't live in the areas and who don't have dependants, from having homes. And these problems are just the tip of the iceberg.

(b) The multiplier of the amount from the circle

(123) FM 18/11/77

DO IT SO

If the government is indeed going to spend R250m extra on low-cost housing "please don't spend it on little concrete boxes which produce a terrible, unstoppable sequence of protest, graffiti, vandalism, violence and social disorder," says British housing boffin Tony Cadman, a former director of the British Brick Development Association, now visiting SA.

Cadman lists four rules for successful mass housing:

- Land or property ownership, rather than tenancy, encourages maintenance;

- Grade the housing opportunity by at least five different styles, of which 10% would be the top style, so that the occupants know they can improve their housing status;
- Accept that communities are groups which will cling together and choose the houses that will reflect their normal status;
- Design community housing around the habits of the community and avoid dangerous and deteriorating common usage areas such as corridors, stairways and, above all, lifts.

BUILDING

123
FM 18/11/77

Yes, but . . .

We asked for "about R250m" for the building industry (*Property* September 30). And that's exactly how much Finance Minister Horwood is pushing in that direction.

Unfortunately this gift horse has to be looked in the mouth. It's not the amount that is cause for concern but the timing of the spending of it: it is to be spent (on non-white housing) between now and the end of 1979.

Without that injection about R2 000m will be spent on building this year. If the cost of building goes up 10% (it's likely

to go up nearer 12%) that means you have to spend R200m in a year just to maintain the same level of building in real terms. So if that R250m is to have real impact it must be spent as soon as possible.

It doesn't look as though it will. If it stretches to the end of 1979, the most the injection is likely to achieve, says Wilsey Kilian, chief economist of Stellenbosch's Bureau for Economic Research, is "to break the downward slide on residential buildings". It certainly isn't going to result in a building boom.

Building Industries Federation (Bifsa) director Johan Grotsius adds that Bifsa would like to have seen the whole R250m being spent in 12 months.

Also, if the last shot of the injection coincides with a general upturn in, say, 18 months, the industry could be overburdened before it has adapted to the increased demand, which would be inflationary.

Another fear is that the boost may benefit the larger contractors at the expense of the smaller. Horwood has given the assurance that "the authorities

will keep in mind the need to achieve appropriate regional distribution and assist not only large but also smaller builders". But some builders fear that the R200m to be spent on housing in urban areas, the R165m to be provided by a consortium of banks will be for large projects in the main centres, to be built by big contractors. Only the R35m to be provided in the budget is likely to go to smaller schemes.

The fact that only housing has been included and not community services such as schools and hostels — which would help to spread the workload among more firms — is also regarded as an omission.